
CITY OF PORT LAVACA

MEETING: May 29, 2025 **AGENDA ITEM** _____
DATE: 05.27.2025
TO: PLANNING BOARD
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Snow Cone Stand to be located on the corner of Seadrift Street and West Austin, Property ID 22087. The legal description is Lot 18 & PT of 19 of Block 7 of the South Park Subdivision (1111 W. Austin St.).

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

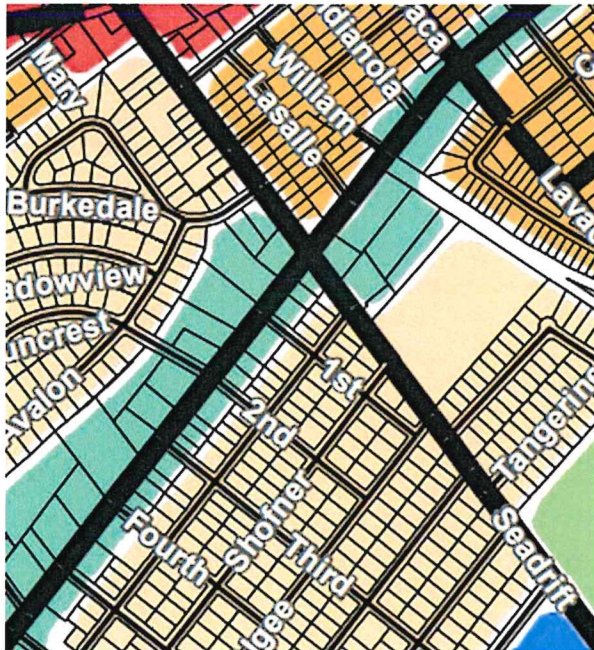
No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The applicant is proposing a new snow cone stand to be located at 1111 W. Austin St.

Future land Use Map

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

The Future Land Use Map designates this area as Mixed Use.



Property ID: 22087 For Year

2025 ▼

Property Details

Account

| | | |
|---------------|-------|------------------------------------|
| Property ID: | 22087 | Geographic ID: S0265-00070-0017-00 |
| Type: | R | Zoning: NULL |
| Property Use: | | Condo: |

Location

| | | |
|-----------------------|--|---------|
| Situs Address: | 1111 W AUSTIN ST PORT LAVACA, TX 77979 | |
| Map ID: | S0265-00070-0018-00 | Mapsco: |
| Legal Description: | SOUTH PARK (PORT LAVACA), BLOCK 7, LOT 18 & PT OF 19 | |
| Abstract/Subdivision: | S0265 | |
| Neighborhood: | (1550) PORT LAVACA COMMERCIAL | |

Owner ?

| | |
|------------------|--|
| Owner ID: | 122605 |
| Name: | MADERA LEOBARDO |
| Agent: | |
| Mailing Address: | OLACHIA MANUELA 272 E MAXWELL DITCH RD PORT LAVACA, TX 77979 |
| % Ownership: | 100.0% |
| Exemptions: | For privacy reasons not all exemptions are shown online. |

Staff Recommendation: APPROVAL. The request for a snow cone stand to be located at 1111 W. Austin St. complies with the Future Land Use Plan.

Attachments:

- Application
- Conceptual site plan



City of Port Lavaca
Request for Non-Residential

Planning Board Review

Date: 5/29/2025

Time: 5:30 PM

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

ZOOM link: TBD

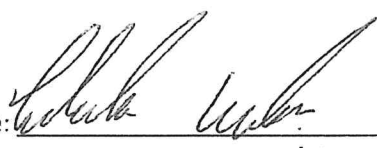
Date: 5.5.2025

Applicant Name: Leobardo Madera

Property ID or Address for variance: 22087

Reason for request:

Wanting to place a pre-built
building 14x40 or 16x40 for a
snow cone stand. Business. Will have
1 table inside for waiting area
no dine-in options at the moment
mainly drive only. Shelf food no
fried.

Signature: 

Phone No. 361-648-4089

