



## City of La Porte Zoning Board of Adjustment Agenda

Notice is hereby given of a **Special Meeting** of the La Porte Zoning Board of Adjustment to be held on **Thursday, November 10, 2016, at 6:00 p.m.** at City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, regarding the items of business according to the agenda listed below:

1. Call to order.
2. Roll call of members.
3. A public hearing to consider Variance Request 16-93000011, a request by George Lowery for the tract of land located at 2602 W. Main, legally described as Lots 21-30 & Tracts 1-10 & 12-20 Block 707 & Abandoned Alley and Tract A Town of La Porte Subdivision. The applicant is seeking approval of a variance that would allow him to build a 292.24 square foot sign. This is contrary to the provisions of Section 106-874 (a)(3)(b)(1), which caps the size of freestanding on-premises signs in a General Commercial zone at 150 square feet.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
4. A public hearing to receive public input on Variance Request 16-93000012, a request by Donna Eckels for the tract of land located at 402 W. E Street, legally described as Lots 30, 31 & 32, Block 129 Town of La Porte Subdivision. The applicant is seeking approval of a variance that would allow her client to replat one lot (East) to be 5,625 square feet and the other (West) to be 3,750 square feet in size. Both of these lot sizes are contrary to the provisions of Section 106-333 (a), which requires single family detached lots to be a minimum of 6,000 square feet in size.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
5. A public hearing to receive public input on Variance Request 16-93000013, a request by Jose Gonzalez for the tract of land located at 324 W. Main Street, legally described as Lots 11, & 12 Block 58 Town of La Porte Subdivision. The applicant is seeking approval of a variance that would allow his client to place a freestanding sign in the Main Street District that is 50 square feet in size, and is 24 feet in height for an existing building that is not setback. This is contrary to Section 106-874 (a)(4)(c) which requires that new freestanding signs can only be used when the building is setback and cannot exceed 24 square feet in size or 14 feet in height.
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
6. A public hearing to receive public input on Variance Request 16-93000014, a request by Charles Pfeiffer for the tract of land located at 202 ½ N. 16th St., legally described as Block 686, Lots 1-16 & 17-32 & Abandoned E ½ N. 14<sup>th</sup> St, Town of La Porte Subdivision. The applicant is seeking approval of a variance that would allow him to forego installation of planters in a parking area; contrary to the provisions of Section 106-800 (c)(1)(c), which requires a minimum ratio of one planter for every ten parking spaces.
  - a. Staff Presentation

- b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
7. A public hearing to receive public input on Special Exception Request 16-93000001, a request by Mark Hutfless for the tract of land located at 201 N. 18th Street, legally described as Lots 17-32 and the east 75' of Lots 1-16 Block 691 Town of La Porte Subdivision. The applicant is seeking approval of a special exception that would allow his company (Imreys) to expand a preexisting non-conforming use.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
8. A public hearing to receive public input on Special Exception Request 16-93000002, a request by Wayne Vinson for the tract of land located at 801 N. 16th Street, legally described as Tracts A & 1A of Block 1 Nebraska Syndicate. The applicant is seeking approval of a special exception that would allow his company (Lhoist) to expand a preexisting non-conforming use.
- a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
9. Administrative reports.
10. Board comments on matter appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
11. Adjourn.

A quorum of City Council members may be present and participate in discussions during this meeting. However, no action will be taken by the Council.

In compliance with the Americans with Disabilities Act, The City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281-470-5019.

#### **CERTIFICATION**

I certify that a copy of the Thursday, November 10, 2016, agenda of items to be considered by the Zoning Board of Adjustment was posted on the City Hall bulletin board on the \_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_ Title: \_\_\_\_\_