
CITY OF PORT LAVACA

MEETING: October 28, 2026 **AGENDA ITEM** _____

DATE: 10.21.2026

TO: PLANNING COMMISSION

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. - Building Setbacks for Block 5, Lot 3 of the Mariemont #1 Addition (2204 McPherson Drive), Parcel ID # 20509.

This Variance request is to construct a 16' x 20' pergola that will project into the required front building setback line. The dimensions of the finished pergola would be approximately 3 feet from the property line and approximately 16 feet from the edge of street. Please see applicant Request for Variance for more details.

Sec. 12-24. - Building setbacks

- (a) *Definitions.* For the purpose of this article, the term "building setback lines" means to the distance that buildings or structures must be from the property line.
- (d) Minimum setback requirements.
- (10) Subdivision building lines.

Subdivision	Front Building Setback Line
Mariemont #1	25 feet

Staff Recommendation: Denial. Granting the request would give the property owner rights that neighboring property owners do not have, and it would alter the fundamental character of the neighborhood.

Attachments:

- Request for Variance w/ supporting documents
- Building Permit Application
- CCAD property information

Property ID: 20509 For Year

2026

Property Details

Account

Property ID:

20509

Geographic ID: S0205-00050-0003-00

Type:

R

Zoning:

Property Use:

Condo:

Location

Situs Address:

2204 MCPHERSON PORT LAVACA, TX 77979

Map ID:

S0205-00050-0003-00

Mapsc0:

Legal Description:

MARIEMONT #1 (PORT LAVACA), BLOCK 5, LOT 3

Abstract/Subdivision:

S0205

Neighborhood:

(1400) MARIEMONT AREA

Owner ?

Owner ID:

20509

Name:

SHAW JOHN P

Agent:

Mailing Address:

& WF SHYRL GAIL
2204 MCPHERSON
PORT LAVACA, TX 77979

% Ownership:

100.0%

Exemptions:

HS -
For privacy reasons not all exemptions are shown online.

