
CITY OF PORT LAVACA

MEETING: JUNE 12, 2023

DATE: 06.08.2023

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DIRECTOR OF DEVELOPMENT SERVICES

SUBJECT: At the recommendation of the Planning Board, consider and discuss a conceptual light industrial park to be located on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 40091. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 3, ACRES 29.31, Port Lavaca, Calhoun County, Texas.

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 Henry LaBrie is proposing to develop a light industrial park on Alcoa Drive. The development will begin with the construction of two buildings on the northeast corner of the property and will continue developing the property as businesses show interest.

The first building will be for AmSpec, a testing, inspection and certification company who works with the plants, and will build as there is a need and desire per Tate Malpass, representative for the development. AmSpec will have an office facility, warehouse space, lab space and yard for trucks which will be gated. A majority of the building will be office space and the latter will be office and lay-down yard.

Future Land Use Map:

The designation of the parcel is not in accordance with the Future Land Use Map. The proposed area is designated as multi-family.

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

Planning Board Recommendation: The location is designated for multi-family dwellings however, as there has not yet been any plans for this type of building in the area, APPROVAL of a conceptual light industrial park to be located on Alcoa Drive within the city limits of Port Lavaca. The property identification number is 40091. The legal description for this parcel is A0137 SAMUEL SHUPE, TRACT PT 3, ACRES 29.31, Port Lavaca, Calhoun County, Texas.

Attachments:

- CAD Map
- Site Plan with Address
- Conceptual Plan Packet