

PHILLIP HOOT
Board Member Position 1
PAT MCCABE
Board Member Position 2
ROD ROTHERMEL
Board Member Position 3
ZBOA Chairman



DENNIS OIAN
Board Member Position 4
NETTIE WARREN
Board Member Position 5
JOHN BLAKEMORE
Board Member Alternate 1
VACANT
Board Member Alternate 2

**LA PORTE ZONING BOARD OF ADJUSTMENT AGENDA
THURSDAY, JULY 28, 2022
REGULAR MEETING 6 P.M.**

**CITY COUNCIL CHAMBERS
LA PORTE CITY HALL, 604 WEST FAIRMONT PARKWAY, LA PORTE, TEXAS, 77571**

To attend remotely, join the Zoom meeting online at:

<https://us02web.zoom.us/j/88449331283?pwd=TmJZS0JWSzJEVINTY0F5M3FWY0IXQT09>

To dial in, call 877-853-5257 or 888-475-4499 and use the meeting ID 884 4933 1283, passcode 703753.

-
- 1. CALL TO ORDER**
 - 2. ROLL CALL OF MEMBERS**
 - 3. CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. Approve the minutes of the meeting held on April 28, 2022.
 - 4. VARIANCE #22-93000003:** Open a public hearing to consider Variance Request #22-93000003, a request by Maria Alanis, applicant, on behalf of Carlos Pereda, owner, for a variance to reduce the required setback for a proposed pool, on a tract of land located at 601 Beachman Shore Ln. and legally described as Lot 38, Block 1, Morgan's Landing Section 8, Harris County, TX.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (Limited to 5 minutes per person)
 - d. Adjourn Hearing
 - 5. BOARD DISCUSSION AND POSSIBLE ACTION:** Consider Variance Request #22-93000003
 - 6. VARIANCE #22-93000004:** Open a public hearing to consider Variance Request #22-93000004, a request by Roger Russell, applicant and owner, for a variance to allow for a front yard fence on a tract of land located at 2003 E. Lomax Dr. and legally described as Lots 15 and 16, Lomax Gardens, Harris County, TX.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Public Comments (Limited to 5 minutes per person)
 - d. Adjourn Hearing
 - 7. BOARD DISCUSSION AND POSSIBLE ACTION:** Consider Variance Request #22-93000004

8. ADMINISTRATIVE REPORTS

9. BOARD COMMENTS on matters appearing on the agenda or inquiry of staff regarding specific factual information or existing policy.

10. 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.

Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Planning Department (281-470-5057) three (3) business days prior to the meeting for appropriate arrangements.

CERTIFICATION

I do hereby certify that a copy of the **JULY 28, 2022** Zoning Board of Adjustments meeting agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the City's website, LaPorteTX.gov, in compliance with Chapter 551, Texas Government Code.

_____ Title: _____

DATE OF POSTING _____

TIME OF POSTING _____

TAKEN DOWN _____



Approval of Meeting Minutes

- a. April 28, 2022

PHILLIP HOOT
Board Member Position 1
THOMAS DEEN
Board Member Position 2
ROD ROTHERMEL
Board Member Position 3
ZBOA Chairman



DENNIS OIAN
Board Member Position 4
NETTIE WARREN
Board Member Position 5
PAT MCCABE
Board Member Alternate 1
JOHN BLAKEMORE
Board Member Alternate 2

**MINUTES OF THE REGULAR MEETING OF THE
LA PORTE ZONING BOARD OF ADJUSTMENT
APRIL 28, 2022**

The Zoning Board of Adjustment of the City of La Porte met in a regular meeting on Thursday, April 28, 2022, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at 6:00 p.m., with the following in attendance:

Board Members present: Chairman, Rod Rothermel; Board Member, Thomas Deen; Board Member, Philip Hoot.; Alternate Board Member, John Blakemore; and Alternate Board Member, Pat McCabe.

Board Members absent Board Member, Dennis Oian, and Board Member, Nettie Warren.

City Staff present: Teresa Evans, Planning and Development Director; Ian Clowes, City Planner; Clark Askins, Assistant City Attorney; Chase Stewart, Planning Technician.

1. **CALL TO ORDER:** – Chairman Rothermel called the meeting to order at 6:00 p.m.
2. **ROLL CALL OF MEMBERS:** – Chairman Rothermel; Board Member, Deen; Board Member, Hoot; Alternate Board Member, Blakemore; and Alternate Board Member, McCabe were present.
3. **CONSIDER APPROVAL OF THE MEETING MINUTES:**
 - a. **Approve the minutes of the meeting held on December 9, 2021.**
Alternate Board Member Blakemore moved to approve the meeting minutes; the motion was adopted, 5-0.
4. **VARIANCE #22-93000001:** Open a public hearing to consider Variance Request #22-93000001, a request by David Delao, applicant, on behalf of Edgar Peralta, owner, for a variance to reduce the required rear setback for a proposed home, on a tract of land located at 840 Easy St. and legally described as Lot 383, Block 10, Battleground Estates Section 2, Harris County, TX.

City Planner, Ian Clowes, presented the proposed variance request.

Applicant presented their proposal and explained their rationale for the request.
5. **ADJOURN PUBLIC HEARING:** Public Hearing was adjourned at 6:05 PM.
6. **CONSIDERATION:**

Board members discussed the merits of the variance request.

Board Member Hoot made a motion to approve the requested variance; the motion was adopted, 5-0.
7. **VARIANCE #22-93000002:** Open a public hearing to consider Variance Request #22-93000002, a request by Ronald Kolenc, applicant and owner, for a variance to reduce the required setback for a

proposed pool, on a tract of land located at 215 Coleman Wake Ln. and legally described as Lot 15, Block 1, Morgan's Landing Section 2, Harris County, TX.

City Planner, Ian Clowes, presented the proposed variance request.

Applicant presented their proposal and explained their rationale for the request.

8. ADJOURN PUBLIC HEARING: Public Hearing was adjourned at 6:12 PM.

9. CONSIDERATION:

Board members discussed the merits of the variance request.

Board Member Hoot made a motion to approve the requested variance; the motion was adopted, 5-0.

10. ADMINISTRATIVE REPORTS:

None.

11. BOARD COMMENTS regarding matters appearing on the agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.

None.

ADJOURN – Chairman Rothermel adjourned the meeting at 6:18 PM.

Ian Clowes, City Planner

Rod Rothermel, Chairman



Planning and Development Department Staff Report

Variance – #22-93000003

DISCUSSION

Location:

The subject site is located at 601 Beachman Shore Ln.

Background Information:

The applicant seeks approval of variance request #22-93000003 to construct a residential pool that is setback four (4) feet from an adjacent structure. Per Section 106-748 (1), the minimum setback for a residential pool from an adjacent structure is six (6) feet. The attached Exhibit D is a copy of the application and a letter of explanation submitted by the applicant.

The site area is currently zoned Planned Unit Development (PUD), and is located within the Morgan's Landing subdivision. The applicant has submitted building plans that show the size and location of the proposed pool.

The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	PUD, Planned Unit Development	Single Family Residential
South	PUD, Planned Unit Development	Single Family Residential
West	PUD, Planned Unit Development	Single Family Residential
East	PUD, Planned Unit Development	Single Family Residential

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-194 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least fifteen (15) days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within ten (10) days of the hearing; and a sign was posted on site within ten (10) days of the hearing. In accordance with state law, a notice of the public hearing was also posted at City Hall and on the City's website.

Applicable Code Provisions:

Section 106-748 (1), stipulates that a residential pool must be located a minimum of six (6) feet from an adjacent structure.

Analysis:

The applicant seeks approval of a single variance that would allow for the construction of a residential pool that is four (4) feet from the adjacent residential home. This distance is two (2) feet closer to the home than what is permitted by the City of La Porte's Code of Ordinances. The required setback is in place to ensure the foundation of the home structure is not compromised during or after the construction of the pool.



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 variances will not be contrary to the public interest.	Granting this variance would not have a significant impact on the adjacent residential properties. The backyard is adjacent to an existing detention pond and amenity trail and the pool will be setback at least fourteen (14) feet from the rear property line.
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 from the applicant or property owner's actions.	The literal enforcement of this chapter has the potential to generate an unnecessary hardship as described in the zoning code, due to the presence of the fourteen (14) foot utility easement running along the rear of the property. Traditional easements are sixteen (16) feet and are shared between adjacent property owners (8 feet on each side).
c. That by granting the variance, the spirit of this chapter will be observed.	The spirit of this chapter will be upheld if the variance is granted.

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 (10) days after the filing of the decision in the office of the Board of Adjustment.

ATTACHMENTS

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: Land Use Map
- Exhibit D: Application

EXHIBIT A

Area Map

Variance

#22-93000003

601 Beachman Shore

Legend



Subject Tract



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 = 90 feet

JULY 2022
PLANNING DEPARTMENT



EXHIBIT B

Zoning Map

Variance

#22-93000003

601 Beachman Shore

Legend



Subject Tract



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JULY 2022

PLANNING DEPARTMENT



EXHIBIT C

FLUP Map

Variance

#22-93000003

601 Beachman Shore

Legend



Subject Tract



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1 inch = 90 feet

JULY 2022

PLANNING DEPARTMENT





Variance Application

Planning and Development Department

PROJECT INFORMATION

Address where Variance is being requested: 601 Beachman Shore Lane La Porte TX 77571

Legal description where Variance is being requested: LT 38 BLK 1 Morgans Landing sec 8

HCAD Parcel Number where Variance is being requested: _____

Zoning District: _____ Lot area: _____

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

Description of Request: We are requesting permission to build swimming pool within 4 feet from waterline to house. There is a 14' utility easement that makes the backyard project area very tight.

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

PROPERTY OWNER(S) INFORMATION

Name: Carlos Pereda

Company (if applicable): _____

Address: 601 Beachman Shore Lane

City: La Porte State: TX Zip: 77571

Phone: 281-385-0083 Email: tinos pool@gmail.com

AUTHORIZED AGENT (If other than owner)

Name: Maria Alanis

Company (if applicable): Frinitad Tino's Pool Plastering

Address: 2011 Dorothy St

City: Pasadena TX State: Texas Zip: 77502

Phone: 832-567-6876 Email: tinos pool@gmail.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: May 3, 2022

Owner(s)' Signature(s): [Signature] Date: 5-3-22

STAFF USE ONLY:

Case Number: **22-93000003**

Date Application Received:

5.30.2022



Variance Application

Planning and Development Department

REASON(S) FOR VARIANCE REQUEST

1. We are requesting permission to build swimming pool 4' from house. Waterline & House to be 4' apart. Due to utility easement of 14' at the rear of property there is not a lot of space for desired project.

2.

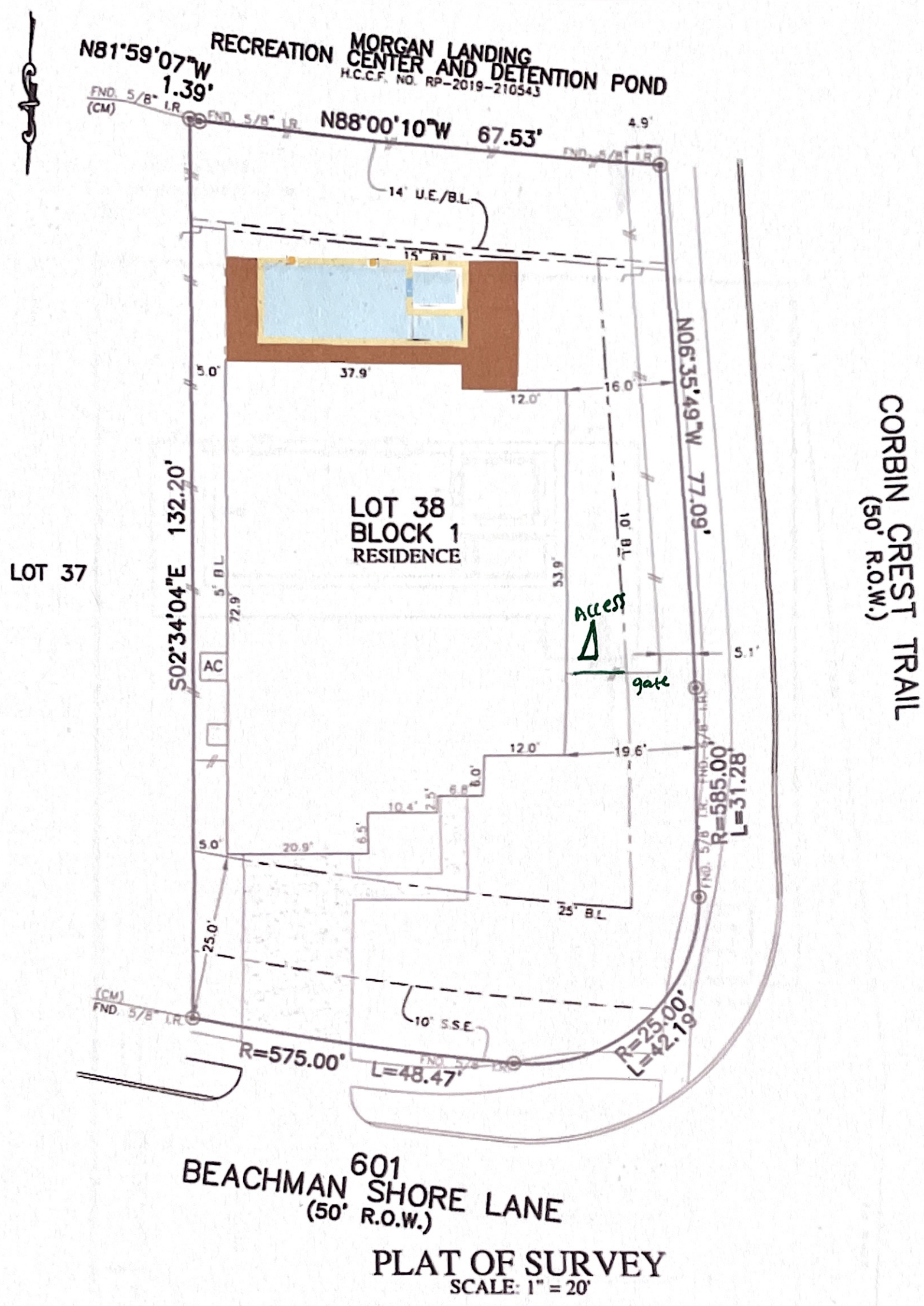
3.

4.

5.



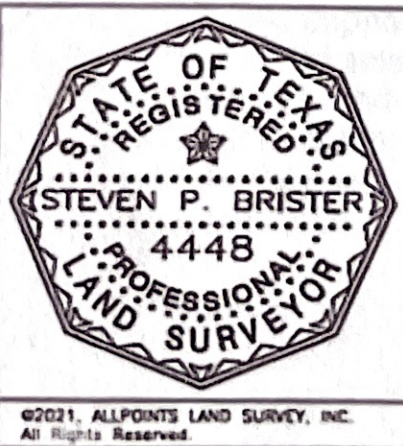
FLATWORK	BL	BUILDING LINE	U.E.	UTILITY EASEMENT	A.E.	AERIAL EASEMENT	○	LIGHT POLE	⊗	MANHOLE
PROPERTY LINE	G.B.L.	GARAGE BUILDING LINE	W.E.	WATER LINE EASEMENT	D.E.	DRAINAGE EASEMENT	□	ELECTRIC BOX	⊗	GRATE DRAIN
BUILDING LINE	(B.O.)	BUILDER GUIDELINES	S.S.E.	SANITARY SEWER EASEMENT	E.E.	ELECTRIC EASEMENT	○	FIBER OPTIC	⊗	PAD MOUNTED TRANSFORMER
EASEMENT	P.F.	FINISHED FLOOR	ST.M.S.E.	STORM SEWER EASEMENT	○	WATER VALVE	○	TELEPHONE PEDESTAL	⊗	
WOODEN FENCE	EXT.	EXTENDED	P.A.E.	PRIVATE ACCESS EASEMENT	○	FIRE HYDRANT	○	GAS METER	⊗	
WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY	P.U.E.	PRIVATE UTILITY EASEMENT	○	MONUMENT	○	CABLE PEDESTAL	⊗	
CHAIN LINK FENCE	T.O.F.	TOP OF FORM	P.V.T.	PRIVATE	1.R.	IRON ROD	○	WATER METER	⊗	MANHOLE & INLET
OVERHEAD ELECTRIC	C.M.	CONTROL MONUMENT	F.N.D.	FOUND	1.P.	IRON PIPE	○	GUY ANCHOR	⊗	INLET



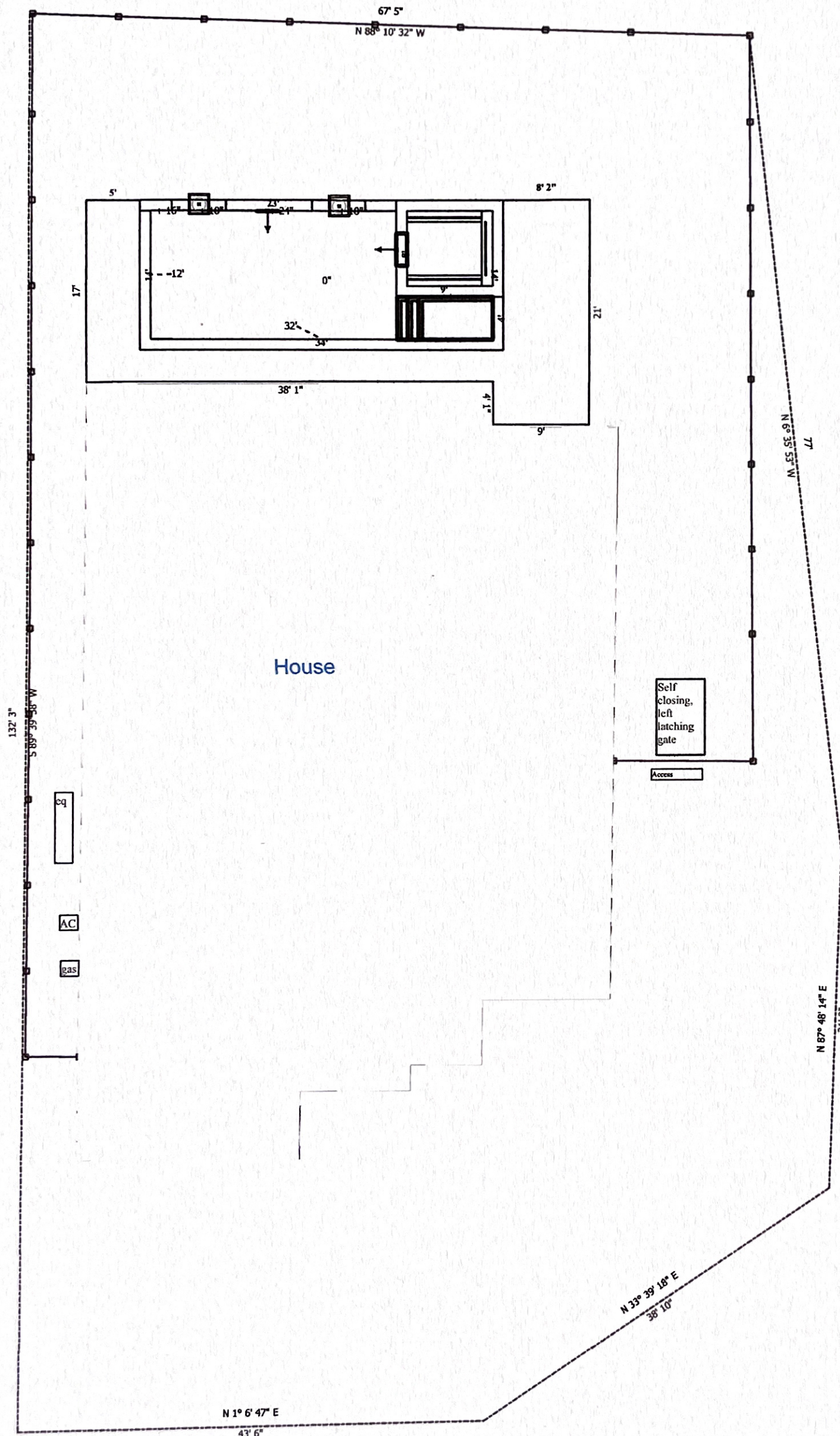
NOTES:
1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE RECORDED PLAT.
2. ALLPOINTS LAND SURVEY, INC. IS NOT LIABLE FOR ANY DAMAGES DUE TO INFORMATION NOT PROVIDED TO SURVEYOR OR BUILDER PLACING ANY IMPROVEMENTS WITHIN A BUILDING LINE OR EASEMENT.
3. SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS LISTED IN ITEM 10-A, SCHEDULE "B" OF TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE Co. UNDER G.F. No. TMHTX21214313F.
4. ALL SET RODS ARE 5/8" I.R. WITH YELLOW CAP MARKED "ALLPOINTS SURVEY."
5. ALL FOUND IRON RODS HAVE NO CAP INFORMATION.

FOR: CARLOS PEREDA
ADDRESS: 601 BEACHMAN SHORE LANE
BY: CD
ALLPOINTS JOB#: TM21S082
G.F. TMHTX21214313F
JOB:
FLOOD ZONE: X
COMMUNITY PANEL: 48201C0945M
EFFECTIVE DATE: 1/6/2017
LOMR: DATE:
FILE INFORMATION IS BASED ON GRAPHIC PLOTTING. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION

LOT 38, BLOCK 1,
MORGAN'S LANDING, SECTION 8,
FILM CODE NO. 690445, MAP RECORDS,
HARRIS COUNTY, TEXAS
I HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND, ON THE 17TH DAY OF MAY, 2021.
Steven P. Brister



Owner: Carlos Pereda
601 Beachman Shore Lane
La porte TX



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Planning and Development Department Staff Report

Variance – #22-93000004

DISCUSSION

Location:

The subject site is located at the 2003 E. Lomax Dr. La Porte, TX.

Background Information:

The applicant seeks approval of variance request #22-93000004 to construct a fence located within a portion of the front yard on a residential lot. Per Section 106-791, no fences, structures, grading, or barrier hedges shall be permitted within any front yard areas except in the case of residential large lots, or in the case of lots with a front yard directly adjacent to the shoreline of Galveston Bay. The attached Exhibit D is a copy of the application and a letter of explanation submitted by the applicant.

The site area is currently zoned R-1 and is developed with a single family home. The applicant has already constructed the proposed fence.

The following table summarizes the surrounding zoning and land uses:

	Zoning	Land Use
North	Low Density Residential (R-1)	Single Family Residential
East	Large Lot Residential (LLD)	Undeveloped
South	Low Density Residential (R-1)	Undeveloped
West	Low Density Residential (R-1)	Undeveloped

Notification Requirements:

Staff finds that the public hearing notification requirements outlined in Section 106-171 were performed in accordance with code provisions, including the following: notice in a newspaper of general circulation at least fifteen (15) days prior to the hearing; written notice mailed to owners of real property within 200 feet of the site within ten (10) days of the hearing; and a sign was posted on site within ten (10) days of the hearing. In accordance with state law, a notice of the public hearing was also posted at City Hall and on the City's website.

Applicable Code Provisions:

Section 106-791, states that no fences, structures, grading, or barrier hedges shall be permitted within any front yard areas except in the case of residential large lots, or in the case of lots with a front yard directly adjacent to the shoreline of Galveston Bay.

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 variances will not be contrary to the public interest.	Granting this variance would not have a significant impact on the adjacent properties.
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 from the applicant or property owner's actions.	The literal enforcement of this chapter would not generate an unnecessary hardship as described in the zoning code, nor would it prevent the applicant from utilizing their property. No hardship has been identified.
c. That by granting the variance, the spirit of this chapter will be observed.	The requested variance does not meet the required threshold to consider this a hardship.

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 (10) days after the filing of the decision in the office of the Board of Adjustment.

ATTACHMENTS

- Exhibit A: Area Map
- Exhibit B: Zoning Map
- Exhibit C: Land Use Map
- Exhibit D: Application

EXHIBIT A

Area Map

Variance

#22-93000001

2003 E. Lomax

Legend



PARCELS selection



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1 inch = 121 feet

JULY 2022

PLANNING DEPARTMENT

EXHIBIT B

Zoning Map

Variance

#22-93000001

2003 E. Lomax

Legend



PARCELS selection



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1 inch = 121 feet

JULY 2022

PLANNING DEPARTMENT

LLD

R-1

EXHIBIT C

FLUP Map

Variance
#22-93000001
2003 E. Lomax

Legend

 PARCELS selection



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JULY 2022
PLANNING DEPARTMENT

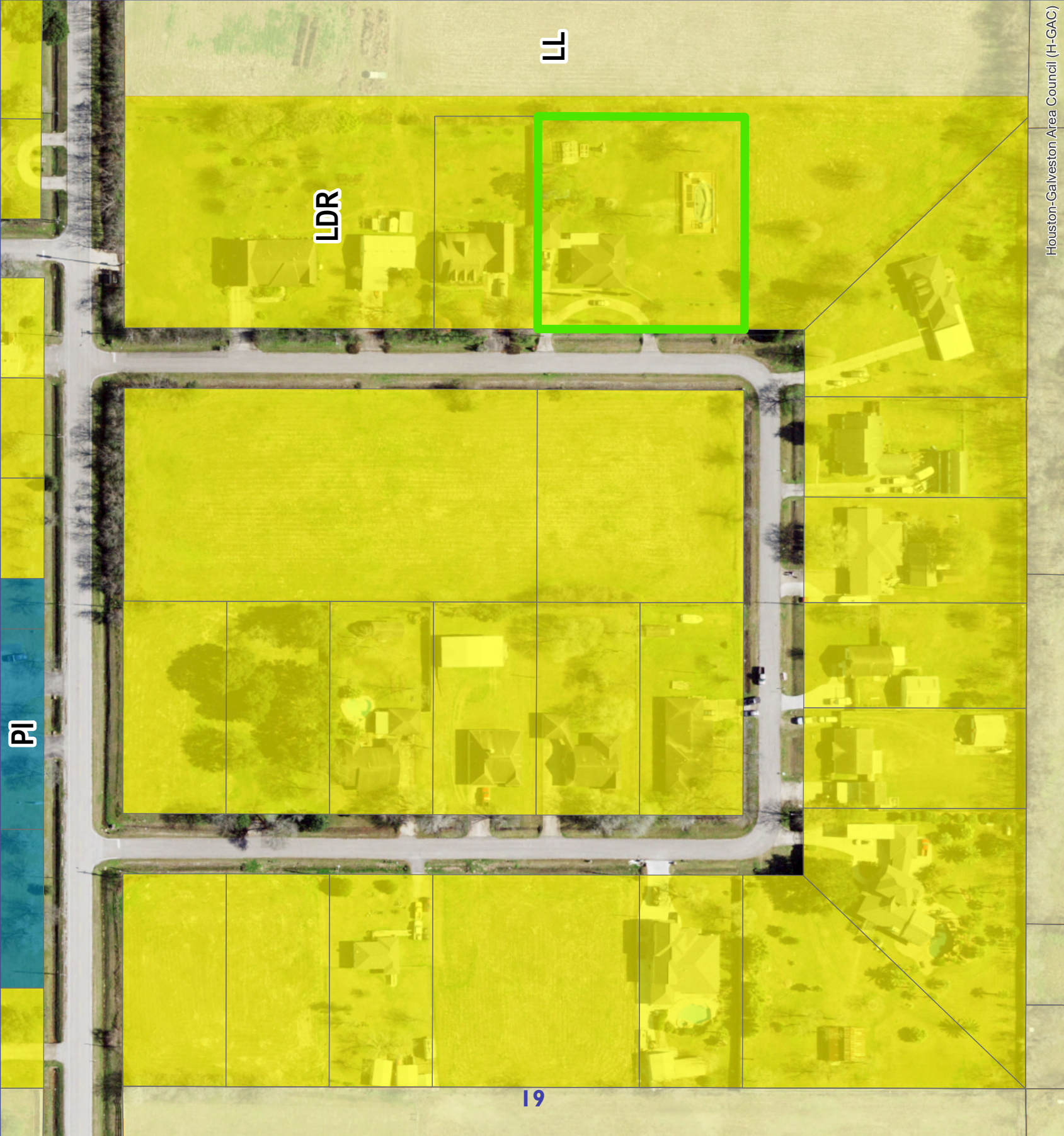




EXHIBIT D

Variance Application

Planning and Development Department

PROJECT INFORMATION

Address where Variance is being requested: 2003 LOMAX DR. LAPORTE, TX 77571
Legal description where Variance is being requested: LOT 14 OF LOMAX 9 ADDITIONS & LOT 15
HCAD Parcel Number where Variance is being requested: 0790490000015
Zoning District: _____ Lot area: 15-16

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

Description of Request: WOULD LIKE TO FENCE IN MY FRONT YARD

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

PROPERTY OWNER(S) INFORMATION

Name: ROGER E. JANA RUSSELL
Company (if applicable): _____
Address: 2003 LOMAX DR.
City: LAPORTE State: TX Zip: 77571
Phone: 214-530-3725 Email: RA.RUSSELL0216@gmail.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): R. Russell / Jana Russell Date: 6/21/2022

STAFF USE ONLY:

Case Number: **22-93000004**

Date Application Received:

06.21.2022



Variance Application

Planning and Development Department

REASON(S) FOR VARIANCE REQUEST

1. HAVE PEOPLE coming in my YARD AT NIGHT. STUFF KEEPS coming up missing from my PROPERTY. PEOPLE ARE TRESPASSING & I DON'T WANT TO BE LIABLE IF SOMEONE GETTS HURT.
2. MR. GRANT NEXT DOOR IS SELLING LAND IN LOMAX GARDENS ALL KINDS OF STRANGE PEOPLE WILL BE MOVING IN OUR AREA. MR. GRANT'S REALTOR WAS SHOWING SOME PROPERTY NEXT DOOR TO MINE. THE PEOPLE WHO WERE LOOKING AT PROPERTY HAD KIDS WITH THEM, THEY WENT TO SWINGING ON MY T-POST SO I PUT UP SOME 3' HIGH HOY WIRE TO STOP THE KIDS FROM GETTING HURT. AND MR. GRANT FILED A COMPLAINT AGAINST ME.
3. I DRIVE AROUND LOMAX AND SEE A LOT OF PEOPLE WITH FENCES ACROSS THE FRONT OF THEIR YARD. I'M JUST TRYING TO DO IT LEGALLY.
4. MY HOUSE IS THE HOUSE THAT MAYOR MALONE BUILT. I WANT TO PROTECT MY PROPERTY.



Variance Application

Planning and Development Department

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: 2003 LOMAX DRIVE, LA PORTE, TX 77571

LEGAL DESCRIPTION: LTS 15-16 LOMAX BARRENS

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: _____.
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.

R. D. Russell

Applicant's Signature

Rogel Russell

Applicant's Printed Name

Subscribed and sworn before me this _____ day of _____, _____ by

(Print Applicant's Name).

(Seal)

Notary Public

My commission expires: _____

BALDRIDGE ENGINEERING

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT.

COMMUNITY - PANEL NUMBER 485487 0010D
MAP REVISED: NOVEMBER 1, 1985
ZONE C

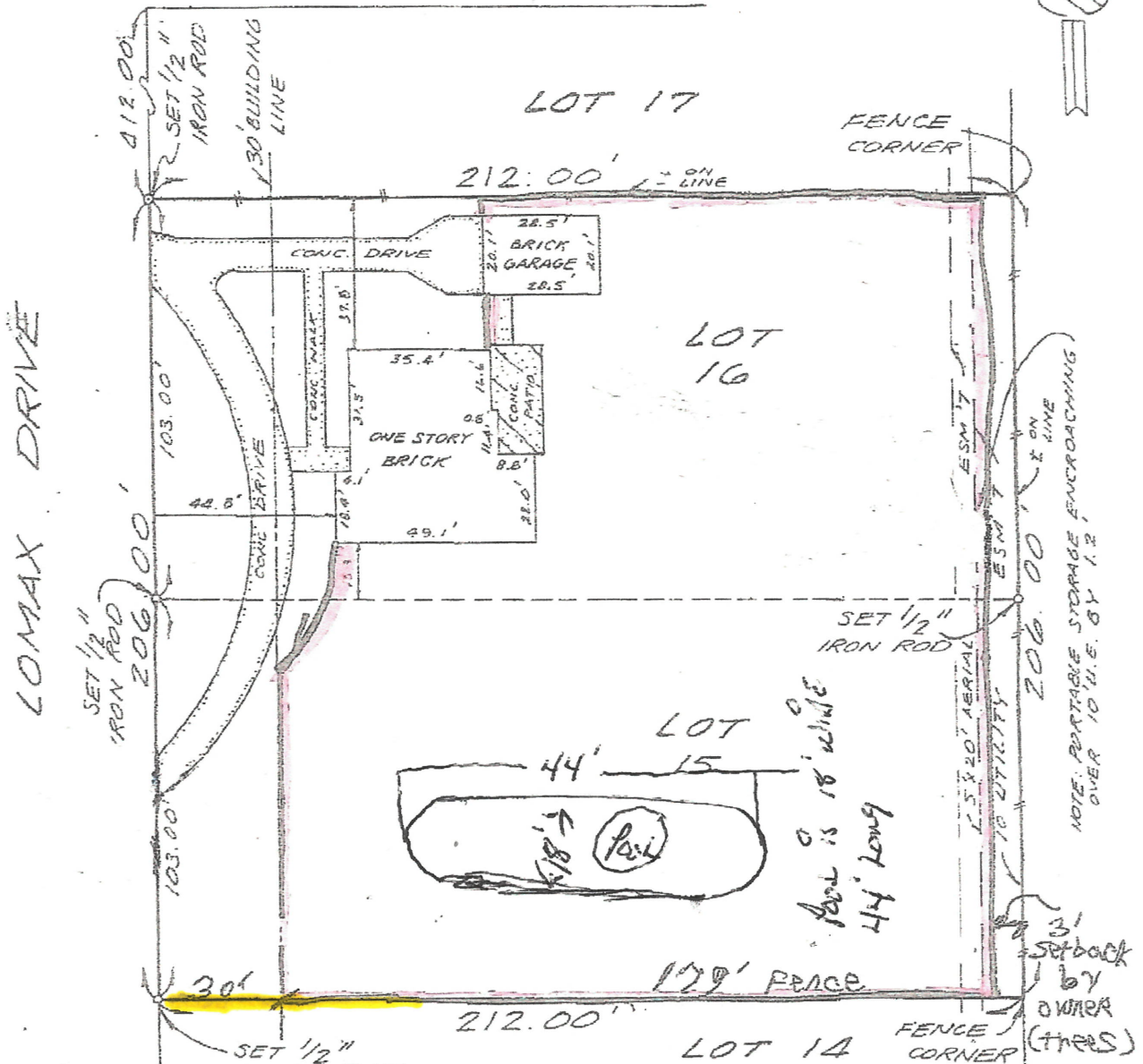
IF THE APPROVED LEE BALDRIDGE
ARE MODIFIED, A NEW SUBMITTAL
TO THE CITY IS REQUIRED PRIOR
TO THE CHANGE IS OCCURRING

Lee BALDRIDGE
Consulting Engineer and Surveyor
215 Winkler Drive • Houston, Texas 77087
(713) 543-2868
FAX (713) 643-0734

RECEIVED

MAR 20 2007

"L" STREET



PURCHASER: ROGER A. RUSSELL, AND WIFE, JANA A. RUSSELL

PROPERTY ADDRESS: 2003 EAST LOMAX DRIVE - LA FORTE, TEXAS

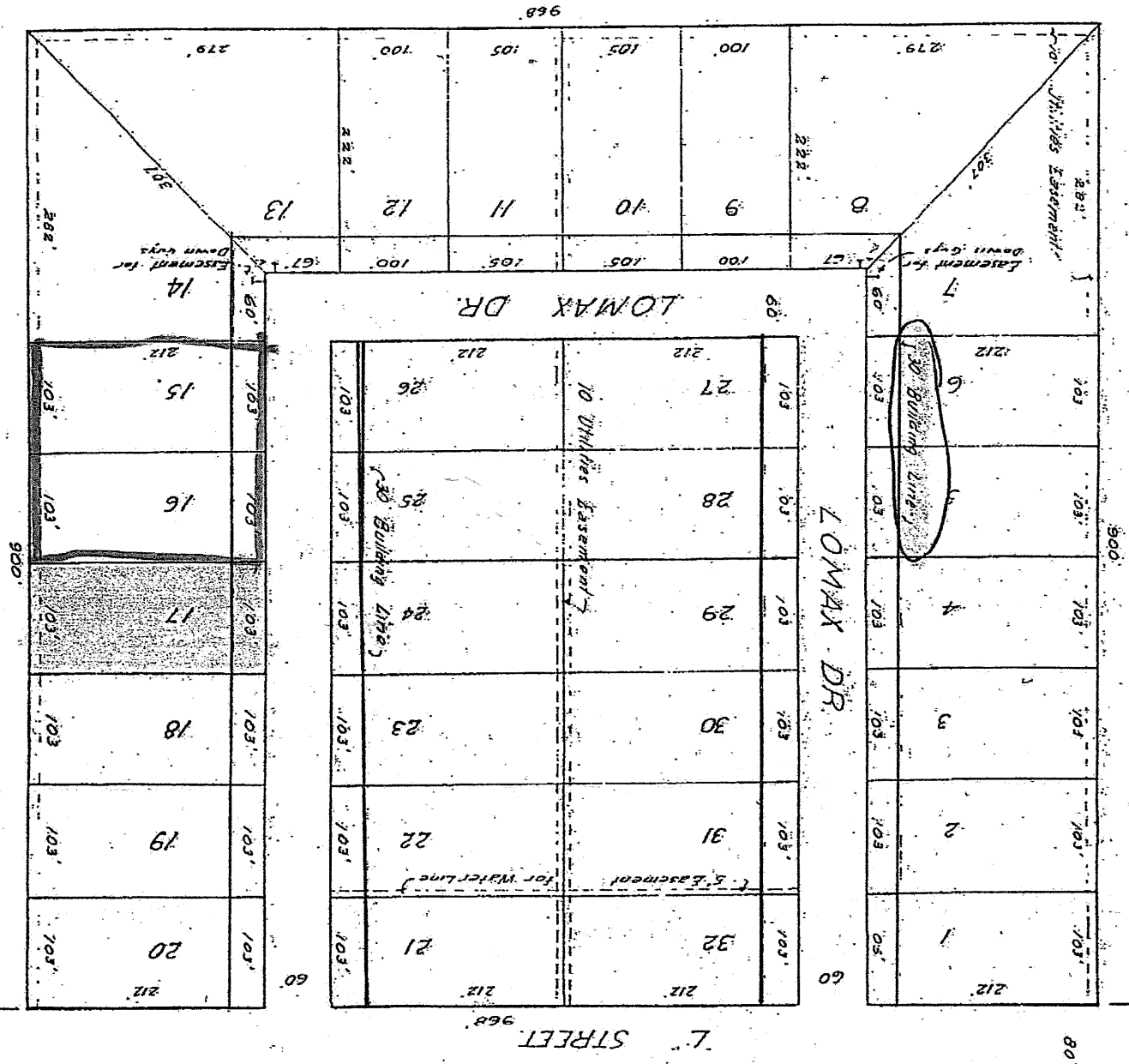
LEGAL DESCRIPTION: LOT FIFTEEN (15) AND SIXTEEN (16), OF LOMAX GARDENS, A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20 PAGE 9 OF THE MAP RECORDS OF

CONTRACTOR
COPY

RE.
MAR 8 0 2007

242

Scale 1" = 100'



SUBDIVISION
PLAT

~~LOMAX DR~~ ~~GEORGE~~ ~~WILSON~~



Adjournment

- a. Adjourn the meeting.