
CITY OF PORT LAVACA

MEETING: March 9, 2026
DATE: 03.03.2026
TO: HONORABLE MAYOR AND CITY COUNCIL
FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Discuss and consider 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.

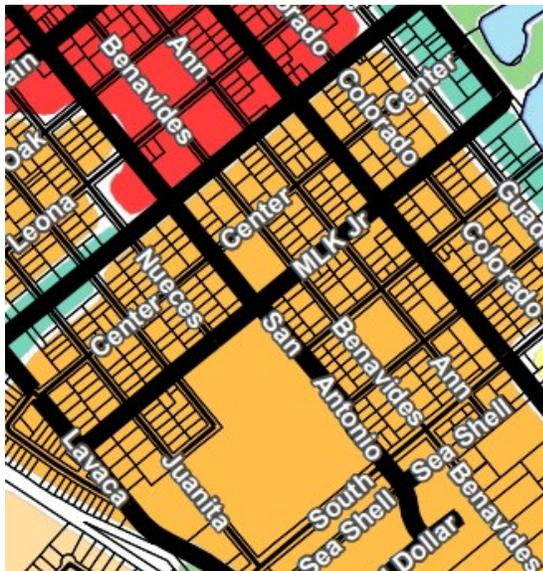
No person shall construct a multifamily dwelling, townhouse, patio home or other commercial development project without approval of said construction project by the planning commission...

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.

Planning Board: APPROVAL. The Board motioned that *All MEP's will be required to pull own permits if needed along with complying with the Landscape Ordinance. TX DOT grant will be used for sidewalk.*

Attachments:

- Application
- Site plan