
CITY OF PORT LAVACA

MEETING: December 16, 2025 **AGENDA ITEM** _____

DATE: 12/08/2025

TO: PLANNING BOARD

FROM: Derrick Smith, DEVELOPMENT SERVICES DIRECTOR

SUBJECT: Discuss and consider the request for a variance to the side yard setbacks for the existing residence at 107 Opal Way

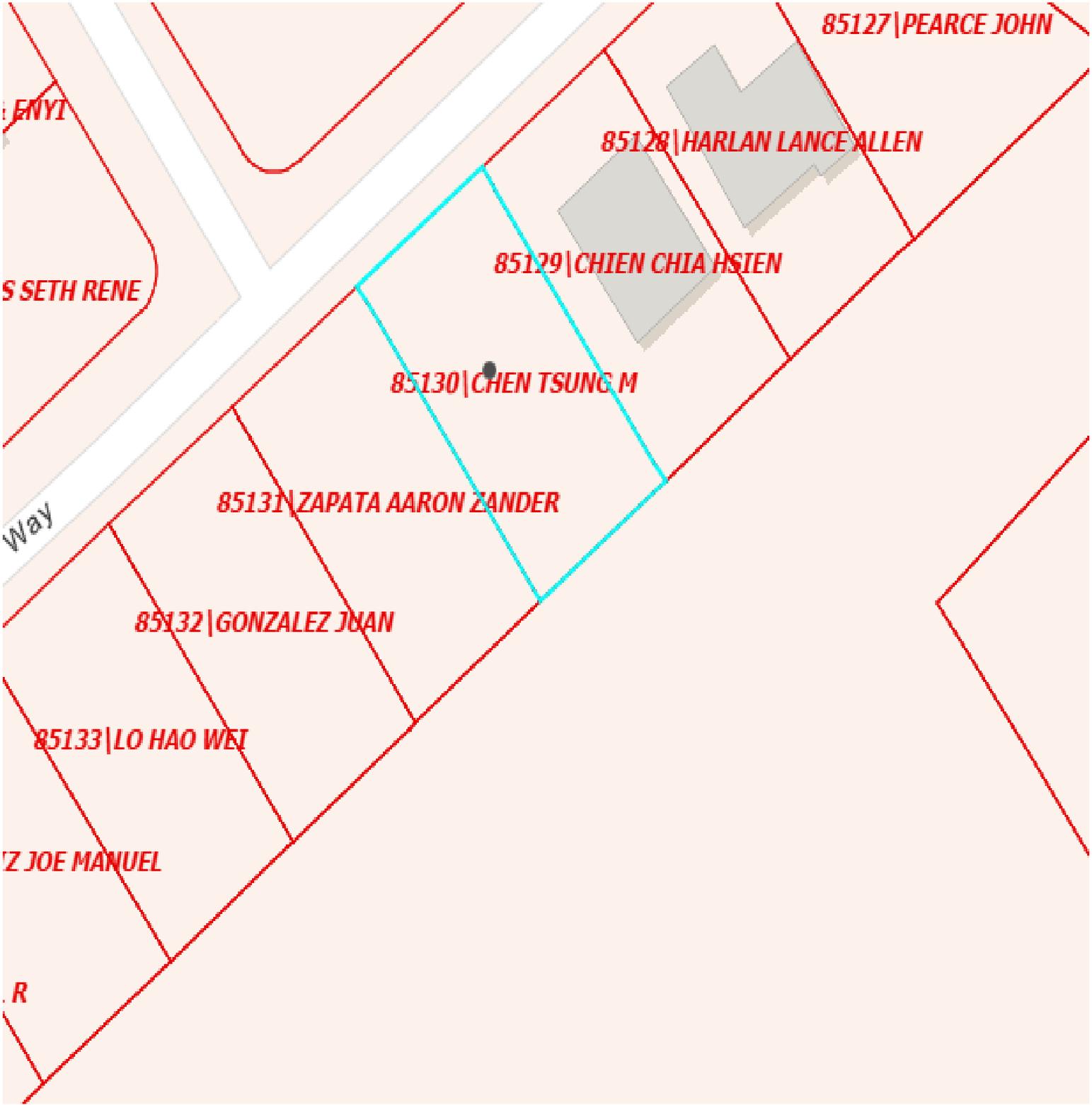
Chapter 12 – Buildings and Building Regulations

Sec. 24-24 (d) 3.

Side setback line. Minimum side setback line shall be five feet from the edge of a utility easement or no less than five feet in cases where no utility easement exists, except on corner lots which require a ten-foot setback on the side street.

Attachments:

- Variance request
- Calhoun CAD map



CITY OF PORT LAVACA

Property ID: 85130 For Year

2025 ▾

Property Details

Account

Property ID:	85130	Geographic ID:	S0123-00020-0009-00
Type:	R	Zoning:	
Property Use:		Condo:	

Location

Situs Address:	107 OPAL WAY PORT LAVACA, TX 77979		
Map ID:	S0123-00020-0009-00	Mapsco:	
Legal Description:	ESTATES OF JADE BAY (PORT LAVACA), BLOCK 2, LOT 9		
Abstract/Subdivision:	S0123		
Neighborhood:	(1260) ESTATES OF JADE BAY		

Owner

Owner ID:	120299
Name:	CHEN TSUNG M
Agent:	
Mailing Address:	WANG SHOUE H 107 OPAL WAY PORT LAVACA, TX 77979
% Ownership:	100.0%
Exemptions:	HS - For privacy reasons not all exemptions are shown online.



City of Port Lavaca
Request for Variance

Planning Board Review

Date: 12/30/2025

Time: 5:30 PM

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

ZOOM link: TBD

Date: 12-5-2025

Applicant Name: Jeff Downs

Property ID or Address for variance: 107 OPAL Way

Variance being requested:

Reason for request:

See Attached Letter.

Signature: 

Phone No. 361-652-5333

CITY OF PORT LAVACA

City of Port Lavaca
Development Services / Building Department
202 N. Virginia
Port Lavaca, TX 77979

Date: 12/5/2025

Re: Request Variance - for Existing Residence at 107 Opal Way

Dear Members,

I am submitting this request as representative for **Fran Chen**, the owner of the residence located at **107 Opal Way, Port Lavaca, Texas**. It was recently confirmed that a portion of the existing structure encroaches into the required each (left & right) **side setback by less than six inches (6")**.

Background

The residence is fully constructed, and this minor encroachment was not intentional. Importantly, the **approved site plan, architectural plans, and building permits issued by the City of Port Lavaca 6-9-2022 all showed this encroachment as part of the originally reviewed and authorized design** as the illustration on the plans were difficult to determine. The issue only became apparent during a more detailed review after construction was completed.

At no point was there any intention to disregard City requirements.

No Negative Impact

The existing structure:

- Does not interfere with utilities, drainage, or visibility
- Does not create a safety hazard (**Home to the left & Right are approximately 19'6" and 19'4" apart.**)

Minimum Variance Necessary

This request represents the minimum relief necessary to bring the property into compliance based on its as-built condition. No further encroachment or construction is proposed.

Thank you for your time and consideration. We respectfully request approval of this variance.

Sincerely,
Jeff Downs
Phone: 361-652-5333
Email: jeffd5333@gmail.com

