

**MINUTES OF THE CITY OF PORT NECHES
ZONING BOARD OF ADJUSTMENT & APPEALS
DECEMBER 8, 2014**

The City of Port Neches Zoning Board of Adjustment and Appeals met on Monday, December 8, 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:

Vice Chairman Boyd Parks
Sam Loyacano
Charles Bales
James Ware, Alternate
Donald Ware, Alternate

Also present:

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

Absent:

Chairman Corey Belanger
Gary Stretcher
Chris Swanson, Alternate

Vice Chairman Boyd Parks called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES FROM MEETING HELD ON NOVEMBER 10, 2014

Board Member Bales made a motion to approve the minutes of the regular meeting held on November 10, 2014, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

JUSTIN & CRYSTAL JORDAN, 905 MACARTHUR DRIVE

Justin & Crystal Jordan, 905 MacArthur Drive, requested an eighteen foot (18') variance, seven foot (7') encroachment, to the twenty five foot (25') rear yard building setback for a new construction home.

Mr. Justin Jordan was present to answer any questions.

Vice Chairman Parks asked Mr. Larry Reynolds to give the details of the request.

Mr. Reynolds stated that the rear porch will be the only part of the house that is encroaching. It will be good to see new construction in this area.

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

There were thirty (30) notices mailed to property owners surrounding two hundred feet (200') of 905 MacArthur Drive. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) returned in approval: Matt Vincent/Kontiki Hotel Partners, 1734 Green Oaks Drive, and none in opposition to the request.

Board Member Loyacano made a motion to approve the request of Justin & Crystal Jordan for an eighteen foot (18') variance, seven foot (7') encroachment, to the twenty five foot (25') rear yard building setback for a new construction home, seconded by Board Member Bales. **MOTION PASSED BY UNANIMOUS VOTE.**

AARON SPIEGEL, 1836 SILKWOOD CIRCLE

Aaron Spiegel, 1836 Silkwood Circle, requested a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback for a new construction home.

Mr. Spiegel was present to answer any questions.

Vice-Chairman Parks asked Mr. Larry Reynolds to give the details of the request.

Mr. Reynolds stated that this property is an irregular shaped lot.

Vice-Chairman Parks stated that the Board has granted variances for this neighborhood in the past because of the irregular shaped lots.

Vice-Chairman Parks asked if there were any questions or comments. There were none.

There were ten (10) notices mailed to property owners surrounding two hundred feet (200') of 1836 Silkwood Circle. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) returned in approval: Matt Vincent/ Cajun Partners, L.P., 1734 Green Oaks Drive and Matthew McGee, 323 Avenue E, Nederland, and none in opposition to the request.

Board Member Bales made a motion to approve the request of Aaron Spiegel, for a fifteen foot (15') variance, ten foot (10') encroachment, to the twenty five foot (25') rear yard building setback for new construction home, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

WINFRED WRIGHT JR., 2129 11TH STREET

Winfred Wright Jr., 2129 11th Street, requested a four hundred forty square foot (440 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of fourteen hundred forty square foot (1,440 sq. ft.) for an accessory building.

Mr. Sylvian Tassin, representative for Mr. Winfred Wright Jr., was present to answer any questions.

Vice-Chairman Parks asked Mr. Larry Reynolds to give the details of the request.

Mr. Reynolds stated that Mr. Wright had both lots replatted into one (1) lot. The property has been vacant for a long time.

There was discussion regarding the neighboring properties and businesses.

Vice-Chairman Parks asked if there were any questions or comments. There were none.

There were thirty four (34) notices mailed to property owners surrounding two hundred feet (200') of 2129 11th Street. In the letters, there are attachments where the property owners could approve or protest this request. There were three (3) returned in approval: Richard & Danette Schultz Jr., 2101 11th Street, Joni & Jeff Woodward, 2121 11th Street and Theresa Davis, 2130 11th Street, and none in opposition to the request.

Board Member Loyacano made a motion to approve the request of Winfred Wright Jr., for a four hundred forty square foot (440 sq. ft.) variance to the maximum one thousand square foot (1,000 sq. ft.) requirement, total of fourteen hundred forty square foot (1,440 sq. ft.) for an accessory building, seconded by Alternate Board Member Donald Ware. **MOTION PASSED BY UNANIMOUS VOTE.**

ADJOURN

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

Boyd Parks, Vice-Chairman

Cari Reynolds, Public Works Secretary

Meeting Adjourned at 6:07 p.m.