



PLANNING BOARD

Tuesday, February 24, 2026 at 5:30 PM
City Council Chambers | 202 N. Virginia Street, Port Lavaca TX 77979

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, February 24, 2026 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: Feb 24, 2026 05:30 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88478594061?pwd=9GlalNlLY4EfJfu7sjjTzDSzatuVW.1>

Meeting ID: 884 7859 4061

Passcode: 956257

One tap mobile

+13462487799,,88478594061#,,, *956257# US (Houston)

Join instructions

https://us02web.zoom.us/join/88478594061/invitations?signature=4KV5l3JJ_wRBVTYzBOxrdNyZAyzvcIGITziLs4ylBzQ

ROLL CALL

CALL TO ORDER

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

1. **Approval of Tuesday, January 27, 2026, Regular Meeting Minutes**
2. **Discuss and consider the request for a variance to the carport encroaching into the front yard setbacks for the existing residence at 800 Elm St. PID #18459 (LANA PARK MOBILE HOME (PORT LAVACA), BLOCK 3)**
3. **Discuss and Consider the approval of the Conceptual plan for Ice Machine located at 405 S. Benavides St. PID #17399 (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 12, LOT NW 13' OF 4, SE 42' OF 5)**
4. **Discuss and review possible amendments to the City of Port Lavaca Code of Ordinances**

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, February 24, 2026** beginning at 5:30 p.m., was posted at city hall, easily accessible to the public, as of 5:00 p.m., **Wednesday, February 18, 2026**.

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: Discuss and consider the request for a variance to the carport encroaching into the front yard setbacks for the existing residence at 800 Elm St. PID #18459 (LANA PARK MOBILE HOME (PORT LAVACA), BLOCK 3)

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 24, 2026 **AGENDA ITEM** _____

DATE: 02.23.2026

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval of a variance to the front building setback line to allow for a carport, Property ID 18459. The legal description is Block 3 of the Lana Park Mobile Home Addition (800 Elm St.).

The property owner started work on the proposed carport in October of 2025 without a permit or an approved variance. After staff issued a "Stop Work" order, work did cease. However, the owner failed to obtain the necessary permits. During the second weekend of February, the owner started work on the carport again. On February 17th, 2026, staff met with owner at the property and explained the proper process the owner would need to comply with to construct the carport. The attached application for the variance was completed that day. The carport is proposed to be constructed up to the property line. The current front setback line is 15 feet. The applicants dwelling meets this requirement.



Property ID: 18459 For Year 2025

Property Details

Account		
Property ID:	18459	Geographic ID: S0193-00030-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	800 ELM ST PORT LAVACA, TX 77979	
Map ID:	S0193-00030-0001-00	Mapsco:
Legal Description:	LANA PARK MOBILE HOME (PORT LAVACA), BLOCK 3	
Abstract/Subdivision:	S0193	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner ?		
Owner ID:	113547	
Name:	BOONE CRAIG	
Agent:		
Mailing Address:	STROTTER ANTIONETTE D 8175 BELTON CIRCLE MECHANICSVILLE, VI 23116	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Staff Recommendation: APPROVAL. Due to the shape of the property, staff does agree that there are physical constraints. Complying with the current setback requirements for a carport may result in undue hardship.

Attachments:

- Application Request
- Recent Photos



City of Port Lavaca
Request for Non-Residential

Planning Board Review
Date: ~~3/24/2026~~ 02/24/26
Time: 5:30 PM
Location: 202 N Virginia
St. Port Lavaca, TX 77979

Date: Feb, 17, 2026

Applicant Name: Craig Boone & Antionette Stroter

Property ID or Address for variance: 800 Elm

Reason for request:

Carport encroaching into front yard
Set backs

Signature: Craig Boone

Phone No. (336) 580-4335

800 Elm Street



COMMUNICATION

SUBJECT: Discuss and Consider the approval of the Conceptual plan for Ice Machine located at 405 S. Benavides St. PID #17399 (PORT LAVACA ORIGINAL TOWNSITE, BLOCK 12, LOT NW 13' OF 4,SE 42' OF 5)

INFORMATION:

CITY OF PORT LAVACA

MEETING: February 24, 2026 AGENDA ITEM _____

DATE: 02.23.2026

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for an ice and water vending machine to be located on the corner of Benavides St. and Austin St., Property ID 17399. The legal description is Lot 5 & 6 of Block 44 of the Original Townsite (405 S. Benavides St.).

Sec. 42-159. - Approval of planning commission required.

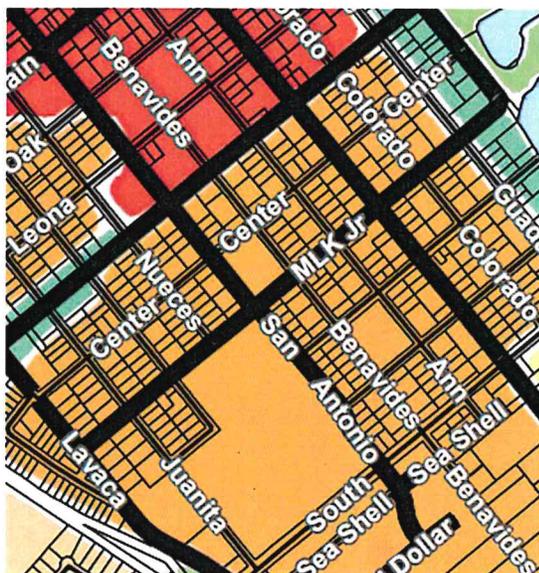
No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The applicant is proposing to construct an ice and water vending machine to be located at 405 S. Benavides Street. The driveway and off-street parking will provide parking for a minimum of four vehicles. The applicant is also working with staff to comply with our landscape ordinance.

Future land Use Map

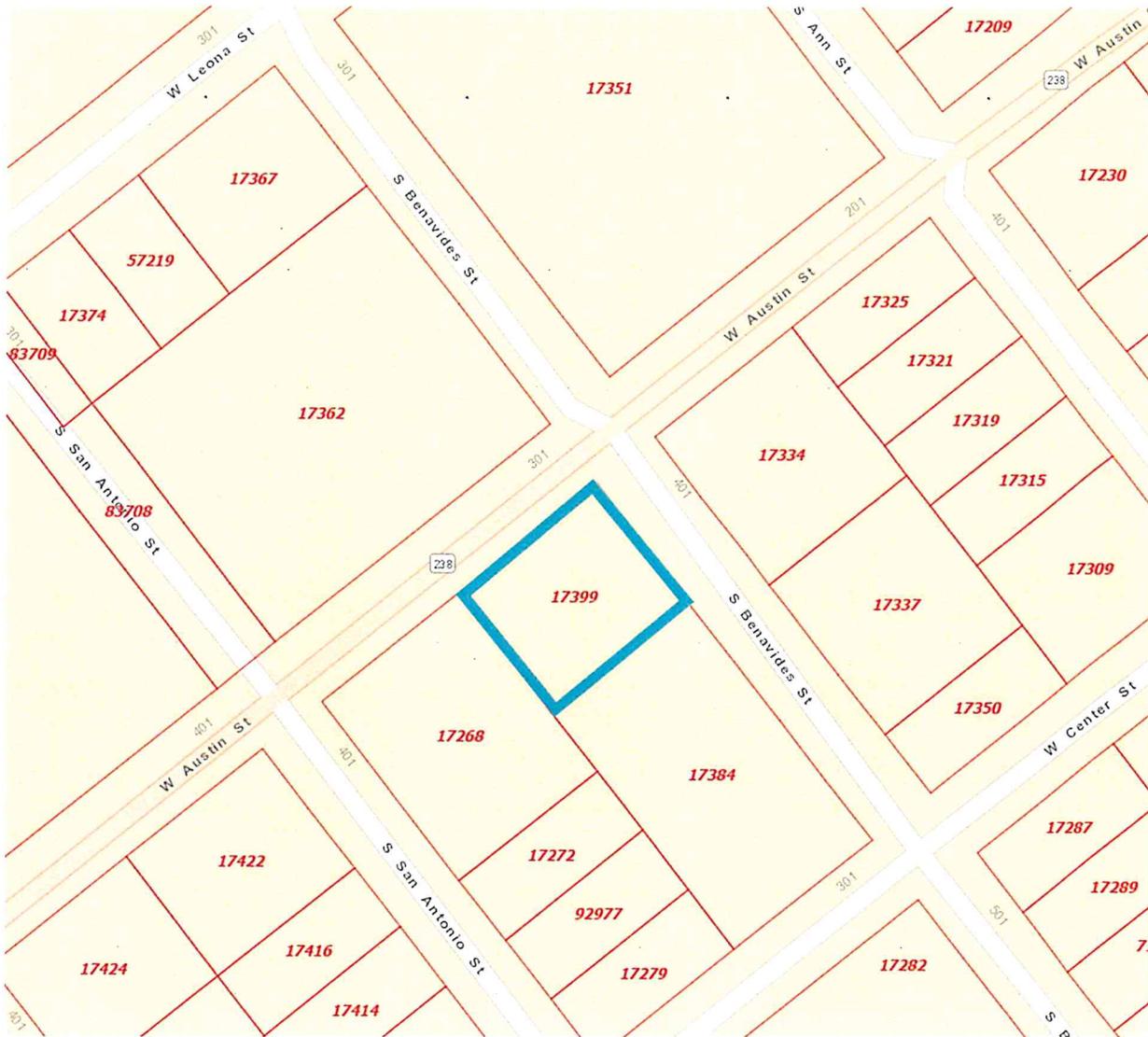
<https://portlavaca.org/wp-content/uploads/2020/10/Future-Land-Use-Plan.pdf>

The Future Land Use Map designates this property as High Density Residential.



Future Land Use

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



CITY OF PORT LAVACA

Property ID: 17399 For Year 2025

Property Details		
Account		
Property ID:	17399	Geographic ID: S0001-00440-0004-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	S BENAVIDES ST PORT LAVACA, TX 77979	
Map ID:	S0001-00440-0005-00	Mapsco:
Legal Description:	PORT LAVACA ORIGINAL TOWNSITE, BLOCK 44, LOT 5,6	
Abstract/Subdivision:	S0001	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner ?		
Owner ID:	128465	
Name:	786 NATHANI ENTERPRISES LLC	
Agent:		
Mailing Address:	C/O MUSTAFA AHSAN 5555 NEW TERRITORY BLVD #13203 SUGAR LAND, TX 77479	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Staff Recommendation: APPROVAL. The proposed improvement is abutting commercial property on the Future Land Use Plan and will be located on a major thoroughfare.

Attachments:

- Application
- Site plan



Planning Board
Review
Date: 2/24/2026
Time: 5:30 PM

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

Date: Feb 17, 26

Applicant Name:
Nathani Enterprises (Attn: Mike)

Property ID or Address for variance:
401 S. Benavides St.

Reason for request:

Development of property - installation
of a new ice + water vending machine
and renovation of current residential
structure.

Signature:

Phone No.

281-975-8273

