

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

4:00 P.M.

June 8, 2020

**MEETING**

The regular meeting was called to order at 4:00 p.m. by Chairman Vincent at Port Neches City Hall, 1005 Merriman Street, Port Neches, Texas with the following members in attendance to wit:

Matt Vincent, Chairman  
Paul Roberts, Board Member  
Gary Boudoin, Board Member  
Lee West, Alternate Board Member  
Karisha Coker, Alternate Board Member

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

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

**AGENDA ITEM 2 – APPROVAL OF MINUTES**

Board Member Boudoin made a motion to approve the minutes from the regular meeting held on March 9, 2020, seconded by Alternate Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 3 – REQUEST FROM JASON MONK, 3148 CANTERBURY LANE, FOR A 7 ½' VARIANCE, 17 ½' ENCROACHMENT TO THE 25' REAR YARD BUILDING SETBACK REQUIREMENT FOR A GARAGE EXTENSION**

Mr. Jason Monk, 3148 Canterbury Lane, was present at the meeting and informed the Board that he is requesting a seven and half foot (7 ½') variance, seventeen and half foot (17 ½') encroachment, to the twenty-five-foot (25') rear yard setback requirement for the construction of an extension to a garage.

Chairman Vincent asked Clint Fore if there were any drainage issues.

Mr. Fore stated that there are no drainage issues and there are no utilities in the location. Mr. Fore also stated that several other properties on that street that have been granted similar or greater variances.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present

There were fifteen (15) notices mailed to property owners surrounding two hundred feet (200') of 3148 Canterbury Lane. In the letters, there are attachments where the property owners could approve or protest this request. There were five (5) received in approval: Brent Guidry, 3148 Nottingham Lane, Jesse Martinez, 3146 Canterbury Lane, Danny White, 3153 Canterbury Lane, Nathan Reynolds Jr., 3152 Canterbury Lane, and Roman Benton, 3151 Canterbury Lane; and none received in protest of the request.

Alternate Board Member West made a motion to approve the request from Jason Monk, 3148 Canterbury Lane, for a seven and half foot (7 ½') variance, seventeen and half foot (17 ½') encroachment, to the twenty-five-foot (25') rear yard setback requirement for the construction of an extension to a garage, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 4 – REQUEST FROM BRUNO MANCILLA, 406 LANDRY DRIVE, FOR A 3' VARIANCE, 22' ENCROACHMENT TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT FOR A CARPORT**

Bruno Mancilla, 406 Landry Drive, was present at the meeting and informed the Board that he is requesting a three-foot (3') variance, twenty-two-foot (22') encroachment to the twenty-five-foot (25') front yard setback requirement for a carport

Chairman Vincent stated that if the variance is approved the carport must remain open.

Mr. Fore stated that there are multiple properties in the Keith Estates Subdivision that have been granted similar or greater variances for carports.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were twenty-five (25) notices mailed to property owners surrounding two hundred feet (200') of 406 Landry Drive. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Larry Duran, 301 Lofton Drive, Dorothy Moore, 402 Landry Drive and Randal Warner, 410 Landry Drive; and none received in protest of the request.

Board Member Boudoin made a motion to approve the request from Bruno Mancilla, 406 Landry Drive, for a three-foot (3') variance, twenty-two-foot (22') encroachment to the twenty-five-foot (25') front yard setback requirement for a carport with the stipulation that it must remain open, seconded by Board Member Roberts. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – ADJOURN**

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

The meeting was adjourned at 4:04 p.m.

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Matt Vincent, Chairman

ATTEST:

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Cari Reynolds, Public Works Secretary