



ZONING BOARD OF ADJUSTMENT MEETING AGENDA

Thursday, April 23, 2026, 6:00 p.m.

Notice is hereby given of a meeting of the La Porte Zoning Board of Adjustment to be held on April 23, 2026 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.

1. **CALL TO ORDER**

2. **ROLL CALL OF MEMBERS**

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. **CONSENT AGENDA**

Approval of Consent Agenda items authorizes each to be implemented in accordance with staff recommendations provided. An item may be removed from the Consent Agenda and added for full discussion upon request by a member of the Board present at this meeting.

4.a **Consider Approval of the Meeting Minutes**

Approve the minutes of the Zoning Board of Adjustment meeting held on January 22, 2026.

5. **PUBLIC HEARINGS AND ASSOCIATED ITEMS**

5.a **Variance #VAR-2026-0023**

The Board will hold a Public Hearing to receive input on Variance #VAR-2026-0023, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for the following Variances pursuant to 106-333, Table B, Residential Area Requirements of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, for a single-family detached unit, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; La Porte, Harris County, Texas [Johnna Matthews, Planning Manager]:

- to decrease the minimum required rear yard setback from 15 feet to 3 feet,
- to decrease the minimum required side yard setback from 5 feet to 3 feet,
- to decrease the minimum required front yard setback from 25 feet to 10 feet,

- to decrease the minimum required lot area from 6,000 square feet to 2,438 square feet, and
- to decrease the minimum required lot width from 50 feet to 42 feet.

- 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 #VAR-2026-0023.

5.b Special Exception #SE-2026-0003

The Board will hold a Public Hearing to receive input on Special Exception #SE-2026-0003, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for a Special Exception from Sec. 106-834, General Provisions of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, to waive the requirement that a single-family dwelling be located on the lot so that space is available for a future two-car garage, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; La Porte, Harris County, Texas. [Johnna Matthew, Planning Manager]

- 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 #SE-2026-0003.

6. BOARD COMMENT

7. ADJOURN

If, during the course of the meeting and discussion of any items covered by this notice, the Zoning Board of Adjustment 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 April 23, 2026, 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:

SIGN UP FOR CITY ALERTS AT *AlertLP.com!*

PHILLIP HOOT
Board Member Position 1
PAT MCCABE
Board Member Position 2
JOHN BLAKEMORE
Board Member Position 3
DENNIS OIAN, CHAIRMAN
Board Member Position 4



NETTIE WARREN
Board Member Position 5
JON WILLIS
Board Member Alternate 1
PATTY HUNDLEY
Board Member Alternate 2

**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE ZONING BOARD OF ADJUSTMENT
January 22, 2026**

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, January 22, 2026, at the City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

Board Members present: Chairman, Dennis Oian; Board Members, John Blakemore, Nettie Warren, Phillip Hoot; Pat McCabe; Alternate Board Member, Patty Hundley.

Board Members absent: Alternate Board Member, Jon Willis.

City Staff present: Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Clark Askins, City Attorney; Maria Peña, Planning and Development Department Coordinator; and Netra Nagoor, Planning Technician.

- 1. CALL TO ORDER:** Chairman Dennis Oian called the meeting to order at 6:01 p.m.
- 2. ROLL CALL OF MEMBERS:** Alternate Board Member, Jon Willis was absent.
- 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.)*

No comments.

4. CONSENT AGENDA

4.a Consider Approval of the Meeting Minutes

Approve the minutes of the Zoning Board of Adjustment meeting held on December 4, 2025.

Board Member John Blakemore made the motion to approve the meeting minutes; Board Member Phillip Hoot seconded the motion. The motion passed 5-0.

5. PUBLIC HEARING AND ASSOCIATED ITEMS

5.a Variance #VAR-2025-0018

The Board will hold a Public Hearing to receive input on Variance request #VAR-2025-0018, a request by Tyrone Jones, applicant, on behalf of TNC Construction Services LLC, owner, for the following Variances from Sec. 106-333, Table B "Residential Area Requirements" of Chapter 106 (Zoning) of the City of La Porte, Texas, Code of Ordinances: to decrease the minimum required rear yard setback from 15 feet to 5 feet for single-family detached units within the Mid Density Residential (R-2) zoning district on approximately 0.10 acres of land, generally located on the north side of E. Main St. between N. Lobit St. to the east and N. Carroll St. to the west, La Porte, Harris County, Texas. [Yvonne Briscoe, Planner II]

The Public Hearing was opened at 6:02 p.m.

Yvonne Briscoe, Planner II, presented Variance #VAR-2025-0018.

No public comments.

Board Member Phillip Hoot inquired if the subject property meets the minimum required lot width and how many structures are proposed to be built on the property.

Yvonne Briscoe, Planner II, responded that the property meets the minimum required lot width and one single-family home is proposed on Lots 6 and 7.

Chairman Dennis Oian inquired if the proposed setback would interfere with the existing drainage ditch behind the property.

Yvonne Briscoe, Planner II, replied there is a 16-foot alleyway behind the property, and the proposed setback will be five feet from the alleyway.

Board Member Phillip Hoot inquired if the alleyway behind the property is an easement.

Yvonne Briscoe, Planner II, responded there is a dedicated alleyway behind the property, not an easement.

The Public Hearing was adjourned at 6:07 p.m.

Board Member Pat McCabe made the motion to approve Variance Request #VAR-2025-0018; Board Member Nettie Warren seconded the motion. The motion passed 5-0.

Clark Askins, City Attorney, read the disclaimer.

6. BOARD COMMENTS

Board member Phillip Hoot requested that board members receive at least 3 weeks' notice when a meeting is scheduled.

Yvonne Briscoe, Planner II, stated a 2026 meeting schedule was approved in December and that applications must be submitted 45 days prior to scheduled meeting date. She noted that the Board had already been notified of the February ZBOA meeting.

Chairman Dennis Oian stated the 2026 meeting schedule includes submission deadlines for each meeting and requested that Board members be notified within 24 hours after a submission deadline has passed if a meeting will be held.

Board member Phillip Hoot stated that notice of a meeting should be provided by the first of the month.

7. ADJOURN

Without objection the meeting was adjourned at 6:11 p.m.

Dennis Oian, Chairman

Netra Nagoor, Planning Technician

**City of La Porte, Texas
Zoning Board of Adjustment**



AGENDA ITEM 5.c

Variance #VAR-2026-0023:

The Board will hold a Public Hearing to receive input on Variance request #VAR-2026-0023, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for the following Variances from Sec. 106-333, Table B, Residential Area Requirements of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, for a single-family detached unit, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; La Porte, Harris County, Texas [Yvonne Briscoe, Planner II]:

- to decrease the minimum required rear yard setback from 15 feet to 3 feet,
- to decrease the minimum required side yard setback from 5 feet to 3 feet,
- to decrease the minimum required front yard setback from 25 feet to 10 feet,
- to decrease the minimum required lot area from 6,000 square feet to 2,438 square feet, and
- to decrease the minimum required lot width from 50 feet to 42 feet.



Zoning Board of Adjustment
April 2, 2026 – #VAR-2026-0023

Planning and Development Department Staff Report
Variance #VAR-2026-0023

REQUEST

Consider Variance #VAR-2026-0023, for the following Variances from Sec. 106-333, Table B, Residential Area Requirements of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, for a single-family detached, within the Mixed Use (MU) zoning district:

- to decrease the minimum required rear yard setback from 15 feet to 3 feet,
- to decrease the minimum required side yard setback from 5 feet to 3 feet,
- to decrease the minimum required front yard setback from 25 feet to 10 feet,
- to decrease the minimum required lot area from 6,000 square feet to 2,438 square feet, and
- to decrease the minimum required lot width from 50 feet to 42 feet.

DISCUSSION

Location:

The subject property consists of approximately **0.07 acres** and is located at **545 Circle Drive**, La Porte, Harris County, Texas.

Background Information:

The subject property is currently zoned Mixed Use (MU) and is located within the Beach Park subdivision, which was originally platted in 1895. The subdivision contains several lots that were created prior to the adoption of modern zoning and subdivision standards and are therefore significantly smaller than current minimum lot size and width requirements.

The applicant is requesting the above Variances in order to construct a single-family detached dwelling unit on the property.

Staff notes that the subject property consists of a nonconforming lot and a portion of an additional lot. In accordance with Policy P2025-0002, the combination of nonconforming lots and a portion of a nonconforming lot requires the property to be replatted. Therefore, approval of the requested Variances would not authorize construction independently, and the applicant would be required to submit and obtain approval of a replat prior to issuance of building permits.

Zoning

The subject property is zoned Mixed Use (MU) zoning district. The table below summarizes surrounding zoning districts and land uses:



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	Zoning	Land Use
North	Mixed Use (MU)	Single-family residence
South	Mixed Use (MU)	Circle Drive / Single-family residence
West	Mixed Use (MU)	Single-family residence
East	Mixed Use (MU)	Single-family residence

Applicable Code Provisions:

The tables below illustrates the minimum requirements set forth in the La Porte Code of Ordinances and the Variances being requested.

Sec. 106-333. Table B, Residential Area Requirements.

(a) Table B, Residential Area Requirements.

Single-Family Detached	Required	Proposed
Minimum Site Area S.F.	6,000	2,438
Minimum Site Width FT.	50	42
Minimum Front Yard Setback L.F.	25	10
Minimum Rear Yard Setback L.F.	15	3
Minimum Side Yard Setback L.F.	5	3

Analysis:

Section 106-192 of the La Porte Zoning Ordinance states that the term “Variance represents a deviation from the literal provisions of this chapter which is granted by the board when strict conformity to this chapter would cause an unnecessary hardship because of the circumstances unique to the property on which the Variance is granted.” The Zoning Ordinance further defines an “unnecessary hardship as a physical hardship related to the property itself, as distinguished from a hardship related to convenience, and the hardship must not result from the applicant or property owner’s actions, and that by granting the Variance, the spirit of the Zoning Ordinance will be observed.

The Board is authorized to grant a Variance when the Board finds that **all** the following criteria are met. The following table outlines the criteria and staff’s analysis:

Criteria:

- a. That the granting of the Variances will not be contrary to the public interest.***

Public interest is expressed through the City Council, which adopts ordinances to guide development and promote the community’s goals. Courts have held that for a Variance to be contrary to the public interest, it must “unduly, and in a marked degree,” conflict with the fundamental purpose of the zoning regulations. City Council recognizes that Variances may be appropriate when strict application of the Zoning Ordinance would



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prevent reasonable use of a property. In this case, granting the requested Variances would allow construction of a single-family detached dwelling on an unusually shaped lot.

Although the requested Variances reduce the minimum lot area, lot width, and yard setbacks, the proposed use is the least intensive residential use permitted within the Mixed Use (MU) zoning district. The surrounding area is predominantly developed with single-family homes of similar scale and character.

Staff finds that approval of the requested Variances would enable residential development consistent with surrounding land uses and would not unduly conflict with the intent of the zoning regulations. Therefore, staff finds that granting the Variances would not be contrary to the public interest.

- b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography, or other extraordinary or exceptional physical situations unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations, or caprice, and the hardship must not result from the applicant or property owner's actions.***

The subject property is part of the Beach Park subdivision, which was originally platted in 1895, prior to the establishment of current zoning and subdivision standards. As a result, several lots within the subdivision were created with dimensions significantly smaller than those required under current zoning regulations.

The subject property contains approximately 2,438 square feet of lot area and a lot width of 42 feet, which are substantially below the minimum requirements of the Mixed Use zoning district. When the required front, side, and rear yard setbacks are applied to a lot of this size, the resulting buildable area is extremely limited and would make construction of a single-family dwelling impractical.

The hardship in this case arises from the historic platting pattern and the limited physical dimensions of the property, which are conditions unique to the lot and were not created by the current property owner.

Because the physical characteristics of the lot significantly restrict the ability to develop the property in compliance with current zoning standards, staff finds that literal enforcement of the ordinance would result in an unnecessary hardship related to the property itself.

- c. That by granting the Variance, the spirit of this chapter will be observed.***

The intent of the zoning ordinance is to promote orderly development, compatibility between land uses, and reasonable use of property.



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Granting the requested Variances would allow the development of a single-family home consistent with the surrounding residential character of the neighborhood while allowing reasonable use of a historically platted lot that would otherwise be difficult to develop.

The proposed use remains consistent with the permitted residential uses within the Mixed Use zoning district and would allow the property to contribute positively to the surrounding neighborhood.

Staff finds that granting the Variances would allow reasonable development while maintaining the intent and purpose of the zoning regulations, and therefore the spirit of the chapter would be observed.

- d. Financial Hardship – If (b) above applies, a financial hardship can be considered: If the financial cost of compliance with the Zoning Ordinance is greater than 50% of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the City under Section 26.01. Tax Code, or successor and as amended, then the Board may find that to be an unnecessary hardship.***

This criterion does not apply. While staff finds that (b) above applies, as this criterion is only applicable to existing structures.

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-194 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least ten (10) days prior to the hearing; written notice mailed to owners of real property within 300 feet of the site within ten (10) days of the hearing; and a sign was posted on site within ten (10) days of the hearing. In accordance with state law, a notice of the public hearing was also posted at City Hall and on the City's website.

Staff mailed thirty-two (32) notices to all property owners within 300 feet of the site. As of the date of this writing, no notices have been returned.

RECOMMENDATION

Based on the above analysis, staff recommends approval of Variance request #VAR-2026-0023, for the following Variances from Sec. 106-333, Table B, Residential Area Requirements of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, for a single-family detached unit, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; La Porte, Harris County, Texas:

- to decrease the minimum required rear yard setback from 15 feet to 3 feet,
- to decrease the minimum required side yard setback from 5 feet to 3 feet,
- to decrease the minimum required front yard setback from 25 feet to 10 feet,



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- to decrease the minimum required lot area from 6,000 square feet to 2,438 square feet, and
- to decrease the minimum required lot width from 50 feet to 42 feet.

Appeal Procedure:

Section 106-196. - Appeals from the board of adjustment.

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board of Adjustment.

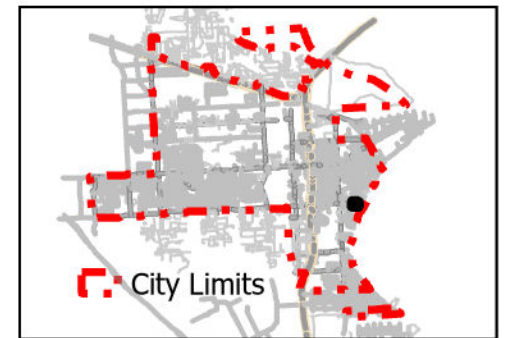
ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: FLUP Map
- Exhibit D: Notification Map
- Exhibit E: Legal Ad
- Exhibit F: Site Photos
- Exhibit G: Application

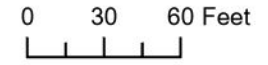
Exhibit A Aerial Map

Parcel #: 007001000027
Case: #VAR-2026-0023

 Subject Property



This product is for informational purposes only and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries



1 inch = 75 feet



Exhibit B Zoning Map

Parcel #: 0070010000027

Case: #VAR-2026-0023

 Subject Property

Zoning

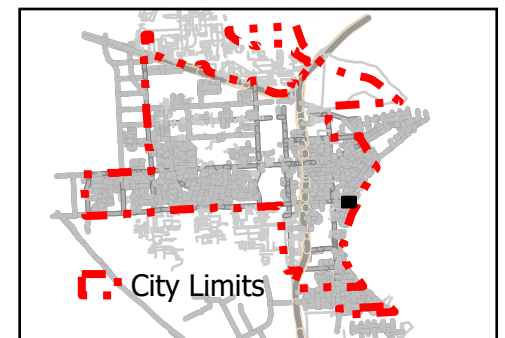
 Low Density Residential

 Medium Density Residential

 High Density Residential

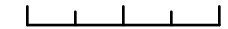
 Mixed Use

 General Commercial

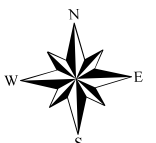


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0 75 150 Feet



1 inch = 150 feet



CITY OF LA PORTE PLANNING DEPARTMENT

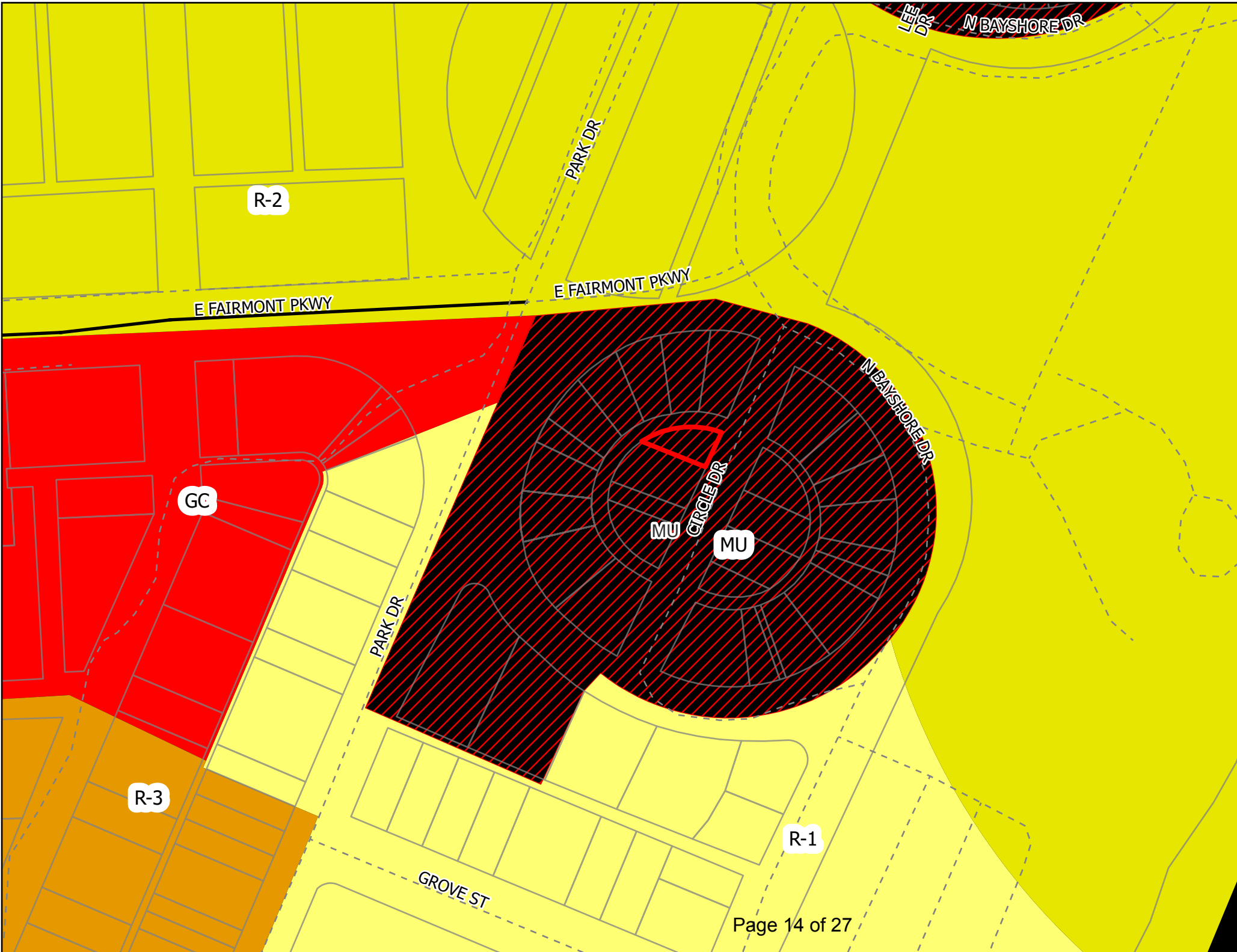


Exhibit C FLUP Map


Parcel #: 0070010000027
Case: #VAR-2026-0023

 Subject Property

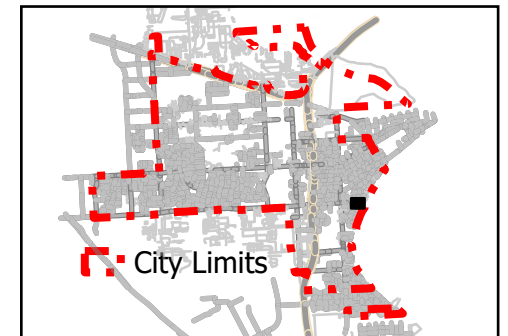
FLUP

 Mixed Use

 Commercial

 Public / Institutional

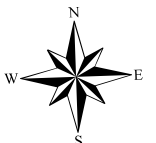
 Parks and Open Space



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0 75 150 Feet

1 inch = 150 feet



CITY OF LA PORTE PLANNING DEPARTMENT

LEGAL NOTICE

NOTICE OF GENERAL AND SPECIAL ELECTIONS (AVISO DE ELECCIONES GENERAL Y ESPECIAL)

To the registered voters of the City of La Porte, Texas:
(A los votantes registrados de la Ciudad de La Porte, Texas):

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., on May 2, 2026, for

- voting in a general election to elect for the position of Councilperson At-Large Position B, Councilperson District 1, and Councilperson District 6;
- voting in a special election to approve or deny the following proposition:
"The reauthorization of the local sales and use tax in the City of La Porte, Texas, at the rate of one-fourth of one percent to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized."; and
- voting in a special election to approve or deny the following proposition:
"Shall the City of Shoreacres, Texas, be consolidated with and known as the City of La Porte, Texas."

(Notifíquese por la presente, que los sitios de votación citados abajo se abrirán desde las 7:00 a.m. hasta las 7:00 p.m. el 2 de Mayo, 2026, para

- votar en la Elección General para elegir un At-Large B Consejero, Consejero Distrito 1, y Consejero Distrito 6;
- votar en un Elección Especial para adoptar o rechazar "Volver a autorizar el impuesto local a las ventas y al uso en la Ciudad de La Porte, Texas, a una tasa de un cuarto del uno por ciento para seguir generando ingresos para mantenimiento y reparación de calles municipales. El impuesto vence en el cuarto aniversario de la fecha de esta elección a menos que se vuelva a autorizar la imposición del mismo; y
- votar en un Elección Especial para adoptar o rechazar "¿Deberá la ciudad de Shoreacres, Texas, ser consolidada y sería conocida como la ciudad de La Porte, Texas.

EARLY VOTING POLLING PLACES (SITIO PRINCIPAL DE VOTACIÓN ADELANTADA)

During early voting, a voter may vote at any of the locations listed below:
(Durante Votación Adelantada, los votantes podrán votar en cualquiera de los sitios de votación nombradas abajo:)

Location of Main Early Voting Polling Place (Sitio principal de votación adelantada) - La Porte City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, 77571

Location for Branch Early Voting Polling Place (Sitio sucursal de votación adelantada) - La Porte ISD ITC Building, 9832 Spencer Highway, La Porte, 77571

Day and Date/(Día y Fecha)	Hours/(Horas)
Monday, April 20/Lunes, 20 de abril	8 a.m. – 5 p.m.
Tuesday, April 21/Martes, 21 de abril	State holiday
Wednesday, April 22/Miércoles, 22 de abril	8 a.m. – 5 p.m.
Thursday, April 23/Jueves, 23 de abril	8 a.m. – 5 p.m.
Friday, April 24/Viernes, 24 de abril	8 a.m. – 5 p.m.
Monday, April 27/Lunes, 27 de abril	8 a.m. – 5 p.m.
Tuesday, April 28/Martes, 28 de abril	8 a.m. – 5 p.m.

ELECTION DAY POLLING PLACES (SITIOS DE VOTACIÓN EL DÍA DE ELECCIÓN)

MAY 2, 2026, 7 a.m. - 7 p.m.

On Election Day, voters must vote in the precinct where registered to vote, unless the countywide polling place program is being used in the election.
(El Día de Elección, los votantes deberán votar en el precinto donde están inscritos para votar, a menos que el programa de sitios de votación del condado se está utilizando en la elección.)

Location of Election Day Polling Places (Sitios de votación el Día de Elección)

- Precinct Nos. 1, 2, 3 & 6/(números de precintos 1, 2, 3 y 6) - LPISD ITC Building, 9832 Spencer Highway, Room 120/Conference Room
- Precinct Nos. 4 & 5/(números de precintos 4 y 5) - City of La Porte City Hall Council Chamber, 604 West Fairmont Parkway

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Lee Woodward, City Secretary
Name of Early Voting Clerk (Nombre del Secretario/a de la Votación Adelantada)

604 West Fairmont Parkway, La Porte, TX 77571
Address (Dirección)

281-470-5021 Telephone Number (Número de teléfono)

WoodwardL@LaPorteTX.gov Email/(Correo electrónico)

LaPorteTX.gov/Elections or La PorteTX.gov/Elecciones
Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

LEGAL NOTICE

Applications for Ballots by Mail (ABBMs) must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:) April 20, 2026 (per Texas Election Code 84.007).

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:) April 20, 2026 (per Texas Election Code 101.052(b), (f), 114.004(c)).

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS OF THE CITY OF LA PORTE

Notice is hereby given that the La Porte Zoning Board of Adjustment will conduct public hearings at 6:00 P.M. on April 23, 2026, at City Hall located at 604 West Fairmont Parkway, La Porte, Texas, in accordance with Section 106-171 of the City of La Porte Code of Ordinances and Chapter 211 of the Texas Local Government Code, giving all interested persons the right to appear and be heard on the following items:

- Variance #VAR-2026-0023, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for the following Variances pursuant to Sec. 106-333, Table B, Residential Area Requirements of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, for a single-family detached unit, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; HCAD Parcel: 0070010000027; La Porte, Harris County, Texas:

- o to decrease the minimum required rear yard setback from 15 feet to 3 feet,
- o to decrease the minimum required side yard setback from 5 feet to 3 feet,
- o to decrease the minimum required front yard setback from 25 feet to 10 feet,
- o to decrease the minimum required lot area from 6,000 square feet to 2,438 square feet, and
- o to decrease the minimum required lot width from 50 feet to 42 feet.

- Special Exception #SE-2026-0003, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for a Special Exception from Sec. 106-834, General Provisions of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, to waive the requirement that a single-family dwelling be located on the lot so that space is available for a future two-car garage, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; HCAD Parcel: 0070010000027; La Porte, Harris County, Texas.

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Anglers Catch Hundreds of Record-Setting Fish in 2025

with applications and measurements, and ensure the program's success!" The ARP, housed at the Texas Freshwater Fisheries Center (TFFC) in Athens, features multiple award categories, including rod and reel, fly fishing, bow fishing and the new state record all-tackle category. The all-tackle category recognizes records for largest fish by species caught by any legal means. In June 2021, this category replaced the state record/other methods category. Records are registered based on weight or length at the state level as well as for individual waterbodies. The ARP accepts length-only record applications for the catch and live release of selected species in Texas public waters. This record provides an opportunity for conservation-minded anglers who don't have a certifiable scale available to weigh a record fish before returning it to the water. A fish must meet or exceed the minimum qualifications of a Big Fish Award to be eligible for a state record. Please record. Anglers can also earn a First Fish Award and Outstanding Angler Award. The First Fish Award acknowledges the first fish caught by an angler of any age. The Outstanding Angler Award is a catch that does not qualify for any other type of award but still deserves recognition and serves as a great way to commemorate a memorable time on the water. Anglers are encouraged to familiarize themselves with program rules and how to submit their catch prior to heading out to the water. Anglers are advised to pay close attention to the requirements for proper weighing and length measurements along with photos to accompany the application. Fish must be weighed on certified or legal-for-trade scales within three days of the catch date. However, anglers may also weigh their fish on their own personal scale and then get that scale certified within 30 days of the catch date. Fish are sometimes measured incorrectly, so if you would like clarification on how to measure your fish before hitting the water or have any other questions regarding the ARP, please email anglers@tpwd.texas.gov. Once the ARP application is complete with all supporting documentation, it must be submitted within 60 days of the catch date. The application and documents can be emailed to anglers@tpwd.texas.gov or sent via mail to Texas Freshwater Fisheries Center, 5550 FM-2495, Athens, TX, 75752. Applications are processed in the order in which they are received and after approval, award certificates are mailed to the recipients. Each angler who submits an application to the program has a chance to be featured as the "Catch of the Month." One interesting catch will be selected by TFFC staff, and the photograph and description of their fish will be showcased on the ARP website. Photos must be submitted in conjunction with an ARP application for any of the award categories. Photos may be mailed or emailed along with the application form but must be high quality and clear.

From 545 Circle Dr.



**City of La Porte, Texas
Zoning Board of Adjustment**



AGENDA ITEM 5.d

Special Exception #SE-2026-0003:

The Board will hold a Public Hearing to receive input on Special Exception #SE-2026-0003, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for a Special Exception from Sec. 106-834, General Provisions of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, to waive the requirement that a single-family dwelling be located on the lot so that space is available for a future two-car garage, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; La Porte, Harris County, Texas.



Planning and Development Department Staff Report

Special Exception – #SE-2026-0003

REQUEST

Consider Special Exception #SE-2026-0003, for a Special Exception from Sec. 106-834, General Provisions of Chapter 106 (Zoning) of the City of La Porte’s Code of Ordinances, to waive the requirement that a single-family dwelling be located on the lot so that space is available for a future two-car garage, within the Mixed Use (MU) zoning district.

DISCUSSION

Location:

The subject property consists of approximately 0.07 acres and is located at 545 Circle Drive, La Porte, Harris County, Texas.

Background Information:

The subject property is currently zoned Mixed Use (MU) and is located within the Beach Park subdivision, originally platted in 1895. Many lots within this subdivision were created prior to the adoption of modern zoning and subdivision standards and are therefore smaller than current lot size and development requirements.

The applicant is proposing to construct a single-family detached dwelling unit on the property. Section 106-834 of the Zoning Ordinance requires that every single-family dwelling unit erected be located on the lot in such a manner that space is available for a minimum two-car garage, either attached or detached, that can be located and accessed on the lot. The ordinance does not require the immediate construction of the garage but requires that sufficient space be reserved to allow for a future garage.

Due to the limited lot size and configuration, the proposed placement of the dwelling would not leave adequate space to accommodate a future two-car garage that meets access requirements. Therefore, the applicant is requesting a Special Exception to waive this requirement.

Staff also note that the subject property consists of a nonconforming lot and a portion of an additional lot. In accordance with Policy P2025-0002, combining a nonconforming lot and a portion of a nonconforming lot requires the property to be replatted. Therefore, approval of this Special Exception would not authorize construction independently, and the applicant would be required to submit and obtain approval of a replat prior to issuance of building permits.

Zoning

The subject property is zoned Mixed Use (MU) zoning district. The table below summarizes surrounding zoning districts and land uses:



Zoning Board of Adjustment
April 2, 2026 – Special Exception #SE-2026-0003

	Zoning	Land Use
North	Mixed Use (MU)	Single-family residence
South	Mixed Use (MU)	Circle Drive / Single-family residence
West	Mixed Use (MU)	Single-family residence
East	Mixed Use (MU)	Single-family residence

Applicable Code Provisions:

Sec. 106-834. - General Provisions:

(f) Garage requirement. Every single-family dwelling unit hereafter erected shall be so located on the lot so that at least a two-car garage, either attached or detached, can be located and accessed on said lot.

Analysis:

Section 106-834 of the La Porte Code of Ordinances allows the Board of Adjustment to grant a Special Exception to waive certain provisions when the Board determines that the required criteria are satisfied.

Staff’s analysis of the criteria is provided below.

Criterion:

- a. That such Special Exception will not adversely affect the value and use of adjacent or neighboring property.***

The surrounding area consists primarily of single-family residential development. The proposed dwelling will be similar in scale and use to surrounding homes and will maintain the residential character of the neighborhood.

While the Special Exception would waive the requirement that the lot accommodate a future two-car garage, the dwelling will still be constructed in a manner consistent with residential development patterns in older neighborhoods where some properties do not include garages.

Staff finds that the requested Special Exception is unlikely to adversely affect the value or use of adjacent or neighboring properties.

- b. That the Special Exception is not contrary to the best public interest.***

The intent of the ordinance provision is to ensure that residential development has the ability to accommodate adequate off-street parking through the potential construction of a garage. However, the subject property is a historically platted, undersized lot, which creates limitations on site layout and available building area.

Allowing the Special Exception would permit reasonable residential development while maintaining compatibility with surrounding land uses. The request does not introduce a



Zoning Board of Adjustment
April 2, 2026 – Special Exception #SE-2026-0003

more intensive use and would allow the property to be developed in a manner consistent with the surrounding residential neighborhood.

Staff finds that granting the Special Exception would not be contrary to the best public interest.

- c. That the off-street parking and loading requirements are unnecessary for the proposed use of the building or structure for which the Special Exception request applies.***

The proposed use is a single-family residential dwelling, which generally generates limited parking demand. While the Special Exception would waive the requirement that the lot be capable of accommodating a future two-car garage, the property can still provide off-street parking through driveway or parking area improvements.

Given the limited size of the historically platted lot and the residential nature of the use, requiring sufficient space to accommodate a future two-car garage may be unnecessary to meet the parking needs of the dwelling.

Staff finds that the off-street parking needs of the proposed use can be accommodated without requiring space for a future two-car garage, and therefore the requirement may be considered unnecessary in this case.

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-194 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least ten (10) days prior to the hearing; written notice mailed to owners of real property within 300 feet of the site within ten (10) days of the hearing; and a sign was posted on site within ten (10) days of the hearing. In accordance with state law, a notice of the public hearing was also posted at City Hall and on the City's website.

Staff mailed thirty-two (32) notices to all property owners within 300 feet of the site. As of the date of this writing, no notices have been returned.

RECOMMENDATION

Based on the above analysis, staff recommends approval of Special Exception #SE-2026-0003, for a Special Exception from Sec. 106-834, General Provisions of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, to waive the requirement that a single-family dwelling be located on the lot so that space is available for a future two-car garage, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; La Porte, Harris County, Texas.

Appeal Procedure:

Sec. 106-196. - Appeals from the board of adjustment.

Any person or persons, jointly or severally, aggrieved by any decision of the Board of Adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present



Zoning Board of Adjustment
April 2, 2026 – Special Exception #SE-2026-0003

to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten (10) days after the filing of the decision in the office of the Board of Adjustment.

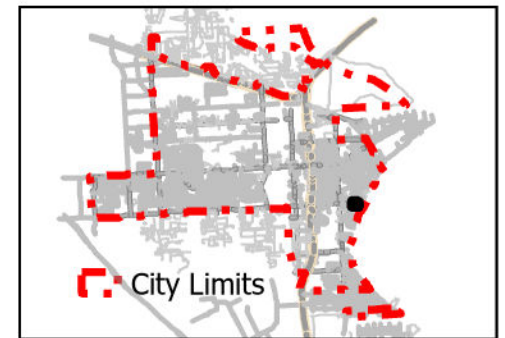
ATTACHMENTS

- Exhibit A: Aerial Map
- Exhibit B: Zoning Map
- Exhibit C: FLUP Map
- Exhibit D: Notification Map
- Exhibit E: Legal Ad
- Exhibit F: Site photos
- Exhibit G: Application

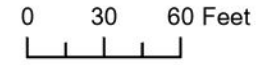
Exhibit A Aerial Map

Parcel #: 007001000027
Case: #SE-2026-0003

 Subject Property



This product is for informational purposes only and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of the property boundaries



1 inch = 75 feet



Exhibit B Zoning Map

Parcel #: 0070010000027

Case: #SE-2026-0003

 Subject Property


Zoning

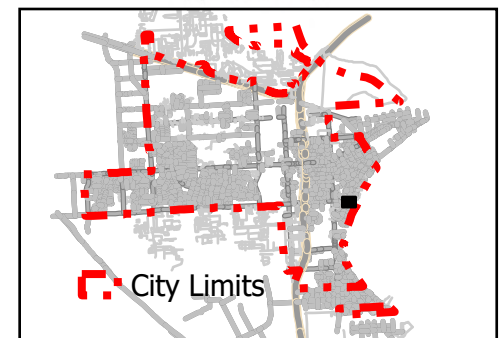
 Low Density Residential

 Medium Density Residential

 High Density Residential

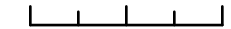
 Mixed Use

 General Commercial

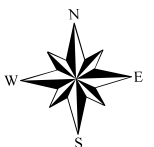


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0 75 150 Feet



1 inch = 150 feet



CITY OF LA PORTE PLANNING DEPARTMENT

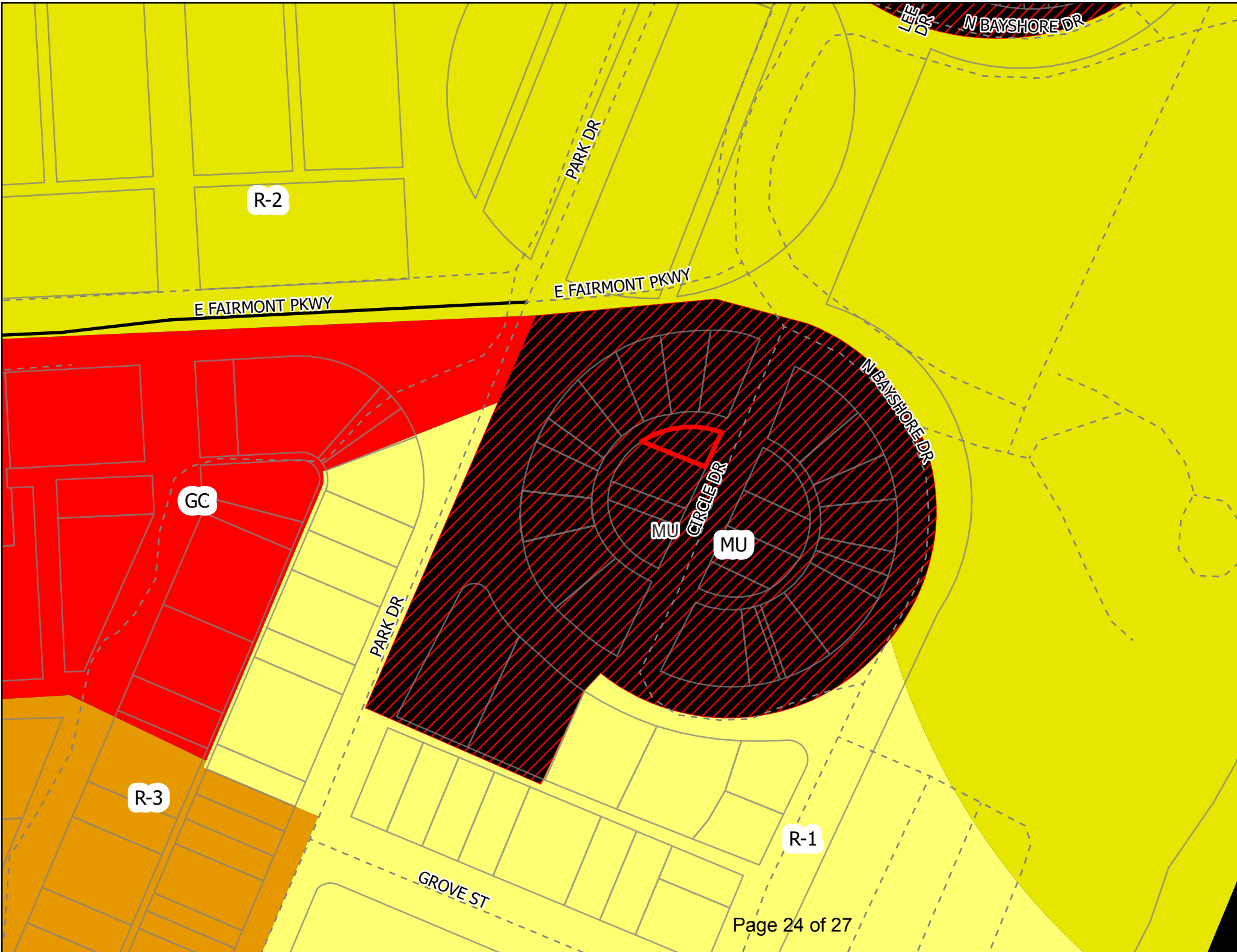





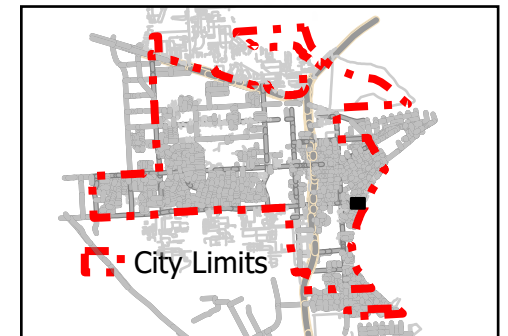


Exhibit C FLUP Map

Parcel #: 0070010000027
Case: #SE-2026-0003

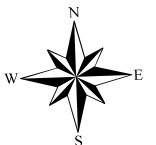
-  Subject Property
- FLUP
 -  Mixed Use
 -  Commercial
 -  Public / Institutional
 -  Parks and Open Space



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0 75 150 Feet

1 inch = 150 feet



CITY OF LA PORTE PLANNING DEPARTMENT



LEGAL NOTICE

NOTICE OF GENERAL AND SPECIAL ELECTIONS (AVISO DE ELECCIONES GENERAL Y ESPECIAL)

To the registered voters of the City of La Porte, Texas:
(A los votantes registrados de la Ciudad de La Porte, Texas):

Notice is hereby given that the polling places listed below will be open from 7:00 a.m. to 7:00 p.m., on May 2, 2026, for

- voting in a general election to elect for the position of Councilperson At-Large Position B, Councilperson District 1, and Councilperson District 6;
- voting in a special election to approve or deny the following proposition:
"The reauthorization of the local sales and use tax in the City of La Porte, Texas, at the rate of one-fourth of one percent to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized."; and
- voting in a special election to approve or deny the following proposition:
"Shall the City of Shoreacres, Texas, be consolidated with and known as the City of La Porte, Texas."

(Notifíquese por la presente, que los sitios de votación citados abajo se abrirán desde las 7:00 a.m. hasta las 7:00 p.m. el 2 de Mayo, 2026, para

- votar en la Elección General para elegir un At-Large B Consejero, Consejero Distrito 1, y Consejero Distrito 6;
- votar en un Elección Especial para adoptar o rechazar "Volver a autorizar el impuesto local a las ventas y al uso en la Ciudad de La Porte, Texas, a una tasa de un cuarto del uno por ciento para seguir generando ingresos para mantenimiento y reparación de calles municipales. El impuesto vence en el cuarto aniversario de la fecha de esta elección a menos que se vuelva a autorizar la imposición del mismo; y
- votar en un Elección Especial para adoptar o rechazar "¿Deberá la ciudad de Shoreacres, Texas, se consolidaría y sería conocida como la ciudad de La Porte, Texas.

EARLY VOTING POLLING PLACES (SITIO PRINCIPAL DE VOTACIÓN ADELANTADA)

During early voting, a voter may vote at any of the locations listed below:
(Durante Votación Adelantada, los votantes podrán votar en cualquiera de los sitios de votación nombradas abajo:)

Location of Main Early Voting Polling Place (Sitio principal de votación adelantada) - La Porte City Hall Council Chamber, 604 West Fairmont Parkway, La Porte, 77571

Location for Branch Early Voting Polling Place (Sitio sucursal de votación adelantada) - La Porte ISD ITC Building, 9832 Spencer Highway, La Porte, 77571

Day and Date/(Día y Fecha)	Hours/(Horas)
Monday, April 20/Lunes, 20 de abril	8 a.m. – 5 p.m.
Tuesday, April 21/Martes, 21 de abril	State holiday
Wednesday, April 22/Miércoles, 22 de abril	8 a.m. – 5 p.m.
Thursday, April 23/Jueves, 23 de abril	8 a.m. – 5 p.m.
Friday, April 24/Viernes, 24 de abril	8 a.m. – 5 p.m.
Monday, April 27/Lunes, 27 de abril	8 a.m. – 5 p.m.
Tuesday, April 28/Martes, 28 de abril	8 a.m. – 5 p.m.

ELECTION DAY POLLING PLACES (SITIOS DE VOTACIÓN EL DÍA DE ELECCIÓN)

MAY 2, 2026, 7 a.m. - 7 p.m.

On Election Day, voters must vote in the precinct where registered to vote, unless the countywide polling place program is being used in the election.
(El Día de Elección, los votantes deberán votar en el precinto donde están inscritos para votar, a menos que el programa de sitios de votación del condado se está utilizando en la elección.)

Location of Election Day Polling Places (Sitios de votación el Día de Elección)

- Precinct Nos. 1, 2, 3 & 6/(números de precintos 1, 2, 3 y 6) - LPISD ITC Building, 9832 Spencer Highway, Room 120/Conference Room
- Precinct Nos. 4 & 5/(números de precintos 4 y 5) - City of La Porte City Hall Council Chamber, 604 West Fairmont Parkway

Applications for ballot by mail shall be mailed to:
(Las solicitudes para boletas que se votarán adelantada por correo deberán enviarse a:)

Lee Woodward, City Secretary
Name of Early Voting Clerk (Nombre del Secretario/a de la Votación Adelantada)

604 West Fairmont Parkway, La Porte, TX 77571
Address (Dirección)

281-470-5021 Telephone Number (Número de teléfono)

WoodwardL@LaPorteTX.gov Email/(Correo electrónico)

LaPorteTX.gov/Elections or La PorteTX.gov/Elecciones
Early Voting Clerk's Website (Sitio web del Secretario/a de Votación Adelantada)

LEGAL NOTICE

Applications for Ballots by Mail (ABBMs) must be received no later than the close of business on:
(Las solicitudes para boletas que se votarán adelantada por correo deberán recibirse no más tardar de las horas de negocio el:) April 20, 2026 (per Texas Election Code 84.007).

Federal Post Card Applications (FPCAs) must be received no later than the close of business on:
(La Tarjeta Federal Postal de Solicitud deberán recibirse no más tardar de las horas de negocio el:) April 20, 2026 (per Texas Election Code 101.052(b), (f), 114.004(c)).

LEGAL NOTICE

NOTICE OF PUBLIC HEARINGS OF THE CITY OF LA PORTE

Notice is hereby given that the La Porte Zoning Board of Adjustment will conduct public hearings at 6:00 P.M. on April 23, 2026, at City Hall located at 604 West Fairmont Parkway, La Porte, Texas, in accordance with Section 106-171 of the City of La Porte Code of Ordinances and Chapter 211 of the Texas Local Government Code, giving all interested persons the right to appear and be heard on the following items:

- Variance #VAR-2026-0023, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for the following Variances pursuant to Sec. 106-333, Table B, Residential Area Requirements of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, for a single-family detached unit, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; HCAD Parcel: 0070010000027; La Porte, Harris County, Texas:
 - o to decrease the minimum required rear yard setback from 15 feet to 3 feet,
 - o to decrease the minimum required side yard setback from 5 feet to 3 feet,
 - o to decrease the minimum required front yard setback from 25 feet to 10 feet,
 - o to decrease the minimum required lot area from 6,000 square feet to 2,438 square feet, and
 - o to decrease the minimum required lot width from 50 feet to 42 feet.
- Special Exception #SE-2026-0003, a request submitted by Stephanie Mendoza, applicant, on behalf of Roelof and Judy Nieuwenhuis, property owners; for a Special Exception from Sec. 106-834, General Provisions of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, to waive the requirement that a single-family dwelling be located on the lot so that space is available for a future two-car garage, within the Mixed Use (MU) zoning district, on approximately 0.07 acres of land, located at 545 Circle Drive; HCAD Parcel: 0070010000027; La Porte, Harris County, Texas.

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From 545 Circle Dr.

