

## INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Baytown Sun** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(832) 806-6300**.

Notice ID: IVb9a0SnTv99LA2AwryG | **Proof Updated: Jan. 07, 2025 at 12:28pm CST**  
 Notice Name: ZBOA Jan 23

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Planning and Development planning@laportetx.gov (281) 470-5065	Baytown Sun

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<b>Columns Wide:</b> 2	<b>Ad Class:</b> Legals
<b>Total Column Inches:</b> 24.01	
<b>Number of Lines:</b> 91	

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01/12/2025: Weekday General Legal (Harris County)	908.11
Tearsheet Fee	2.00
Affidavit Fee	40.00
Admin Fee	30.13

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Subtotal	\$980.24
Tax	\$0.00
Processing Fee	\$0.00
<b>Total</b>	<b>\$980.24</b>

See Proof on Next Page

**NOTICE OF PUBLIC HEARING OF THE  
ZONING BOARD OF ADJUSTMENT**

Notice is hereby given that the La Porte Zoning Board of Adjustment will conduct public hearings at 6:00 P.M. on **January 23, 2025**, in the Council Chambers of City Hall located at 604 West Fairmont Parkway, La Porte, Texas, in accordance with the provisions in Section 106-171 of the City of La Porte Code of Ordinances and the provisions of the Texas Local Government Code, giving all interested persons the right to appear and be heard on the following items:

- The purpose of the public hearing is to receive public input on Special Exception Request #SE-2024-0002, a request by Preston Brown, applicant, on behalf of Waimea Investments LLC, owner; for a special exception to allow for the reconstruction of a non-conforming structure in accordance with Sec. 106-262 within the Main Street (MS) Zoning District, on an approximately 0.025 acre tract of land located at 114 S Iowa St., and legally described as Lots 20 & 21 Block 197 La Porte, Harris County, Texas.

- The purpose of the public hearing is to receive public input on Variance Request #VAR-2024-0005, a request by Tyrone Jones, applicant, on behalf of TNC Construction Services LLC, owner, for approval of the following:

- A variance from Sec. 106-333, Table B residential area requirements, to allow a reduction in the required minimum lot area for duplexes from 6000 square feet to 3,125 square feet;
- A variance from Sec. 106-333, Table B residential area requirements, to allow a reduction in the required minimum lot width for duplexes:
  - from 60 feet to 31.8 feet for 1 lot (lots 4 - 5),
  - from 60 feet to 37.5 feet for 2 lots (lots 1 - 3),
  - from 60 feet to 50 feet for 4 lots (lots 8 - 11 & 13-16),
  - from 60 feet to 59 feet for 1 lot (lots 6 - 7);
- A variance from Sec. 106-333, Table B residential area requirements, to allow a reduction in the required minimum side setback for duplexes:
  - from 20 feet to 0 feet on the shared property line separating the two units,
  - from 20 feet to 5 feet;
- A variance from Sec. 106-333, Table B residential area requirements, to allow a reduction in the required minimum rear setback area for duplexes from 20 feet to 10 feet;
- A variance from Sec. 106-333, Table B residential area requirements, to allow a reduction in the required minimum site area per unit area for duplexes from 8 dwelling units per acre to 18 dwelling units

per acre;

- A variance from Sec. 106-835, Design standards, to allow a reduction in the required minimum spacing between driveways from 10 feet to 4 feet; and
- A variance from Sec. 106-835, Design standards, to allow a reduction in the required minimum distance from side lot line from 3 feet to 2 feet;

for a maximum of 9 duplexes (18 dwelling units) to be constructed on lots within the Medium Density Residential (R-2) zoning district located at 0 E. Main St., 0 N. Lobit Ave., 101 N. Lobit Ave., 105 N. Lobit Ave., 1047 E. Main St., 13610 E. D St., and 1701 E. D St., and legally as Lots 1 thru 11, Lots 13 thru 16, and Lots 18 thru 20, Block 987 La Porte, Harris County, Texas.

Following the public hearing, the Zoning Board of Adjustment will act upon the public hearing item and conduct other matters pertaining to the Board.

Citizens wishing to address the Board pro or con during the public hearing are required to sign in before the meeting is convened.