CITY OF PORT LAVACA

MEETING: July 22, 2026 **AGENDA ITEM _____**

DATE: 07.16.2026

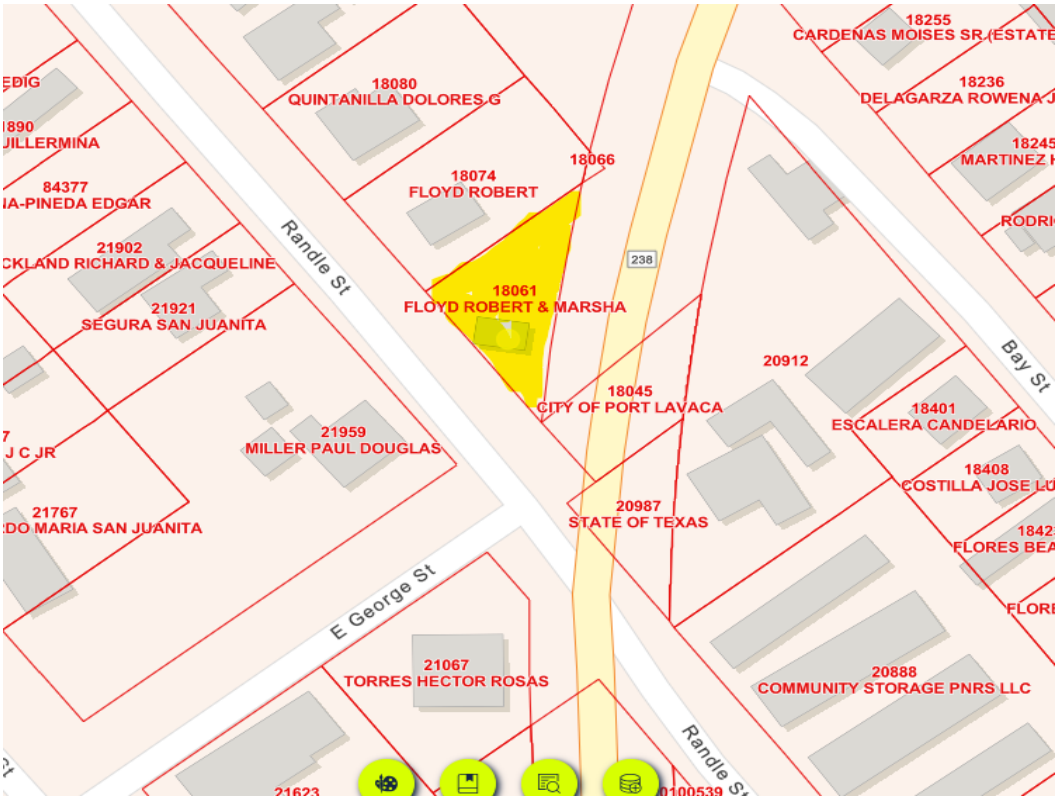
TO: PLANNING BOARD

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Discuss and consider a request for a variance to the required side-yard setback to allow the placement of one tiny home as part of 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.



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	**Mapsco:**
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.	

Staff Recommendation: APPROVAL. Staff recommends approval of the requested variance to the required rear 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.

Attachments:

- Application Request
- CAD details
- BIS View of the Property

CITY OF PORT LAVACA

City of Port Lavaca

Request for Variance

Planning Board Review

Date: 08/26/2026

Time: 6:00 PM

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

Date: July 15, 2026

Applicant Name: Robert and Marsha Floyd

Property ID or Address for variance: 523 Broadway

Variance being requested:

Reason for request:

see attached letter

Signature: Robert Floyd

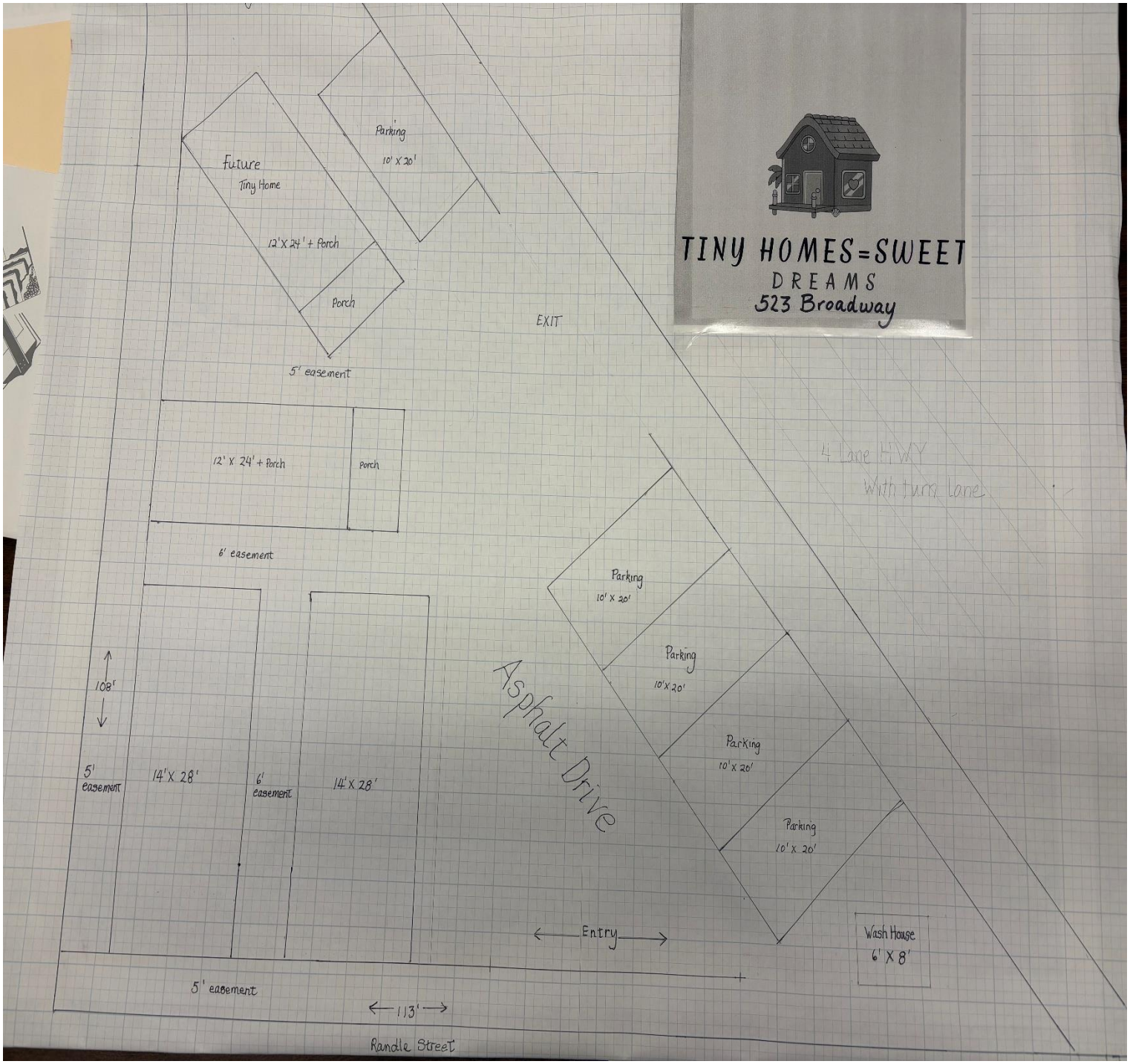
Phone No. 361-465-2905

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 condemed 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 condemend 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 to 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 imperitive.

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 the Lot will become an asset for the city and offer more affordable rental housing for workers and visitors to the city.


TINY HOMES=SWEET
DREAMS
523 Broadway
Future
Tiny Home
12'X 24' + Porch
Porch
Parking
10' X 20'
EXIT
5' easement
12' X 24' + Porch
Porch
6' easement
4 Lane HWY
With turn lane
Parking
10' X 20'
Parking
10'X 20'
Parking
10' X 20'
Parking
10' X 20'
Asphalt Drive
108'
5' easement
14' X 28'
6' easement
14' X 28'
Entry
Wash House
6' X 8'
5' easement
113'
Randle Street