

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

**4:00 P.M.**

**May 14, 2018**

**MEETING**

The regular meeting was called to order on Monday, May 14, 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  
Lee West  
Gary Boudoin, Alternate

Also present:  
Clint Fore, Building Official  
Cari Reynolds, Public Works Secretary

Absent:  
Steve Visser

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 April 9, 2018.

Alternate Board Member Boudoin made a motion to approve the minutes from the regular meeting held on April 9, 2018, seconded by Board Member Loyacano. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 3 – JERRY GRAY, 2602 SABA LANE- FRONT- CARPORT**

Discuss and take action regarding the request of Jerry Gray, 2602 Saba Lane, for a zero foot (0') variance, twenty five foot (25') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a carport.

Jerry Gray was in attendance to answer any questions.

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

Clint stated this variance is just as the other requests for carports in this subdivision.

Chairman Vincent stated that if the variance is granted the carport must remain open.

Chairman Vincent asked for anyone that is in favor of the request to speak. No one was present.

Chairman Vincent asked if for anyone that was opposed to the request to speak. No one was present.

There were twenty four (24) notices mailed to property owners surrounding two hundred feet (200') of 2602 Saba Lane. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) received in approval: Iris DuBois, 2513 Saba Lane, Charlotte Cole, 2601 Staton Lane, Debra Peecher, 2605 Saba Lane, and Jeffery Davis, 2609 Saba Lane, and none received in protest of the request.

Board Member West made a motion to approve the variance request of Jerry Gray, 2602 Saba Lane for a zero foot (0') variance, twenty five foot (25') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a carport with the stipulation that it remains open, seconded by Vice- Chairman Clemmons. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 4 – JERRY GRAY, 2602 SABA LANE- SIDE- CARPORT**

Discuss and take action regarding the request of Jerry Gray, 2602 Saba Lane, for a five foot (5') variance, ten foot (10') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a carport.

Jerry Gray was in attendance to answer any questions.

Chairman Vincent stated this is the same property as the previous request.

There were twenty four (24) notices mailed to property owners surrounding two hundred feet (200') of 2602 Saba Lane. In the letters, there are attachments where the property owners could approve or protest this request. There were four (4) received in approval: Iris DuBois, 2513 Saba Lane, Charlotte Cole, 2601 Staton Lane, Debra Peecher, 2605 Saba Lane, and Jeffery Davis, 2609 Saba Lane, and none received in protest of the request.

Board Member Loyacano made a motion to approve the variance request of Jerry Gray, 2602 Saba Lane for a five foot (5') variance, ten foot (10') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a carport with the stipulation that it remains open, seconded by Alternate Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – DON & BARBARA ANGLIN, 3071 SABA LANE- FRONT- NEW HOME**

Discuss and take action regarding the request of Don & Barbara Anglin, 3071 Saba Lane, for a seventeen foot (17') variance, eight foot (8') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a new home.

Don & Barbara Anglin were in attendance to answer any questions.

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

Clint stated there is a utility easement that runs along the rear of the property that contains multiple utilities as well as the City sewer main. Without a variance the lot is undevelopable. The property is on a curve so even with the front variance it will still be twenty six foot (26') off the curve so there are no visibility issues. The property will be replatted making it larger and there is a non-conforming structure that will now become conforming. The property is zoned Business – Medium (B-M) which has no front yard setback but because it's within 100' of a Residential district the setback is required.

Chairman Vincent asked for anyone that is in favor of the request to speak. No one was present.

Chairman Vincent asked for anyone that was opposed to the request to speak. No one was present.

There were fourteen (14) notices mailed to property owners surrounding two hundred feet (200') of 3071 Saba Lane. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval: Brian McLain, 740 Bella Vita St., and none received in protest of the request.

Alternate Board Member Boudoin made a motion to approve the variance request of Don & Barbara Anglin, 3071 Saba Lane for a seventeen foot (17') variance, eight foot (8') encroachment, to the twenty five foot (25') front yard building setback requirement for construction of a new home, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 6 – FREDERICK & CANDY KOENIG, 1214 NALL STREET- LOT WIDTH**

Discuss and take action regarding the request of Frederick & Candy Koenig, 1214 Nall Street, for a 2.74' variance to the minimum fifty foot (50') width requirement for a lot.

Frederick Koenig (owner) and Randall Creel (authorized representative from Soutex Surveyors and Engineers) were in attendance to answer any questions.

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

Mr. Fore stated the property is currently non-conforming to rear lot width. There is an ally adjacent to the property that is at an angle and has an existing home on it.

Mr. Koenig stated he owns the property from the ally to the metal building which consist of multiple lots. Plans are to replat the property creating a large lot in the middle for a new home. Replatting the property will create the need for the variance on the lot with the existing house. There is an existing shell driveway that will be on the lot for the new home. We would like to use the existing driveway so not to be required to have State permitting.

Mr. Fore stated that State permitting is hard to obtain on driveway cuts but if it's existing then it can be used.

There was discussion regarding the size of the lots once replatted, location of house on lots, irregular shaped lot, and State driveway permits.

Chairman Vincent asked for anyone that is in favor of the request to speak.

Randall Creel, Soutex Surveyors and Engineers, stated he lives in the City of Port Neches and is in favor of the variance.

Mr. Creel spoke highly of how the City of Port Neches conducts Council and Board meetings compared to neighboring cities.

Chairman Vincent asked for anyone that was opposed to the request to speak. No one was present.

There were twenty six (26) notices mailed to property owners surrounding two hundred feet (200') of 1214 Nall Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) received in approval: Sharon Drawhorn (Port Neches – Groves ISD), 620 Avenue C, and Sheila Snyder, 1423 Dieu, and none received in protest of the request.

Board Member Loyacano made a motion to approve the variance request of Frederick & Candy Koenig, 1214 Nall Street, for a 2.74' variance to the minimum fifty foot (50') width requirement for a lot, seconded by Vice- Chairman Clemmons. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – ADJOURN**

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

The meeting was adjourned at 4:10 p.m.

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Matt Vincent, Chairman

ATTEST:

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Cari Reynolds, Public Works Secretary