

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 JULY 25, 2024

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, July 25, 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: Board Member, Pat McCabe; Board Member, John Blakemore; Board Member, Netti Warren; and Alternate Board Member, Jon Willis.

Board Members absent Chairman, Dennis Oian; Board Member, Phillip Hoot, and Alternate Board Member, Frank Nance.

City Staff present: Teresa Evans, Director of Planning and Development; Clark Askins, City Attorney; Yvonne Briscoe, Planner II; Malik Michel, Engineering Manager; and Maria Pena, Planning and Development Dept. Coordinator.

1. CALL TO ORDER: City Attorney Clark Askins called the meeting to order at 6:04 p.m.

Board Member John Blakemore made the motion to elect Board Member Nettie Warren to serve as Temporary Chairperson for this meeting. The motion was seconded by Pat McCabe. All in favor, the motion carried 4-0.

2. ROLL CALL OF MEMBERS: Board Member, Pat McCabe; Board Member, John Blakemore; Board Member Netti Warren; and Alternate Board Member, Jon Willis 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 Comments

4. CONSIDER APPROVAL OF THE MEETING MINUTES:

- a. Approve the minutes of the meeting held on June 27, 2024.

Board Member Pat McCabe made the motion to approve the meeting minutes. The motion was seconded by Board Member John Blakemore. All in favor, the motion was adopted, 4-0.

5. VARIANCE #VAR-2024-0001: Open a public hearing to consider Variance Request #VAR-2024-0001, a request submitted by Shahana Akter/applicant on behalf of Jin Lee, LM Property

Investors screening of commercial developments located in nonresidential zoning districts when located adjacent to residential zoning districts, on a tract of land located at 2483 Underwood Rd., and legally described Commercial Res., Block 9, Creekmont Section 1, Harris County, TX.

Director of Planning and Development, Teresa Evans presented the Variance Request #VAR-2024-0001.

Jose R. Marron commented on drainage concerns and spoke in opposition to the proposed Variance Request #VAR-2024-0001.

Craig Prosis commented on the fence concern and spoke in opposition to the proposed Variance Request #VAR-2024-0001.

Cynthia Kinard commented on drainage concerns and spoke in opposition to the proposed Variance Request #VAR-2024-0001.

Engineering Manager, Malik Michel provided information on the drainage of the proposed Variance Request #VAR-2024-0001.

Donna Brady shared her concerns with flooding regarding the proposed Variance Request #VAR-2024-0001.

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

6. BOARD DISCUSSION AND POSSIBLE ACTION: Consider Variance Request #VAR-2024-0001.

Board Member John Blakemore made the motion to deny the proposed Variance Request #VAR-2024-0001 to the buffer requirements that are in Section 106-444 (a). The motion was seconded by Board Member Jon Willis. All in favor, the motion was adopted, 4-0.

7. VARIANCE #24-93000003: Open a public hearing to consider Variance Request #24-93000003, a request submitted by Javid Malik/applicant on behalf of Shama Khan/owner to allow for the construction of two (2) dwelling units; a duplex/townhome product. Variances are requested to allow deviations from Sections 106-1 (Definitions) regarding the definition of a townhome and 106-333 (Table B, residential Area Requirements) regarding a reduction in the side yard setbacks and an increase in density, on a tract of land located at 1500 S. Broadway St., and zoned High-Density Residential (R-3), and legally described TRS 30 & 31, BLK 1438, Harris County, TX.

Planner II, Yvonne Briscoe presented the proposed Variance Request #24-93000003.

The applicant Javid Malik provided information on the proposed Variance Request #24-93000003.

The public hearing was adjourned at 6:55 p.m.

8. BOARD DISCUSSION AND POSSIBLE ACTION: Consider Variance Request #24-93000003.

Board Member Pat McCabe made the motion to deny all three parts of the proposed Variance Request #24-93000003. The motion was seconded by Board Member John Blakemore. All in favor, the motion passed 4-0.

9. **BOARD COMMENTS:** On matters appearing on the agenda or inquiries from staff regarding specific information or existing policy.

None.

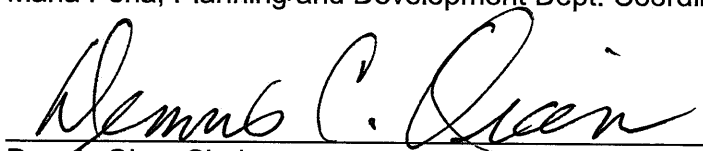
10. OTHER BOARD BUSINESS:

- Next Zoning Board of Adjustment meeting: August 22, 2024.
- Introduce new staff: Yvonne Briscoe.

ADJOURN: Board Member Pat McCabe adjourned the meeting at 7:00 p.m.



Maria Pena, Planning and Development Dept. Coordinator



Dennis Oian, Chairman

