



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!*