

**MINUTES OF THE CITY OF PORT NECHES  
ZONING BOARD OF ADJUSTMENT & APPEALS  
OCTOBER 13, 2014**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, October 13, 2014 at 6:00 p.m. in the City Hall Council Room, 1005 Merriman, 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:

Chairman Corey Belanger  
Vice Chairman Boyd Parks  
Sam Loyacano  
Charles Bales  
Chris Swanson, Alternate  
James Ware, Alternate (did not participate)

**Also present:**

Clint Fore, Streets, Drainage & Sanitation Supervisor  
Cari Reynolds, Public Works Secretary

**Absent:**

Gary Stretcher  
Donald Ware, Alternate

Chairman Corey Belanger called the meeting to order.

**APPROVAL OF MINUTES FROM MEETING HELD ON SEPTEMBER 8, 2014**

Board Member Sam Loyacano made a motion to approve the minutes of the regular meeting held on September 8, 2014, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

**TRENT & STEPHANIE COBB, 655 NECHES OAKS BOULEVARD**

Trent & Stephanie Cobb, 655 Neches Oaks Boulevard, requested a fifteen foot (15') variance, ten foot (10') encroachment to the twenty five foot (25') rear yard building setback for construction of a new home.

Mr. Trent Cobb was present to answer any questions.

Chairman Belanger asked Mr. Clint Fore to give the details of the request.

Mr. Clint Fore informed the Board that Mr. Cobb's previous home burned and now they are wanting to rebuild in the same location. Mr. Fore also stated that Larry Reynolds recommends approval.

Vice-Chairman Parks asked Mr. Cobb if the new home is the same footprint as the previous.

Mr. Cobb stated that it is similar in size and footprint but not exactly the same.

Chairman Belanger stated that this is an irregular shaped lot.

Chairman Belanger asked if there were any questions or comments. There were none.

There were fourteen (14) notices mailed to property owners surrounding two hundred feet (200') of 655 Neches Oaks Boulevard. In the letters, there are attachments where the property owners could approve or protest this request. There was two (2) returned in approval: Lori LaBove, 1706 Vincent Place and R. Cavness for Port Neches-Groves ISD, 1718 Vincent Place, and none in opposition to the request.

Vice-Chairman Parks made a motion to approve the request of Trent & Stephanie Cobb, 655 Neches Oaks Boulevard for a fifteen foot (15') variance, ten foot (10') encroachment to the twenty five foot (25') rear yard building setback for construction of a new home, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

**ADOLFO RUBIO, 930 MONTROSE STREET**

Adolfo Rubio, 930 Montrose Street, requested an eight foot (8') variance, seventeen foot (17') encroachment to the twenty five foot (25') rear yard building setback for construction of a new home.

Mr. Adolfo Rubio was not present to answer questions.

Chairman Belanger informed the Board that last meeting a mistake was made on the rear yard setback for Mr. Rubio's variance request. The variance was granted for a twelve foot (12') variance, thirteen foot (13') encroachment to the twenty five foot (25') rear yard building setback. The variance request should have been an eight foot (8') variance, seventeen foot (17') encroachment to the twenty five foot (25') rear yard building setback.

Chairman Belanger stated that Mr. Reynolds recommends it be granted contingent on the property be replatted prior to construction.

Chairman Belanger asked if there were any questions or comments. There were none.

There were twenty seven (27) notices mailed to property owners surrounding two hundred feet (200') of 930 Montrose Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned in approval or opposed to the request.

Board Member Loyacano made a motion to approve the request of Adolfo Rubio, 930 Montrose for an eight foot (8') variance, seventeen foot (17') encroachment to the twenty five foot (25') rear yard building setback for construction of a new home contingent on the replat of the property, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

**E.W. SWEENEY, 2118 5<sup>TH</sup> STREET**

E.W. Sweeney, 2118 5<sup>th</sup> Street, requested a fourteen foot (14') variance, eleven foot (11') encroachment to the twenty five foot (25') front yard building setback for a carport.

Mr. E.W. Sweeny was present to answer any questions.

Chairman Belanger stated that Mr. Reynolds recommends the variance be granted.

Chairman Belanger asked Mr. Fore if there were any drainage issues.

Mr. Fore stated there were no issues.

Board Member Loyacano asked if was going to be open on three (3) sides.

Mr. Sweeney stated that it would remain open on three (3) sides and be attached to the house.

Chairman Belanger asked if there were any questions or comments. There were none.

There were nineteen (19) notices mailed to property owners surrounding two hundred feet (200') of 2118 5<sup>th</sup> Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none returned in approval or opposed to the request.

Vice-Chairman Parks made a motion to approve the request of E.W. Sweeney, 2118 5<sup>th</sup> Street for a fourteen foot (14') variance, eleven foot (11') encroachment for a carport with the stipulation that it remain open, seconded by Alternate Board Member Swanson. **MOTION PASSED BY UNANIMOUS VOTE.**

**ADJOURN**

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

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Corey Belanger, Chairman

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Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:06 p.m.