
CITY OF PORT LAVACA

MEETING: October 12, 2026 **AGENDA ITEM** _____

DATE: 09.24.2026

TO: THE HONORABLE MAYOR AND CITY COUNCIL MEMBERS

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider a request for the development of storage facilities and a variance to the required toilet facilities on property described as A0035 MAXIMO SANCHEZ, TRACT PT 27, ACRES 7.33, & ABST 12 A.ESPARZA, TR PT 12. Property ID# 37976

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 wanting to purchase the land for the development of storage facilities without an office or full-time employee. The plan is to develop the property in six phases. Each phase will be a total of 100 climate-controlled units within a single structure.

In accordance with Sec.2902.3.3 of the 2021 International Building Code, the required employee toilet facilities shall not exceed a path of travel distance of 500 feet.

The applicant is not planning to have a full-time employee on-site. Therefore, he is requesting an exemption from the toilet facilities requirement.

Staff Recommendation: Approval.

The property is on a major thoroughfare and across the street from commercial property. complies with our Future Land Use Plan.

Planning Board Recommendation: Approval.

The Planning Board recommends approval of the conceptual plan and variance. Final approval will be subject to compliance with all applicable requirements, including parking, setbacks, landscaping, sidewalks and life safety

Attachments:

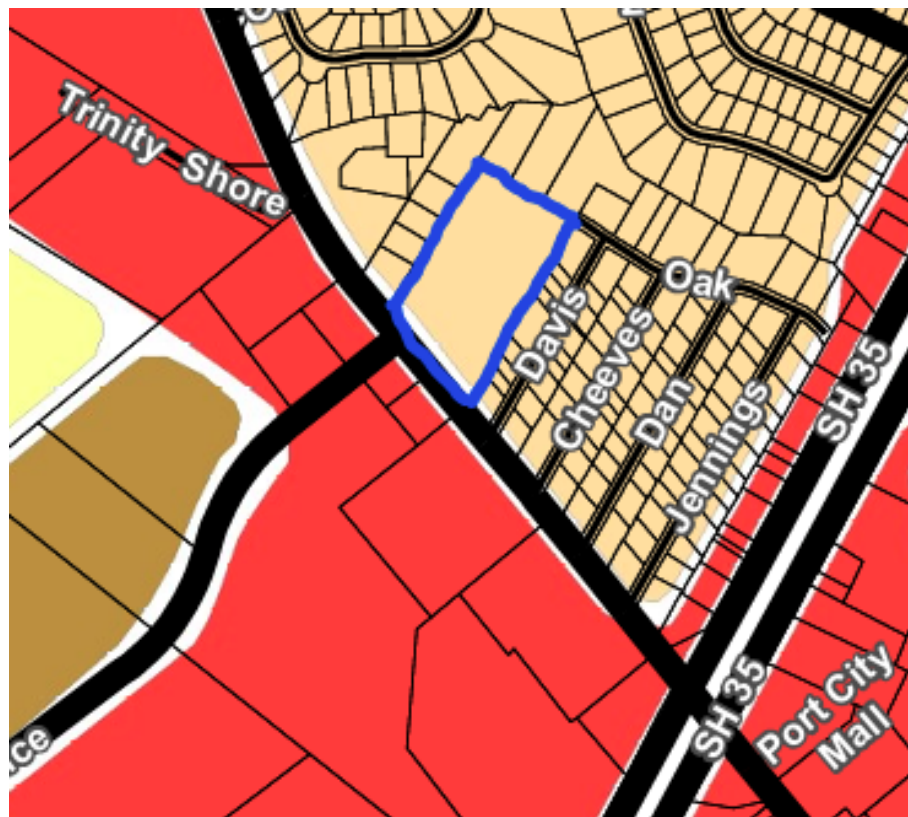
- Application
- Conceptual site plan
- Examples of a similar facility

CITY OF PORT LAVACA

Future land Use Map

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

The property is planned for Medium Density Residential on the City of Port Lavaca's Future Land Use Map.



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	

This map displays a residential area with various property lots and owners. A blue-outlined polygon highlights a specific property area. The map includes streets such as N Virginia St, Independence Dr, Oak Dr, Davis Ave, Cheves Ave, Dan Ave, and Jennings Ave. Owners listed include BORDOSKY LACIE, RSA INVESTMENTS INC, VIVA PROPERTIES LLC, and others. Addresses range from 90976 to 19503.

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Property Details

Account

Property ID:	37976	Geographic ID: A0035-00000-0116-00
Type:	R	Zoning:
Property Use:		Condo:

Location

Situs Address:	FM 1090 PORT LAVACA, TX 77979	
Map ID:	A0035-00090-0001-00	Mapsc0:
Legal Description:	A0035 MAXIMO SANCHEZ, TRACT PT 27, ACRES 7.33, & ABST 12 A.ESPARZA, TR PT 12	
Abstract/Subdivision:	A0035	
Neighborhood:	(1570) PORT LAVACA EAST-FM 1090	

Owner

Owner ID:	124589
Name:	JQ AMERICAN PROPERTIES
Agent:	MICHAEL R SILBERSTEIN, ATTORNEY AT LAW
Mailing Address:	INVESTMENTS LLC (THE) 5419-B CLAREWOOD DR HOUSTON, TX 77530
% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

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City of Port Lavaca
Request for Non-Residential

Planning Board Review

Date: 9/23/2026

Time: 6:00 PM

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

APPLICATION DUE:
9/14/2026

Date: 9-10-26

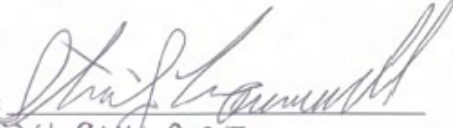
Applicant Name: Sterling Cromwell (Cutter Storage Units)

Property ID or Address for variance: 37976

Reason for request:

I am applying for a variance to approve of the development of a storage facility.

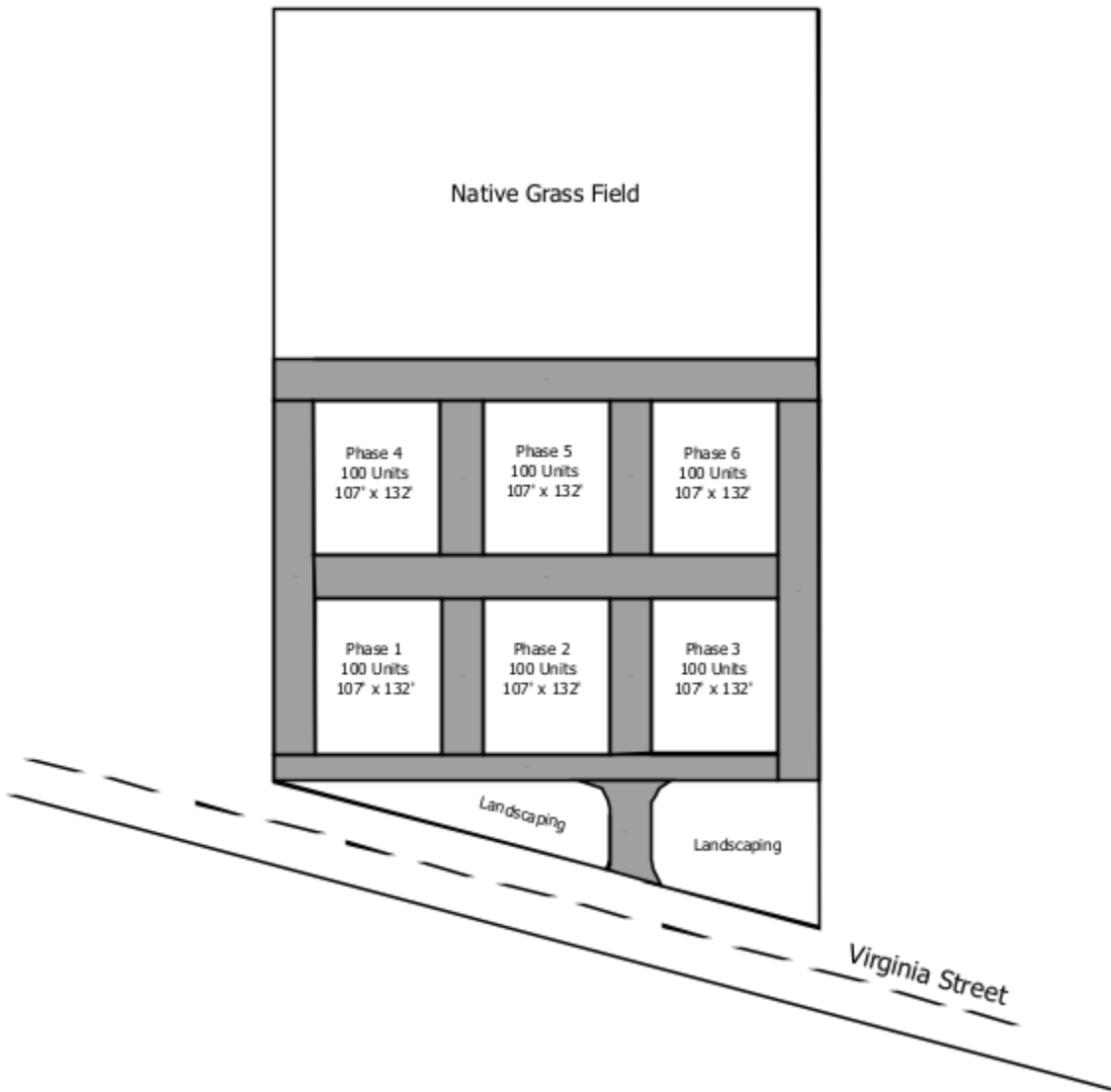
If approved for the development, I would also like to apply for an exemption from the requirement of water and sewage at the facility. Our facilities do not have any full time employees, they are installed without an office, so restrooms are not necessary.

Signature: 

Phone No. 361-944-2077

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Property ID:
37976



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