
CITY OF PORT LAVACA

MEETING: March 31, 2026 **AGENDA ITEM** _____

DATE: 03.16.2026

TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider a request for the expansion of a childcare facility to be located at 329 W. Main St. The legal description is Lots 6 & PT of 2,4,8 of Block 44 of the Georgetown Addition. Property ID 51910.

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 currently operating a childcare facility at 411 W. Main Street. The property at 329 W. Main Street is currently being used as Residential. The request is for the change of use to Commercial to allow the operation of a childcare facility. As shown on the conceptual plan, the applicant is proposing the placement of a modular building and playground in the rear yard. The improvement will be to provide additional classroom and playground space for the applicant. According to the tax roll, the property is currently owned by Samuel R. Chamberlain, III.





Future land Use Map

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

The property is planned for Commercial on the City of Port Lavaca's Future Land Use Map.



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 Details		
Account		
Property ID:	51910	Geographic ID: S0130-00140-0002-A0
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	327 W MAIN ST PORT LAVACA, TX 77979	
Map ID:	S0130-00140-0004-A0	Mapsc0:
Legal Description:	GEORGETOWN (PORT LAVACA), BLOCK 14, LOT 6 & PT OF 2,4,8	
Abstract/Subdivision:	S0130	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner ?		
Owner ID:	95482	
Name:	CHAMBERLAIN SAMUEL R III	
Agent:		
Mailing Address:	4813 PROMISE LAND FRISCO, TX 75035	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Staff Recommendation: APPROVAL. The request complies with our Future Land Use Plan.

Attachments:

- Application
- Conceptual plan



City of Port Lavaca
Request for Variance

Planning Board Review

Date: 03/31/2026

Time: 5:30 PM

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

Date: 3/9/24

Applicant Name: Alex Cobos

Property ID or Address for variance: 327 W. Main St. Port Lavaca Tx.

Variance being requested: placement of a portable classroom

Reason for request:


I am requesting to place a portable classroom/^{building} on this property. This will be an extension to my childcare business located next door. This classroom will provide the additional classroom and playground space needed for our school kids. I believe it will not have a negative impact on the neighborhood as we already care for children next door 411 W. Main St.

Signature: Alex Cobos

Phone No. 361-482-8692

CITY OF PORT LAVACA



 privacy fence for separation