
CITY OF PORT LAVACA

MEETING: June 5, 2023 **AGENDA ITEM** _____

DATE: 05/24/2023

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a conceptual two-story single-family dwelling and restaurant with a Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107. To be located at 212 South Commerce Street.

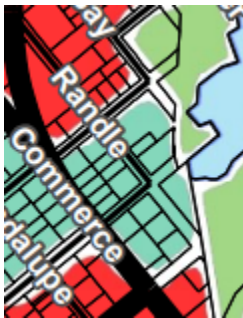
Kevin and Sasha Nevarez are requesting approval of a conceptual plan for a proposed structure that will have a restaurant elevated with pilings on the first floor and a single-family dwelling unit on the second floor. The requested variance is due to site constraints.

Sec. 42-159. - Approval of planning commission required.

No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

Applicants Kevin and Sasha Nevarez are complying with this section of the ordinance.

The designation of the parcel is in accordance with the Future Land Use Map. The proposed area is designated as mixed-use.



<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

Subdivision II. - Off-Street Parking

Sec. 48-106. - Facility requirements.

- (a) Location. The off-street parking facilities required by this division shall be located on the same lot or parcel of land as the building, use or structure to which they are an accessory. Street rights-of-way between the curb and property line shall not be used

except for entrance or exit to driveways. In the event of particular difficulties in establishing the off-street parking facilities on the same parcel of land, the director of public works or the planning commission may permit such parking facilities on another lot or parcel of land, providing the straight-line distance between the two parcels shall not exceed 300 feet, and providing further, other safeguards to ensure permanent provisions of such facilities to the building, use or structure requiring same.

Subdivision II. - Off-Street Parking

Sec. 48-107. - Minimum standards.

Minimum Standards for Off-Street Parking	
Type of Structure or Use	Number of Spaces
Single-family units, more than 1,200 square feet	2
Restaurants, bars, nightclubs, etc.	0.33 per seat

The dwelling unit and restaurant are proposed to be 2,494 square feet each. The dwelling unit requires 2 spaces and the restaurant is proposed to have 44 seats and requires 15 spaces. The request is for 11 spaces which will include two ADA parking spaces.

https://library.municode.com/tx/port_lavaca/codes/code_of_ordinances?nodeId=PTIICOOR_C_H48TRVE_ARTIIPASTST_DIV3OREPALO_SDIIOREPA

Department Comments:

Engineering: Ensure ADA compliance and adequate parking

Fire: The building will need to be sprinkled

Public Works:

Development Services:

Staff Recommendation: APPROVAL of the Variance request to the ordinance Chapter 48, Division 3-Off Street Parking and Loading, Sec.48-106 and Sec. 48-107.

Attachments:

- Nevarez's variance request
- CAD ID# 87352-87353
- Nevarez's site plan