

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

4:00 P.M.

APRIL 8, 2019

MEETING

The regular meeting was called to order on Monday, April 8, 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
Paul Roberts, Alternate Board Member
Johnny Powers, Alternate Board Member (Did not participate)
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

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 March 11, 2019.

Alternate Board Member Boudoin made a motion to approve the minutes from the regular meeting held on March 11, 2019, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – 726 DALLAS STREET- CARPORT

Discuss and take action regarding the request of Moses McCoy, 726 Dallas Street, for an eight foot (8') variance, seventeen foot (17') encroachment, to the twenty five foot (25') front yard building setback requirement for a carport.

Moses McCoy was in attendance to answer any questions.

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

Mr. Fore stated that Mr. McCoy wants to replace the existing metal carport with a wooden carport that will be tied into the roof.

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 twenty five (25) notices mailed to property owners surrounding two hundred feet (200') of 726 Dallas Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Kevin Bruns, 720 Dallas Street and none received in protest of the request.

Board Member West made a motion to approve the variance request of Moses McCoy, 726 Dallas Street, for an eight foot (8') variance, seventeen foot (17') encroachment, to the twenty five foot (25') front yard building setback requirement for a carport with the stipulation that it remain open, seconded by Alternate Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – 1802 AVENUE D- FRONT SETBACK FOR NEW HOME

Discuss and take action regarding the request of Brent Powers, 1802 Avenue D, for a twenty foot (20') variance, five foot (5') encroachment to the twenty five foot (25') front yard building setback requirement for a new home.

Brent Powers was in attendance to answer any questions.

Chairman Vincent stated that due to a possible conflict of interest he will recuse himself.

Vice-Chairman Clemmons stated this is an irregular shaped lot.

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

There were none in attendance.

There were twenty seven (27) notices mailed to property owners surrounding two hundred feet (200') of 1802 Avenue D. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Audrey Bernard, 1218 Montrose Street and none received in protest of the request.

Alternate Board Member Boudoin made a motion to approve the variance request of Brent Powers, 1802 Avenue D, for a twenty foot (20') variance, five foot (5') encroachment, to the twenty five foot (25') front yard building setback requirement for a new home, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – BOB BELVILLE, 769 GOODWIN AVENUE- ACCESSORY BUILDING SQUARE FOOTAGE

Discuss and take action regarding the request of Bob Belville, 769 Goodwin Avenue, for a twenty four hundred square foot (2,400 sq. ft.) variance to the maximum sixteen hundred square foot (1,600 sq. ft.) for an accessory building.

Tate Floyd with Better Built Buildings, representative for Bob Belville, as well as Bob Belville were in attendance to answer any questions.

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

Ben Skinner for Vanta Reed, 2601 River Oaks Drive: stated that he was speaking for his grandmother, Vanta Reed, who lives directly behind Mr. Belville's property. Her concern is the possible noise level increase and spot lights shining in her yard. Currently there are issues with ATV's with spot lights driving around the property late at night, and RV's and lawnmowers being ran after dark. There is also an existing barn with spot lights that shine into her yard all night.

There was discussion regarding the City Noise Ordinance, the size of the property and the new accessory building, and the spot lights on the vehicles and buildings.

Mr. Belville stated he was not aware of her concerns until now and apologized. He stated that he would be more aware of the situation and would remedy the spot light issue with the existing barn.

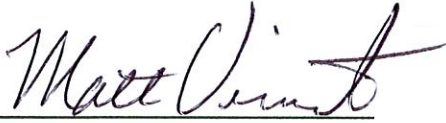
There were thirty (30) notices mailed to property owners surrounding two hundred feet (200') of 769 Goodwin Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were six (6) received in approval: Sylvia Richmond, 770 Goodwin Avenue, James Stefflen, 755 Goodwin Avenue, Gerald Gassen, 786 Goodwin Avenue, Gail Shook, 2425 Goodwin Court, Dillard Youngblood, 747 Goodwin Avenue and Marilyn Hightower, 788 Goodwin Avenue and none received in protest of the request.

Alternate Board Member Boudoin made a motion to approve the variance request of Bob Belville, 769 Goodwin Avenue, for a twenty four hundred square foot (2,400 sq. ft.) variance to the maximum sixteen hundred square foot (1,600 sq. ft.) for an accessory building, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 6 – ADJOURN

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

The meeting was adjourned at 4:11 p.m.

A handwritten signature in black ink, appearing to read "Matt Vincent", written over a horizontal line.

Matt Vincent, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Cari Reynolds", written over a horizontal line.

Cari Reynolds, Public Works Secretary