

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

**4:00 P.M.**

**March 11, 2019**

**MEETING**

The regular meeting was called to order on Monday, March 11, 2019, 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  
Lee West, Board Member  
Johnny Powers, Alternate Board Member  
Gary Boudoin, Alternate Board Member

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

Absent:  
Steve Visser, Board Member  
Sam Loyacano, Board Member  
Paul Roberts, Alternate Board Member

Chairman Vincent called the meeting to order at 4:00 p.m.

**AGENDA ITEM 2 – APPROVAL OF MINUTES**

Discuss and take action regarding the approval of the minutes from the regular meeting held on February 11, 2019.

Alternate Board Member Powers made a motion to approve the minutes from the regular meeting held on February 11, 2019, seconded by Vice-Chairman Clemmons. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 3 – 1613 GOODWIN AVENUE- ADDRESS CORRECTION**

Discuss and take action regarding a correction to the address of a variance granted for 1613 Goodwin Avenue.

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

Mr. Fore stated that he assigned an odd numbered address to the even numbered side of the street. Instead of the address being 1613 Goodwin Avenue it should be 1614 Goodwin Avenue.

Alternate Board Member Boudoin made a motion to approve the City's request to make a correction to the address of 1613 Goodwin Avenue and change it to 1614 Goodwin Avenue, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 4 – 1617 GOODWIN AVENUE- ADDRESS CORRECTION**

Discuss and take action regarding a correction to the address of a variance granted for 1617 Goodwin Avenue.

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

Mr. Fore stated that he assigned an odd numbered address to the even numbered side of the street. Instead of the address being 1617 Goodwin Avenue it should be 1618 Goodwin Avenue.

Vice-Chairman Clemmons made a motion to approve the City's request to make a correction to the address of 1617 Goodwin Avenue and change it to 1618 Goodwin Avenue, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – JIM & DONNA WADE, 1116 VAN AVENUE- LOT FRONTAGE WIDTH**

Discuss and take action regarding the request of Jim & Donna Wade, 1116 Van Avenue, for a 22.42' variance to the fifty foot (50') minimum frontage width requirement for a lot.

Randall Creel with Soutex, representative for Jim & Donna Wade, as well as Jim & Donna Wade were in attendance to answer any questions.

Mr. Fore stated that Mr. & Mrs. Wade want to replat the property into three (3) lots where the center lot will have a 22.42' width frontage to allow for a dedicated driveway to the rear of the property where an existing shop/accessory building is located. If the variance is granted and the property replatted, the existing metal building must become a stand-alone livable property by installing all utilities and meet all regulations.

There was discussion regarding the size of lots, location of the property, future development, access to utilities for the rear property, setting precedence for future development.

Chairman Vincent asked if there were any citizens in attendance that were opposed to the request to speak.

There were none in attendance.

There were eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 1116 Van Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Patricia Patterson,

1301 Herring Avenue and J.B. Collier Jr., 1109 Van Avenue, and Phillip & Donna Jones, 1212 Van Avenue and two (2) received in protest of the request: Kerry Holmes, 1201 Herring Avenue and Clifton West, 1211 Herring Avenue.

Alternate Board Member Powers made a motion to approve the variance request of Jim & Donna Wade, 1116 Van Avenue, for a 22.42' variance to the fifty foot (50') minimum frontage width requirement for a lot, seconded by Alternate Board Member Boudoin. Vote was four (4) in approval: Board Member West, Alternate Board Member Boudoin, Vice-Chairman Clemmons and Alternate Board Member Powers, and one (1) opposed: Chairman Vincent. **MOTION PASSED.**

**AGENDA ITEM 6 – ADJOURN**

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

The meeting was adjourned at 4:20 p.m.

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Matt Vincent, Chairman

ATTEST:

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Cari Reynolds, Public Works Secretary