

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 MARCH 27, 2025

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, March 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, and Jon Willis.

Board Members absent: Board Member, Phillip Hoot, Nettie Warren, and Frank Nance.

City Staff present: Ryan Hvitlæk, Director of Planning and Development; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; 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, Nettie Warren, and Frank Nance were 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.)*

No Comment.

4. **CONSIDER APPROVAL OF THE MEETING MINUTES:**

- a. Approve the minutes of the Zoning Board of Adjustment meeting held on March 27, 2025.

Board Member Pat McCabe made a motion to approve the meeting minutes. Board Member John Blakemore seconded the motion. The motion passed 4-0.

5. **PUBLIC HEARINGS AND ASSOCIATED ORDINANCES**

5. a **SPECIAL EXCEPTION SE-2025-0005**

The Board will hold a Public Hearing to receive input on Special Exception Request #SE-2025-0005, by Suset Briseno, applicant, on behalf of Mayela Calderon, 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 in the Low Density Residential (R-1) zoning district, on an approximately 0.143-acre

tract of land located at 210 S. 5th St., and legally described as Lots 24 & 25 Block 31 La Porte, Harris County, Texas.

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

Yvonne Briscoe, Planner II, presented the proposed Special Exception SE-2025-0005 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 in the Low Density Residential (R-1) zoning district. Staff received no returned notices.

The applicant Jose Solitaire, 110 W H, spoke regarding communication he has had with staff. The applicant stated he understands the reasoning why the two portions of the plans were not approved. He further explained that the primary reason for purchasing the home was for his granddaughter.

No public comment.

Board Member Pat McCabe inquired concerning the two nonconforming highlighted sections of the proposed plans and wanted clarification if the spirit of the chapter would still be met.

Yvonne Briscoe, Planner II, responded that without those two highlighted sections of the proposed plans jutting out into the setbacks, it would meet the criteria. The proposed plans still involve expanding the nonconforming structure due to the setbacks. However, by removing those two sections, the expansion would comply with the code.

Board Member John Blakemore requested clarification regarding the two highlighted sections of the proposed plans, if they would be denied even if the request is approved.

Yvonne Briscoe, Planner II, stated that this would need to be part of the recommendation for the applicant to meet the current setbacks with the expansion.

Applicant Jose Solitaire asked staff if the recommendation would mean he would not be able to proceed with building the two highlighted sections of the proposed plans.

Yvonne Briscoe, Planner II, confirmed.

The public hearing was adjourned at 6:10 p.m.

Board Member Pat McCabe made a motion to approve SE-2025-0005 with the owner's agreement that the two sections from the proposed plans be in compliance and not constructed in the original proposed manner. Board Member John Blakemore seconded the motion. The motion passed 4-0.

5. b SPECIAL EXCEPTION SE-2025-0006

The Board will hold a Public Hearing to receive input on Special Exception Request #SE-2025-0006, by Daphne Roscoe, applicant, on behalf of Wanda Roscoe-McCarthy, 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 in the General Commercial (GC) zoning district, on a 0.287-acre tract of land located at 332 N. 8th St. and legally described as Lots 1, 2, 3, & 4 Block 77 La Porte, Harris County, Texas.

The public hearing was opened at 6:12 p.m.

Yvonne Briscoe, Planner II, presented the proposed Special Exception Request #SE-2025-0006 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 in the General Commercial (GC) zoning district. Staff received 2 returned notices in favor to the request.

The applicant Daphne Roscoe, 1542 N Clark St, expressed her purpose for the property is to update the home. Daphne stated that this was her grandmother's home, and the property needs maintenance such as foundation, electrical, and plumbing services that will exceed the 50% value of the structure. The applicant also explained the proposed plans include a larger carport which would aid in improving parking for the home.

No public comment.

Board Member Pat McCabe inquired about the possibility of the zoning for the property to change from General Commercial (GC) to residential in the future.

Yvonne Briscoe, Planner II, explained the applicant did not want to move forward with a zone change. Staff has begun examining the broader area for potential rezoning, as needed, to bring forward City-initiated zone changes. Overall, the zoning may be considered further in the future.

Daphne Roscoe stated at the time the home was built the zoning of the property was not General Commercial (GC). Staff had recommended a zone change, however the applicant explained that this is not a desirable outcome as she does not live in the property and the zone change may affect the surrounding neighbors.

Board Member John Blakemore asked the applicant whether her future plans involve keeping the home in the family or potentially selling the property.

Daphne Roscoe responded the plan is to keep the home within the family.

The public hearing was adjourned at 6:21 p.m.

Board Member Pat McCabe made a motion to approve SE-2025-0006. Board Member John Blakemore seconded the motion. The motion passed 4-0.

6. BOARD COMMENT

Yvonne Briscoe, Planner II, added that there will be cases for April. Next regular Zoning Board of Adjustment meeting is scheduled for April 24, 2025.

7. ADJOURN

ADJOURN: Without objection the meeting adjourned at 6:23 p.m.


Dennis Olan, Chairman


Maria Pena, Planning & Development Dept. Coordinator