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## CITY OF PORT LAVACA

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**MEETING:** July 14, 2025 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 07.03.2025

**TO:** HONORABLE MAYOR AND CITY COUNCIL

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

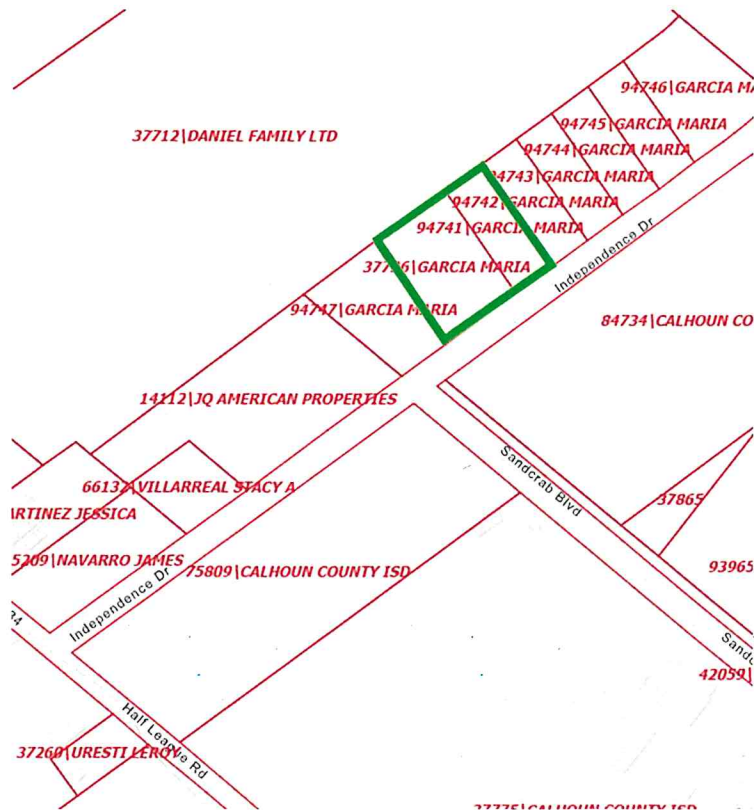
**SUBJECT:** Consider approval of a concept plan for lots 2 & 3 of Mimi's Subdivision

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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, however, the building inspections department shall have the authority to approve the construction of multifamily dwellings of four units or less; provided such construction is proposed on platted property approved by the planning commission and filed in the county clerk's office.

The applicant for the proposed conceptual plan is planning to purchase and finish out the building located at 416 Independence Drive to provide office spaces. The applicant is also planning to purchase lot 3 for parking and storage.



**Property Details**

Account		
Property ID:	37736	Geographic ID: S0337.5-00000-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	416 INDEPENDENCE DR PORT LAVACA, TX 77979	
Map ID:	A0035-00090-0016-00	Mapsc0:
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 24, ACRES 2.0, (MIMI'S SUBD LOT 2)	
Abstract/Subdivision:	A0035	
Neighborhood:	(1565) PORT LAVACA EAST	
Owner ⓘ		
Owner ID:	118469	
Name:	GARCIA MARIA	
Agent:		
Mailing Address:	PO BOX 1462 PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

**Property Details**

Account		
Property ID:	94741	Geographic ID: S0337.5-00000-0003-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	A0035-00090-0016-00	Mapsc0:
Legal Description:	MIMI'S SUBD (RURAL), LOT 3	
Abstract/Subdivision:	S0337..5	
Neighborhood:	(1565) PORT LAVACA EAST	
Owner ⓘ		
Owner ID:	118469	
Name:	GARCIA MARIA	
Agent:		
Mailing Address:	PO BOX 1462 PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

**Attachments:**

- Company's proposed use
- Proposed interior layout
- Site Plan

**Staff Recommendation:** Approval of the request



**Attn: Dallas Franklin**

**June 24, 2025**

**Ref: 416 Independence Drive, Port Lavaca TX**

Primary use of the property referred to above will consist of the following,

Primary office space construction project managers for the Formosa region and their supporting staff (i.e. Quality Control, Safety, Estimators and administrative).

The following are examples of what can be expected to be stored on the property.

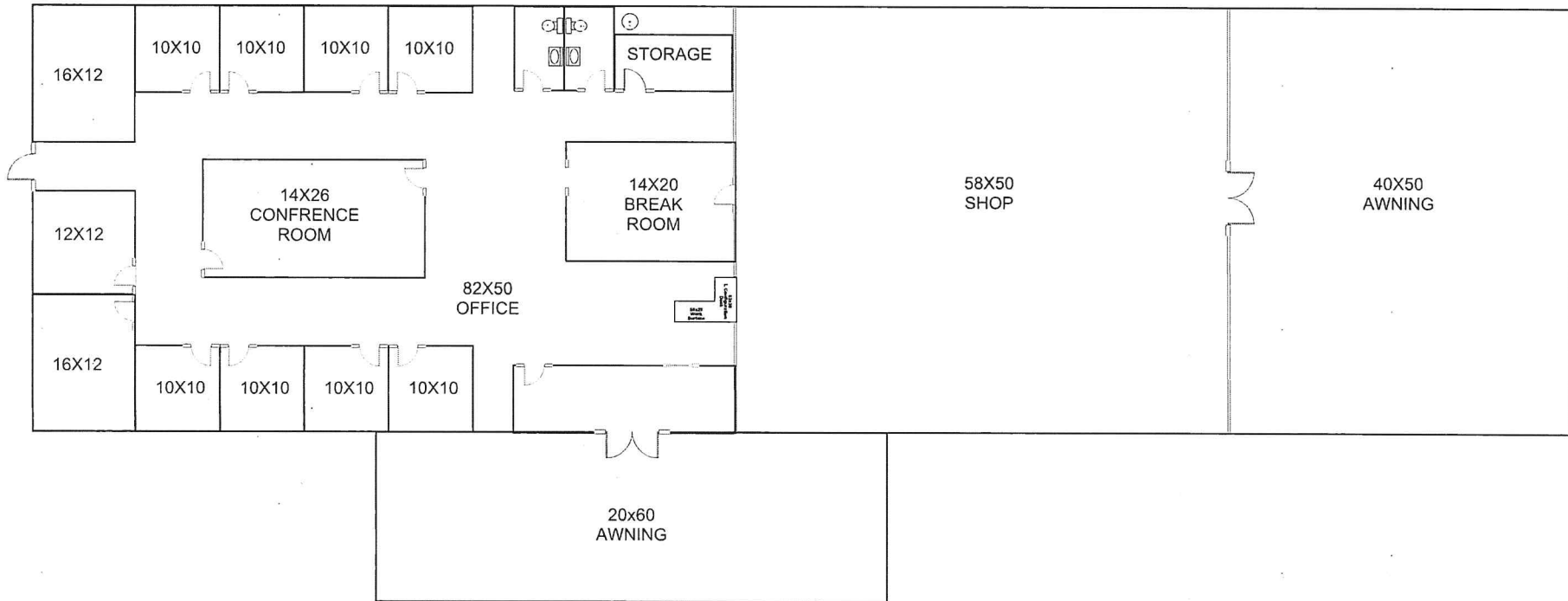
- Documentation
- Material Storage (Ex. Wood, Precast Concrete)
- Steel Forms
- Building materials
- Aggregates
- Piping
- Structural Steel

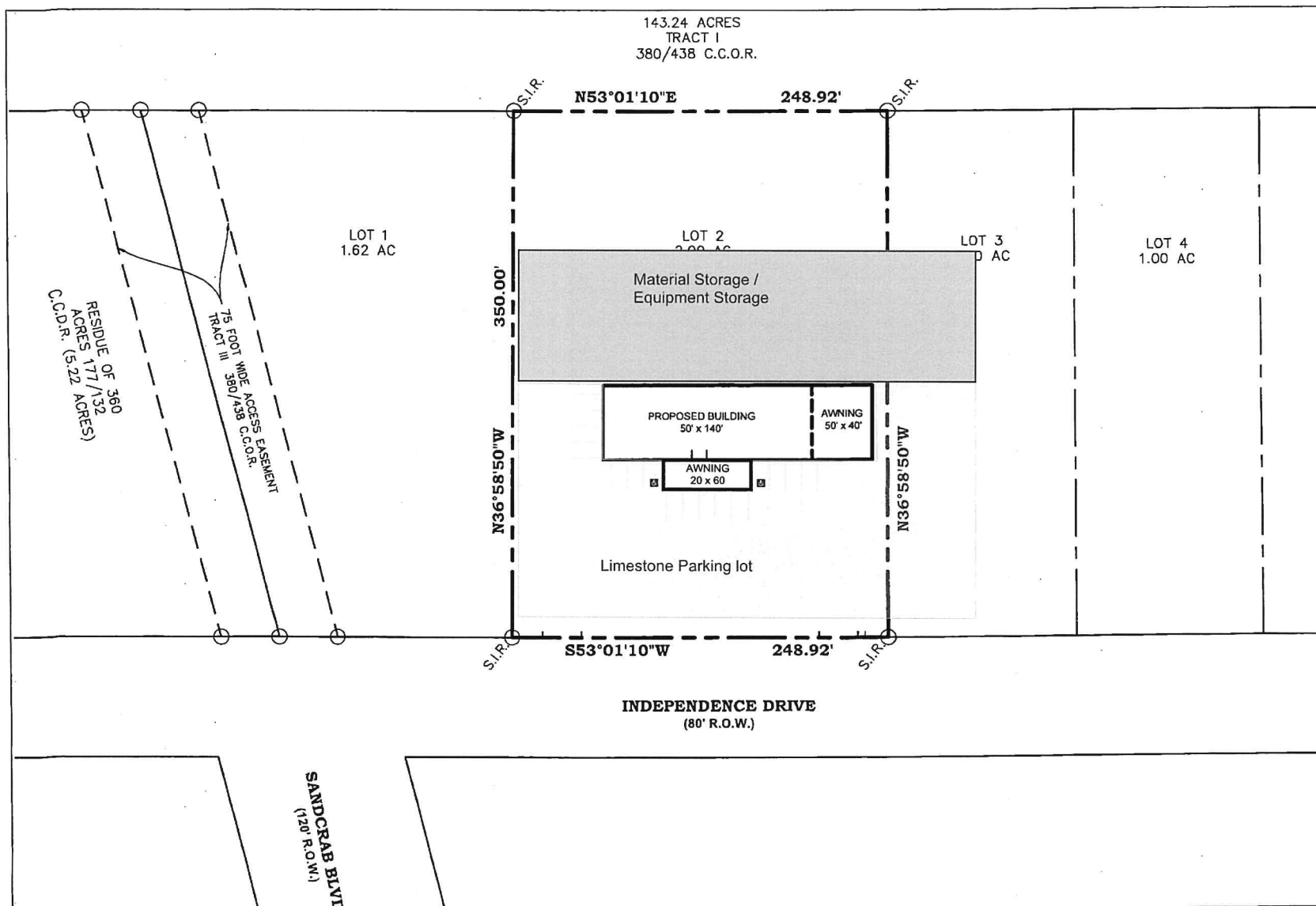
Equipment storage

- Equipment (Ex. Tractor and mower, Skid Steer and Excavators)
- Parking area for Work Vehicles

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DRAWN BY:	LMM
CHECKED BY:	SPM
DATE:	10-20-2022
SCALE:	1" = 60'
<b>G &amp; W ENGINEERS, INC.</b> • ENGINEERING • SURVEYING • PLANNING 205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979 TELPLS FIRM NO.: 10022100 (361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY	
FILE NO.:	0000-000
JOB NO.:	10368.004
SHEET NO.:	1 OF 1