

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

4:00 P.M.

January 8, 2018

MEETING

The regular meeting was called to order on Monday, January 8, 2018, 4:00 p.m. at Port Neches City Hall, 1005 Merriman Street, Port Neches, Texas with the following members in attendance to wit:

Matt Vincent, Chairman
William "B.C." Clemmons, Vice-Chairman
Sam Loyacano
Steve Visser
Gary Boudoin, Alternate

Also present:
Clint Fore, Building Official
Taylor Shelton, P.E., Public Works Director
Cari Reynolds, Public Works Secretary

Absent:
Lee West
Daniel Critser, Alternate

Chairman Vincent called the meeting to order

AGENDA ITEM 2 – APPROVAL OF MINUTES

Discuss and take action regarding the approval of the minutes from the regular meeting held on October 9, 2017.

Board Member Loyacano made a motion to approve the minutes from the regular meeting held on October 9, 2017, seconded by Board Member Visser. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – TRAYCE & KATY BOUDOIN, 702 AVENUE C- LOT DEPTH

Discuss and take action regarding the request of Trayce & Katy Boudoin, 702 Avenue C, for a ninety two foot (92') variance to the minimum one hundred ten foot (110') lot depth for construction of a new home.

Trayce & Katy Boudoin were in attendance to answer any questions.

Chairman Vincent asked Clint Fore to give details of the request.

Mr. Fore stated Trayce and Katy Boudoin purchased the home at 702 Avenue C. They plan on demolishing the existing home and building a new home. They are requesting to turn the home to face Merriman Street which will give the property more green space than if it faced Avenue C. This has been done in the past without the Board's approval. To protect the City and citizens, this request has been brought before the Board. My recommendation is to approve the request.

There were seventeen (17) notices mailed to property owners surrounding two hundred feet (200') of 702 Avenue C. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) received in approval: Johnny Powers, 715 Avenue B and James Powers, 1202 Merriman Street, and none received in protest of the request.

Board Member Visser made a motion to approve the variance request of Trayce & Katy Boudoin, 702 Avenue C, for a ninety two foot (92') variance to the minimum one hundred ten foot (110') lot depth for construction of a new home, seconded by Vice Chairman Clemmons. Alternate Board Member Gary Boudoin abstained from voting due to a conflict of interest. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – TRAYCE & KATY BOUDOIN, 702 AVENUE C- REAR SETBACK

Discuss and take action regarding the request of Trayce & Katy Boudoin, 702 Avenue C, for a twenty foot (20') variance, five foot (5') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home.

Trayce & Katy Boudoin were in attendance to answer any questions.

Chairman Vincent stated this is the same property and the request is to face Merriman Street. There will be more green space with it facing this direction.

There were seventeen (17) notices mailed to property owners surrounding two hundred feet (200') of 702 Avenue C. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) received in approval: Johnny Powers, 715 Avenue B and James Powers, 1202 Merriman Street, and none received in protest of the request.

Board Member Visser made a motion to approve the variance request of Trayce & Katy Boudoin, 702 Avenue C, for a twenty foot (20') variance, five foot (5') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home, seconded by Board Member Loyacano. Alternate Board Member Gary Boudoin abstained from voting due to a conflict of interest. **MOTION PASSED BY UNANIMOUS VOTE.**

Mr. Fore stated prior to adjourning that there are two (2) Alternate Board Member positions available. Dr. Keith and Mr. Fisher have both resigned from the Board so if you know of anyone that would like to be considered for these positions have them contact the City.

AGENDA ITEM 5 – ADJOURN

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

The meeting was adjourned at 4:04 p.m.

Matt Vincent, Chairman

ATTEST:

Cari Reynolds, Public Works Secretary