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**CITY OF PORT LAVACA**

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**MEETING:** FEBRUARY 10, 2025 **AGENDA ITEM** \_\_\_\_\_  
**DATE:** 02.05.2025  
**TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS  
**FROM:** JODY WEAVER, INTERIM CITY MANAGER  
**SUBJECT:** Request of Kevin and Sasha Nevarez for a boat slip in Smith Harbor

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At the December 17, 2024 meeting of the Port Commission, the Commissioner considered a request of Kevin and Sasha Nevarez for a boat slip in Smith Harbor to park a shrimp boat they own directly behind their future restaurant and home. After discussion, Chairman Davila made a recommendation to deny the request which was seconded by Commissioner McGuire and voted Aye by the full Commission (all were in attendance).

The Commissioners generally agreed that they were not in favor of establishing any new boat slips in Smith Harbor at this time because of upcoming construction projects in the area including the CDBG-MIT funded Living Shoreline breakwater project and the Matagorda Bay Mitigation Trust funded project to construct a bulkhead and fishing dock in Smith Harbor. Note: As part of his lease agreement, Poor Boy Bait is permitted to park 2 shrimp boat alongside the 4,150 sf tract his leases for his bait shop (\$1,484.86/mo).

On the afternoon of December 17, I received an email from Mr. & Mrs. Nevarez requesting that the decision be appealed to City Council.

Below is a copy of the memo provided to the Port Commission for that agenda item and attached is a google map image of Smith Harbor, two sheets from the draft CDBG-MIT construction plans, and the concept plan for the MBMT project for reference. :

*Kevin and Sasha Nevarez have requested a boat slip in Smith Harbor along the seawall directly behind their future restaurant and home. If permitted and a yearly contract is approved, the annual rent would be \$3,300, based upon a monthly rent calculated as follows: \$175.00 for the first 25 ft and \$5.00 for each foot greater than 25 ft in length. The boat is 45 ft long, so \$275/mo.*

*As you know there are future plans to construct a 10 ft wide walkway on the waterside of the seawall. It is hoped that funding could be found for this project within the next 5 years. If approved, staff recommends a lease term for this boat slip of no longer than one year at a time, with language that allows the City to terminate the lease with 60 days advance notice should construction of this walkway be scheduled to commence. In addition, staff recommends that the slip be established perpendicular to the dock (not parallel) to provide safer transfer between the boat to land. There are no tie off points along this seawall. If a slip is approved, the tenant will need to provide tie-off points as approved by the Harbor Master, with the agreement and understanding that the tenant will be responsible for removal at the time the walkway construction is scheduled.*

*There are plans to construct a bulkhead and fishing deck in the area just west of Poor Boys bait, but this construction shouldn't be affected by a shrimp boat docked approximately 200 ft away.*

**Attachments:** Google Map of Smith Harbor; 2 sheets from 70% design plans of CDBG-MIT project; conceptual plan for MBMT project

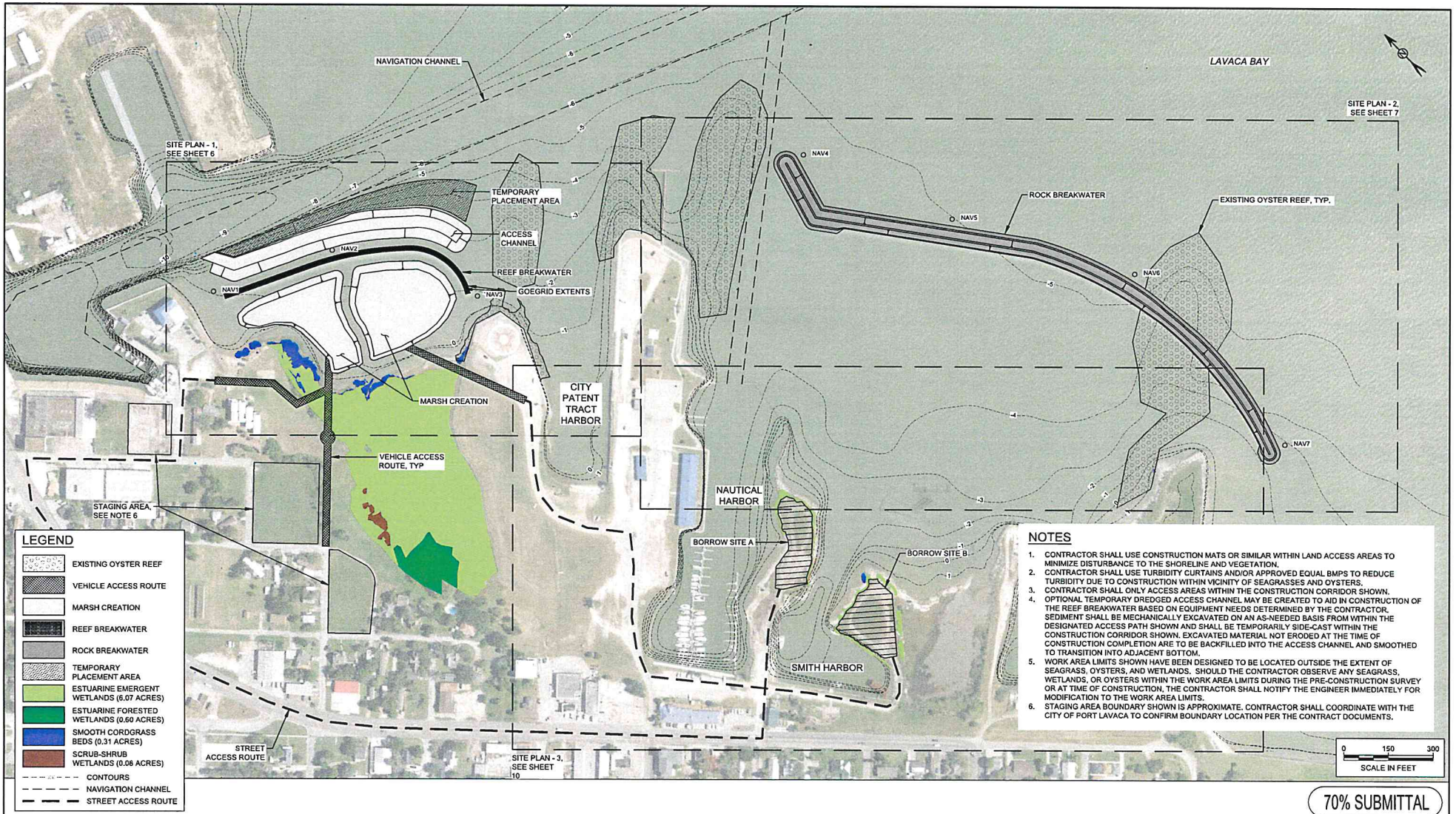


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Leona St

S Commerce St

Image © 2025 Airbus



- NOTES**
1. CONTRACTOR SHALL USE CONSTRUCTION MATS OR SIMILAR WITHIN LAND ACCESS AREAS TO MINIMIZE DISTURBANCE TO THE SHORELINE AND VEGETATION.
  2. CONTRACTOR SHALL USE TURBIDITY CURTAINS AND/OR APPROVED EQUAL BMPs TO REDUCE TURBIDITY DUE TO CONSTRUCTION WITHIN VICINITY OF SEAGRASSES AND OYSTERS.
  3. CONTRACTOR SHALL ONLY ACCESS AREAS WITHIN THE CONSTRUCTION CORRIDOR SHOWN.
  4. OPTIONAL TEMPORARY DREDGED ACCESS CHANNEL MAY BE CREATED TO AID IN CONSTRUCTION OF THE REEF BREAKWATER BASED ON EQUIPMENT NEEDS DETERMINED BY THE CONTRACTOR. SEDIMENT SHALL BE MECHANICALLY EXCAVATED ON AN AS-NEEDED BASIS FROM WITHIN THE DESIGNATED ACCESS PATH SHOWN AND SHALL BE TEMPORARILY SIDE-CAST WITHIN THE CONSTRUCTION CORRIDOR SHOWN. EXCAVATED MATERIAL NOT ERODED AT THE TIME OF CONSTRUCTION COMPLETION ARE TO BE BACKFILLED INTO THE ACCESS CHANNEL AND SMOOTHED TO TRANSITION INTO ADJACENT BOTTOM.
  5. WORK AREA LIMITS SHOWN HAVE BEEN DESIGNED TO BE LOCATED OUTSIDE THE EXTENT OF SEAGRASS, OYSTERS, AND WETLANDS. SHOULD THE CONTRACTOR OBSERVE ANY SEAGRASS, WETLANDS, OR OYSTERS WITHIN THE WORK AREA LIMITS DURING THE PRE-CONSTRUCTION SURVEY OR AT TIME OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR MODIFICATION TO THE WORK AREA LIMITS.
  6. STAGING AREA BOUNDARY SHOWN IS APPROXIMATE. CONTRACTOR SHALL COORDINATE WITH THE CITY OF PORT LAVACA TO CONFIRM BOUNDARY LOCATION PER THE CONTRACT DOCUMENTS.

70% SUBMITTAL

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Client



CITY OF PORT LAVACA

Rev	Date	Drawn	Description	YE	JC
A	12/16/24	TM	70% SUBMITTAL		

THIS DOCUMENT IS  
PRELIMINARY AND IS NOT FOR  
CONSTRUCTION OR  
ANY PERMITTING PURPOSE

JOSHUA D. CARTER  
TEXAS LIC. 97258

Project Number  
**507107066**

B/O  
**5**

Total  
**17**

Designed	TE	Eng check	JC
Drawn	TM	Coordination	
Dwg check		Approved	JC
Scale at ANSI D	Status	Rev	Security
<b>As Noted</b>			
Drawing Number			

PORT LAVACA  
LIVING SHORELINE PROJECT

PROPOSED SITE PLAN

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70% SUBMITTAL

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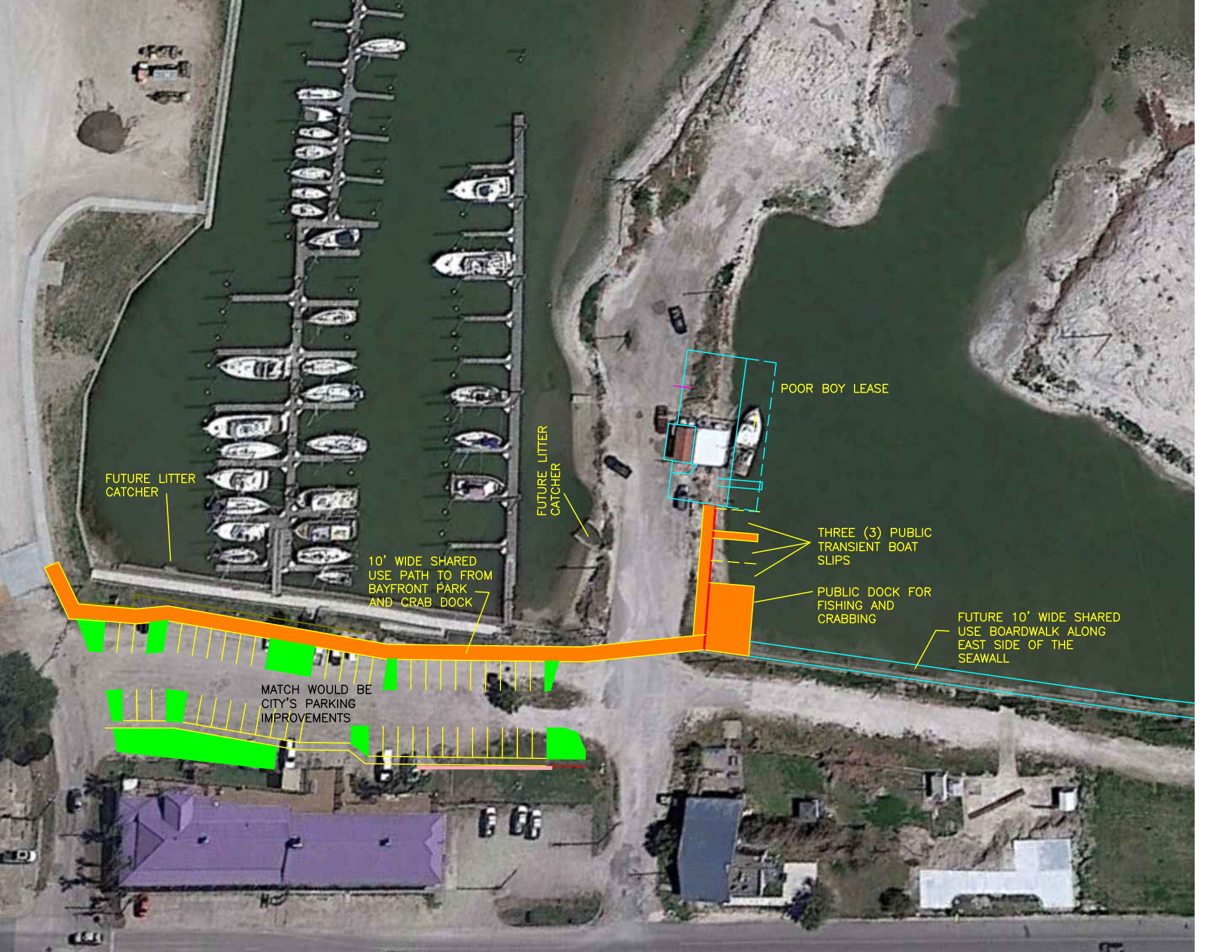
Rev	Date	Drawn	Description	TE	JC
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Project Number	B/O	Total
507107066	10	17

Designed	TE	Eng check	JC	Tide
Drawn	TM	Coordination		
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Scale at ANSI D	Status	Rev	Security	
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PORT LAVACA  
 LIVING SHORELINE PROJECT  
 SITE PLAN - 3



FUTURE LITTER CATCHER

FUTURE LITTER CATCHER

10' WIDE SHARED USE PATH TO FROM BAYFRONT PARK AND CRAB DOCK

POOR BOY LEASE

THREE (3) PUBLIC TRANSIENT BOAT SLIPS

PUBLIC DOCK FOR FISHING AND CRABBING

FUTURE 10' WIDE SHARED USE BOARDWALK ALONG EAST SIDE OF THE SEAWALL

MATCH WOULD BE CITY'S PARKING IMPROVEMENTS