
CITY OF PORT LAVACA

MEETING: September 14, 2026 **AGENDA ITEM** _____

DATE: 09/01/2026

TO: HONORABLE MAYOR DE LA GARZA AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Approval of a commercial development project on property described as Port Lavaca Original Townsite, Block 41, Lots 7, 8, and 9, located at 120 S. San Antonio Street.

Chapter 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, however, the building inspections department shall have the authority to approve the construction of multifamily dwellings of four units or less; provided such construction is proposed on platted property approved by the planning commission and filed in the county clerk's office.

Iliana Campos is requesting approval of conceptual plan to place two modular buildings to be used in conjunction with her massage business and nail salon, located at 120 S. San Antonio Street.

Staff Recommendation: Approval

The request complies with our Future Land Use Plan.

Planning Board Recommendation: Approval.

The Planning Board recommends approval of the conceptual plan for the proposed two modular buildings. Final approval will be subject to compliance with all applicable requirements, including parking, setbacks, and water and sewer connections.

Attachments:

- Application request
- Conceptual Plan
- Future Land Use Map
- CAD details



City of Port Lavaca
Request for Non-Residential

Planning Board Review

Date: 8/26/2026

Time: 6:00 PM

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

APPLICATION DUE:

8/10/2026

Date: 8/10/26

Applicant Name: ILIANA Campos

Property ID or Address for variance: 120 S. San Antonio St. / 56427

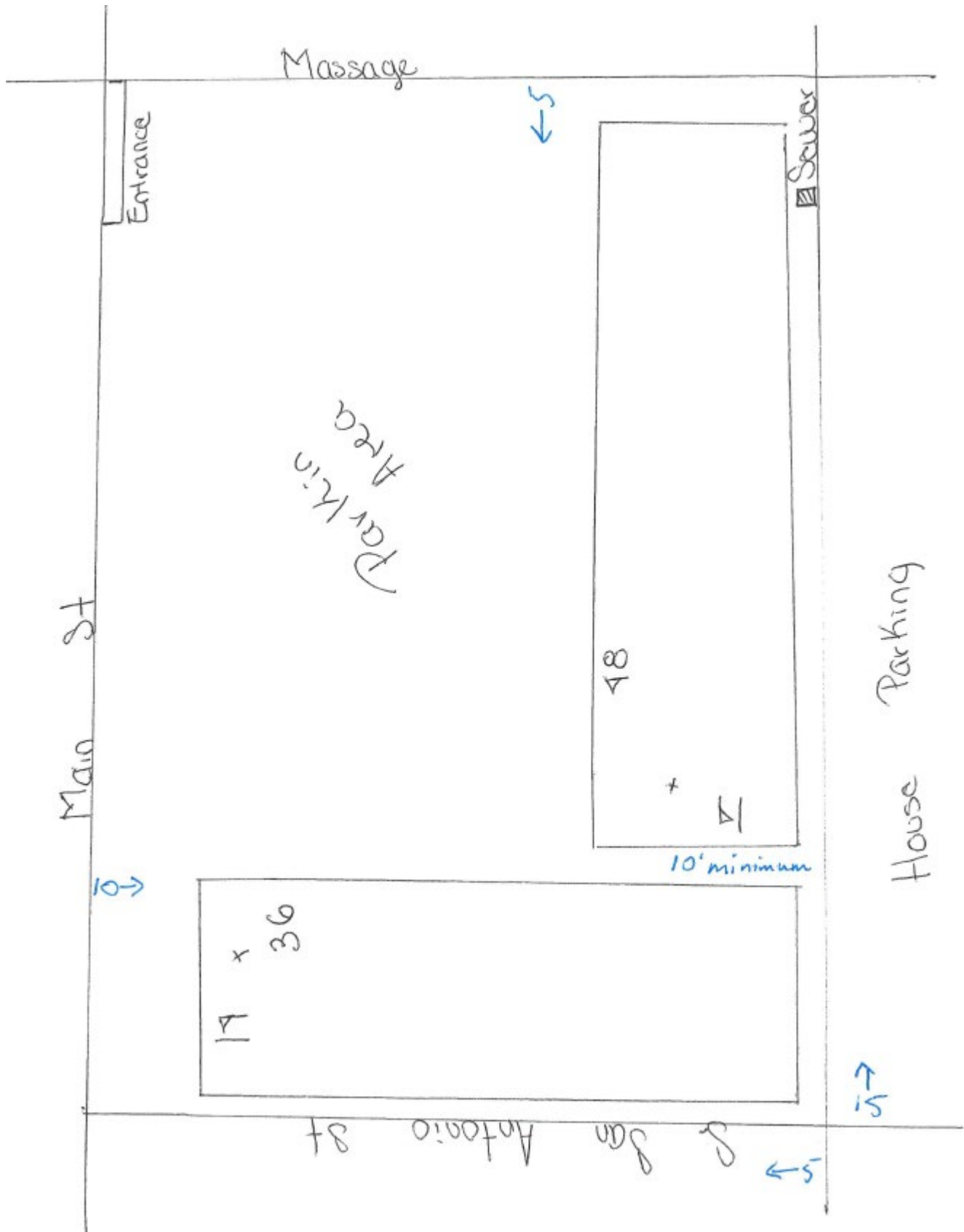
Reason for request:

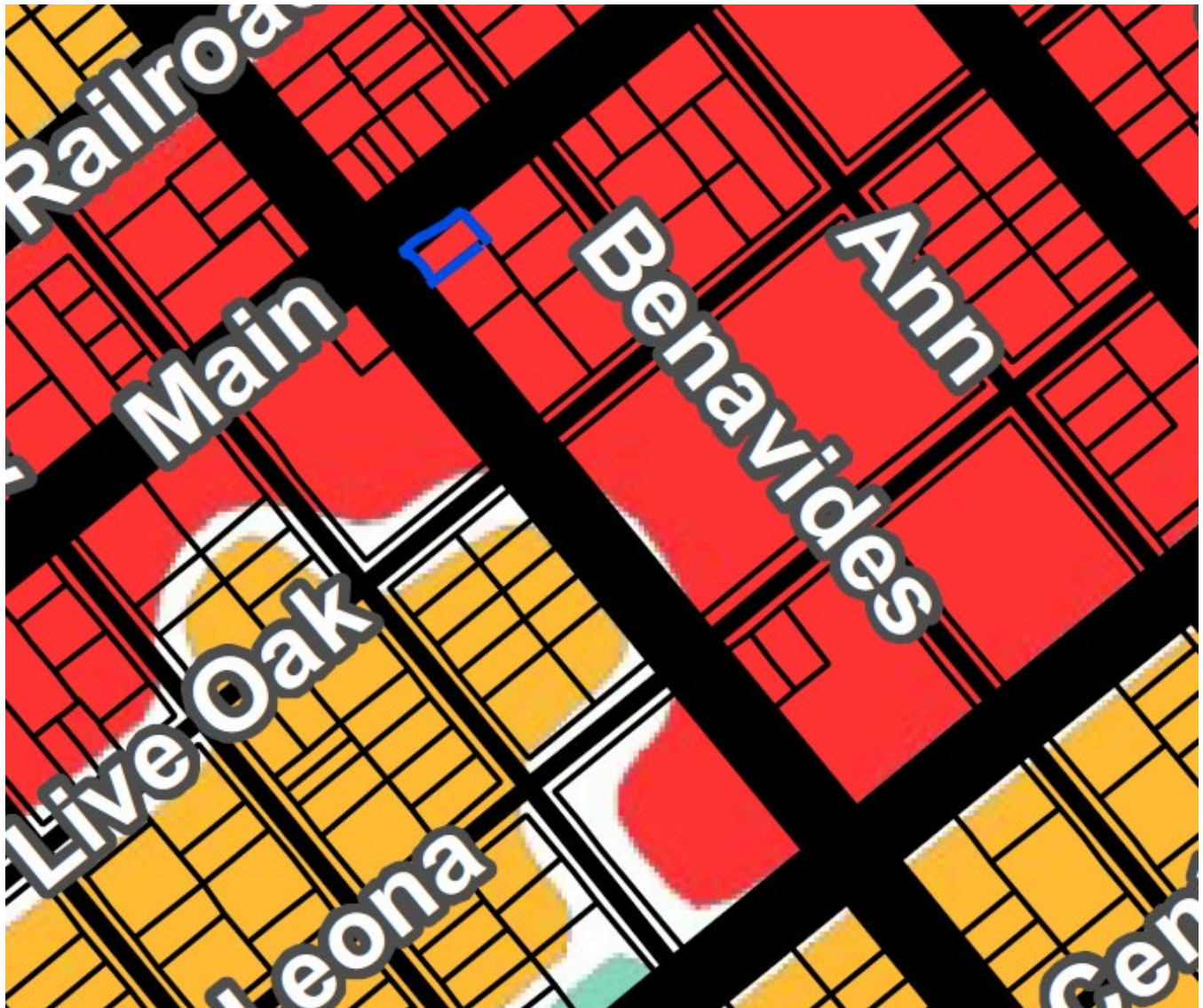
I would like to put A MASSAGE BUSINESS in.
I own the lot. I want to make sure that
this is approved before I move forward.
I have the license AS A therapist MASSAGE.

Signature: 

Phone No. 361-782-7827

CITY OF PORT LAVACA





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:	56427	Geographic ID: S0001-00410-0004-A0
Type:	R	Zoning:
Property Use:		Condo:

Location

Site Address:	120 S SAN ANTONIO PORT LAVACA, TX 77979	
Map ID:	S0001-00410-0007-00	Mapsc0:
Legal Description:	PORT LAVACA ORIGINAL TOWNSITE, BLOCK 41, LOT 7,8,9	
Abstract/Subdivision:	S0001	
Neighborhood:	(1600) PORT LAVACA TOWN	

Owner

Owner ID:	104207
Name:	CAMPOS JOSE
Agent:	
Mailing Address:	CAMPOS ILIANA 120 S SAN ANTONIO ST PORT LAVACA, TX 77979
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.