

**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  
**FRANK NANCE**  
Board Member Alternate 2

## **MINUTES OF THE REGULAR MEETING OF THE LA PORTE ZONING BOARD OF ADJUSTMENT OCTOBER 24, 2024**

**The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, October 24, 2024, 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 Member, Phillip Hoot, Pat McCabe, and John Blakemore.

**Board Members absent** Board Member, Nettie Warren, Jon Willis, and Frank Nance.

**City Staff present:** Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Matt Daeumer, Assistant City Manager; Clark Askins, City Attorney; and Maria Pena, Planning and Development Department Coordinator.

1. **CALL TO ORDER:** Chairman Dennis Oian called the meeting to order at 6:01 p.m.
  
2. **ROLL CALL OF MEMBERS:** Chairman, Dennis Oian; Board Member, Phillip Hoot; Pat McCabe; and John Blakemore; were present.
  
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 Comment
  
4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on July 25, 2024.

Board Member Pat McCabe made the motion to approve the meeting minutes. Board Member Phillip Hoot seconded the motion. All in favor, the motion passed, 4-0.

### **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.

The public hearing was opened at 6:02 p.m.

Planning Manager, Johnna Matthews presented the proposed Variance Request VAR-2024-0002.

The applicant Becky Ta presented and provided additional information on the proposed Variance Request VAR-2024-0002.

No public comment.

The public hearing was adjourned at 6:33 p.m.

Board Member Phillip Hoot made the motion to deny the proposed Variance Request VAR-2024-0002. Board Member John Blakemore seconded the motion. All in favor, the motion passed, 4-0.

### **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.

The public hearing was opened at 6:40 p.m.

Planner II, Yvonne Briscoe presented the proposed Variance Request VAR-2024-0003.

The contractor Jerry Garcia with Team Aqua Pools provided information regarding the property easement of the proposed Variance Request VAR-2024-0003.

The owner Carlos Martinez provided additional information regarding utilities and easement of the proposed Variance Request VAR-2024-0003.

No public comment.

The public hearing was adjourned at 6:52 p.m.

Board Member Phillip Hoot made the motion to approve the proposed Variance Request VAR-2024-0003 with the condition that utility lines will be no closer than six feet 6' from the pool wall and with the condition that the applicant provides documentation from the Utility Company. Board Member John Blakemore seconded the motion. All in favor, the motion passed, 4-0.

### **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. 2<sup>nd</sup> St., on an approximately 0.14 acre-tract legally described as Lots 26 & 27 Block 111 La Porte, Harris County, Texas.

The public hearing was opened at 7:04 p.m.

The Planner II Yvonne Briscoe presented the proposed Special Exception SE-2024-0001.

The applicant Sherri Daniels provided information on the proposed Special Exception SE-2024-0001.

No public comment.

The public hearing was adjourned at 7:09 p.m.

Board Member John Blakemore made the motion to approve the proposed Special Exception SE-2024-0001. Board Member Phillip Hoot seconded the motion. All in favor, the motion passed 4-0.

#### **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 ½ 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., legally as RES A, BLK 1, Home Porte, La Porte, Harris County, Texas.

The public hearing was opened at 7:10 p.m.

The Planning Manager Johnna Matthews presented the proposed Variance Request VAR-2024-0004.

No presentation or comment from the applicant.

No public comment.

The public hearing was adjourned at 7:26 p.m.

Board Member Pat McCabe made the motion to approve the proposed Variance Request VAR-2024-0004. Board Member Phillip Hoot seconded the motion. All in favor, the motion passed 4-0.

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

Planning Manager, Johnna Matthews presented 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.

Board Member Pat McCabe made the motion to cancel the regular meetings of the Zoning Board of Adjustment on November 28, 2024, and December 26, 2024. Board Member Phillip Hoot seconded the motion. All in favor, the motion passed 4-0.

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

Planning Manager Johnna Matthews presented Discussion and Possible Action to adopt the regular meetings of the Zoning Board of Adjustment scheduled for 2025.

The Board Members recommended discussing the regular meetings of the Zoning Board of Adjustment scheduled for 2025 next year. No action was taken.

**ADJOURN:** Board Member Phillip Hoot made the motion to adjourn. Board Member Pat McCabe seconded the motion. All in favor, the motion passed 4-0. The meeting was adjourned at 7:30 p.m.

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Dennis Oian, Chairman

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Maria Pena, Planning & Development Dept. Coordinator