

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
APRIL 24, 2025**

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, April 24, 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 Members, Phillip Hoot, Pat McCabe, John Blakemore, and Nettie Warren.

Board Members absent: Board Members, Frank Nance and Jon Willis.

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 Members, Frank Nance and Jon Willis 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 Nettie Warren seconded the motion. The motion passed 4-0 with Board Member Phillip Hoot abstaining from the vote.

5. PUBLIC HEARINGS AND ASSOCIATED ORDINANCES

5. a SPECIAL EXCEPTION SE-2025-0004

The Board will hold a Public Hearing to receive input on Special Exception Request #SE-2025-0004, a request by Margaret Holloway, applicant, on behalf of Mary Marguerite Holloway Revocable Trust, owner; for approval of a Special Exception from Sec. 106-835, Figure 10-2 Curb and Driveway Criteria, Residential Districts (R-1, R-2, R-3, LL, MH) of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances to decrease the minimum required distance of a driveway from an intersection

from 25 feet to 5 feet within the Low Density Residential (R-1) zoning district, on approximately 0.17 acres of land located at 1614 Roscoe St., and legally described as Lots 22 & 23 Block 28 Bay Front to 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-2025-0004. Staff received one returned notice in favor and two returned notices in opposition to the request.

Board Member John Blakemore requested clarification if the proposed plans include a garage.

Yvonne Briscoe, Planner II, confirmed there is a plan for a garage and carport.

Board Member John Blakemore asked if the garage would occupy the majority of the subject property.

Yvonne Briscoe, Planner II, responded the next agenda item is a request for variances from the percentage of the rear yard occupied and for the side setbacks. The plans submitted with the building permit application were not approved by staff.

Board Member John Blakemore asked in reference to the proposed plans presented, if the driveway for the home along Roscoe Street would become the property owners private drive and result in no parking being allowed for that area.

Yvonne Briscoe, Planner II, responded it would be the owner's private drive and further added the owner currently parks along S. Holmes Street, which is a public right-of-way, and there would still be access to S. Holmes Street.

Board Member John Blakemore inquired if there would be no parking allowed along Roscoe Street.

Yvonne Briscoe, Planner II, responded any street parking needs to meet legal requirements.

Board Member Phillip Hoot asked staff to provide the distance for the existing garage and driveway for the home.

Yvonne Briscoe, Planner II, responded that there is not an existing garage.

Board Member Phillip Hoot asked if there was a current driveway.

Yvonne Briscoe, Planner II, stated there is no driveway in place at this time.

Christina Torres, representing the owner, 1614 Roscoe Street stated there is a driveway on the right side of the home which is ten feet wide. There was previously a garage before the current homeowner purchased the property. There is an additional driveway along S. Holmes Street and no parking takes place on the dead-end street. The representative explained the purpose of the proposed plans is to build a garage and carport.

Board Member John Blakemore inquired if there would be garage doors facing Roscoe Street.

Christina Torres stated this would only take place on the right side of the home, the other side would be open.

Board Member Phillip Hoot inquired the intent of the existing driveway.

Christina Torres stated the intent is to not to be used and to be improved. The representative stated she maintains the right-of-way along S. Holmes Street.

Josh Marley 1708 Roscoe Street does not oppose the homeowner's request for a driveway but expressed concerns regarding the right-of-way along S. Holmes Street. As a City of La Porte right-of-way, this street is frequently used by the community for access to the bay. Mr. Marley stated he is not in favor of the proposed garage as it could potentially obscure view to the bay and would not adhere to the required setbacks.

Board Member Phillip Hoot inquired if the proposed plans would result in the homeowners no longer parking along the right-of-way.

Christina Torres confirmed it is not her intent to park near the surrounding homes.

Windell Gill 714 S. Carroll Street voiced that the city code along with its regulations and requirements are in place for important reasons and expressed opposition to the request. Mr. Gill stated he accesses the city right-of-way along S. Holmes Street and shared concerns about the right-of-way becoming obscured and inaccessible. He further explained that the applicant for this request needs to revisit their proposed plans and consider an alternate route.

Jessica Newman 1704 Roscoe Street does not oppose the homeowners need for a driveway but has concerns this request would cause the frontage of the subject property to result in a double driveway. Ms. Newman voiced her opposition to the request, stating that it would create parking issues that would negatively impact the surrounding neighborhood.

Windell Gill 714 S. Carroll Street inquired what properties the applicant owns.

Yvonne Briscoe, Planner II, responded in addition to 1614 Roscoe Street, 1700 Roscoe Street, is also owned by the applicant. The property owner has also initiated a street and alley closure request and stated that staff has not yet received a complete application.

The public hearing was adjourned at 6:30 p.m.

Clark Askins, City Attorney, clarified the request before the board is Special Exception Request SE-2025-0004 which relates specifically to the request to decrease the minimum required distance of a driveway from an intersection from 25 feet to 5 feet. The criteria for consideration of this request relates to the Special Exception.

Board Member John Blakemore made a motion to deny SE-2025-0004; Board Member Nettie Warren seconded the motion. The motion to deny passed 5-0.

5. b VARIANCE VAR-2025-0012

The Board will hold a Public Hearing to receive input on Variance VAR-2025-0012, a request by Margaret Holloway, applicant, on behalf of Mary Marguerite Holloway Revocable Trust, owner; for approval of Variances from Sec. 106-741, General Provisions, of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances to increase the maximum allowable percentage of a rear yard that can be occupied by a carport/ garage for a single-family dwelling from 25 percent to 27 percent; and to decrease the minimum required distance of a detached garage located in the rear yard of a corner lot from the property line abutting the side street right-of-way from 10 feet to 5 feet, within the Low Density Residential (R-1) zoning district, on approximately 0.17 acre tract of land located at 1614 Roscoe St., and legally described as Lots 22 & 23 Block 28 Bay Front to La Porte, Harris County, Texas.

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

Yvonne Briscoe, Planner II, presented the proposed Variance VAR-2025-0012. There are two variances as part of this request. The first variance is to increase the maximum allowable percentage of a rear yard that can be occupied by a carport/ garage for a single-family dwelling from 25 percent to 27 percent. The second variance is to decrease the minimum required distance of a detached garage located in the rear yard of a corner lot from the property line abutting the side street right-of-way from 10 feet to 5 feet. Staff received one returned notice in favor and two returned notices in opposition to the request.

Board Member Phillip Hoot inquired if due to the denial of the Special Exception, if this request is postponed, the applicant could return to the board with revised plans under the same variance application, or if a new application would be required.

Clark Askins, City Attorney, stated if this variance request is postponed to another time, the applicant can return under the same variance application.

Josh Marley 1708 Roscoe Street opposes the proposed setback requests. He expressed concerns about the effects this request would cause, such as blocking view of the bay and inhibiting the surrounding homeowners from accessing the right-of-way along S. Holmes Street. The homeowner should consider an alternative solution. Mr. Marley also demonstrated to the board members an aerial from the previous driveway along Roscoe Street, and noted the minimum required setbacks were followed.

Windell Gill 714 S. Carroll Street has built numerous homes and rarely was a variance ever requested unless it was absolutely necessary. Mr. Gill voiced the homeowner has alternative options to consider. Mr. Gill expressed his disagreement with the proposed plans and explained this request would negatively impact parking and public access for the city right-of-way along S. Holmes Street.

Christina Torres 730 S. Carroll Street confirmed the owner also owns 1700 Roscoe Street. The surrounding homes have a 5ft driveway setback and explained that the 10ft setback requirement does not provide enough space. There is a driveway along S. Holmes Street.

Board Member John Blakemore inquired if the driveway along S. Holmes Street is where a car was located prior to the meeting.

Christina Torres confirmed.

Board Member John Blakemore inquired if S. Holmes Street is used as common parking area.

Cristina Torres confirmed.

Board Member John Blakemore asked the representative what was previously located along Roscoe Street.

Christina Torres stated the area previously served as a garage and driveway. The homeowner is disabled and needs a driveway, garage, and sidewalk as the current condition of the property is not adequate.

The public hearing was adjourned at 6:49 p.m.

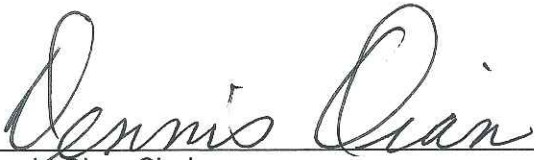
Board Member Phillip Hoot made a motion to postpone VAR-2025-0012. Board Member John Blakemore seconded the motion. The motion to postpone passed 5-0.

6. BOARD COMMENT

Ryan Hvitlæk, Director of Planning and Development, informed the Board there will be a May meeting. Next regular Zoning Board of Adjustment meeting is scheduled for May 22, 2025.

7. ADJOURN

ADJOURN: Without objection the meeting adjourned at 6:50 p.m.

A handwritten signature in cursive script, reading "Dennis Olan", written over a horizontal line.

Dennis Olan, Chairman

A handwritten signature in cursive script, reading "Maria Pena", written over a horizontal line.

Maria Pena, Planning & Development Dept. Coordinator