

**MINUTES OF THE CITY OF PORT NECHES
BOARD OF ADJUSTMENT
FEBRUARY 14, 2011**

The City of Port Neches Board of Adjustment met on Monday, February 14, 2011 at 6:00 p.m. in the City Hall Council Chambers, 634 Avenue C, Port Neches, Texas. Notice of the meeting was given in accordance with Section 551.041 of the Texas Governmental Code, with the following members in attendance:

John Fisher, Chairman
Boyd Parks, Vice Chairman
Gary Stretcher
Corey Belanger
Sam Loyacano
Trace Hammond, Alternate

Also present:

Larry Reynolds, Assistant Public Works Director/Building Official
Cari Reynolds, Public Works Secretary

Absent:

Dennis Mangioni, Alternate
Julie Gauthier, Alternate
James Mitchell, Alternate

Chairman John Fisher called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON JANUARY 10, 2011

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on January 10, 2011, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF AMIN CHARANIA, 2217 MAGNOLIA AVENUE

Mr. Amin Charania, 2217 Magnolia Avenue (Smoke Shop) requested a variance for one (1) additional sign to the City of Port Neches Sign Ordinance of two (2) signs per business. Mr. Danny Jasani, CEO of Shanil Oil, representative for the Smoke Shop, was present to answer any questions. He informed the Board that the business is new and requires additional advertising to help bring in revenue. He also stated that he has used this type of sign at other businesses in the City of Port Neches as well as neighboring cities and he has never been told he was not allowed to use them.

Mr. Larry Reynolds informed the Board that the Smoke Shop has a pole sign and a sign attached to the building. There is also a temporary sign near the road that displays product information and specials. The City of Port Neches sign ordinance allows a fifteen (15) day permit for temporary signs.

There was a lengthy discussion on increasing the length of the temporary sign permit; the possibilities of making the temporary sign a permanent monument sign; removing the temporary sign and altering the pole sign making it a marquee sign.

There were twenty-two (22) notices mailed to property owners surrounding two hundred feet (200') of 2217 Magnolia. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned approving the request: JDL Laboratories, 2202 Magnolia Avenue, and two (2) opposed the request: Mrs. Richard Nash, 2229 2nd Street and H.D. Thornton, 2225 2nd Street.

Board Member Loyacano made a motion to approve the request of Amin Charania, 2217 Magnolia Avenue (Smoke Shop) for a variance for one (1) additional sign to the City of Port Neches Sign Ordinance of two (2) signs per business, seconded by Board Member Stretcher. Vote was as follows: none approved; 5 against Chairman Fisher, Co-Chairman Parks, Board Member Stretcher, Board Member Loyacano and Board Member Belanger.

MOTION FAILED

ADJOURN

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

Cari Reynolds, Public Works Secretary

Approved

Meeting Adjourned at 6:25 p.m.