

**MINUTES OF THE CITY OF PORT NECHES  
ZONING BOARD OF ADJUSTMENT & APPEALS**

**4:00 P.M.**

**August 12, 2019**

**MEETING**

The regular meeting was called to order on Monday, August 12, 2019, 4:00 p.m. at Port Neches City Hall, 1005 Merriman Street, Port Neches, Texas with the following members in attendance to wit:

Matt Vincent, Chairman  
Lee West, Board Member  
Gary Boudoin, Board Member  
Johnny Powers, Board Member  
Paul Roberts, Alternate Board Member

Also present:  
Cari Reynolds, Public Works Secretary  
Clint Fore, Building Official

Absent:  
Sam Loyacano, Board Member  
Danny Viator, Alternate Board Member

Chairman Vincent called the meeting to order at 4:00 p.m.

**AGENDA ITEM 2 – APPROVAL OF MINUTES**

Discuss and take action regarding the approval of the minutes from the regular meeting held on July 8, 2019.

Board Member Gary Boudoin made a motion to approve the minutes from the regular meeting held on July 8, 2019, seconded by Alternate Board Member Paul Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 3 – 930 MONTROSE STREET- REAR-NEW HOME**

Discuss and take action regarding the request of Anthony Carlos, 930 Montrose Street, for a seventeen foot (17') variance, eight foot (8') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a home.

Anthony Carlos was in attendance to answer any questions.

Chairman Vincent stated that this is a corner lot and there doesn't seem to be any visibility hazards. This Board has approved several other similar variances in the recent months.

Chairman Vincent asked the Board if there were any questions or comments. There were none.

Chairman Vincent asked if there were any citizens in attendance that were opposed to the request to speak. There were none in attendance.

There were twenty seven (27) notices mailed to property owners surrounding two hundred feet (200') of 930 Montrose Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Vickie Arkeen, 1010 Montrose Street; and none received in protest of the request.

Board Member Gary Boudoin made a motion to approve the variance request of Anthony Carlos, 930 Montrose Street, for a seventeen foot (17') variance, eight foot (8') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home, seconded by Board Member Lee West. **MOTION PASSED BY UNANIMOUS VOTE.**

#### **AGENDA ITEM 4 – 930 MONTROSE STREET- SIDE- NEW HOME**

Discuss and take action regarding the request of Anthony Carlos, 930 Montrose Street, for a fourteen foot (14') variance, one foot (1') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a home.

Anthony Carlos was in attendance to answer any questions.

Chairman Vincent stated that this is the same property as the previous request.

Chairman Vincent asked the Board if there were any questions or comments. There were none.

Chairman Vincent asked if there were any citizens in attendance that were opposed to the request to speak. There were none in attendance.

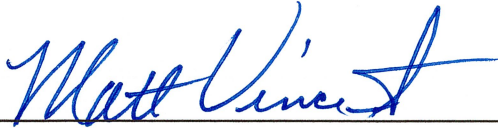
There were twenty seven (27) notices mailed to property owners surrounding two hundred feet (200') of 930 Montrose Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Vickie Arkeen, 1010 Montrose Street; and none received in protest of the request.

Board Member Johnny Powers made a motion to approve the variance request of Anthony Carlos, 930 Montrose Street, for a fourteen foot (14') variance, one foot (1') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a new home, seconded by Board Member Lee West. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – ADJOURN**

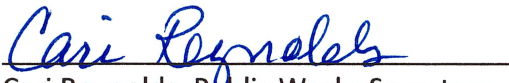
There being no further business, Board Member Lee West made a motion to adjourn, seconded by Alternate Board Member Paul Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

The meeting was adjourned at 4:03 p.m.

A handwritten signature in blue ink that reads "Matt Vincent". The signature is written in a cursive style and is positioned above a horizontal line.

Matt Vincent, Chairman

ATTEST:

A handwritten signature in blue ink that reads "Cari Reynolds". The signature is written in a cursive style and is positioned above a horizontal line.

Cari Reynolds, Public Works Secretary