



## City of La Porte Zoning Board of Adjustment Agenda

Notice is hereby given of a Meeting of the La Porte Zoning Board of Adjustment to be held on **Thursday, October 25<sup>th</sup>, 2018, 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 18-93000007**, a request by Joshua & Ashley Pressly for a tract of land located at 405 Bay Shore Dr., and legally described as TRS 1B & 2B, BLK 49. The applicant is seeking approval of a variance for a setback relief of 9ft, 9 & 5/8<sup>ths</sup> of an inch from the front property line and a setback relief of 4ft, 11 & 5/8<sup>ths</sup> of an inch in the rear
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
4. A public hearing to consider **Special Exception 18-94000003**, a request by Adrienne Feller for a tract of land located at 10410 N L St., legally described as TR 441C La Porte Outlots, to allow the applicant to subdivide the 1.0 acre sized parcel into two lots with reduced lot widths and area, in the Large Lot Residential District (LLD).
  - a. Staff Presentation
  - b. Applicant Presentation
  - c. Public Comments
  - d. Question and Answer
5. Administrative reports
6. Board comments on matter appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.
7. 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

**ZBOA Agenda – October 25<sup>th</sup>, 2018 Regular Meeting**  
**Page 2**

I certify that a copy of the Thursday, June 28<sup>th</sup>, 2018, agenda of items to be considered by the Zoning Board of Adjustment was posted on the City Hall bulletin board on the \_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_

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

**City of La Porte, Texas  
Zoning Board of Adjustment**



**October 25, 2018**

**AGENDA ITEM 3**

Variance Request #18-93000007  
405 Bay Shore Dr

*Chase Stewart, Planning Technician  
Planning and Development Department  
City of La Porte, Texas*

## Planning and Development Department

### Staff Report

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#### ISSUE

Should the Board of Adjustment approve a request for a variance by Joshua and Ashley Pressly, for the property located at 405 Bayshore Dr., legally described as TRS 1B & 2B, BLK 49, which would permit a deviation from the setback requirements for a residential lot.

The applicant is requesting a variance of the front and rear property setback requirements defined in Section 106-333 of the La Porte Code of Ordinances. The required front setback is 25 linear feet from the front property line with the rear setback requirement being 15 linear from the rear property line. The applicant is seeking a setback relief of 9 ft, 9 & 5/8<sup>ths</sup> of an inch from the front property line and a setback relief of 4 ft, 11 & 5/8<sup>ths</sup> of an inch in the rear. This would result in a setback of 15 ft, 2 & 3/8<sup>ths</sup>

#### DISCUSSION

Applicant:

Joshua & Ashley Pressly, authorized owners

Subject Site:

The subject site is a 0.164 acre tract of land located at 405 Bay Shore Dr. The attached Exhibit B is an area map that shows the location of the property in question. The site is currently occupied by a pre-existing non-conforming single-family home. The single-family home was relocated in 2005 from a different property to this site due to a desire to preserve it's historic qualities. The property is zoned low-density single-family Residential (R-1).

Zoning Information:

The site is currently zoned Residential, R-1, as shown in the attached Exhibit C. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	R-1, Residential	Single Family Home
South	R-1, Residential	Single Family Home
West	R-1, Residential	Single Family Home

Board of Adjustment Meeting  
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 Variance Request #18-93000007

East	R-1, Residential	Single Family Home
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Applicable Code Provisions:

Section 106-333

Uses <sup>8</sup>	Minimum Lot Area/D.U. S.F.	Minimum Lot Width L.F.	Minimum Yard Setbacks L.F. F.R.S. <sup>2, 3, 4, 5, 6, 10, 11, 12, 13, 14</sup>	Maximum Height <sup>15</sup>
Single-family detached	6000	50	25-15-5	35 Ft.

Analysis:

Section 106-192 of the Zoning Ordinance states that the term “variance” represents a deviation from the literal interpretation of the code approved by the Board subject to the fact that enforcement of the provisions of the code would cause an unnecessary hardship because of circumstances unique to the subject property. The Board is authorized to grant a variance when the Board finds that a number of criteria are met. The following table outlines those criteria and staff’s analysis of those criteria.

Criterion:	Staff Finding:
a. That the granting of the variance will not be contrary to the public interest	The granting of this variance will not adversely affect the surrounding area because it would accommodate a structure of a similar nature.
b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result	There would be no hardship encoured from the literal enforcement of Chapter 106-333

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Variance Request #18-93000007

from the applicant or property owner's own actions.	
c. That by granting the variance, the spirit of this chapter will be observed.	The spirit would be observed because the variance request is a relief from restrictive setbacks rather than an abolishment of them entirely. This specific request will allow for a minor deviation in the setback requirement and will allow for the expansion and renovation of a historic home in an established neighborhood.

Notice of Public Hearing:

Section 106-194 of the Zoning Ordinance stipulates the various requirements for public notice of the public hearing. This variance included all of the necessary code requirements for a public hearing including the following:

- Notice of public hearing was posted in the newspaper of general circulation ten days prior to the date of the hearing.
- Mailed notices were sent to all owners of property lying within 200 feet of the site ten days prior to the date of the hearing.
- As of the time of this posting, staff hasn't received any notice responses either "for" or "against" the variance presented
- The required sign was posted on the site ten days prior to the hearing date.

Appeal Procedure:

**Sec. 106-196. - Appeals from the board of adjustment.**

Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the board of adjustment.

**ATTACHMENTS**

- Exhibit A: Application  
Exhibit B: Area Map  
Exhibit C: Zoning Map

Public Response: As of the time of this posting, staff hasn't received a



# Variance Application

Planning and Development Department

### PROJECT INFORMATION

Address where Variance is being requested: 405 Bayshore Dr La Porte TX 77571

Legal description where Variance is being requested: TRS 1B & 2B Blk 49 Sylvan Beach

HCAD Parcel Number where Variance is being requested: 0352150490001

Zoning District: Low Density Residential Lot area: 7159 SF

A Variance request is hereby made to the Board of Adjustment of the City of La Porte.

Description of Request: We are requesting a deviation in the residential zoning setback requirements for the front and back yard minimum allowances.

Attached hereto is a complete listing of the reason(s) why such Variance should be granted.

### PROPERTY OWNER(S) INFORMATION

Name: Joshua and Ashley Pressly

Company (if applicable): \_\_\_\_\_

Address: 405 Bayshore Drive

City: La Porte State: TX Zip: 77571

Phone: 281-450-7536 Email: josh@savannahcafeandbakery.com

### AUTHORIZED AGENT (If other than owner)

Name: \_\_\_\_\_

Company (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

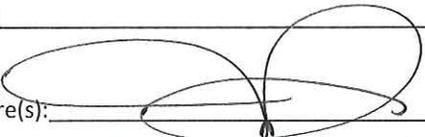
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

### OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner(s)' Signature(s):  \_\_\_\_\_ Date: 10/1/2018

#### STAFF USE ONLY:

Case Number:  
18-93000007

Date Application Received:  
10/1/2018



# Variance Application

Planning and Development Department

## REASON(S) FOR VARIANCE REQUEST

1. We are requesting a deviation back yard's minimum setback of 15 feet to accommodate a stairway and porch. This is a slight expansion of the existing porch and a rebuild of the stairway which is unsafe for use currently. The remodel and addition will stay within the character and placement of current home.  

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2. Requesting a deviation front yard's minimum setback of 25 feet to accommodate an addition, spanning approximately 16 feet to the southwest. The addition will keep in line with where the house is positioned currently, expanding the inline with the current home and porch.  

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3. We believe it is not contrary to public interest, we believe that the remodel will be aesthetically pleasing from the street and will add value and beauty to the neighborhood. The original placement was not of our own action and fell within the zoning requirements when it was moved in 2005. Although it is only setback 23 feet from the property line is it is some 48 feet from the street.  

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4. The requested variances will not alter the character of the neighborhood, it would actually embrace the uniqueness of this side of Bayshore Drive. It would keep in character of all the homes found on Bayshore Drive between Circle Dr and Grove, All homes in this section's front and back porches would essentially line up with each other, including a new build from less than a year ago and granting this variance would stay in the spirit of this committee.  

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5. 

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AFFIDAVIT OF POSTING
ZONING BOARD OF ADJUSTMENT HEARING

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

- 1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: 405 Bayshore Drive La Porte TX 77571

LEGAL DESCRIPTION: TRS 1B & 2B Blk 49 Sylvan Beach

- 2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than ten (10) days prior to the scheduled public hearing; starting at least on the following date: October 14, 2018.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire ten (10) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

Handwritten signature of Joshua D. Pressly

Applicant's Signature

JOSHUA D PRESSLY

Applicant's Printed Name

Subscribed and sworn before me this 1 day of OCTOBER, 2018, by

Joshua D. Pressly (Print Applicant's Name).



Vickie Tschappatt
Notary Public

My commission expires: 12/7/2020

## Josh & Ashley Pressly

405 Bayshore Drive  
La Porte TX 77571  
281-450-7536  
josh@savannahcafeandbakery.com

September 30, 2018

To Whom it May Concern,

In regards to the the property at 405 Bayshore Dr. La Porte TX 77571, with the legal description of TRS 1B & 2B Blk 49 Sylvan Beach, HCAD Parcel number 0352150490001 please review the following for your consideration and approval.

My wife and I purchased this property in May of 2018 with a vision of moving our family into La Porte, my wife's hometown, and raising our children as outdoor kids. What better place to do that than a home right across the street from a park, within walking distance of the beach, a bay and creeks to fish in, and a yard with large trees to enjoy. The only problem with this house that we purchased is it doesn't fit all of us. It is only a two bedroom, two bathroom home and between my wife and I the two boys and one girl there just is not enough room to accommodate my growing family. When we purchased the home we had and still have every intention of renovating and restoring this home to a beautiful, updated version of the 1930's era look and feel; that will fit all five of us. Prior to purchasing the home we tried to make sure that we had covered contingencies that would prevent us from building our vision for this home. We consulted with a builder and an architect and it was not until we turned our building plans into the City of La Porte permit department did we find out that we had missed a major condition of residential zoning code, the reason for this letter and our desire for approval in this consideration.

When we turned our plans into the permit division of the City of La Porte it came to our attention that the plans that we turned in were not within the confines of the set back allowances of the residential zoning requirements of the City of La Porte. Our desire is to add an addition to our home keeping within the original position and look of the current home as is it sits now. To add the expansion of the house and deck requires a deviation from the code of residential zoning setbacks, both front and back yard requirements and we are seeking your approval to move forward with this plan.

The house we purchased was originally built in the early 1930's and was moved to this property, at 405 Bayshore. It was placed and positioned, under permit and within code

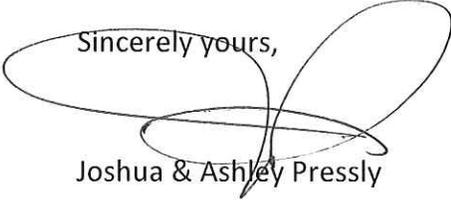
in 2005, while we were not in ownership of the property. The house was originally setback approximately 23 feet (please see attached for specific measurements) from the property line but approximately 45 feet from the road. Our desire is to add an addition of approximately 16 feet on the Southwest side of the house in the same plain as the existing home and extend the deck across the front of the home to keep the 1930's era ascetic. We believe that this will be ascetically pleasing from the street as well as add value and beauty to the street.

We are also requesting a variance exception in the code for the back yard setback. We are requesting a setback for the rear exit for our house, a slightly enlarged deck and patio in comparison of the existing deck and patio as well as a stairway in the rear of the house.

We believe that these variances will keep in the spirit and design of this portion of Bayshore Drive and will not be contrary to public interest. By granting this request all homes between Circle Drive and Grove Street will all be aligned in there setback from the street, including our neighbor's home that was built and received both the variances we are requesting less than a year ago.

We appreciate and believe that we have the same desire for this city, to see the beauty value of this city to come to fruition and destiny. We believe that our home in completion could be a small part of this vision. We thank you in advance for your time and consideration of this matter. If there are any considerations that I have not addressed please feel free to contact me and I would be happy to address these issues.

Sincerely yours,



Joshua & Ashley Pressly

**CONSULTANTS**  
**BUILDER**  
 BLU SHIELDS  
 CONSTRUCTION, LLC  
 22-9TH AVE. N.  
 TEXAS CITY, TX  
 409-692-1309

**STRUCTURAL**  
 APAN & FRANKLIN  
 501 S. NOBLE RD.  
 TEXAS CITY, TEXAS  
 77591  
 409.935.5200

**REVISIONS**

NO.	DATE	DESCRIPTION

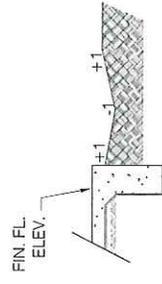
**CLIENT**  
 JOSHUA & ASHLEY  
 PRESSLY

**PROJECT ADDRESS**  
 405 BAYSHORE DRIVE  
 LA PORTE, TX 77571

**DRAWING**  
**PROPOSED**  
**SITE PLAN**

**SP-1.0**

DATE: 10/26/2018  
 SHEET SIZE: 24X36



**4 SWALE DETAIL-TYPICAL** scale: 1/2" = 1'-0"

- DRIVEWAYS**
- Shall be constructed in accordance with the City Engineering Ordinance 15.16.010.
  - Width: 12' Minimum and 25' Maximum.
  - Distance between Drives: 10' Minimum.
  - Distance from Intersection: 25' Minimum.
  - ("Distance is measured from intersection of property lines common with street R.O.W. limits.")

**SANITARY AND STORY DRAINAGE NOTES**

1. BASE FLOORS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6 IN. WITHIN THE FIRST TEN FT.
2. EXTERIOR WALLS, LOT'S LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 IN. OF FALL WITHIN 10 FT. DOWNS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FT. OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING.
3. R403 11.31: ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL BE DISCHARGED TO THE FLOOR OF AN APPROVED DRAINAGE DEVICE WITHIN 12 IN. PLUS 2%.
4. ALL EXCAVATED SOIL FROM FOUNDATION SHALL BE REMOVED FROM CONSTRUCTION SITE PRIOR TO THE START OF FRAMING AND MAY NOT BE USED AS FILL DIRT UNLESS SPECIFICALLY CALLED FOR ON PLANS.
5. FINISH GRADING ON LOT SHALL HAVE A POSITIVE DRAINAGE TO STREET DRAINAGE STRUCTURE.
6. NO WATER TO FLOW ON ADJACENT PROPERTY. WATER TO FLOW TO DRAINAGE STRUCTURE.
7. CONSTRUCTION SITE IS TO BE MAINTAINED FREE OF ANY OPEN TRENCHES, PITS, HOLES OR OTHER EXCAVATIONS THAT MAY HOLD WATER AND AT NO TIME SHALL RUNOFF FROM CONSTRUCTION SITE TRAVEL NEIGHBORING PROPERTY.
8. MECHANICAL EQUIPMENT SHALL BE LOCATED NO CLOSER THAN 3 FEET TO THE PROPERTY LINE UNLESS ALLOWED BY FUTURE CITY ORDINANCE.

**NOTE:**  
 NO WATER TO FLOW ON ADJACENT PROPERTY. WATER TO FLOW TO DRAINAGE STRUCTURE.

1. All construction materials below base flood must be resistant or have ability to be in contact with water.
2. All utilities must be at or above base flood elevation (Electric Meter & Service Potable water supply & sanitary sewer system)
3. All Mechanical, Electrical & Plumbing must be at or above base flood elevation or be equipped with protective measures (Electrical switches & outlets, hose bibs, mechanical units & water heaters).
4. All electrical below base flood must be on its own dedicated circuit.

HIGHLIGHTED YELLOW DENOTES CURRENT HOME



scale: 1/8" = 1'-0"





## AERIAL MAP

Variance  
18-93000007

405 Bay Shore Dr

### Legend

 405 Bay Shore Dr



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 83 feet

OCTOBER 2018  
PLANNING DEPARTMENT





# ZONING MAP

Variance  
18-93000007

405 Bay Shore Dr

### Legend

 405 Bay Shore Dr



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 83 feet



OCTOBER 2018  
PLANNING DEPARTMENT

**City of La Porte, Texas  
Zoning Board of Adjustment**



**October 25, 2018**

**AGENDA ITEM 4**

Special Exception Request #18-94000003  
10410 N L St

*Chase Stewart, Planning Technician  
Planning and Development Department  
City of La Porte, Texas*

## Planning and Development Department

### Staff Report

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#### ISSUE

Should the Board of Adjustment approve a request for a special exception by Adrienne Feller, on behalf of Victor G. Rocha, owner; for the property located at 10410 N L St., legally described as TR 441C La Porte Outlots, to allow the applicant to subdivide the 1.0 acre sized parcel into two lots with reduced lot widths and area, in the Large Lot Residential District (LLD).

The applicant is requesting a special exception from the ZBOA to allow for a reduction in the minimum lot size and width requirements for property within the large lot zoning district (LLD). This request is permitted in Section 106-191 (4), of the La Porte Code of Ordinances.

#### DISCUSSION

##### Applicant:

Adrienne Feller, authorized agent and daughter of current property owner.

##### Subject Site:

The site is a 1.0 acre tract of land located at 10410 N L St. The attached Exhibit B is an area map that shows the location of the property in question. The site is currently occupied by a single-family detached home on the eastern half of the parcel. The property is located in the Lomax residential neighborhood which is comprised of mostly LLD and R-1 zoning districts. The subject parcel is zoned LLD and is directly adjacent to R-1 to the west. Originally, the applicant approached the Planning and Zoning commission with a zone change request and was subsequently offered a recommendation of denial. Members of the Planning and Zoning commission voiced both support for the applicant's situation and concern for potential alternation of spirit of the Lomax residential neighborhood, with their concerns promoting a vote of denial.

##### Zoning Information:

The site is currently zoned Large Lot Residential (LLD), as shown in the attached Exhibit C. The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	LLD, Residential	Single Family Home

Board of Adjustment Meeting  
 October 25, 2018  
 Special Exception Request #18-9400003

South	LLD, Residential	Vacant
West	R-1, Residential	Single Family Home
East	LLD, Residential	Single Family Home

Applicable Code Provisions:

Section 106-191 – “Special Exceptions”

(4). “To deviate from the minimum lot size or width requirements for property within the large lot district, where the board finds that all of the following conditions are shown:

a. That one or more lots located in the same block as the subject property are not uniform in terms of shape and/or size so that any further subdivision of the subject property cannot be in accordance with the regulations governing the district;

b. It can be demonstrated that the subdivision will not circumvent the spirit of the district regulations, or particularly, the rural character of the district; and,

c. Granting the special exception will not be injurious to the value or enjoyment of adjacent properties within the district

Analysis:

Section 106-191 of the Zoning Ordinance states the term "special exception" shall mean a deviation from the requirements of this chapter, specifically enumerated herein, which shall be granted only in the following instances, and then only when the board finds that such special exception will not adversely affect the value and use of adjacent or neighboring property or be contrary to the best public interest

Criterion:	Staff Finding:
a. That the granting of the special exception will not be contrary to the public interest	The granting of this special exception will not adversely affect the surrounding area because it would accommodate a structure of a similar nature.
b. That literal enforcement of this chapter will result in unnecessary hardship because of exceptional narrowness, shallowness, shape, topography or other extraordinary or exceptional physical situation unique to the specific piece of property in question. "Unnecessary hardship" shall mean physical	Approval of a Special Exception is not dependent on proof of a hardship.

Board of Adjustment Meeting  
October 25, 2018  
Special Exception Request #18-9400003

hardship relating to the property itself as distinguished from a hardship relating to convenience, financial considerations or caprice, and the hardship must not result from the applicant or property owner's own actions.	
c. That by granting the special exception, the spirit of this chapter will be observed.	The spirit would be observed because the special exception was developed specifically for situations such as what is being presented to the Zoning Board of Adjustments

Notice of Public Hearing:

Section 106-194 of the Zoning Ordinance stipulates the various requirements for public notice of the public hearing. This special exception included all of the necessary code requirements for a public hearing including the following:

- Notice of public hearing was posted in the newspaper of general circulation ten days prior to the date of the hearing.
- Mailed notices were sent to all owners of property lying within 200 feet of the site ten days prior to the date of the hearing.
- As of the time of this posting, staff hasn't received any notice responses either "for" or "against" the special exception presented
- The required sign was posted on the site ten days prior to the hearing date.

Appeal Procedure:

**Sec. 106-196. - Appeals from the board of adjustment.**

Any person or persons, jointly or severally, aggrieved by any decision of the board of adjustment, or any taxpayer, or any officer, department, board, or bureau of the city may present to a court of record a petition for a writ of certiorari, as provided by V.T.C.A., Local Government Code § 211.011, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of the illegality. Such petition shall be presented to the court within ten days after the filing of the decision in the office of the board of adjustment.

**ATTACHMENTS**

- Exhibit A: Application  
Exhibit B: Area Map  
Exhibit C: Zoning Map



# Zone Change Application

Planning and Development Department

### PROJECT INFORMATION

Address where zone change is being requested: 10410 North L. La Porte, TX 77571

Legal description where zone change is being requested: TR441C La Porte Outlots

HCAD Parcel Number where zone change is being requested: 0231410000519

Zoning District: Large lot Lot area: 1 acre

A request for approval of a zone change is hereby made to the City of La Porte.

Description of Request: Rezone to R1

Attached hereto is a Project Description Letter describing the project and outlining the reasons why such SCUP should be approved.

### PROPERTY OWNER(S) INFORMATION

Name: Victor G. Rocha

Company (if applicable): \_\_\_\_\_

Address: 10410 North L.

City: La Porte State: TX Zip: 77571

Phone: ~~281~~ 713 637-9452 Email: \_\_\_\_\_

### AUTHORIZED AGENT (If other than owner)

Name: Adrienne Filler

Company (if applicable): \_\_\_\_\_

Address: 8900 Red Bluff Rd

City: Pasadena State: TX Zip: 77507

Phone: 281 960 6305 Email: adrienne-elima@icloud.com

### OWNER(S) & AGENT CERTIFICATION

I hereby depose and state under the penalties of perjury that all statements, proposals and/or plans submitted with/or contained in this application are true and correct and the application is complete to the best of my knowledge and belief.

Agent's Signature: [Signature] Date: 7/27/18

Owner(s)' Signature(s): Victor G Rocha Date: 7/27/18

#### STAFF USE ONLY:

Case Number:  
18-92000009

Date Application Received:  
7.27.18



**Zone Change Application**  
Planning and Development Department

**AFFIDAVIT OF POSTING**  
*PLANNING AND ZONING COMMISSION PUBLIC HEARING*

STATE OF TEXAS

COUNTY OF HARRIS

CITY OF LA PORTE

The undersigned hereby duly swears on oath and says:

1. A public hearing sign was provided to me by the City of La Porte's Planning and Development Department. I hereby attest that said sign will be posted on the following described property, which is subject to the application:

ADDRESS: 10410 North L. LaPorte, TX 77571

LEGAL DESCRIPTION: TR441C LaPorte Outlots

2. In accordance with the provisions of Section 106-194 of the city's Code of Ordinances, I hereby attest that said sign will be posted on the described property for no less than fifteen (15) days prior to the scheduled public hearing; starting at least on the following date: \_\_\_\_\_.
3. Said sign shall be placed on the property within 20 feet of the abutting street.
4. Said sign shall remain legible and visible for the entire fifteen (15) day posting period. If sign is damaged or missing, I hereby attest that I will contact the City of La Porte for a replacement sign.

Adrienne Feller  
Applicant's Signature

Adrienne Feller  
Applicant's Printed Name

Subscribed and sworn before me this 27 day of July, 2018, by \_\_\_\_\_  
(Print Applicant's Name).

\_\_\_\_\_  
Notary Public

(Seal)

My commission expires: \_\_\_\_\_



A Meeting of the La Porte  
Planning & Zoning Commission

Scheduled for  
**SEPTEMBER 20, 2018**

To Consider  
**Zone Change Request #18-92000009**

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I have received notice of the above referenced public hearing.

I am in **FAVOR** of granting this request for the following reasons:

There is plenty of room for  
another home, it would  
benefit them to have their  
daughter close to them.

I am **OPPOSED** to granting this request for the following reasons:

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Jessica Long

Name (please print)

Jessica Long

Signature

10426 North L St.

Address

La Porte, TX 77571

City, State, Zip



A Meeting of the La Porte  
Planning & Zoning Commission



Scheduled for  
**SEPTEMBER 20, 2018**

To Consider  
**Zone Change Request #18-92000009**

I have received notice of the above referenced public hearing.

I am in **FAVOR** of granting this request for the following reasons:

Because my neighbors are elderly  
and wish to have their daughter  
build a house next to them so  
she can look after them.

I am **OPPOSED** to granting this request for the following reasons:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

David Falls  
Denise Falls

Name (please print)

Signature

Denise Falls

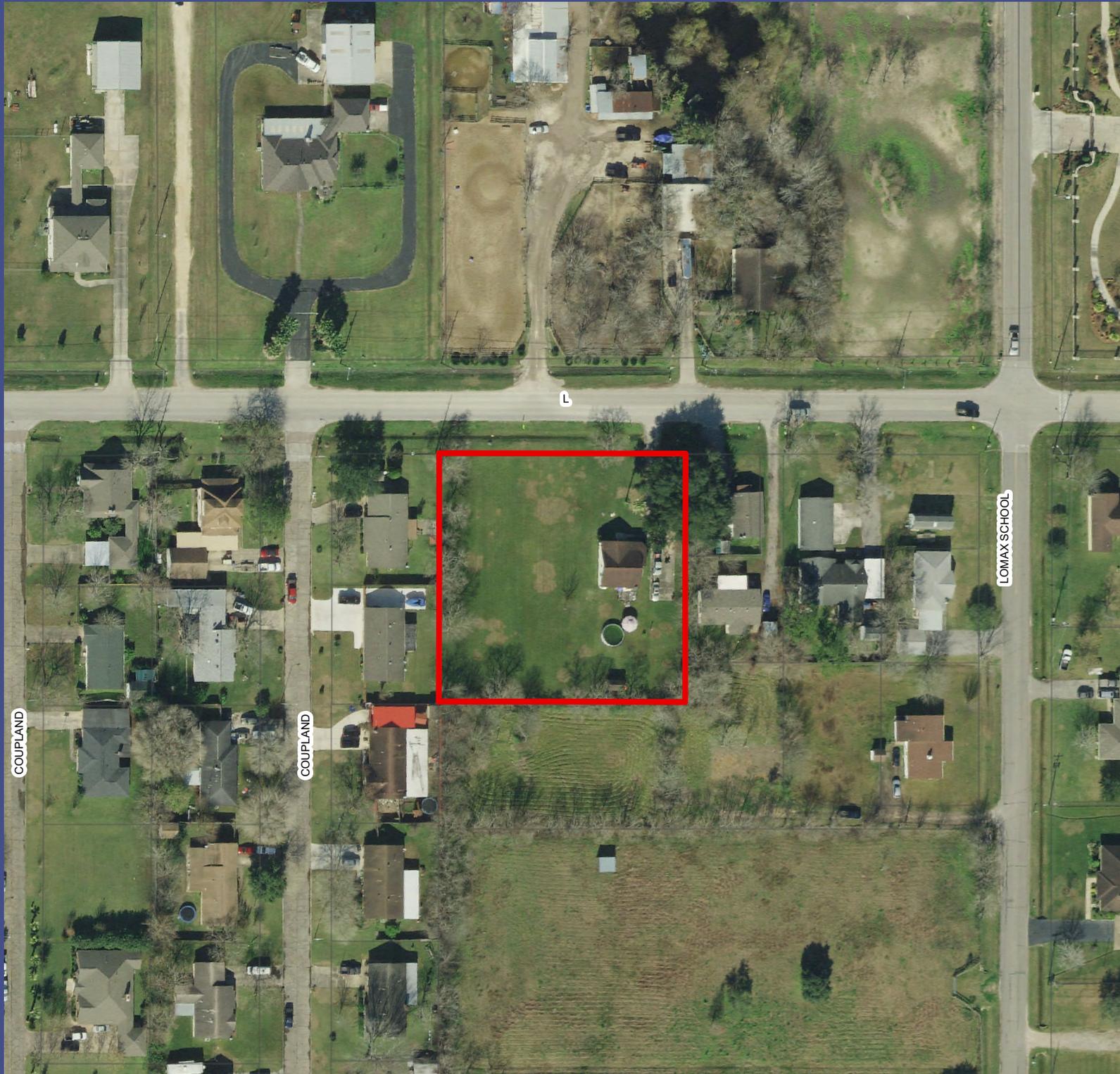
10427 N. L St

Address

LaPorte, Tx 77571

City, State, Zip

832-725-0155



# AERIAL MAP

**Special Exception  
18-9400003**

**10410 N. L St.**

## Legend

 Subject Parcel



This product is for informational purposes and may not have been prepared for or be suitable for legal purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries

1 inch = 114 feet

OCTOBER 2018

PLANNING DEPARTMENT



