
CITY OF PORT LAVACA

MEETING: February 27, 2024 **AGENDA ITEM** _____
DATE: 02/20/2024
TO: PLANNING BOARD
FROM: DEVELOPMENT SERVICES

SUBJECT: Consider and discuss approval for a conceptual tire and automotive shop to be located on the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision.

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...

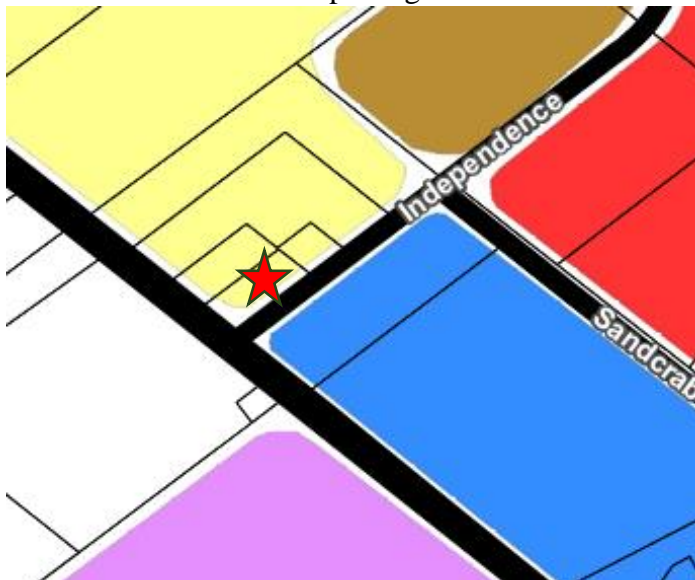
The applicant is proposing a new tire and automotive shop to be located in the Laurel Acres subdivision. The applicant currently owns and operates multiple service centers in the city of Victoria, Crossroads Tire & Automotive Service.

The applicant has provided the layout and site plan from a Victoria location for concept review. Tires will be confined and a trailer will pick up weekly or bi-weekly as needed. Oil containment will be plastic polyurethane tanks.

Future land Use Map

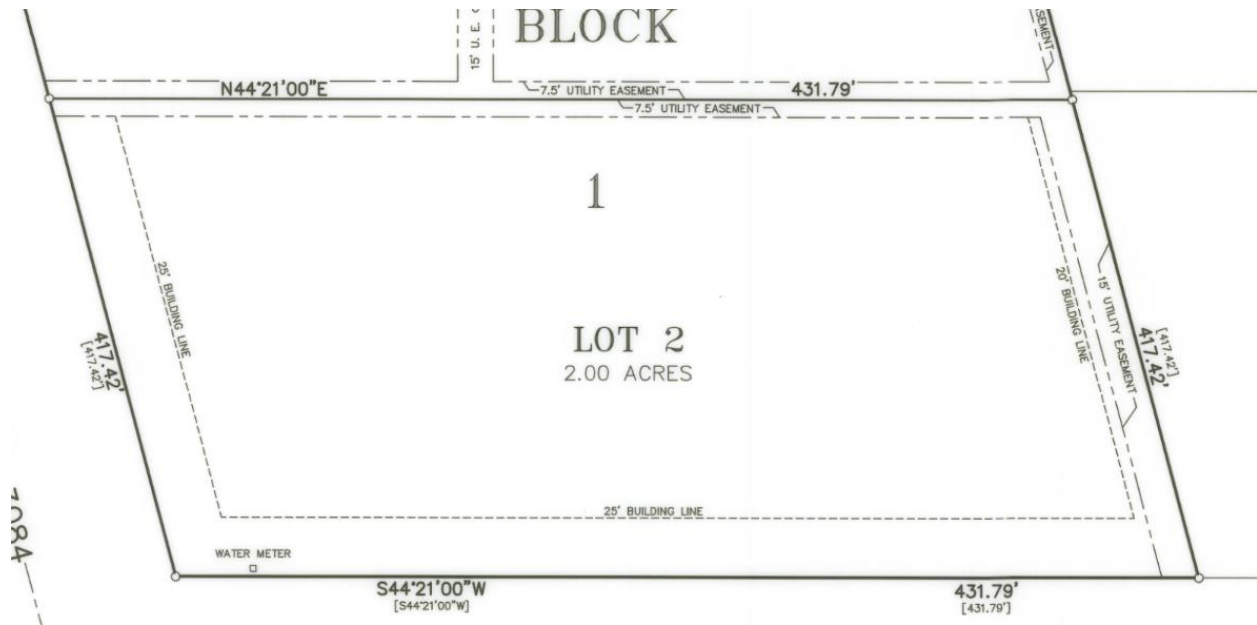
<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use Map designates this area as low density residential.



Lot 2 of the Laurel Acres Subdivision

<https://lf.calhouncotx.org:83/WebLink/DocView.aspx?id=43761&dbid=0&repo=lfwcalhounc>



Department Comments:

Engineering:

- Waiving the sidewalk requirement until Independence if further developed.
- Convert the 25ft building line to a drainage easement possibly pushing the building line to 30FT

Public Works:

- The property has water.
- No sewer, grinder station needed.
- Oil containment- secondary containment is to be 2/3 volume of the tank.

Fire:

- If the square footage remains the same as footage of the plans provided during pre-development, no sprinkler system is needed for the S1 occupancy.
- There will need to be a barrier between the shop and the business area.

Development Services:

- Property will need to be provided a new situs address.

Staff Recommendation: APPROVAL of the proposed tire and automotive service center to be located the corner of Independence Dr. and Half League Rd. Property ID 65209 located in the Laurel Acres subdivision

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Attachments:

- CAD PIN #65209
- Laurel Acres Subdivision Plat
- Conceptual site plan
- Conceptual building plan
- Conceptual floor plan