

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

**4:00 P.M.**

**March 13, 2017**

**MEETING**

The regular meeting was called to order on Monday, March 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  
William "B.C." Clemmons, Vice-Chairman  
Sam Loyacano  
Steve Visser  
John Fisher, Alternate  
Daniel Critser, Alternate (Did not participate)

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

Absent:  
Lee West  
Marc Keith, Alternate  
Gary Boudoin, 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 February 13, 2017.

Alternate Board Member Fisher made a motion to approve the minutes from the regular meeting held on February 13, 2017, seconded by Board Member Visser. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 3 – STEPHEN TERRELL, 2353 EARLE STREET- SIDE YARD**

Discuss and take action regarding the request of Stephen Terrell, 2353 Earle Street, for a six inch (6") variance, four foot six inch (4'6") encroachment, to the five foot (5') side yard building setback requirement for an accessory building.

Stephen Terrell, owner, was present to answer any questions.

Chairman Vincent asked Mr. Terrell if his property was located next to the Drainage District 7 easement.

Mr. Terrell stated that his property is located next to the Drainage District 7 easement and was given approval by Edward Long from DD7 to build up to the easement.

There were twenty one (21) notices mailed to property owners surrounding two hundred feet (200') of 2353 Earle Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval, Edward A. Long, Jr. P.E. (Interim DD7 permitting/ Bob Shaw Construction Engineer) and none received in opposition.

Board Member Visser made a motion to approve the variance request of Stephen Terrell, 2353 Earle Street, for a six inch (6") variance, four foot six inch (4'6") encroachment, to the five foot (5') side yard building setback requirement for an accessory building, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 4 – DSW HOMES, 1426 JOHNSON AVENUE- SQUARE FOOTAGE**

Discuss and take action regarding the request of DSW Homes, 1426 Johnson Avenue, for a thirty eight square foot (38 sq. ft.) variance, to the minimum thirteen hundred square foot (1,300 sq. ft.) requirement for a Residential – Single Family (R-SF) home.

Dustin Bryce, representative, was present to answer any questions.

Chairman Vincent asked Mr. Bryce is the driveway was going to be brought up to the front door.

Mr. Bryce stated that the driveway would be brought up to the porch with a sidewalk to the front door. There will not be a garage.

There was discussion regarding South East Texas Regional Planning Commission's grant program that allows homes that were damaged during the hurricanes to be rebuilt and their specifications for those homes.

There were eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 1426 Johnson Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval, Charlie Folse, 902 Block Street, and none received in opposition.

Board Member Visser made a motion to approve the variance request of DSW Homes, 1426 Johnson Avenue, for a thirty eight square foot (38 sq. ft.) variance, to the minimum

thirteen hundred square foot (1,300 sq. ft.) requirement for a Residential – Single Family (R-SF) home, seconded by Alternate Board Member Fisher. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – ADJOURN**

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

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

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Matt Vincent, Chairman

ATTEST:

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Cari Reynolds, Public Works Secretary