

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
MAY 22, 2025**

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, May 22, 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; Nettie Warren; and Alternate Board Member, Jon Willis.

Board Members absent: Alternate Board Member Frank Nance.

City Staff present: Ryan Hvitlæk, Planning and Development Director; Clark Askins, City Attorney; Johnna Matthews, Planning Manager; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; Jameson Appel, Public Works Assistant Director; and Maria Peña, Department Coordinator.

- 1. CALL TO ORDER:** Chairman Dennis Oian called the meeting to order at 6:02 p.m.
- 2. ROLL CALL OF MEMBERS:** Alternate Board Member Frank Nance 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.)*

No Comment.

4. CONSIDER APPROVAL OF THE MEETING MINUTES:

Approve the minutes of the Zoning Board of Adjustment meeting held on April 24, 2025.

Board Member Pat McCabe made the motion to approve the meeting minutes. Board Member Nettie Warren seconded the motion. The motion passed 5-0.

5. PUBLIC HEARING AND ASSOCIATED ORDINANCES

5.a Special Exception SE-2025-0007

The Board will hold a Public Hearing to receive input on Special Exception Request #SE-2025-0007, a request by the City of La Porte, Texas, applicant/owner; for approval of a Special Exception from Sec. 106-835, Figure 10-3 Curb and Driveway Criteria Commercial and Industrial Districts (MU, MS, NC, GC, BI, LI, HI) of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, to decrease the minimum required distance from an intersection from 40 feet to 25.5 feet within the General Commercial (GC) zoning district, on approximately 4.59 acres of land located at 604 W. Fairmont Parkway, La Porte, Texas, and legally described as Lots 1 Thru 32, Block 175, La Porte, and Lots 1 Thru 32, Block 176, La Porte, Harris County, Texas.

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

Ryan Hvitløk, Planning and Development Director presented the proposed Special Exception #SE-2025-0007. Staff did not receive return notices regarding this request.

Alternate Member Jon Willis requested justification concerning the 40-foot distance requirement for driveways from intersections.

Ryan Hvitløk, Planning and Development Director explained the requirement of 40 feet in General Commercial and Industrial areas is because the setbacks are generally closer. Also, these districts tend to have higher traffic volumes, and the streets typically have higher speed limits which necessitates the need for further separation. In a Residential area the minimum is 25 feet and while City Hall is zoned Commercial it is located in a Residential area. Both S.4th St. and W. I St. function as residential streets verses a typical commercial street.

Board Member Phillip Hoot requested the reason for the request.

Ryan Hvitløk, Planning and Development Director stated the reason for this request is to have a straight drive from the driveway to the parking area.

Board Member Phillip Hoot stated the current city hall driveway on 5th is offset and has not been an issue.

Ryan Hvitløk, Planning and Development Director stated another reason the site designers proposed the driveway at that location is to make it easier to enter and exit the proposed utility billing drive through located on the side of the building.

Board Member Phillip Hoot stated that moving the drive through another 15 feet wouldn't seem to present a problem.

Ryan Hvitlök, Planning and Development Director stated another reason for this request is the location of the dumpster enclosure.

Board Member Phillip Hoot stated the only reason for the driveway proposed in that location is to align with the fire lane. The location of the dumpster may be better closer to Fairmont for easier access.

Jameson Appel, Public Works Assistant Director stated the reason for the request is the circulation of the drive through in the parking lot and to propose a drop-off location for the IT department to work on police vehicles.

Board Member Phillip Hoot shared concern with vehicles having a tendency of speeding with straight access to the parking lot exit.

Jameson Appel, Public Works Assistant Director stated this was originally proposed and was removed during the permitting process. A meeting with the Ad Hoc Committee for City Hall requested to propose the driveway where it was located previously.

Board Member Phillip Hoot stated the current driveway at city hall is offset.

Jameson Appel, Public Works Assistant Director stated the circulation for the proposed drive through would be better not being offset. Another consideration was to remove the driveway completely and have utility billing traffic cut through the parking lot and proposing access on S. 4th St. is preferred.

Board Member John Blakemore stated the proposed plan makes access much easier for emergency vehicles, fire trucks, and delivery trucks.

Jameson Appel, Public Works Assistant Director stated based on all the models this was the best option for the project.

Board Member Phillip Hoot stated he does not agree with the city request.

Board Member Nettie Warren stated the proposed idea would be beneficial for the public.

No public comment.

The public hearing was adjourned at 6:16 p.m.

Board Member John Blakemore made a motion to approve Special Exception SE-2025-0007 with the stipulation that the city pursue the four-way stop at the intersection of S. 4th

and W. I St. The motion was seconded by Pat McCabe. The motion passed 4-1 with Board Member Phillip Hoot in opposition.

6. BOARD COMMENT No Comment.

7. ADJOURN Without objection the meeting adjourned at 6:19 p.m.


Dennis Olan, Chairman


Maria Peña, Planning and Development Coordinator