

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

4:00 P.M.

February 13, 2017

MEETING

The regular meeting was called to order on Monday, February 13, 2017, 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
Sam Loyacano
John Fisher, Alternate
Marc Keith, Alternate
Gary Boudoin, Alternate

Also present:

Taylor Shelton, P.E., Public Works Director
Clint Fore, Building Official
Cari Reynolds, Public Works Secretary

Absent:

William "B.C." Clemmons, Vice-Chairman
Lee West
Steve Visser
Daniel Critser, Alternate

Chairman Vincent called the meeting to order

AGENDA ITEM 2 – APPROVAL OF MINUTES

Discuss and take action regarding the approval of the minutes from the regular meeting held on January 9, 2017.

Alternate Board Member Boudoin made a motion to approve the minutes from the regular meeting held on January 9, 2017, seconded by Alternate Board Member Keith.

MOTION PASSED BY UNANIMOUS VOTE.

AGENDA ITEM 3 – AUNI SALIHN, 2370 NALL STREET- REAR YARD

Discuss and take action regarding the request of Auni Salihn, 2370 Nall Street, for a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback requirement for a commercial building.

Tate Floyd, DBA Better Built Metal Buildings (representative) was present to answer any questions.

Chairman Vincent asked Clint Fore to give the details of the request.

Clint Fore stated that there is a twenty five foot (25') setback for any commercial property that abuts residential property. This variance has been granted in the past to Athletes to allow for more parking and a fire lane.

Chairman Vincent asked how big the building would be and how many tenants.

Mr. Floyd stated it would be 60 X 166, which is approximately ten thousand square feet (10,000 sq. ft.). The number of tenants is unknown right now but possibly up to seven (7) tenants.

Chairman Vincent asked if Mr. Salihn was moving his restaurant (Joe's Pizza and Pasta) to this new location.

Mr. Floyd stated that Mr. Salihn is in negotiations with the owners of his current location to purchase the building he is in. If the sell falls through then he will move the restaurant to the new building.

There was discussion regarding the reasons for the protests, deliveries to the rear of the building, garbage, after hour activities and noise.

There were twenty (20) notices mailed to property owners surrounding two hundred feet (200') of 2370 Nall Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none received in approval and two (2) received in opposition: Lisa Hill, 2315 15th Street, and Barbara Smithy, 2347 15th Street.

Alternate Board Member Boudoin made a motion to approve the variance request of Auni Salihn, 2370 Nall Street, for a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback requirement for a commercial building, seconded by Alternate Board Member Keith. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – ADJOURN

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

The meeting was adjourned at 4:07 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary