

January 19, 2023

City of Port Lavaca
202 North Virginia
Port Lavaca, Texas 77979

RE: Variance Request: Calhoun County New Combined Dispatch Building Project

City of Port Lavaca,

G&W Engineers, Inc. has been contracted by the Calhoun County to provide professional services on the proposed Combined Dispatch Building Project. The address of the new building is 312 West Live Oak Street. Now that preliminary civil engineering and architectural design is complete, it has been determined that two (2) variances are needed to be requested to allow the project to move forward. Both variances are concerning parking standards.

Due to the site constraints (existing features such as existing parking lots, buildings, loading areas and proximity to street, etc.) the maximum number of parking spaces possible is 15. There is also no benefit (financially or from a safety perspective) to having the parking spaces to be located solely on the County property. Parking is proposed to be off-street parking (angled) as can be found around the existing court house and jail area. Due to the fact that Live Oak is classified as a "local" street (Sec. 42-132) with low speeds and with relatively low traffic counts, G&W does not see the need for concerns with the proposed variance request. This will also match current aesthetics and local traffic is accustomed to this type and location of off-street parking spots. With this being said, more officially, G&W is requesting the following variances:

Variance Request to City of Port Lavaca Code of Ordinances – Chapter 48, Division 3 – Off-Street Parking and Loading, Sec.48-106, (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.


Variance Request to City of Port Lavaca Code of Ordinances – Chapter 48, Division 3 – Off-Street Parking and Loading, Sec. 48-107, (a): The following minimum off-street parking space shall be provided and permanently maintained: Business, Professional and Governmental Offices, etc. – 1 per 300 square feet of gross floor area.

Attached you will find a proposed preliminary site plan for the proposed building indicating/showing a request for **15 parking spaces** in lieu of the 19 required for a 5,694 square foot building. Even with minor fluctuations with the final building square footage, we believe 15 spaces to be sufficient. You can also find attached an aerial view of the Court House and Jail Facility showing similar off-street parking requested in this variance. This will also allow you to view the additional parking spots normally available as additional parking for this proposed facility as overflow if needed for a special meeting. 15 parking spaces as requested in this variance shall be more than required for the number of employees regularly using the building and the number of visitors (by vehicular way) shall be significantly limited on a regular basis. It should be noted that the City of Port Lavaca's minimum parking space rule for governmental buildings are more stringent than neighboring City of Victoria Rules and Ordinances which require 1 per 350 square feet.

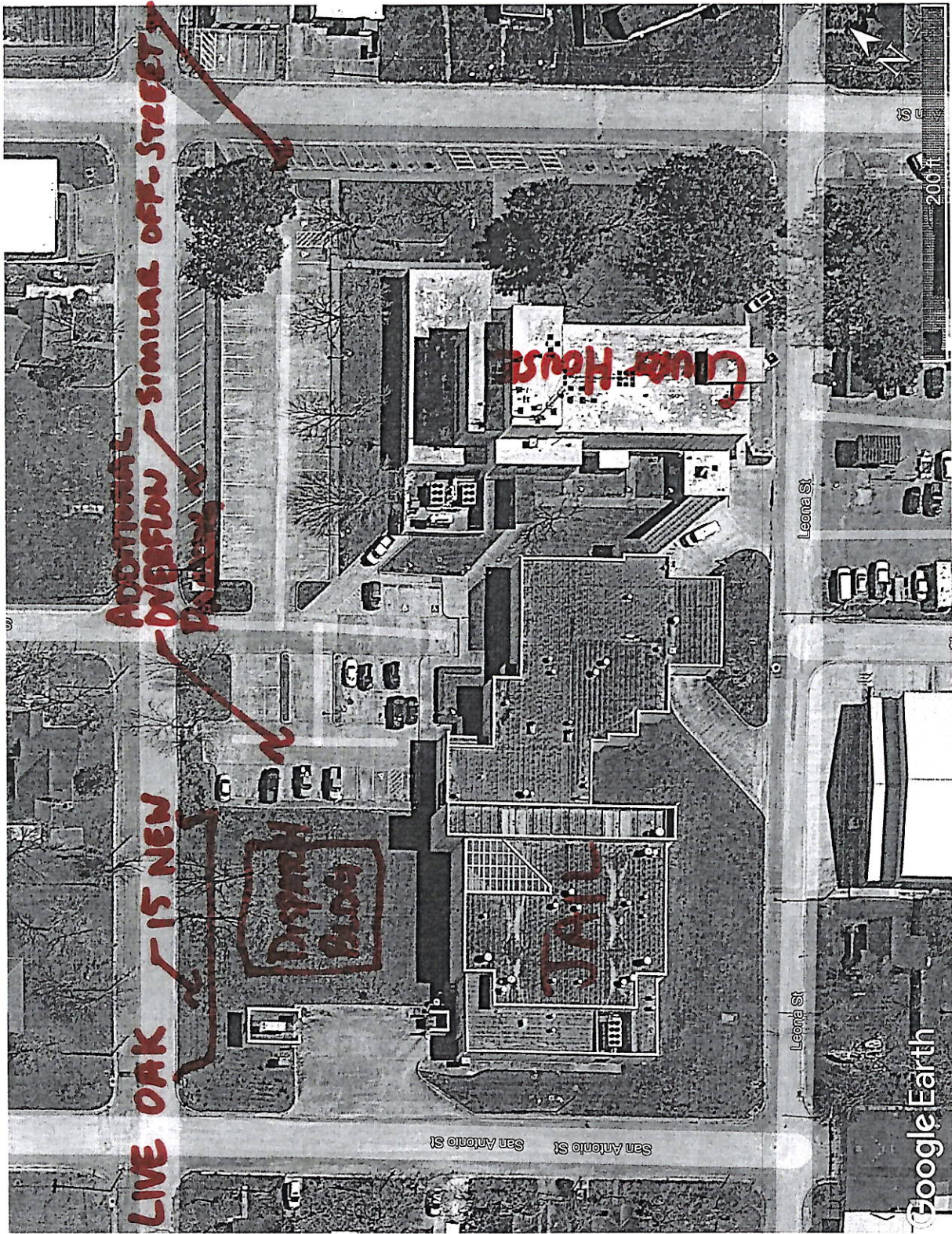
On behalf of Calhoun County, G&W Engineers, Inc. is requesting for the referenced two (2) variances. G&W believe from our professional judgement that these requests are in line with surrounding Cities current rules and will not endanger the public or traffic.

Should you have any questions, please do not hesitate to contact me at 361-552-4509 or via email at smason@gwengineers.com.

Respectfully Requested,



Scott P. Mason, P.E.
Lead Project Engineer
G&W Engineers, Inc.
TREF No. 04188



LIVE OAK

IS NEW

ADDITIONAL
OVERFLOW

PARKING

SIMILAR OFF-STREET

Dispatch
Bldg

Cura House

San Antonio St

Leon St

Leona St

Google Earth

200 ft