
CITY OF PORT LAVACA

MEETING: February 14, 2022

DATE: 2.9.2022

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: JESSICA CARPENTER, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider recommendation of the Planning Board for approval of a conceptual boat storage business to be located on Alcoa Drive. The legal description is A0137 Samuel Shupe, PT 3. Being 28.546 acres within the city limits of Port Lavaca, Texas.

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 a boat storage business to be located on Alcoa Drive. The site location is currently not platted and is vacant land. This boat storage business may have a maximum of 300 units depending on the level of demand. The boat storage facility will be fenced and gated to provide security and ensure the safety to the customers. The facility will have asphalt and concrete with approved drain systems. There will also be a wash station for the customers to clean their boats.

The applicant, Joshua Wagner, describes the details of the boat storage as follows:

As a young business owner, very familiar with Calhoun County and the Port Lavaca area, also very knowledgeable of the boating and fishing industry, I view the area as a very promising place to construct a boat storage facility. There is, in my personal opinion, a need for more units specific to Port Lavaca when compared to the abundance of constantly filled units in the surrounding towns. As a port city that is very frequently traveled through by leisure boaters and fishermen the city is very ideal for my plans.

I plan to come in and construct a very cosmetic and solid facility that will consist of, at maximum, 300 units, depending on the level of demand. Compared to Port O' Connor and other surrounding towns, Port Lavaca has a shortage of newer boat storage units and in my opinion has just as many fishermen and boats within the town, as well as an abundance of through traffic traveling along the Texas coast. Our boat storage will be fenced and gated to provide security and ensure the safety of our customers' belongings. The ground work will consist of asphalt and concrete with approved drain systems. There will be a wash station for our customers to clean their boats before putting them into their units, at no extra cost to them.

Future Land Use Map

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

The Future Land Use map designates this parcel as Commercial and Multi-family. The proposed boat storage use would be in compliance with the Future Land Use map. See exhibits.

Comprehensive Plan:

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

The proposed boat storage will support many aspects highlighted as goals and objective in the Comprehensive plan. (Pg. 147 Comprehensive Plan)

Promoting Quality of Life

3. *Recreation opportunities for youth, adults, and visitors*

Protecting Investments

5. *Compatible uses to reduce conflict*
6. *Beautiful community*
7. *Resilient waterfront that serves as an asset*
8. *Community empowerment to encourage ownership, pride, and involvement*

Supporting Economic Development

9. *Destination to attract visitors*
10. *Employment and entertainment opportunities*
11. *Exciting waterfront amenities that generate activity and income*

Department Comments:

Fire: If approval is granted for this location to be developed as a boat storage business, 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: If approval is granted for this location to be developed as a boat storage, a pre-development meeting is recommended to discuss the comprehensive site development and design standards.

Engineering: If approval is granted for this location to be developed as a boat storage, 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.

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

Development Services: If approval is granted for this location to be developed as a boat storage, a pre-development meeting to discuss the comprehensive site development and design standards, including the platting process.

Staff Recommendation: Approval

Planning Board Recommendation: Approval

Approval of a conceptual boat storage business to be located on Alcoa Drive. The legal description is A0137 Samuel Shupe, Tract PT 3. Being 28.546 acres withing the city limits of Port Lavaca, Texas.

Attachments:

- Narrative with photos
- Future Land Use Map
- CAD PIN14186