
CITY OF PORT LAVACA

MEETING: August 10, 2026

AGENDA ITEM _____

DATE: 07.23.2026

TO: HONORABLE MAYOR DE LA GARZA AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Discuss and consider a request for a variance to the required side-yard setback for a proposed four-unit tiny home development on Property ID #18061, legally described as Groomes (Port Lavaca), Block 4, Lot 3, PT of Lot 2 (523 Broadway Street).

In accordance with Section 12-24 of the City of Port Lavaca's Code of Ordinances, the minimum side-yard building setback requirement is ten feet when abutting a street.

The property owners are requesting a variance to the side-yard setback requirements to allow the placement of four tiny homes on the property to be used for short-term rentals. The request is for two of the tiny homes to be placed five feet off the property line parallel with Randle Street. The plan is also to provide five off-street parking spaces, a small utility room and a "pet play area". The property owners have provided a drawing of the proposed development.

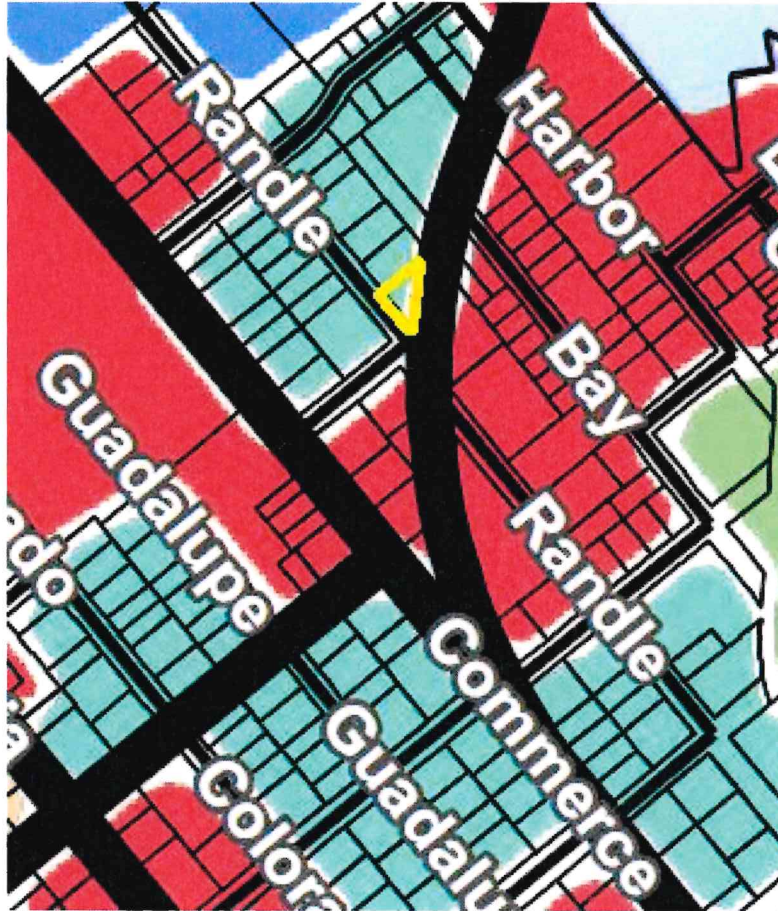
Staff Recommendation: APPROVAL. Staff recommends approval of the requested variance to the required side yard setback, as the request is consistent with the intent of the City's zoning regulations and is not anticipated to adversely impact adjacent properties.

Planning Board Recommendation: APPROVAL. The Planning Board recommends approval of the requested side yard setback variance, allowing a 5-foot side yard setback instead of the required 10-foot setback, based on the unique characteristics of the property, subject to the condition that the proposed placement provides adequate clearance for the proposed driveway and parking.

Attachments:

- Future Land Use Map
- Application Request
- CAD details
- BIS View of the Property

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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		



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Property ID: 18061 For Year  2026 ▾

Property Details

Account

Property ID:	18061	Geographic ID: S0155-00040-0003-00
Type:	R	Zoning:
Property Use:		Condo:

Location

Situs Address:	523 BROADWAY ST PORT LAVACA, TX 77979	
Map ID:	S0155-00040-0003-00	Mapsc0:
Legal Description:	GROOMES (PORT LAVACA), BLOCK 4, LOT 3, PT OF 2	
Abstract/Subdivision:	S0155	
Neighborhood:	(1600) PORT LAVACA TOWN	

Owner

Owner ID:	128625
Name:	FLOYD ROBERT & MARSHA
Agent:	
Mailing Address:	108 KENSINGTON DR VICTORIA, TX 77901
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Regarding Lot at 523 Broadway

When we purchased our cottage, about 4 years ago on Randle St., it became obvious the corner lot next door was an eyesore with condemned buildings was owned by an elderly man who had passed away. The opportunity to purchase this property came up, so we bought it with the intention of clearing off the condemned structures and clear the lot of overgrown brush and trees,

We have invested thousands of dollars clearing the lot and making it saleable. It was listed for over a year. The people that viewed it all said it was too small and irregular shape for building. Since then we decided to make a development of 3 Tiny Homes to rent, that will require a variance on the easement allowing an additional 5 feet for completing the development. Variance off the side street (Randle) is imperative.

Without the variance the project can not move forward due to the irregular triangle shape of the lot and long term loss of income. If we are given the variance ~~of~~ the lot will become an asset for the city and offer more affordable rental housing for workers and visitors to the city.

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