
CITY OF PORT LAVACA

MEETING: February 24, 2026 **AGENDA ITEM** _____
DATE: 02.23.2026
TO: PLANNING BOARD
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for an ice and water vending machine to be located on the corner of Benavides St. and Austin St., Property ID 17399. The legal description is Lot 5 & 6 of Block 44 of the Original Townsite (405 S. Benavides St.).

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

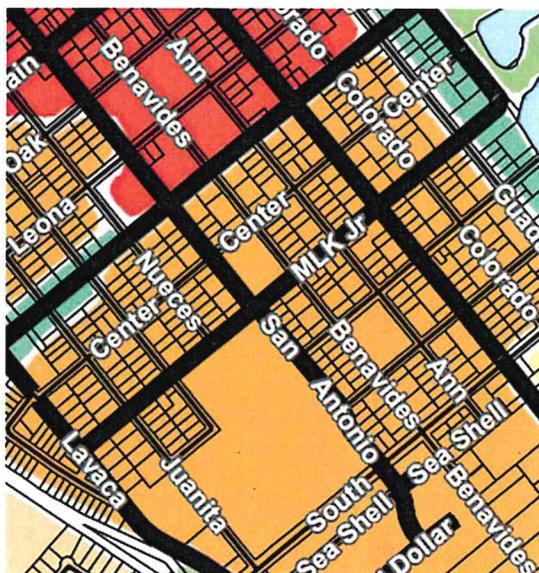
No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

The applicant is proposing to construct an ice and water vending machine to be located at 405 S. Benavides Street. The driveway and off-street parking will provide parking for a minimum of four vehicles. The applicant is also working with staff to comply with our landscape ordinance.

Future land Use Map

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

The Future Land Use Map designates this property as High Density Residential.



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 ID: 17399 For Year 📅 2025 ▾

Property Details

Account		
Property ID:	17399	Geographic ID: S0001-00440-0004-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	S BENAVIDES ST PORT LAVACA, TX 77979	
Map ID:	S0001-00440-0005-00	Mapsco:
Legal Description:	PORT LAVACA ORIGINAL TOWNSITE, BLOCK 44, LOT 5,6	
Abstract/Subdivision:	S0001	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner ?		
Owner ID:	128465	
Name:	786 NATHANI ENTERPRISES LLC	
Agent:		
Mailing Address:	C/O MUSTAFA AHSAN 5555 NEW TERRITORY BLVD #13203 SUGAR LAND, TX 77479	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Staff Recommendation: APPROVAL. The proposed improvement is abutting commercial property on the Future Land Use Plan and will be located on a major thoroughfare.

Attachments:

- Application
- Site plan



Planning Board
Review
Date: 2/24/2026
Time: 5:30 PM

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

Date: Feb 17, 26

Applicant Name:
Nathani Enterprises (Attn: Mike)

Property ID or Address for variance:
401 S. Benavides St.

Reason for request:
Development of property - installation
of a new ice + water vending machine
and renovation of current residential
structure.

Signature: Mike

Phone No. 281-975-8273

405 S. Benavides St.
 Port Lavaca Original Townsite
 Block 44, Lots 5,6
 Property ID 17399

GENERAL NOTES

GRAVEL LOT:
 REMOVE TOP 4" OF EXISTING COMPACT SURGRADE,
 AND REPLACE WITH LIME STONE GRAVEL.

NO.	REVISION/ISSUE	DATE



ORIENTATION

IT IS THE POLICY OF VEF ENGINEERING, INC. AND ITS ENGINEERS TO BE FURNISHED WITH ALL NECESSARY INFORMATION AND TO ACT AS CONSULTANTS TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO VEF ENGINEERING, INC. AND ITS ENGINEERS. VEF ENGINEERING, INC. AND ITS ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE CLIENT. VEF ENGINEERING, INC. AND ITS ENGINEERS SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED TO THE CLIENT.

VEF ENGINEERING
 527 Elmhurst Drive
 Port Lavaca, TX 77979
 (361) 501-5242
 TX Firm No. 17596

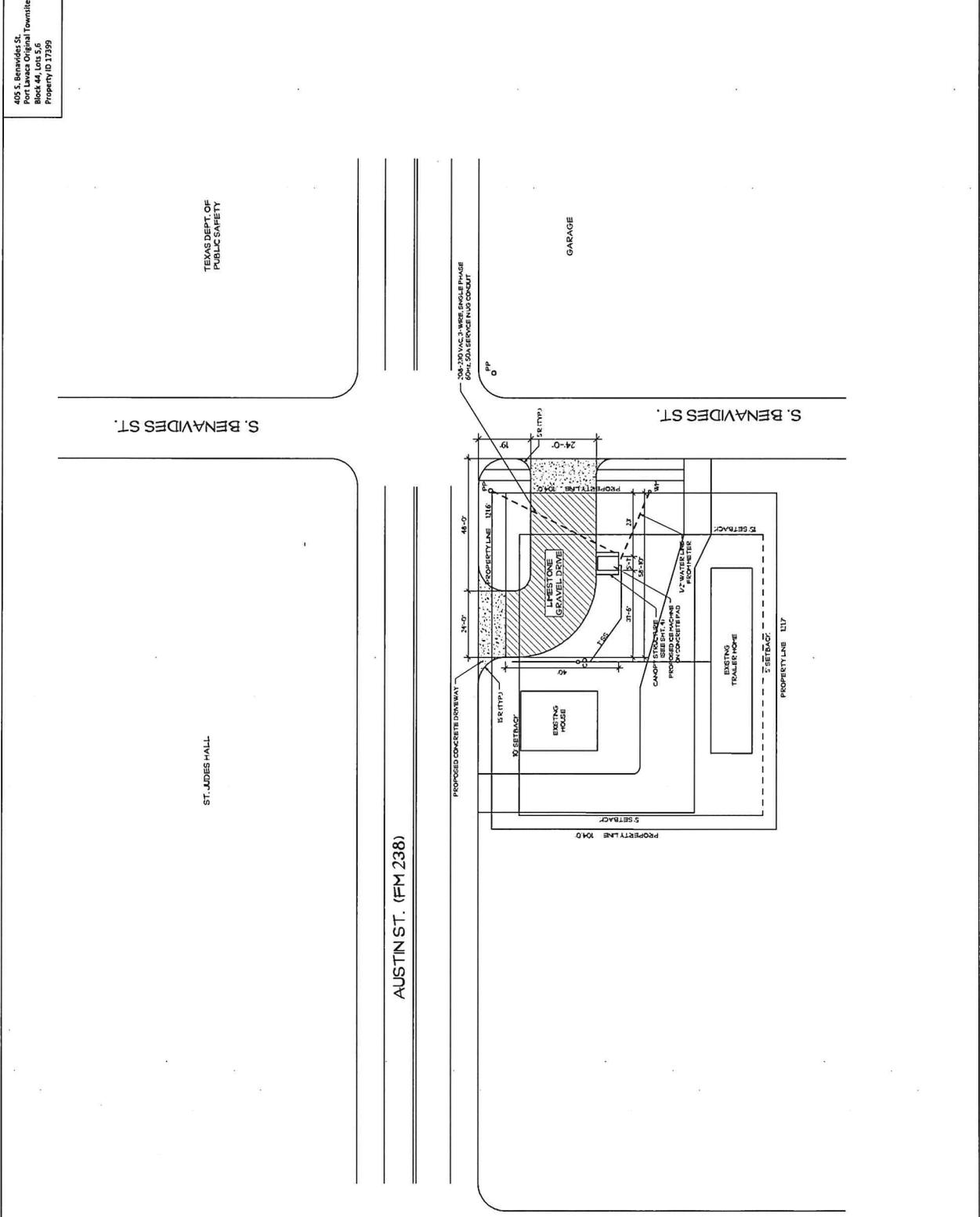
PROJECT NAME:
Ice Machine
 405 S Benavides St.
 Port Lavaca, TX

CLIENT:
786 Nathani Enterprises

DRAWN BY:
Site Plan

SCALE: 1/8" = 1'-0"
 DATE: JAN. 2026
 SHEET:
 DRAWN BY: wtf
 CHECKED BY: wtf
 APPROVED BY: wtf

2



TEXAS DEPT. OF
 PUBLIC SAFETY

ST. JAMES HALL

AUSTIN ST. (FM 238)

S. BENAVIDES ST.

S. BENAVIDES ST.

GARAGE

60# L.O.A. SERVICE GAS CONDUIT

PP

44'-0"

24'-0"

19'

14'

12'

10'-0"

8'-0"

5'-0"

5'-0"

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