



PLANNING BOARD

Wednesday, August 26, 2026 at 6:00 PM

City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

MINUTES

STATE OF TEXAS §

COUNTY OF CALHOUN §

CITY OF PORT LAVACA §

MEETING PROCEDURE

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Wednesday, August 26, 2026 beginning at 6:00 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

ROLL CALL

PRESENT

Justin Weaver	Chairman
Gary Crone	Board Member
Cynthia Escalera	Board Member
Lindy Cain	Board Member
Betty Birdwell	Board Member
Steve Butler	Board Member

ABSENT

Sheryl Cuellar	Board Member
----------------	--------------

CALL TO ORDER

- Chairman Justin Weaver called the meeting to order at 6:00 p.m. and presided

COMMENTS FROM THE PUBLIC

** (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

- None

ACTION ITEMS - Board will consider/discuss the following items and take any action deemed necessary

1. Approval of Wednesday, July 22, 2026, Regular Meeting Minutes

Motion made by Board Member C. Escalera

NOW THEREFORE, LET IT BE RESOLVED BY THE PLANNING BOARD OF THE CITY OF PORT LAVACA, TEXAS:

THAT, the July 22, 2026, Regular Planning Board Minutes are hereby approved

Seconded by Board Member G. Grone

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Steve Butler, Board Member Betty Birdwell, Board Member Lindy Cain

Voting Nays: None

2. Approval of a conceptual commercial development project on property described as Port Lavaca Original Townsite, Block 41, Lots 7, 8, and 9, (120 S. San Antonio Street.).

Motion made by Board Member L. Cain

THAT, in accordance with recommendation of staff, the Planning Board hereby approves the conceptual plan Commercial Development Project on property described as Port Lavaca Original Townsite, Block 41, Lots 7, 8, and 9, (120 S. San Antonio Street.).

Final approval will be subject to compliance with all applicable requirements, including Engineering, parking, setbacks, and water and sewer connections.

Seconded by Board Member C. Escalera

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Steve Butler, Board Member Betty Birdwell, Board Member Lindy Cain

Voting Nays: None

3. To consider a request Variance to Ordinance Chapter 26- Manufactured Housing and Recreational Vehicles for a manufactured home to be placed on a residential lot that is not in a manufactured housing park. The property is described as Port Lavaca Original Townsite, Block 20, Lot 4,5,6 (503 S. Colorado St.).

Motion made by Board Member

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to deny the variance request for a manufactured home to be placed on The

property is described as Port Lavaca Original Townsite, Block 20, Lot 4,5,6 (503 S. Colorado St.).

The property owner was advised that placement of a manufactured home on the property is not permitted under the City's current ordinance, which limits manufactured homes to designated manufactured home parks. The Board also discussed concerns associated with the placement of an additional dwelling on the property, including the existing structure, life-safety requirements, utility requirements, and the more stringent requirements that may apply to the proposed use. The property owner was advised that a modular home or qualifying tiny home may be considered, subject to applicable building, utility, and other City requirements.

Seconded by Board Member G. Crone

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Betty Birdwell, Board Member Lindy Cain
Voting Nays: Board Member Steve Butler

4. **To consider a request Variance to Ordinance Chapter 26- Manufactured Housing and Recreational Vehicles for a manufactured home to be placed on a residential lot that is not in a manufactured housing park. The property is described as Bonorden (Port Lavaca), Block 6, Lot 3, Acres .2296 (1304 Tilley St.).**

Motion made by Board Member B. Birdwell

THAT in accordance with the recommendation of staff, the Planning Board hereby makes recommendation to deny the variance request for a manufactured home to be placed on the property is described as Bonorden (Port Lavaca), Block 6, Lot 3, Acres .2296 (1304 Tilley St.).

The Board discussed the differences between manufactured homes and site-built or modular structures, including the applicable construction standards and inspection requirements. The Board noted that manufactured homes are constructed and certified under federal HUD standards, while structures placed on private property within the City may also be subject to additional local building, life-safety, utility, and site requirements. The Board expressed concerns regarding the additional requirements and potential complications associated with placing a manufactured home on private property outside of a designated manufactured home park. The owner was advised that manufactured homes are restricted to designated manufactured home parks under the City's current ordinance.

Seconded by Board Member L.Cain

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Betty Birdwell, Board Member Lindy Cain
Voting Nays: Board Member Steve Butler

REQUEST FROM THE BOARD

- None

ADJOURN

Chairman Justin Weaver made a motion to adjourn the meeting at 6:43 p.m.

Motion was seconded by Board Member Gary Crone

Voting Aye: Chairman Justin Weaver, Board Member Cynthia Escalera, Board Member Gary Crone, Board Member Betty Birdwell, Board Member Lindy Cain, Board Member Steve Butler

Voting Nays: None

These minutes were approved on September 23, 2026

Justin Weaver, Chairman of the Planning Board

Alyssa Calzada, Development Services Coordinator