
CITY OF PORT LAVACA

MEETING: OCTOBER 13, 2025 **AGENDA ITEM** _____

DATE: 10.01.2025

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: DERRICK SMITH, DEVELOPMENT SERVICES DIRECTOR

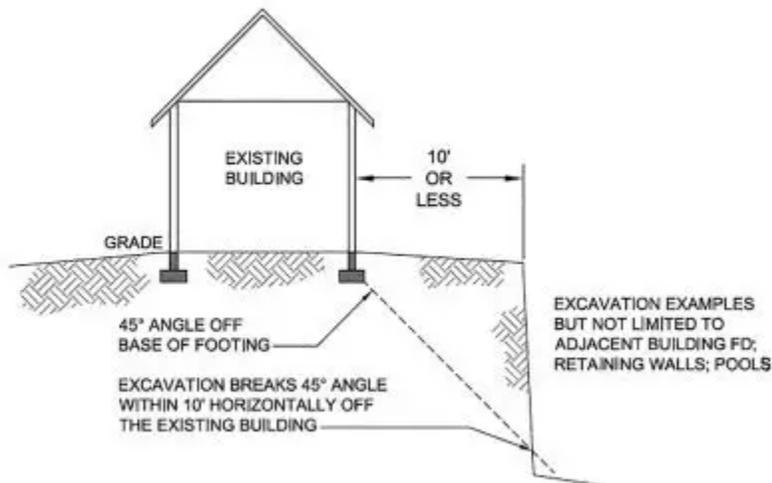
SUBJECT: Consider and discuss approval for a Variance to the ordinance Sec. 12-24. Building Setbacks for described as Lot 1 of Block 8 in the Brookhollow Estates (101 LaSalle Blvd). Property ID# 18409

Sec. 12-24 (d) (10). – Building Setbacks.

In accordance with Sec. 12-24 (d) (10), the rear setbacks line for Brookhollow Estates is 5 ft from the property line. However, in 12-24 (d) (2) it requires that the minimum rear setback lines shall be 5 ft from the edge of a utility easement. The utility easement edge is 7.5 ft from the property line. Mr. Marshall is proposing that the addition be constructed on the utility easement edge.

The property is owned by Alfred L. Sandoval.

The 5 ft setback from a utility easement is a crucial buffer between the foundation of the structure and underground utilities. This helps to prevent the foundation of a structure from failing. Pictured below is typical excavation knowledge.



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Staff Recommendation: DENIAL. If approved the structural integrity of the structure could be compromised by any future utility improvements. Furthermore, the property does not have a unique or unusual hardship that denies the property owner the same rights as surrounding properties.

Planning Board Recommendation: APPROVAL with four conditions:

1. One foot setback
2. No overhang of the roof assembly
3. Engineered foundation with piers
4. A letter holding the city harmless of any damages that may occur to the foundation while working on utilities in the easement.

*****One member voted to deny the request.**

Attachments:

- Calhoun County Appraisal District Parcel Summary
- Proposed site plan

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Property ID: 18409 For Year

2025 ▾

Property Details		
Account		
Property ID:	18409	Geographic ID: S0085-00080-0001-00
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	101 LASALLE BLVD PORT LAVACA, TX 77979	
Map ID:	S0085-00080-0001-00	Mapsco:
Legal Description:	BROOKHOLLOW ESTATES (PORT LAVACA), BLOCK 8, LOT 1	
Abstract/Subdivision:	S0085	
Neighborhood:	(1125) BROOKHOLLOW EST	
Owner 		
Owner ID:	18321	
Name:	SANDOVAL ALFRED L	
Agent:		
Mailing Address:	101 LASALLE BLVD PORT LAVACA, TX 77979	
% Ownership:	100.0%	
Exemptions:	HS - For privacy reasons not all exemptions are shown online.	

