



## ZONING BOARD OF ADJUSTMENT MEETING AGENDA

Thursday, October 24, 2024, 6:00 p.m.

Notice is hereby given of a meeting of the La Porte Zoning Board of Adjustment to be held on October 24, 2024 at 6 P.M. in the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas for the purpose of considering the following agenda items. All agenda items are subject to action.

Remote participation is available. Attend via a screen using the link <https://us02web.zoom.us/j/84787961318?pwd=cb3H74j9qxRxTPiBbUhSrvbKoMKvTw.1>  
Join by phone at 877 853 5257 or 888 475 4499. The meeting ID is 847 8796 1318 and the passcode is 234550.

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1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CITIZEN COMMENT**  
*(Generally limited to five minutes per person; in accordance with state law, the time may be reduced if there is a high number of speakers or other considerations.)*
4. **CONSIDER APPROVAL OF THE MEETING MINUTES**
  - 4.a **CONSIDER APPROVAL OF THE MEETING MINUTES**  
Approve the minutes of the Zoning Board of Adjustment meeting held on July 25, 2024.
5. **PUBLIC HEARINGS AND ASSOCIATED ACTIONS**
  - 5.a **Variance Request VAR-2024-0002**  
The Board will hold a Public Hearing to receive input on Variance VAR-2024-0002, a request by Mark Higgins, applicant, on behalf of BTA Innovative Concepts LLC, owner, for approval of a Variance to allow an increase in density within the R-1 (Low-Density Residential) Zoning District from 4.8 dwelling units per acre to 28.5 dwelling units per acre on property located at 204 Dr. Martin Luther King Jr. Dr., and legally described as LT. 14, BLK 65, La Porte, Harris County, Texas.
    - a. Open Public Hearing
    - b. Staff Presentation
    - c. Applicant Presentation
    - d. Public Comments (Limited to 5 minutes per person)
    - e. Adjourn Public Hearing

- f. Discussion and Possible Action: Variance request #VAR-2024-0002.

**5.b Variance Request VAR-2024-0003**

The Board will hold a Public Hearing to receive input on Variance VAR-2024-0003, a request by Carlos Martinez, owner, for variance from Section 106-748, Swimming Pools, Spas and Hot Tubs, of the La Porte Zoning Ordinance to allow a reduction in the required setback of a pool from an existing utility easement within the R-1 (Low-Density Residential) Zoning District, located at 1215 Bayou Glen Dr., on an approximately 0.14 acre-tract of land legally described as Lot 16 Block 1 Bayou Glen; La Porte, Harris County, Texas.

- a. Open Public Hearing
- b. Staff Presentation
- c. Applicant Presentation
- d. Public Comments (Limited to 5 minutes per person)
- e. Adjourn Public Hearing
- f. Discussion and Possible Action: Variance request #VAR-2024-0003.

**5.c Special Exception SE-2024-0001**

The Board will hold a Public Hearing to receive input on Special Exception SE-2024-0001, a request by Sherrie Daniels, applicant and owner; for a special exception to allow for an enlargement of a nonconforming structure in accordance with Sec. 106-262, and an exemption from extended useful life requirement of Sec. 106-265 to provide a schedule to eliminate nonconformity within the R-1 (Low-Density Residential) Zoning District, on a tract of land located at 508 S. 2nd St., on an approximately 0.14 acre-tract of land legally described as Lots 26 & 27 Block 111 La Porte, Harris County, Texas.

- a. Open Public Hearing
- b. Staff Presentation
- c. Applicant Presentation
- d. Public Comments (Limited to 5 minutes per person)
- e. Adjourn Public Hearing
- f. Discussion and Possible Action: Special Exception request #SE-2024-0001.

**5.d Variance Request VAR-2024-0004**

The Board will hold a Public Hearing to receive input on Variance VAR-2024-0004, a request by Willis Gandhi, applicant, on behalf of Sailesh and Paresh Gandhi, owner, for approval of the following:

- A Variance from Section 106-443, Table A Commercial Area Requirements, to allow a reduction in the required landscaping along frontages (rights-of-way) from 10 feet to 4 1/2 feet; and
- A Variance from Section 106-800, Commercial Landscaping, regarding the requirement that all off-street parking, maneuvering, and loading areas shall be setback 30 feet from any street ROW line, on a lot located at 1245 S. 13<sup>th</sup> St., and legally as RES A, BLK 1, Home Porte, La Porte, Harris County,

Texas.

- a. Open Public Hearing
- b. Staff Presentation
- c. Applicant Presentation
- d. Public Comments (Limited to 5 minutes per person)
- e. Adjourn Public Hearing
- f. Discussion and Possible Action: Variance request #VAR-2024-0004.

**6. CANCEL OR RESCHEDULE NOVEMBER AND DECEMBER MEETINGS**

Discussion and Possible Action to cancel or reschedule the regular meetings of the Zoning Board of Adjustment on November 28, 2024, and December 26, 2024.

**7. CONSIDER APPROVAL OF THE 2025 MEETING SCHEDULE**

Discussion and Possible Action to adopt the regular meetings of the Zoning Board of Adjustment schedule for 2025.

**8. BOARD COMMENT**

*Comments on matters appearing on the agenda or inquiry of staff regarding specific information or existing policy.*

**9. ADJOURN**

If, during the course of the meeting and discussion of any items covered by this notice, the Board determines that a closed or executive session of the Board is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Section 551.071 consultation with counsel on legal matters; Section 551.072 - deliberation regarding purchase, exchange, lease or value of real property; Section 551.073 - deliberation regarding a prospective gift; Section 551.074 - personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; Section 551.076 - implementation of security personnel or devices; Section 551.087 - deliberation regarding economic development negotiation; Section 551.089 - deliberation regarding security devices or security audits, and/or other matters as authorized under the Texas Government Code. If a closed or executive session is held in accordance with the Texas Government Code as set out above, the Board will reconvene in open session in order to take action, if necessary, on the items addressed during executive session.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the office of the Planning and Development Department (281-470-5057), three working days prior to the meeting for appropriate arrangements.

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted above on this agenda.

**CERTIFICATE**

The undersigned does hereby certify that a copy of the October 24, 2024, Zoning Board of Adjustment agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website,

www.LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

DATE:

TIME:

TAKEN DOWN:

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Lee Woodward, City Secretary