

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

4:00 P.M.

AUGUST 10, 2020

MEETING

The regular meeting was called to order at 4:00 p.m. by Chairman Vincent at Port Neches City Hall, 1005 Merriman Street, Port Neches, Texas with the following members in attendance to wit:

Matt Vincent, Chairman
Gary Boudoin, Board Member
Sam Loyacano, Board Member
Johnny Powers, Board Member
Danny Viator, Alternate Board Member

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

Absent:
Paul Roberts, Board Member
Lee West, Alternate Board Member
Karisha Coker, Alternate Board Member

AGENDA ITEM 2 – APPROVAL OF MINUTES

Board Member Boudoin made a motion to approve the minutes from the regular meeting held on July 13, 2020, seconded by Board Member Powers. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – REQUEST FROM ALICE HARTSFIELD, 2245 4TH STREET, FOR A 2' VARIANCE, 23' ENCROACHMENT TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT FOR A CARPORT

Alice Hartsfield, 2245 4th Street, was present at the meeting and informed the Board that she is requesting a two-foot (2') variance, twenty-three-foot (23') encroachment, to the twenty-five-foot (25') front yard setback requirement for the construction of a carport.

Chairman Vincent stated that if the variance is approved the carport must remain open.

Chairman Vincent stated that there are multiple carports in the same area.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present

There were twenty-six (26) notices mailed to property owners surrounding two hundred feet (200') of 2245 4th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) received in approval: Jeff Coward, 2237 4th Street, Linda Patterson, 2250 4th Street, Penny Olson, 2246 4th Street, and Elma Minyard, 2301 4th Street; and none received in protest of the request.

Board Member Boudoin made a motion to approve the request from Alice Hartsfield, 2245 4th Street, for a two-foot (2') variance, twenty-three-foot (23') encroachment, to the twenty-five-foot (25') front yard setback requirement for the construction of a carport with the stipulation that it remains open, seconded by Alternate Board Member Viator. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – REQUEST FROM SERGIO DOMINGUEZ, 1529 NALL STREET, FOR A 20' VARIANCE, 5' ENCROACHMENT TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT FOR A FRONT PORCH

Sergio Dominguez, 1529 Nall Street, was present at the meeting and informed the Board that he is requesting a twenty-foot (20') variance, five-foot (5') encroachment to the twenty-five-foot (25') front yard setback requirement for a front porch

Chairman Vincent stated that if the variance is approved the porch must remain open.

Chairman Vincent stated that there are other homes in the area with similar encroachments.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were nineteen (19) notices mailed to property owners surrounding two hundred feet (200') of 1529 Nall Street. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) received in approval: Esther Macha, 1529 Dallas Street, Barbara Plaia, 1608 Nall Street and Randall McCaw, 1524 Nall Street; and none received in protest of the request.

Board Member Boudoin made a motion to approve the request from Sergio Dominguez, 1529 Nall Street, for a twenty-foot (20') variance, five-foot (5') encroachment to the twenty-five-foot (25') front yard setback requirement for a front porch with the stipulation that it must remain open, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5 – REQUEST FROM MARIA NGUYEN, 1221 WAGNER STREET, FOR A 23' VARIANCE, 2' ENCROACHMENT, TO THE 25' FRONT YARD BUILDING SETBACK REQUIREMENT FOR A PORCH

Maria Nguyen, 1221 Wagner Street, was present at the meeting and informed the Board that she is requesting a twenty-three-foot (23') variance, two-foot (2') encroachment, to the twenty-five-foot (25') front yard building setback requirement for construction of a front porch.

Chairman Vincent stated that if the variance is approved the porch must remain open.

Chairman Vincent stated this is similar to the previous request.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were twenty-one (21) notices mailed to property owners surrounding two hundred feet (200') of 1221 Wagner Street. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) received in approval: Mike Petix, 2725 Miller Street, P2 Enterprises, 1618 Port Neches Avenue, Tobi Halliburton, 1206 Wagner Street, and Cody Guidry, 1213 Wagner Street; and none received in protest of the request.

Board Member Boudoin made a motion to approve the request from Maria Nguyen, 1221 Wagner Street, for a twenty-three-foot (23') variance, two-foot (2') encroachment, to the twenty-five-foot (25') front yard building setback requirement for a front porch with the stipulation that it must remain open, seconded by Board Member Powers. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 6 – REQUEST FROM JOHN VIDALIER, 430 AVENUE J, FOR A 4' VARIANCE, 11' ENCROACHMENT, TO THE 15' SIDE YARD BUILDING SETBACK REQUIREMENT FOR A GARAGE.

John Vidalier, 430 Avenue J, was present at the meeting and informed the Board that he is requesting a four-foot (4') variance, eleven-foot (11') encroachment, to the fifteen-foot (15') side yard building setback requirement for the construction of a garage.

Chairman Vincent asked Clint Fore if there were any safety issues.

Mr. Fore stated there were no visibility issues and the garage will be twenty-five-foot (25') from the shoulder of the road. Mr. Fore also stated that the garage that is being replaced was damaged due to TPC explosion and is building it back in same location.

Chairman Vincent asked if there was anyone present at the meeting that would like to speak for or against this request. No one was present.

There were eight (8) notices mailed to property owners surrounding two hundred feet (200') of 430 Avenue J. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Jessie Patterson, 419 Avenue I; and none received in protest of the request.

Board Member Powers made a motion to approve the request from John Vidalier, 430 Avenue J, for a four-foot (4') variance, eleven-foot (11') encroachment, to the fifteen-foot (15) side yard building setback requirement for a garage, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 7 – ADJOURN

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

The meeting was adjourned at 4:06 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary