

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 24, 2025**

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

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

City Staff present: Ryan Hvitlæk, Planning and Development Director; Clark Askins, City Attorney; Yvonne Briscoe, Planner II; Lindsey Obregon, Planning Technician; Matt Daeumer, Assistant City Manager; and Maria Peña, Planning and Development Department Coordinator.

1. **CALL TO ORDER:** Chairman Dennis Oian called the meeting to order at 6:00 p.m.

Due to the lack of a quorum of regular Board Members at the Zoning Board of Adjustment's regular meeting on Thursday, July 24, 2025, Alternate Board Member Jon Willis' vote will be counted on all action items.

2. **ROLL CALL OF MEMBERS:** Board Members, Phillip Hoot; Nettie Warren, and Alternate Board Member, 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:**

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

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

5. PUBLIC HEARINGS AND ASSOCIATED ITEMS

5.a Variance #VAR-2025-0013

The Board will hold a Public Hearing to receive input on Variance Request #VAR-2025-0013, request by Tyrone Jones, applicant, on behalf of TNC Construction Services LLC, owner; for the following Variances from Sec. 106-333, Table B "Residential Area Requirements" of Chapter 106 (Zoning) of the City of La Porte's Code of Ordinances, within the Mid-Density Residential (R-2) zoning district, on approximately 0.91 acres of land, generally located between E. Main St. to the south, E. Madison to the north, N. Carroll Ave. to the west, and N. Lobit Ave. to the east (HCAD Parcels: 0241560000001, 0241560000020, 0241560000006, 0241560000009, 0241560000018, 0241560000021, 0241560000022, and 0241560000019), La Porte, Harris County, Texas.

The public hearing was opened at 6:01 p.m.

Yvonne Briscoe, Planner II, presented the proposed Variance Request #VAR-2025-0013. Staff received two returned notices in opposition to this request.

The applicant Tyrone Jones, 6338 N. FM 565, shared information regarding his background and the impact he has had within the City of La Porte and the community. Mr. Jones provided a presentation that included the reasoning and purpose for his requests.

Roy McKie, 225 S. Blackwell, voiced his opposition to Variance Request #VAR-2025-0013. Mr. McKie referenced the City of La Porte's Code of Ordinances to state the definition of a variance and articulated reasons why the request is unnecessary and fails to meet the established criteria for the granting of a variance. He further emphasized that the regulations outlined in the City of La Porte's Code of Ordinances serve important purposes and must be strictly followed.

Mark Venable, 201 N. Nugent St, shared findings from his previous research conducted prior to purchasing his property, noting that two lots were required at that time for a home. Mr. Venable requested clarification if this regulation had changed.

Clark Askins, City Attorney, clarified this time is to provide a testimony and for the Board to make a decision regarding the request.

Mark Venable expressed his opposition to the variance request, stating that the property in question is an appealing enclave that he would prefer to see preserved. He noted that

while he would not oppose the construction of new homes, he is not in agreement with the multiple developments proposed in this request.

The public hearing was adjourned at 6:36 p.m.

John Blakemore made a motion to deny Variance Request #VAR-2025-0013. The motion was seconded by Pat McCabe. The motion to deny passed 4-0.

5.b Special Exception SE-2025-0008

The Board will hold a Public Hearing to receive input on Special Exception Request #SE-2025-0008, request by Tyrone Jones, applicant, on behalf of TNC Construction Services LLC, owner; for Special Exceptions 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 within the Mid Density Residential (R-2) zoning district, on approximately 0.73 acres of land, generally located between E. Main St. to the south, E. Madison to the north, N. Carroll Ave. to the west, and N. Lobit Ave. to the east; HCAD Parcels: 0241560000021, 0241560000022, 0241560000019, 0241560000018, 0241560000020, and 0241560000001; La Porte, Harris County, Texas.

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

Yvonne Briscoe, Planner II, presented the proposed Special Exception Request #SE-2025-0008. Staff received two returned notices in opposition to this request.

The applicant was present to answer questions; however, did not give a presentation.

Roy McKie, 225 S. Blackwell, voiced his opposition, stating that the request would lead to parking problems. Mr. McKie emphasized the importance of adhering to the City of La Porte's Code of Ordinances to prevent potential conflicts.

The public hearing was adjourned at 6:50 p.m.

John Blakemore made a motion to deny Special Exception Request #SE-2025-0008. The motion was seconded by Jon Willis. The motion to deny passed 4-0.

6. BOARD COMMENT

Ryan Hvitlök, Planning and Development Director, stated that there will be one item on the agenda for the next regular Zoning Board of Adjustment meeting in August.

7. **ADJOURN:** Without objection the meeting adjourned at 6:52 p.m.


Dennis Olan, Chairman


Maria Peña, Planning and Development Coordinator