

**MINUTES OF THE CITY OF PORT NECHES  
BOARD OF ADJUSTMENT  
MAY 9, 2011**

The City of Port Neches Board of Adjustment met on Monday, May 9, 2011 at 6:00 p.m. in the City Hall Conference Room, 634 Avenue C, Port Neches, Texas. Notice of the meeting was given in accordance with Section 551.041 of the Texas Governmental Code, with the following members in attendance:

John Fisher, Chairman  
Gary Stretcher  
Corey Belanger  
Sam Loyacano  
Julie Gauthier, Alternate  
Karen Schexnayder, Alternate

**Also present:**

Larry Reynolds, Assistant Public Works Director/Building Official  
Cari Reynolds, Public Works Secretary

**Absent:**

Boyd Parks, Vice Chairman  
James Mitchell, Alternate  
Dennis Mangioni, Alternate

Chairman John Fisher called the meeting to order.

**APPROVAL OF MINUTES FROM MEETING HELD ON APRIL 11, 2011**

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on April 11, 2011, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

**REQUEST OF MARK SCROGGS, 782 GOODWIN AVENUE**

Mr. Mark Scroggs, 782 Goodwin Avenue, requested a two hundred square foot (200 sq. ft.) variance, to the maximum one thousand square foot (1000 sq. ft.) for a garage; making it a total of twelve hundred square foot (1200 sq. ft.).

Mr. Scroggs was present to answer any questions. He informed the Board that there was a garage apartment and a storage building on the rear of his property that were damaged by hurricanes. He has torn down the buildings and all that remains is an open garage. Mr. Scroggs stated his intentions were to pour a driveway down the side of his

property to the rear where he wants to build a garage for his vehicles, storage and a work out area for his wife.

There was discussion regarding the location of the driveway, placement of the garage and proximity to neighbor's property.

There were eighteen (18) notices mailed to property owners surrounding two hundred feet (200') of 782 Goodwin Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) returned approving the request: Marilyn Hightower, 788 Goodwin Avenue, Gerald Gassen, 786 Goodwin Avenue and Robert Martin, 794 Goodwin Avenue, and none opposed the request.

Board Member Loyacano made a motion to approve the request of Mark Scroggs, 782 Goodwin Avenue, for a two hundred square foot (200 sq. ft.) variance, to the maximum one thousand square foot (1000 sq. ft.) for a garage; making it a total of twelve hundred square foot (1200 sq. ft.), seconded by Board Member Belanger. **MOTION PASSED BY UNANIMOUS VOTE.**

#### **REQUEST OF BRENT POWERS, 716 PORT NECHES AVENUE**

Mr. Brent Powers, 716 Port Neches Avenue, requested a variance to the minimum lot depth of one hundred ten feet (110'); making it a total of eighty feet (80').

Mr. Powers was present to answer any questions. He informed the Board that the property was inherited and he wants to replat it into two (2) separate lots and sell them.

Mr. Reynolds stated that the property is located next to an unimproved City right of way. He also stated that if this variance is granted then Mr. Powers would need to have the property replatted to sell it and whoever purchased the property would also need to request a variance to build on the property, making it a total of three (3) separate variances.

There was a lengthy discussion regarding setbacks, utility easements, rerouting of water and sewer lines, the size of property if it is divided and also if it is sold as one (1) lot, and frontage and placement of future houses. There was also discussion regarding other options for Mr. Powers, if the property was sold as a single piece of property and not divided into two (2) separate lots.

There were seventeen (17) notices mailed to property owners surrounding two hundred feet (200') of 716 Port Neches Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There was (1) returned approving the request: Robert Beresford, 729 Port Neches Avenue, and none opposed the request.

Board Member Belanger made a motion to not approve the request of Brent Powers, 716 Port Neches Avenue, for a variance to the minimum lot depth of one hundred ten feet (110'); making it a total of eighty feet (80'), seconded by Board Member Stretcher. **MOTION PASSED BY UNANIMOUS VOTE.**

**ADJOURN**

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

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Cari Reynolds, Public Works Secretary

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Approved

Meeting Adjourned at 6:40 p.m.