

**MINUTES OF THE CITY OF PORT NECHES  
ZONING BOARD OF ADJUSTMENT & APPEALS  
OCTOBER 12, 2015**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, October 12, 2015 at 6:00 p.m. in the City Hall Council Room, 1005 Merriman, 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:

Chairman Corey Belanger  
Vice Chairman Boyd Parks  
Sam Loyacano  
Gary Stretcher  
Charles Bales

**Also present:**

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

**Absent:**

Trent Cobb, Alternate  
Chris Swanson, Alternate  
Donald Ware, Alternate  
James Ware, Alternate

Chairman Belanger called the meeting to order at 6:03 p.m.

**APPROVAL OF MINUTES FROM MEETING HELD ON SEPTEMBER 14, 2015**

Board Member Loyacano made a motion to approve the minutes of the regular meeting held on September 14, 2015, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

**JEFF AKHTAR, 3031 8<sup>TH</sup> STREET, (3 STORIES INSTEAD OF 2)**

Jeff Akhtar, 3031 8<sup>th</sup> Street, requested a variance to the maximum two (2) story height requirement for Residential-Multi Family (R-MF).

An updated site plan of the property was received by the City on Monday, October 12, 2015 prior to the meeting. Copies were made and distributed to all Board Members.

Mr. Jeff Akhtar was present to answer any questions.

Chairman Belanger asked Mr. Larry Reynolds to give the details of the request.

Mr. Reynolds stated that Mr. Akhtar purchased the property and is requesting to build an apartment complex with multiple buildings, sum of which will be 3 story. The property is already zoned Residential – Multi Family (R-MF). Mr. Reynolds also stated that Fire Chief Steve Curran has submitted an approval letter for the property stating the guidelines required for the 3 story buildings.

Board Member Stretcher asked if there was any other property in the City that could be Residential – Multi Family (R-MF).

Mr. Reynolds stated that there is only one (1) other apartment complex in the City that is currently zoned Residential – Multi Family (R-MF), The Palms Apartments, and Mr. Akhtar owns that property. All other apartment complexes in the City are zoned Business – Medium (B-M).

Board Member Loyacano asked if the property would be subsidized/low income.

Mr. Akhtar stated that it would not be subsidized/low income housing. Mr. Akhtar also stated that it would be an upscale gated community with fitness center and walking trail. Pricing for the apartments will be between \$900 and \$1,100 monthly.

Mr. Reynolds stated that there will be more parking than what is required.

There was discussion regarding covered parking, garages, zoning and adjacent properties.

There were five (5) notices mailed to property owners surrounding two hundred feet (200') of 3031 8<sup>th</sup> Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned in approval and one (1): Rueben Bean, 1315 Van Avenue, in opposition to the request.

Board Member Stretcher stated that the letter from the Fire Chief does not give approval of the updated site plan and he does not feel comfortable approving the variance until the Fire Chief can review the updated site plan.

There was discussion regarding fire codes, sprinkler systems and the approval letter from the Fire Chief.

Chairman Belanger asked if there were any questions or comments. There were none.

Board Member Stretcher made a motion to table the request of Jeff Akhtar, 3031 8<sup>th</sup> Street, for a variance to the maximum two (2) story height requirement for Residential-Multi Family (R-MF), seconded by Vice Chairman Boyd Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

**JEFF AKHTAR, 3031 8<sup>TH</sup> STREET, (UNITS UNDER ONE ROOF)**

Jeff Akhtar, 3031 8<sup>th</sup> Street, requested a variance to the maximum twelve (12) attached dwelling units under one roof requirement for Residential-Multi Family (R-MF).

Board Member Stretcher made a motion to table the request of Jeff Akhtar, 3031 8<sup>th</sup> Street, for a variance to the maximum twelve (12) attached dwelling units under one roof requirement for Residential-Multi Family (R-MF), seconded by Vice Chairman Boyd Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

**JEFF AKHTAR, 3031 8<sup>TH</sup> STREET, (UNITS PER GROSS ACRE)**

Jeff Akhtar, 3031 8<sup>th</sup> Street, requested a variance to the maximum density of eighteen (18) dwelling units per gross acre requirement for Residential-Multi Family (R-MF).

Board Member Stretcher made a motion to table the request of Jeff Akhtar, 3031 8<sup>th</sup> Street, for a variance to the maximum density of eighteen (18) dwelling units per gross acre requirement for Residential-Multi Family (R-MF), seconded by Vice Chairman Boyd Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

**ADJOURN**

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

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Corey Belanger, Chairman

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Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:28 p.m.