

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

4:00 P.M.

November 11, 2019

MEETING

The regular meeting was called to order on Monday, November 11, 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
Sam Loyacano, Board Member

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

Absent:
Danny Viator, Alternate Board Member
Paul Roberts, Alternate Board Member

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

AGENDA ITEM 2 – APPOINTMENT OF VICE CHAIRPERSON

Discuss and take action regarding the approval of the appointment of a Vice Chairperson.

Board Member Sam Loyacano nominated Board Member Gary Boudoin for Vice Chairperson. There were no other nominations.

Board Member Sam Loyacano made a motion to approve the appointment of Board Member Gary Boudoin as Vice Chairperson, seconded by Board Member Johnny Powers. **MOTION PASSED BY UNANIMOUS VOTE**

AGENDA ITEM 3 – APPROVAL OF MINUTES

Discuss and take action regarding the approval of the minutes from the regular meeting held on August 12, 2019.

Vice Chairman Gary Boudoin made a motion to approve the minutes from the regular meeting held on August 12, 2019, seconded by Board Member Lee West. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – 2445 11TH STREET- SIDE- GARAGE

Discuss and take action regarding the request of Paul Blanchard Jr., 2445 11th Street, for a three foot (3') variance, twelve foot (12') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a garage.

Paul Blanchard Jr. was in attendance to answer any questions.

Chairman Vincent stated that the previous garage burned down and Mr. Blanchard wants to rebuild it on the existing slab.

Vice Chairman Boudoin asked why a variance was required if the garage was being rebuilt in the same location.

Mr. Clint Fore stated the previous garage was encroaching but was considered "legal non-conforming" because it was grandfathered in. Since the garage was demolished it now must comply with new zoning regulations therefore requiring a variance.

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 sixteen (16) notices mailed to property owners surrounding two hundred feet (200') of 2445 11th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) received in approval: Brad Dixon, 2500 11th Street, John Mertens, 2446 12th Street, John Werner, 2426 12th Street and C.E. Marsh, 2438 12th Street; and none received in protest of the request.

Board Member Sam Loyacano made a motion to approve the variance request of Paul Blanchard, Jr., 2445 11th Street, for a three foot (3') variance, twelve foot (12') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a garage, seconded by Board Member Johnny Powers. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – ADJOURN


There being no further business, Vice Chairman Gary Boudoin made a motion to adjourn, seconded by Board Member Lee West. **MOTION PASSED BY UNANIMOUS VOTE.**

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



Matt Vincent, Chairman

ATTEST:



Cari Reynolds, Public Works Secretary