
CITY OF PORT LAVACA

MEETING: February 08, 2022

DATE: 02.07.2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board approval of a conceptual T-Mobile cellular phone store and a Starbucks café with a drive-thru. To be generally located north of Travis Street and south of Tiney Browning Boulevard on SH 35 N.

Sec. 42-159. - Approval of planning board 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 board...

The applicant is proposing to open a T-Mobile cellular phone store and a Starbucks café with a drive-thru. The site location is adjacent to the White Oak strip mall development, south of Murphy's fuel station, north of the La Quinta hotel, and west of Walmart.

Sec. 42-6. - Procedure

A plat must be approved prior to the offering for sale of any lot, tract, or building site; prior to any construction work; and before any map of said subdivision is prepared in a form for recording. Any plat filed for the first time shall be considered as a preliminary plat, except as otherwise stated in this chapter.

The plat for this location to be developed as a T-Mobile cellular phone store and a Starbucks café with a drive-thru is ready for signatures and recording.

Future Land Use Map

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

The Future Land Use map designates this parcel as Commercial. Therefore, this proposed T-Mobile cellular phone store and Starbucks café with a drive-thru is compliant with the Future Land Use map.

Subdivision II – Off Street Parking

Sec. 48-107. - Minimum standards.

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| Restaurants, bars, nightclubs, etc. | 0.33 per seat |
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| <i>Retail stores and shops, personal service shops, equipment repair and service shops, etc.</i> | 1 per 300 square feet of gross floor area |
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The minimum ADA parking width is 16ft. to include van accessibility.

Texas Department of Licensing and Regulations

<https://www.tdlr.texas.gov/ab/2012TAS/2012tasChap5.pdf>

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

502 Parking Spaces

- **502.2 Vehicle Spaces.** Van parking spaces shall be a minimum 132 inches wide and must contain an access aisle. Car parking spaces shall be at least 96 inches in width. However, van parking spaces may be 96 inches wide only if the access aisle is 96 inches wide.
- **502.3.1 Width.** Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Comprehensive Plan

<https://www.portlavaca.org/wp-content/uploads/2016/06/PortLavacaCompPlan2018reduced.pdf>

- Creating new businesses and industries
- Desire for more restaurants, entertainment, and shopping

(Comprehensive Plan Pg. 119)

Department Comments:

Fire: A pre-development meeting is recommended to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. A fire department review and inspection will be required at the time of plan submittal and site development.

Public Works: A pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: A pre-development meeting to discuss the comprehensive site development and design standards, including but not limited to the following comments shall be scheduled with the applicant and pertinent city representatives.

- a. Discuss the access, possible easements, and drainage.

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Development Services: A pre-development meeting to discuss the comprehensive site development and design standards. No permits shall be issued until the plat is recorded.

TxDOT: All drainage and access for this site requires TxDOT approval. TxDOT will formally review and comment under the plat review process.

Staff Recommendation: APPROVAL

Staff recommends approval of this conceptual T-Mobile cellular phone store and a Starbucks café with a drive-thru. To be generally located north of Travis Street and south of Tiney Browning Boulevard on SH 35 N.

Planning Board Recommendation: APPROVAL

Planning Board recommends approval of this conceptual T-Mobile cellular phone store and a Starbucks café with a drive-thru. To be generally located north of Travis Street and south of Tiney Browning Boulevard on SH 35 N.

Attachments:

- I-35 Corridor Development Map
- Parcel CAD map