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**CITY OF PORT LAVACA**

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**MEETING:** October 30, 2025 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 09.26.2025

**TO:** PLANNING BOARD

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

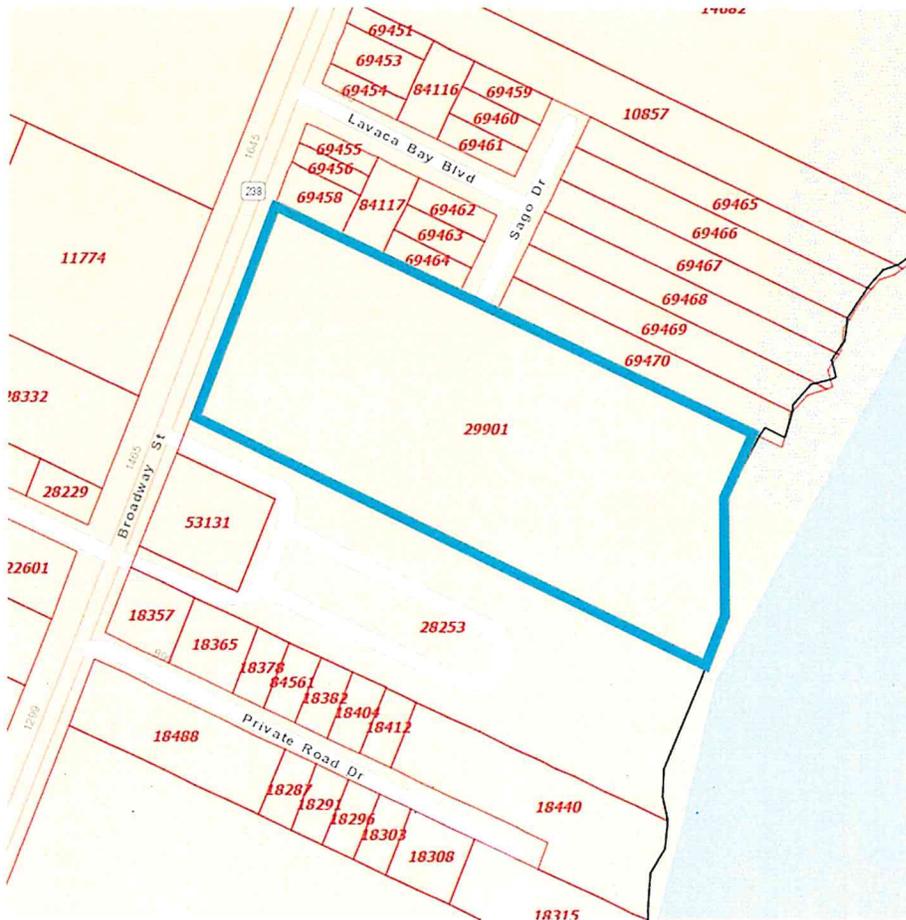
**SUBJECT:** Consider and discuss approval of a conceptual plan for a restaurant to be located on the property described as A0012 Alejandro Esparza, Tract Pt. 1 Wilson, Noble & Boyde. (1406 Broadway St.). Property ID# 29901

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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...

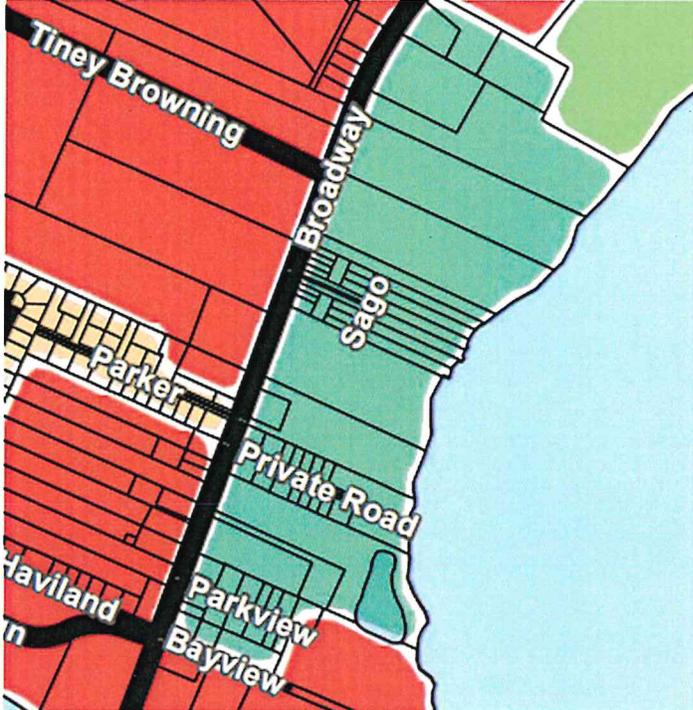
*The applicant is proposing a new restaurant to be located at 1406 Broadway St.*



## 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 Mixed Use.



Property ID: 29901 For Year 2025

### Property Details

#### Account

Property ID:	29901	Geographic ID:	A0012-00000-0220-00
Type:	R	Zoning:	NULL
Property Use:		Condo:	

#### Location

Situs Address:	BROADWAY ST PORT LAVACA, TX 77979		
Map ID:	A0012-00040-0044-00	Mapsco:	
Legal Description:	A0012 ALEJANDRO ESPARZA, TRACT PT 1 WILSON, NOBLE & BOYDE, ACRES 6.567		
Abstract/Subdivision:	A0012		
Neighborhood:	(1565) PORT LAVACA EAST		

#### Owner

Owner ID:	85215
Name:	FONTENOT KEVIN
Agent:	
Mailing Address:	FONTENOT CLINT SILVER EARL PO BOX 2447 CONROE, TX 77305
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

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**CITY OF PORT LAVACA**

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**Staff Recommendation:** APPROVAL. The request for a new restaurant to be located at 1406 Broadway Street complies with the Future Land Use Plan.

**Attachment:**

- Proposal for Development
- Conceptual Plan

# **Proposal for Development of a Waterfront Restaurant in Port Lavaca, Texas**

Submitted by: Adrian Davila

Date: September 18, 2025

## **1. Introduction**

This proposal outlines the plan to develop a new, family-owned, full-service restaurant on the bay in Port Lavaca, Texas. The project is envisioned as a 6,000-square-foot coastal dining destination, offering both indoor and outdoor deck seating with accommodations for approximately 175–180 guests.

The restaurant aims to become a centerpiece of community life, support local jobs, and contribute to the continued revitalization of Port Lavaca's beautiful waterfront.

## **2. Project Summary**

Project Name: Scully's Grill & Bar

Type of Business: Family Owned & Operated

Location: Broadway Street, Port Lavaca. TX

Size of facility: 4,500-6,000 sq feet depending on architectural and engineering design

Seating Capacity: 200 total (Indoor & Outdoor Combined)

Style & Cuisine: Fresh Seafood, Steaks, local Texan fare

Target Opening: Summer 2026

## **3. Vision & Goals**

- Create a welcoming, family-friendly environment for both residents and visitors.
- Enhance Port Lavaca's bayfront experience with high-quality dining and ambiance.
- Support local employment, sourcing, and community engagement.
- Design with the coastal landscape in mind, including open-air dining, natural materials, and water views.
- Contribute to the city's economic development and tourism appeal.

#### **4. Proposed Features**

- Indoor Dining Area: Climate-controlled, flexible seating for approx. 150 guests.
- Outdoor Deck: Covered seating with direct bay views for approx. 25-30 guests.
- Bar Area: With access to both indoor dining and outdoor deck.
- Kitchen & Back-of-House: Commercial-grade kitchen with separate prep and storage areas.
- ADA Compliance: Full accessibility throughout the facility.
- Parking: Dedicated customer parking on-site

#### **5. Economic & Community Impact**

Job Creation: 40-45 local jobs, including cooks, expos, servers, bartenders, bussers, hostess, and management

Local Sourcing: Partnerships with local fishermen

Tourism Boost: Attracting day trippers and coastal tourists with a new waterfront offering

Revenue Generation: Local and state sales tax, food and beverage tax contributions

Community Events: Hosting live music, holiday events, and family nights

#### **6. Construction & Design**

- Design Concept: A modern-coastal architectural style blending indoor-outdoor spaces, wood and metal finishes, large bay-facing windows, and an open floor plan.
- Sustainability: Efficient lighting, HVAC systems, water-saving fixtures, and use of recycled or locally sourced materials.
- Construction Timeline:
  - Design & Permitting: 3–4 months
  - Construction Phase: 8–10 months
  - Opening: Targeting Q2 or Q3 2026

## **7. Requested Support from the City of Port Lavaca**

To bring this project to life, we respectfully request the following from the City of Port Lavaca:

1. Site Selection Assistance – Identifying a city-owned or partner-available parcel suitable for development.
2. Zoning & Permitting Guidance – Fast-tracked review and clarity on zoning, permitting, and environmental compliance.
3. Potential Economic Incentives – Consideration for tax abatements, infrastructure support, or EDC partnerships.
4. Collaborative Promotion – Support in promoting the new business through city tourism and business development channels.

## **8. Conclusion**

Our family is proud to call this area home, and we're excited to invest in Port Lavaca's future. This restaurant will not only provide great food and a vibrant atmosphere — it will serve as a gathering place on the bay, celebrating everything that makes Port Lavaca unique.

We appreciate your time and consideration and look forward to working in partnership with the City to make this vision a reality.

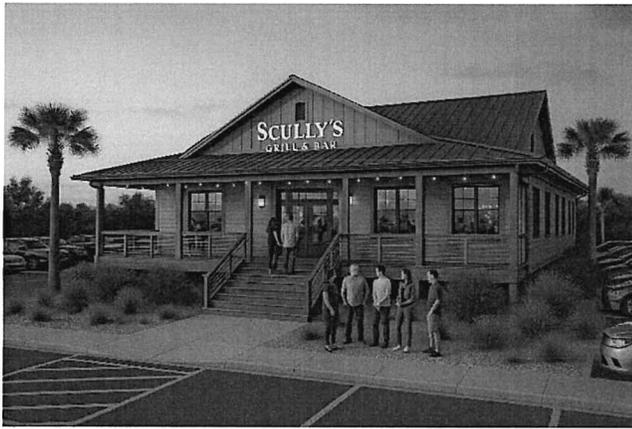
Respectfully submitted,

Adrian Davila, CEO  
Scullyboy, LLC  
361-218-3304  
a.e.davila80@gmail.com  
P.O. Box 253  
Port Lavaca, TX 77979

### **Attachments:**

- Preliminary site plan / sketches
- Executive summary

**Preliminary Site Plan / Sketches**



## **Executive Summary**

Scully's Sports Bar & Grill is a family-owned, waterfront restaurant located on the scenic shores of Lavaca Bay in Port Lavaca, Texas. Our mission is to provide an exceptional dining experience that combines fresh, time-honored family recipes, and warm, attentive service in a relaxed coastal atmosphere.

Founded by the Davila family, with deep roots in the local community and a passion for hospitality, Scully's aims to be a culinary destination for locals and tourists alike. Whether guests arrive by car or by boat, they will enjoy breathtaking bay views, seasonal menus, and a welcoming environment that reflects the charm and character of our coastal heritage.

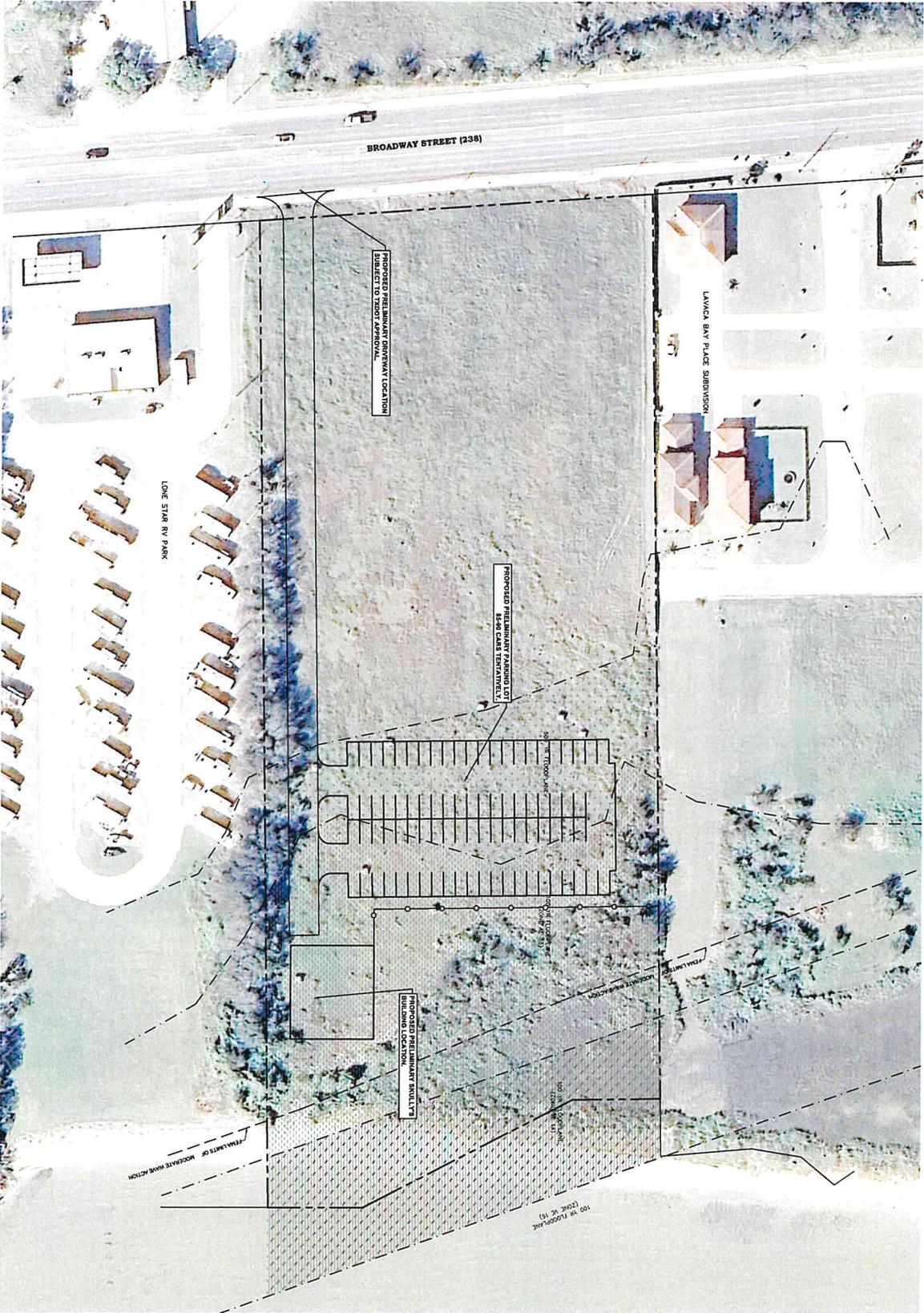
### **Business Highlights:**

- Prime Waterfront Location: Direct bay access with outdoor seating.
- Locally sourced menu and family-style dishes inspired by regional cuisine.
- Family-Oriented Experience: Comfortable, casual setting with a focus on quality, value, and personal service.
- Community-Driven: Actively involved in our local community through partnerships and sponsorships.

### **Goals and Vision:**

Our short-term goal is to establish Scully's Grill & Bar as a beloved local favorite and a top choice for waterfront dining. Long-term, we aim to expand our brand through special event hosting that showcase the best of the bay.

With a strong family foundation, a passion for great food, and a commitment to community, Scully's is positioned to become a cornerstone of the bay area's dining scene.



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DATE: 09/29/25  
SHEET NO. 01

**PRELIMINARY CONCEPT PLAN  
SKULLY'S  
PORT LAVACA, TEXAS**

**LAYOUT**

Texas Registered Engineering Firm F-04168

**G & W ENGINEERS, INC.**

ENGINEERING SURVEYING PLANNING

205 W. Law Oak St. Port Lavaca, Texas 77979 (361)552-4500  
1801 7th St., Suite 260 Bay City Texas 77414 (979) 323-7100

REV.	DATE	DESCRIPTION	SPM	SPM
1	03/29/25	FOR PLANNING ONLY	BY	CHK.