

---

---

## CITY OF PORT LAVACA

---

---

**MEETING:** March 9, 2026

**DATE:** 03.03.2026

**TO:** HONORABLE MAYOR AND CITY COUNCIL

**FROM:** DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

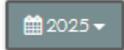
**SUBJECT:** Discuss and consider approval of a variance to the front building setback line to allow for a carport, Property ID 18459. The legal description is Block 3 of the Lana Park Mobile Home Addition (800 Elm St.).

---

The property owner started work on the proposed carport in October of 2025 without a permit or an approved variance. After staff issued a “Stop Work” order, work did cease. However, the owner failed to obtain the necessary permits. During the second weekend of February, the owner started work on the carport again. On February 17<sup>th</sup>, 2026, staff met with owner at the property and explained the proper process the owner would need to comply with to construct the carport. The attached application for the variance was completed that day. The carport is proposed to be constructed up to the property line. The current front setback line is 15 feet. The applicants dwelling meets this requirement.



Property ID: 18459 For Year



Property Details		
Account		
Property ID:	18459	Geographic ID: S0193-00030-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	800 ELM ST PORT LAVACA, TX 77979	
Map ID:	S0193-00030-0001-00	Mapsco:
Legal Description:	LANA PARK MOBILE HOME (PORT LAVACA), BLOCK 3	
Abstract/Subdivision:	S0193	
Neighborhood:	(1600) PORT LAVACA TOWN	
Owner ?		
Owner ID:	113547	
Name:	BOONE CRAIG	
Agent:		
Mailing Address:	STROTTER ANTIONETTE D 8175 BELTON CIRCLE MECHANICSVILLE, VI 23116	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

**Staff Recommendation:** APPROVAL. Due to the shape of the property, staff does agree that there are physical constraints. Complying with the current setback requirements for a carport may result in undue hardship.

**Planning Board:** APPROVAL. The Board approved the request due to *Complying with the current setback requirements for a carport may result in undue hardship.*

**Attachments:**

- Application Request
- Recent Photos

CITY OF PORT LAVACA



City of Port Lavaca  
Request for Non-Residential

Planning Board Review

Date: ~~3/25/26~~ 02/24/26

Time: 5:30 PM

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

Date: Feb, 17, 2026

Applicant Name: Craig Boone & Antionette Struter

Property ID or Address for variance: 800 Elm

Reason for request:

Carport encroaching into front yard

Set backs

Signature: Craig Boone

Phone No: (336) 580-4335

800 Elm Street

