



## **PLANNING BOARD MEETING**

Tuesday, November 25, 2025 at 5:30 PM  
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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### **PUBLIC NOTICE OF MEETING**

#### **AGENDA**

*Planning Board will consider/discuss the following items and take any action deemed necessary.*

#### **MEETING PROCEDURE**

Public notice is hereby given that the Planning Board of the City of Port Lavaca, Texas, will hold a regular meeting Tuesday, November 25, 2025 beginning at 5:30 p.m., at the regular meeting place in Council Chambers at City Hall, 202 North Virginia Street, Port Lavaca, Texas to consider the following items of business:

[After publication, any information in the Planning Board packet is subject to change during the meeting]

CITY OF PORT LAVACA is inviting you to a scheduled Zoom meeting.

Topic: Planning Board

Time: Nov 25, 2025 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87169799444?pwd=6scGaTpievxxevGWxnbYgovUpX06TO.1>

Meeting ID: 871 6979 9444

Passcode: 099497

One tap mobile

+13462487799,,87169799444#,,,,\*099497# US (Houston)

Join instructions

<https://us02web.zoom.us/join/87169799444/invitations?signature=EZscma9OwcmZkDcqYuf3YxJjuk89JGPgQzgGh0zfRSo>

**ROLL CALL**

**CALL TO ORDER**

**ACTION ITEMS** - Board will consider/discuss the following items and take any action deemed necessary

1. **Consider approval of Tuesday, November 04, 2025 Special Meeting Minutes.**
2. **Consider and discuss approval of a variance for the placement of a 1999 Manufactured home on property described as PORT LAVACA ORIGINAL TOWNSITE, BLOCK 35, LOT 1 (617 S. ANN ST)**

**COMMENTS FROM THE PUBLIC**

*\* (Limited to 3 minutes per individual unless permission to speak longer is received in advance. You may make public comments as you would at a meeting by logging on with your computer and using "Join Zoom Meeting" information on first page of this agenda).*

**ADJOURN**

**CERTIFICATION OF POSTING NOTICE**

This is to certify that the above notice of a regular meeting of The Planning Board of The City of Port Lavaca, scheduled for **Tuesday, November 25, 2025** beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of 5:30p.m., **Wednesday, November 19, 2025.**

\_\_\_\_\_/s/ Derrick Smith\_\_\_\_\_

**Derrick Smith, Director of Development Services**

**ADA NOTICE**

The Port Lavaca City Hall and Council Chambers are wheelchair accessible. Access to the building is available at the primary north entrance facing Mahan Street. Special parking spaces are located in the Mahan Street parking area. In compliance with the Americans with Disabilities Act, the City of Port Lavaca will provide for reasonable accommodations for persons attending meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact City Secretary Mandy Grant at (361) 552-9793 Ext. 230 for assistance.

# COMMUNICATION

**SUBJECT:** Consider and discuss approval of a variance for the placement of a 1999 Manufactured home on property described as PORT LAVACA ORIGINAL TOWNSITE, BLOCK 35, LOT 1 (617 S. ANN ST)

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**INFORMATION:**

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**CITY OF PORT LAVACA**

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**PB MEETING:** November 25, 2025 **AGENDA ITEM** \_\_\_\_\_

**DATE:** 11/18/2025

**TO:** PLANNING BOARD

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

**SUBJECT:** To consider a Variance to Ordinance Chapter 26- Manufactured Housing and Recreational Vehicles for a manufactured home to be placed on a residential lot that is not in a manufactured housing park. The property is described as Port Lavaca Original Townsite, Block 35, Lot 1 (617 S. Ann St.).

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**Chapter 26 – Manufactured housing**

In accordance with Chapter 26.3(c) of City of Port Lavaca Code of Ordinances, *Replacement option*. Each manufactured home existing outside a manufactured home park or subdivision shall only be replaced one time with a newer model of equal or greater construction no older than ten years from the date of replacement. If the property with an existing manufactured home has a homestead exemption, the one-time replacement statement does not apply to that property. Any additional replacements shall be in conformance with the currently adopted codes set out in the City of Port Lavaca Code of Ordinances.

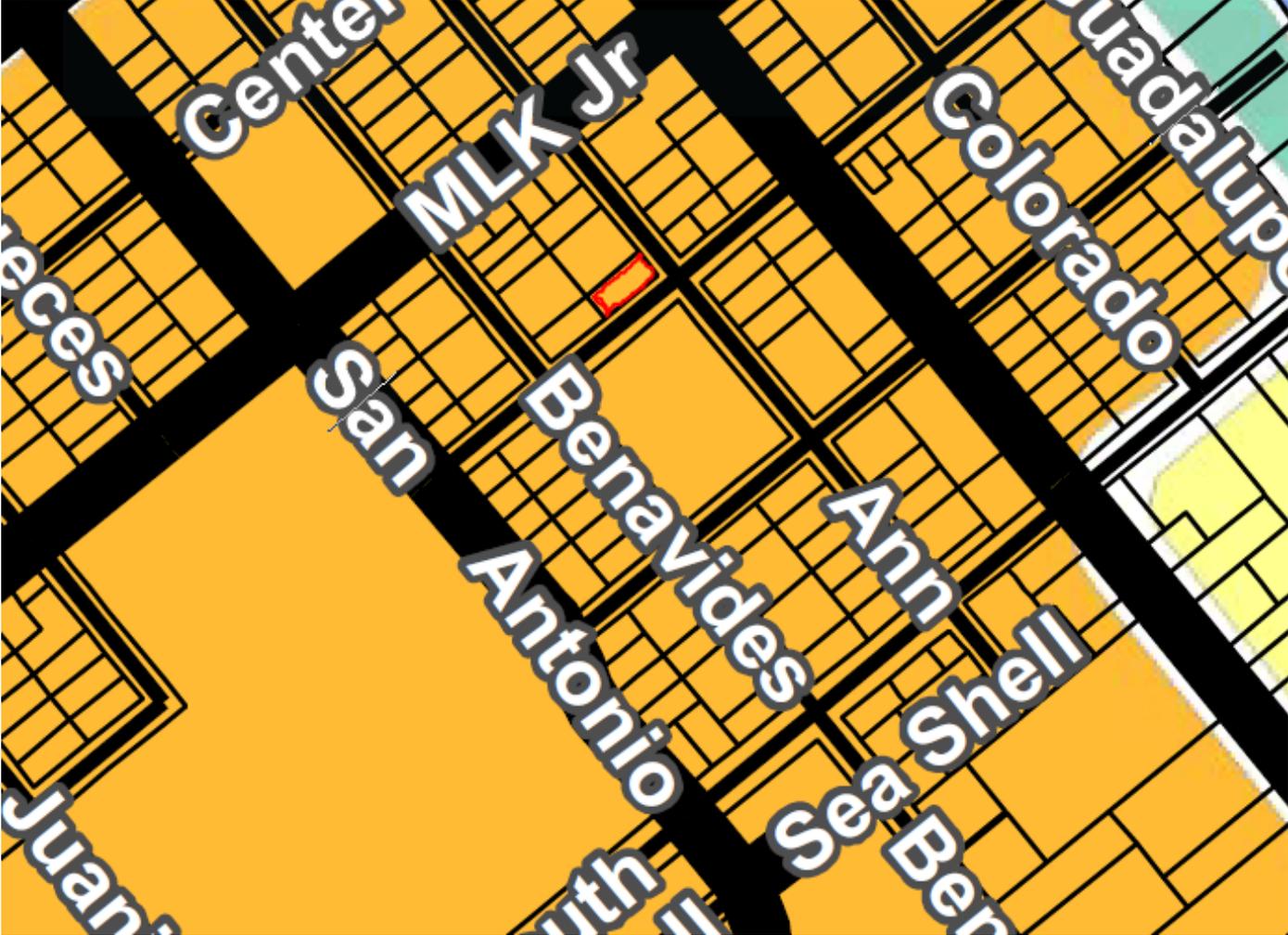
Jose Escobedo is requesting a variance to place a 1999 manufactured home on 617 S Ann St.

**Staff Recommendation:** Denial

Property is not in a manufactured home park, therefor the request does not comply with the future land use plan.

Attachments:

- Request for Variance Form
- Calhoun County Appraisal District Summary
- Calhoun County Appraisal District Parcel Image



**Future Land Use**

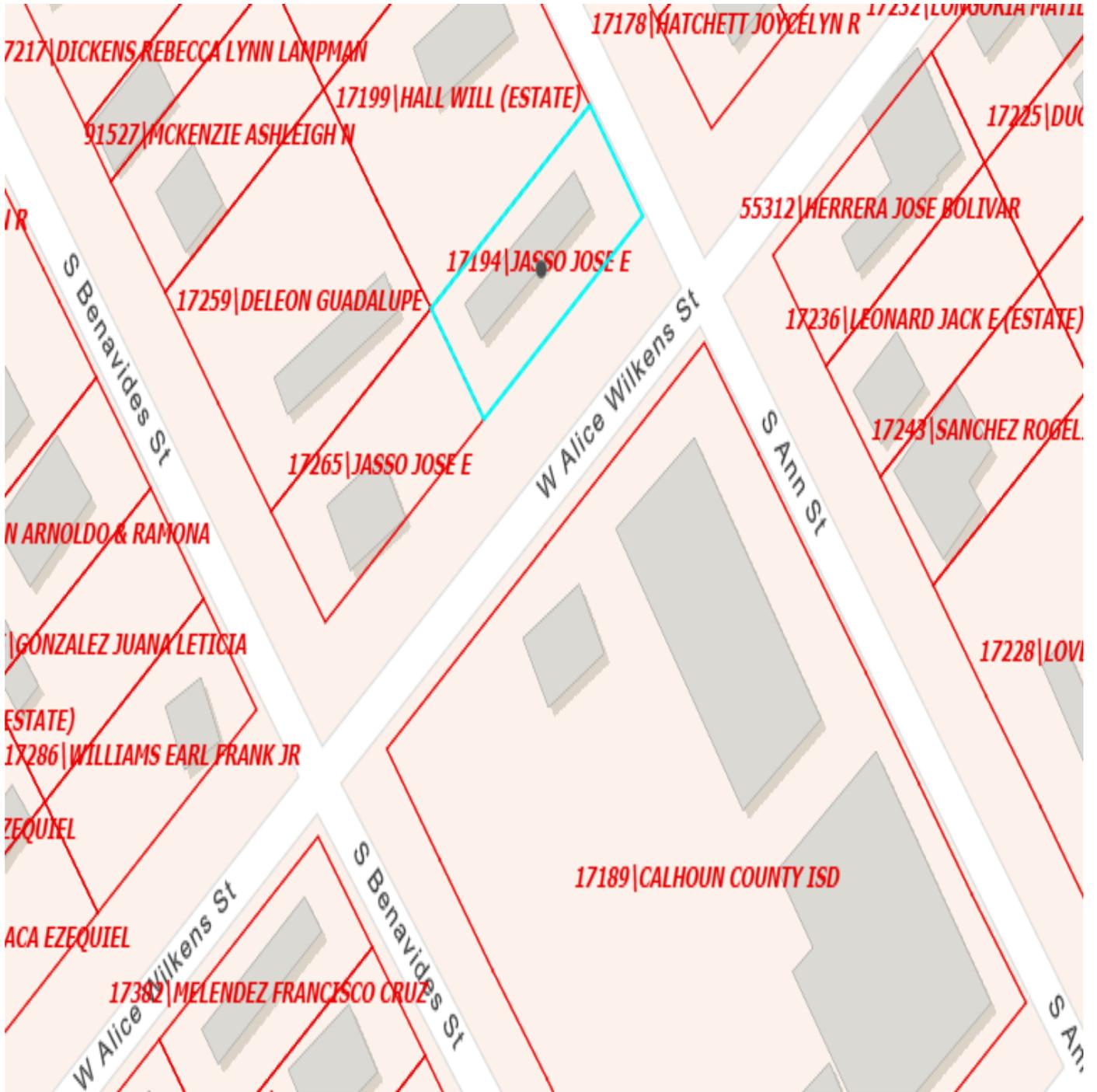
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Multi-Family
- Manufactured Home Park
- Mixed Use
- Commercial
- Light Industrial
- Industrial
- Parks and Open Space
- Public/Semi-Public

CITY OF PORT LAVACA

Property Details		
Account		
Property ID:	17194	Geographic ID: S0001-00350-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	617 S ANN ST PORT LAVACA, TX 77979	
Map ID:	S0001-00350-0001-00	Mapsco:
Legal Description:	PORT LAVACA ORIGINAL TOWNSITE, BLOCK 35, LOT 1	
Abstract/Subdivision:	S0001	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner		
Owner ID:	88368	
Name:	JASSO JOSE E	
Agent:		
Mailing Address:	624 S BENAVIDES ST PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values	
Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$2,120 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$12,480 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$14,600 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value:	\$14,600 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$2,816 (-)
Assessed Value:	\$11,784
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.



CITY OF PORT LAVACA



City of Port Lavaca  
Request for Variance

Planning Board Review

Date: 11/22/2025

2<sup>st</sup>

Time: 5:30 PM

Location: 202 N Virginia  
St. Port Lavaca, TX 77979

ZOOM link: TBD

Date: 11-17-2025

Applicant Name: Jose Jasso Escobedo

Property ID or Address for variance: 617 S. Ann St Port Lavaca TX 77979

Variance being requested: Chapter 26 - MANUFACTURED HOUSING

Reason for request:

I have recently purchased a manufactured home and had it moved to the above location which is land I purchased as well. I would like to remove existing roof and replace with new roof and also would like to add a new porch / deck, and also new flooring.

Signature: Jose Jasso

Phone No. 832.603.2530



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