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**CITY OF PORT LAVACA**

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**MEETING:** January 13, 2025 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 01.07.2025

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** Consider and discuss approval for a conceptual “Grab & Go” food establishment to be located on the corner of S. San Antonio and W. Martin Luther King Drive. The legal description is Lot 1, Block 52 of the Original Townsite (523 S. San Antonio St.).

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

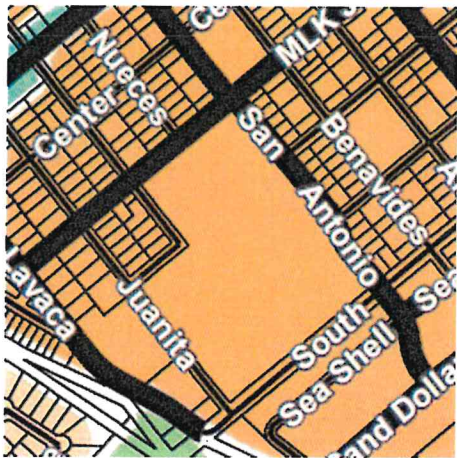
No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

*The applicant is proposing a new “Grab & Go” food establishment to be located 523 S. San Antonio St. The applicant has spoken with the Victoria County Health Department and confirmed this type establishment is not considered a restaurant.*

**Future land Use Map**

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

The Future Land Use Map designates this area as Commercial.



**Staff Recommendation:** APPROVAL of the proposed “Grab & Go” food establishment to be located on the corner of S. San Antonio and W. Martin Luther King Drive (523 S. San Antonio Street).

**Department Comments:**

Engineering: Off-street parking shall be so arranged that in order to depart the premises, it shall not be necessary that any automotive vehicle be backed into a street.

Public Works: N/A

Fire: A suppression hood will not be required as there will be no frying of food on premises.

**Development Services:**

- The proposed “Grab & Go” will be required to have four off-street parking spaces. One space dedicated for ADA.
- A sidewalk will need to be installed for access from the parking lot to the entrance.
- A grease trap of proper sizing will need to be installed.
- A landscaping and signage plan shall be provided prior to construction.

**PLANNING BOARD:**      Approval of request contingent on compliance with staff recommendations.

**Attachments:**

- Application
- CAD PIN #17332
- Conceptual site plan

Dec. 17th @ 5:30 pm

Council chamber

Item 1.



CITY OF PORT LAVACA  
TEXAS

# Application for Planning Board Review

(Required for all commercial / mixed use / residential more than 4 units ORD 42-159)

APPLICATION DATE: 11/20/24

TO: PLANNING BOARD

FROM: Paulette Clay PHONE: (330) 883-4602

SUBJECT: Restaurant (TO-GO)

ADDRESS: 523 San Antonio Port Lavaca, TX

**SUMMARY DESCRIPTION:**

Ready to serve meals, Meals will be refrigerated  
Customer will walk in and purchase, No seating

**LAND USE MAP:** This area is shown as \_\_\_\_\_ on the Future Land Use Map.

**FLOOD ELEVATION:** \_\_\_\_\_ **BASE ELEVATION STRUCTURE:** \_\_\_\_\_

**IS IT ON TXDOT HWY** Yes/ No (If so coordinate access & drainage with TXDOT)

**PARKING ORD 48-106 & 48-107:** \_\_\_\_\_

**INCLUDE THE FOLLOWING:**

- Copy of plat
- Conceptual plan with location of existing/new structures, parking, setbacks, drainage etc.
- Number of units proposed
- Location of city water/sewer (Owner pays for service extension over 35' if no meter on property)
- Location Fire Hydrant (hydrant within 250ft of property)

TBD  
SB  
11/29/24

arcourtis04771@gmail.com

Address: 202 N. Virginia, Port Lavaca, TX 77979. Ph: (361) 552-9793

Ordinances: <https://portlavaca.org/city-departments/city-secretary/code-of-ordinances/>

Item 1.

### Property Details

#### Account

**Property ID:** 17332 **Geographic ID:** S0001-00520-0001-00  
**Type:** R **Zoning:**  
**Property Use:** **Condo:**

#### Location

**Situs Address:** 523 S SAN ANTONIO PORT LAVACA, TX 77979  
**Map ID:** S0001-00520-0001-00 **Mapsc0:**  
**Legal Description:** PORT LAVACA ORIGINAL TOWNSITE, BLOCK 52, LOT 1  
**Abstract/Subdivision:** S0001  
**Neighborhood:** (1600) PORT LAVACA TOWN

#### Owner ⓘ

**Owner ID:** 75653  
**Name:** CLAY PAULETTE Y

#### Agent:

**Mailing Address:** 1741 MAPLEWOOD  
 WARREN, OH 44483

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

### Property Values

<b>Improvement Homesite Value:</b>	\$25,110 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$7,700 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
 <b>Market Value:</b>	 \$32,810 (=)

**Agricultural Value Loss:**

**Appraised Value:** \$32,810 (=)  
**HS Cap Loss:** \$0 (-)  
**Circuit Breaker:** \$0 (-)

**Assessed Value:** \$32,810

**Ag Use Value:** \$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Property Taxing Jurisdiction**

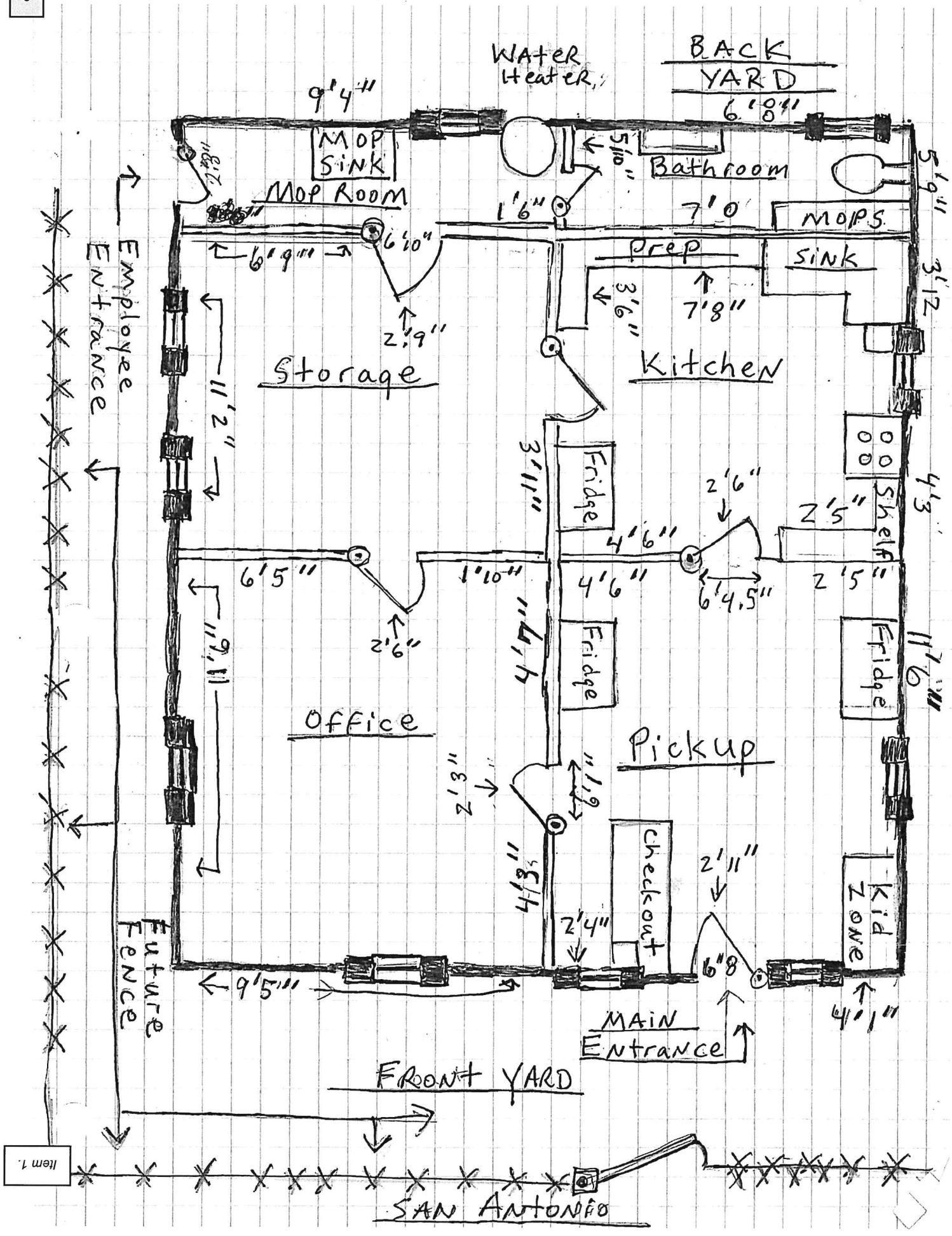
**Owner:** CLAY PAULETTE Y %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
G05	CALHOUN COUNTY	\$32,810	\$32,810	\$204.14	
NV6	CALHOUN PORT AUTHORITY	\$32,810	\$32,810	\$0.20	
S01	CALHOUN COUNTY ISD	\$32,810	\$32,810	\$247.65	
C04	CITY OF PORT LAVACA	\$32,810	\$32,810	\$262.48	
FML	FARM TO MARKET & LATERAL ROAD	\$32,810	\$32,810	\$0.00	
CAD	CALHOUN COUNTY APPRAISAL DISTRICT	\$32,810	\$32,810	\$0.00	
GWD	CALHOUN COUNTY GROUNDWATER CONSERVATION DISTRICT	\$32,810	\$32,810	\$2.23	

**Total Tax Rate:** 2.184400

**Estimated Taxes With Exemptions:** \$716.70

**Estimated Taxes Without Exemptions:** \$716.70



Item 1.

17338|BRICENO VERONICA

Driveway

S San Antonio St

17332|CLAY PAULETTE Y

Parking

W M L K Jr R

Ir Dr