

**MINUTES OF THE CITY OF PORT NECHES
BOARD OF ADJUSTMENT
JUNE 13, 2011**

The City of Port Neches Board of Adjustment met on Monday, June 13, 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
Boyd Parks, Vice Chairman
Gary Stretcher
Corey Belanger
Karen Schexnayder, Alternate

Also present:

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

Absent:

Sam Loyacano
Dennis Mangioni, Alternate
James Mitchell, Alternate

Chairman John Fisher called the meeting to order.

APPROVAL OF MINUTES FROM MEETING HELD ON MAY 9, 2011

Board Member Stretcher made a motion to approve the minutes of the regular meeting held on May 9, 2011, seconded by Vice Chairman Boyd Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF CRAIG SHEFFIELD, 2006 11TH STREET

Mr. Craig Sheffield, 2006 11th Street, requested a ten foot six inch (10'6") variance, fourteen foot six inch (14'6") encroachment to the twenty five foot (25') front yard building setback for the purpose of building a wood frame carport to remain open.

Mr. Sheffield was present to answer any questions. Mr. Sheffield stated he wants to improve the looks and increase the value of his house by building a wood frame carport to be attached to the front of his house.

Mr. Reynolds stated that there are several other carports on the same street and he has no problem to the carport as long as it remains open on all sides.

There were twenty-nine (29) notices mailed to property owners surrounding two hundred feet (200') of 2006 11th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) returned approving the request: Cecily Outlaw, 2017 10th Street, Ruth Smith, 2010 11th Street, Darla Abshere, 2009 10th Street and Allen Smith, 1320 Gulf Avenue, and none opposed the request.

Alternant Board Member Schexnayder made a motion to approve the request of Craig Sheffield, 2006 11th Street, for a ten foot six inch (10'6") variance, fourteen foot six inch (14'6") encroachment to the twenty five foot (25') front yard building setback for the purpose of building a wood frame carport with the stipulation that it remains open on all sides, seconded by Board Member Stretcher. **MOTION PASSED BY UNANIMOUS VOTE.**

REQUEST OF JAWEED HUSSAIN (ALI'S TOBACCO PLUS), 2109 MAGNOLIA AVENUE

Mr. Jaweed Hussain (Ali's Tobacco Plus), 2109 Magnolia Avenue, requested a variance for one (1) additional sign to the City of Port Neches Sign Ordinance of two (2) signs per business.

Mr. Joe Daughtry of Vital/Daughtry Signs), representative for Mr. Jaweed Hussain (Ali's Tobacco Plus), was present to answer any questions. Mr. Daughtry stated that the business has an existing pole sign. It also has an existing awning that is going to be replaced with a new one that has lettering on it. The owner has requested to have another sign built next to the awning with the same wording he has on his other businesses.

There was discussion regarding the square footage of all three (3) signs, removing the lettering from the awning and add it to the new sign, or to increase the size of the pole sign.

There were twenty-three (23) notices mailed to property owners surrounding two hundred feet (200') of 2109 Magnolia Avenue. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned approving the request and five (5) returned in protest of the request: Edgar Blake, 2217 3rd Street, James Thomas, 1107A Magnolia Avenue, David Smith, 2225 4th Street, Paula Boudreaux, 2218 4th Street and Sheldon Arnaud, 2225 3rd Street.

Board Member Belanger made a motion to not approve the variance request of Mr. Jaweed Hussain (Ali's Tobacco Plus), 2109 Magnolia Avenue, for one (1) additional sign to the City of Port Neches Sign Ordinance of two (2) signs per business, seconded by Vice Chairman Parks. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Cari Reynolds, Public Works Secretary

Approved

Meeting Adjourned at 6:30 p.m.