
CITY OF PORT LAVACA

MEETING: December 08, 2025 **AGENDA ITEM** _____

DATE: 11/18/2025

TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS

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.).

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.

Planning Board Recommendation: Approval (Conditional)

All applicable permits have been secured. The manufactured home has been rehabilitated in accordance with required standards and is being properly maintained.

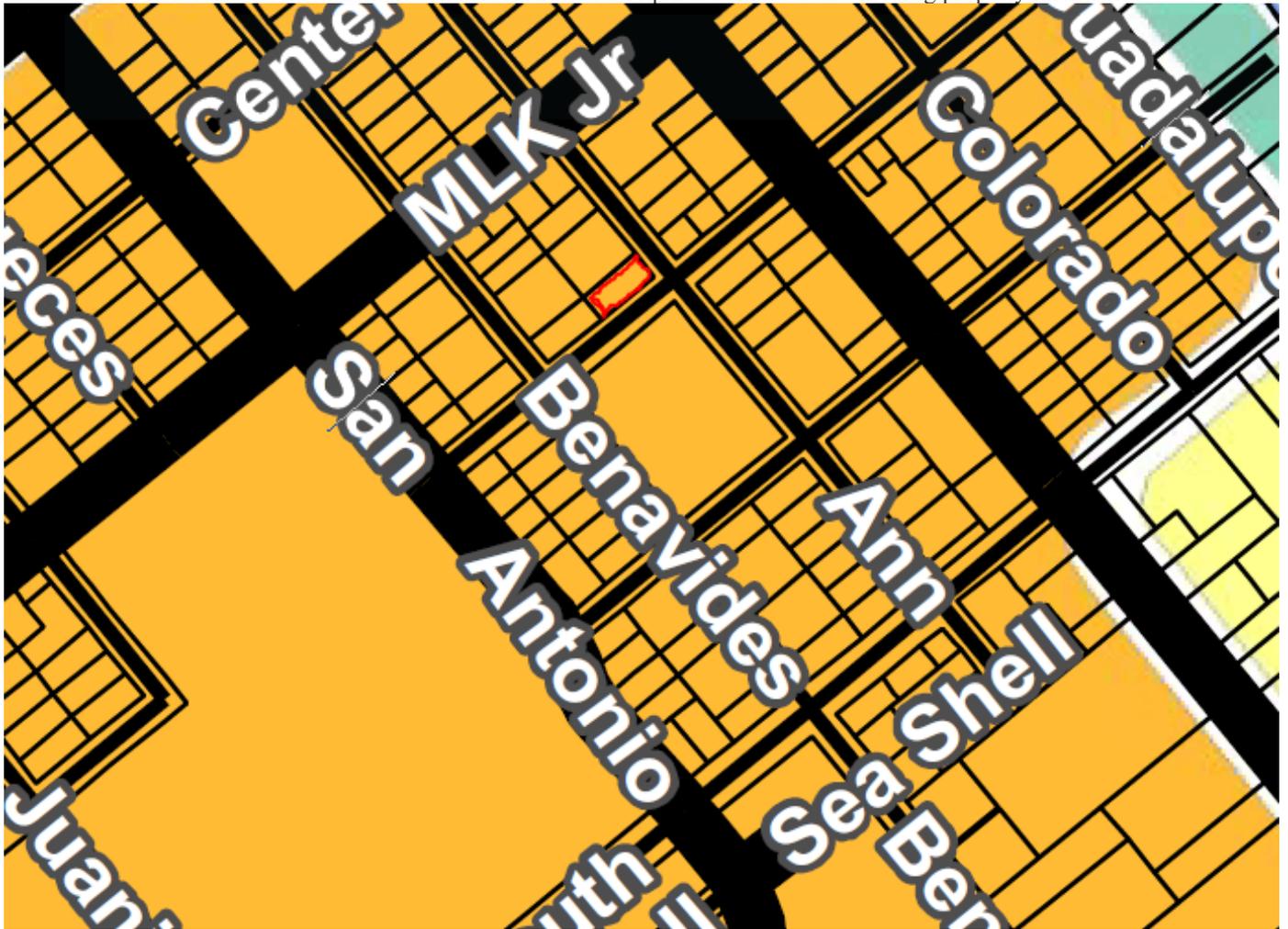
Staff Recommendation: Denial

The Manufactured home does not comply with the no older than ten years from the date of replacement clause of Chapter 26.3(C) of the Manufactured housing ordinance.

Attachments:

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

Planning Board Recommendation: Approval (Conditional) All applicable permits have been secured. The manufactured home has been rehabilitated in accordance with required standards and is being properly maintained.



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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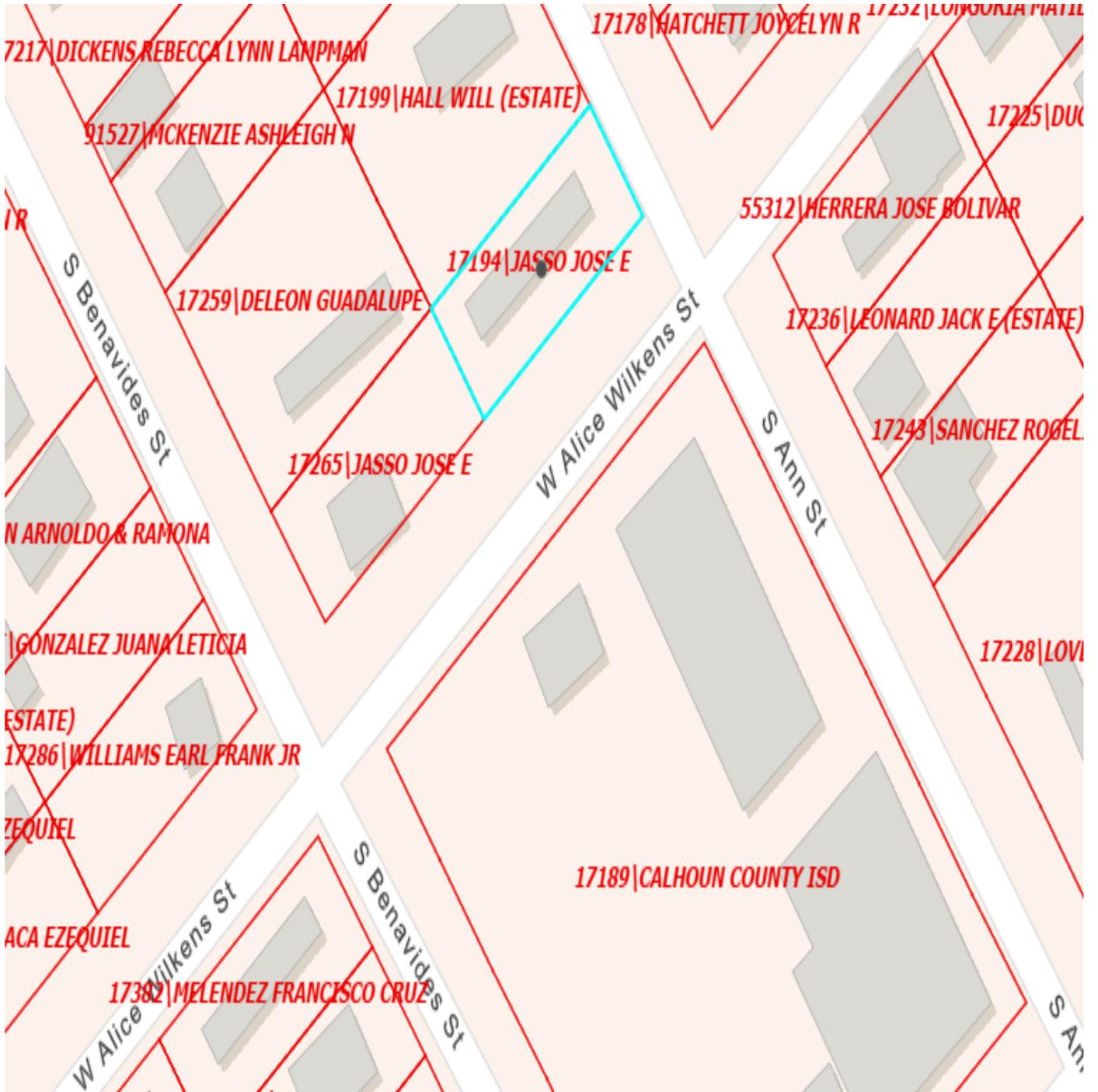
Property Details

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	Mapsc0:
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	
Market Value:	\$14,600 (=)
Agricultural Value Loss:	\$0 (-)
Appraised Value	
Appraised Value:	\$14,600 (=)
HS Cap Loss:	\$0 (-)
Circuit Breaker:	\$2,816 (-)
Assessed Value	
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
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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