

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 FEBRUARY 27, 2025

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, February 27, 2025, 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, Pat McCabe, John Blakemore, Nettie Warren, Frank Nance, and Jon Willis.

**Board Members absent:** Board Member, Phillip Hoot.

**City Staff present:** Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; 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 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** Board Member, Phillip Hoot 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.)*

A citizen commented unelected functionaries should not be able to dictate uses of private property, if so, it should apply to everyone.

April Baggett 115 S. Virginia St. shared concerns regarding vandalism and asked for clarification on the proposed Special Exception request.

4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
  - a. Approve the minutes of the meeting held on October 24, 2024.

Board Member Pat McCabe motioned to approve the meeting minutes. Board Member John Blakemore seconded the motion. The motion passed 5-0.

## 5. PUBLIC HEARINGS AND ASSOCIATED ACTIONS

### 5. a SPECIAL EXCEPTION SE-2024-0002

The Board will hold a Public Hearing to receive 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 nonconforming structure in accordance with Sec. 106-262 within the Main Street (MS) Zoning District, on an approximately 0.25 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 public hearing was opened at 6:03 p.m.

Yvonne Briscoe, Planner II presented the proposed Special Exception SE-2024-0002 to allow for the reconstruction of a nonconforming structure in accordance within Sec. 106-262 with the Main St. (MS) zoning district.

The applicant Preston Brown, a real estate investor, stated he purchased the property to turn it into a rental property. To protect the investment Mr. Brown replaced the roof and windows. Mr. Brown mentioned that Yvonne explained the process and requirements.

Board Member Nettie Warren inquired about the current repair cost.

Mr. Brown responded repairs may exceed 50% based on Harris County assessed tax of \$23,000 property value.

No public comment.

The public hearing was adjourned at 6:17 p.m.

Board Member Jon Willis inquired how long the property has been vacant.

Yvonne Briscoe, Planner II responded one of the dwellings was inactivated since July of 2015 and the second dwelling since February 2024.

Board Member John Blakemore inquired regarding the property previously being on the dangerous building list.

Yvonne Briscoe, Planner II responded it was previously on the dangerous building list. The reason it has not been ordered to be demolished is because the property has changed ownership and typically staff will work with the new owner to bring the property into compliance.

Board Member John Blakemore inquired if the duplex meets the spirit of the zoning ordinance as it sits currently.

Yvonne Briscoe, Planner II responded the only criteria that the request does not meet is the improvement value is more than 50% and less than the total.

Chairman Dennis Olan inquired if there were any current permits.

Yvonne Briscoe, Planner II responded there were no permits issued for the proposed request.

Board Member Nettie Warren requested clarification on the Main Street overlay issue.

Yvonne Briscoe, Planner II responded Main Street does not allow duplexes. Changes to 106 are adopted by City Council and staff is not familiar with the history of why single family residential is allowed but duplexes are not.

Board Member John Blakemore motioned to deny the proposed Special Exception SE-2024-0002. Board Member Pat McCabe seconded the motion. The motion passed 5-0.

#### **5. b VARIANCE VAR-2024-0005**

The Board will hold a Public Hearing to receive input on Variance 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 3,025 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 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 17.66 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 8 duplexes (16 dwelling units) to be constructed on lots within the Medium Density Residential (R-2) zoning district, being approximately 0.906 acres, located at 0 E. Main St., 0 N. Lobit Ave., 105 N. Lobit Ave., 13610 E. D St., and 1701 E. D St., and legally as Lots 1 thru 3, Lots 6 thru 11, Lots 13 thru 16, and Lots 18 thru 20, Block 987 La Porte, Harris County, Texas.

The public hearing was opened at 6:29 p.m.

Yvonne Briscoe, Planner II presented the proposed Variance Request VAR-2024-0005. Staff received 3 notices in opposition to the request and 0 notices in favor.

The applicant Tyrone Jones is a builder that has worked in the La Porte area and stated that he purchased the properties and had to install the sewer line and water line. Mr. Jones made the proposed request to cover the value that has been invested.

Chairman Dennis Oian inquired the proposed square footage of the subject properties.

Tyrone Jones stated other blocks within the city have more duplexes than what is being proposed, and he is being consistent with what has been approved in the past.

Board Member Jon Willis inquired if residences would face Main Street.

Yvonne Briscoe, Planner II responded three properties would have Main Street addresses. The property is zoned R-2 which permits duplexes.

No public comment.

The public hearing was adjourned at 6:35 p.m.

Chairman Dennis Oian suggested reducing the number of buildings and reapply with a different plan.

Board Member John Blakemore motioned to deny the proposed Variance Request VAR-2024-0005.  
Board Member Pat McCabe seconded the motion. The motion passed 5-0.

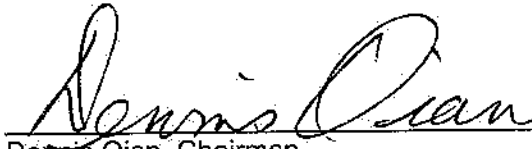
#### **6. BOARD DISCUSSION AND POSSIBLE ACTION**

Planner II, Yvonne Briscoe mentioned that there are cases for March. Next regular ZBOA meeting is scheduled for March 27, 2025.

#### **7. BOARD COMMENT**

No Comment

**ADJOURN:** Without objection the meeting adjourned at 6:39 p.m.

  
Dennis Oian, Chairman

  
Maria Pena, Planning & Development Dept. Coordinator