

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

**4:00 P.M.**

**August 13, 2018**

**MEETING**

The regular meeting was called to order on Monday, August 13, 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  
Steve Visser  
Gary Boudoin, Alternate  
Johnny Powers, Alternate

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

Absent:  
Lee West  
Sam Loyacano

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 June 11, 2018.

Alternate Board Member Boudoin made a motion to approve the minutes from the regular meeting held on June 11, 2018, seconded by Board Member Visser. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 3 – JON CIMINO, 1917 11<sup>TH</sup> STREET- SIDE- MOTORHOME COVER**

Discuss and take action regarding the request of Jon Cimino, 1917 11<sup>th</sup> Street, for a two foot (2') variance, three foot (3') encroachment, to the five foot (5') side yard building setback requirement for construction of a motorhome cover.

Jon Cimino was in attendance to answer any questions.

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

Clint stated several months ago Mr. Cimino came in to discuss options to store his motorhome. Original intentions were to park it in the front of his property but due to right of way restrictions, that was not an option. Mr. Cimino purchased adjoining property from his neighbor for the purpose to park his motorhome on the side of his property. Mr. Cimino then came in to discuss a variance that was needed to build the cover and that it must remain open.

There was discussion regarding how much property separated the neighbor's house and the proposed motorhome cover.

There were twenty five (25) notices mailed to property owners surrounding two hundred feet (200') of 1917 11<sup>th</sup> Street. In the letters, there are attachments where the property owners could approve or protest this request. There were two (2) received in approval: Lanis & Gerry Sheffield, 1922 12<sup>th</sup> Street and Andrew Arredondo, 1921 10<sup>th</sup> Street, and none received in protest of the request.

Alternate Board Member Boudoin made a motion to approve the variance request of Jon Cimino, 1917 11<sup>th</sup> Street for a two foot (2') variance, three foot (3') encroachment, to the five foot (5') side yard building setback requirement for construction of a motorhome cover with the stipulation that it remains open, seconded by Board Member Visser. **MOTION PASSED BY UNANIMOUS VOTE.**

#### **AGENDA ITEM 4 – ANDREA BRYAN, 1523 LLANO STREET- SIDE- NEW HOME**

Discuss and take action regarding the request of Andrea Bryan, 1523 Llano Street, for a thirteen foot (13') variance, twelve foot (12') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home.

Andrea Bryan was in attendance to answer any questions.

Chairman Vincent stated that since he owns property within two hundred feet (200') of the request he would excuse himself from the discussion and action of this agenda item.

Vice-Chairman Clemmons took over the meeting.

Vice-Chairman Clemmons asked Clint Fore to give the details of the request.

Clint stated this is an existing lot that due to the size is undevelopable without a variance of some kind. Mrs. Bryan could build a detached garage five feet (5') from the rear property line but she has chosen to leave more green space. Mrs. Bryan will build a two (2) story home to not only meet the thirteen hundred square foot (1,300sq.ft.) requirement but to also keep from encroaching into the side setbacks. Mrs. Bryan also intends to have a circle driveway in the front to alleviate any traffic issues on Royal which is the side and Llano in the front.

There was discussion regarding parking, length of driveway off of Royal, utility easements, neighboring properties and traffic issues.

There were twenty five (25) notices mailed to property owners surrounding two hundred feet (200') of 1523 Llano Street. In the letters, there are attachments where the property owners could approve or protest this request. There were none received in approval or protest of the request.

Alternate Board Member Boudoin made a motion to approve the variance request of Andrea Bryan, 1523 Llano Street for a thirteen foot (13') variance, twelve foot (12') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home, seconded by Board Member Visser. Chairman Vincent abstained from the vote. **MOTION PASSED BY UNANIMOUS VOTE.**

**AGENDA ITEM 5 – ADJOURN**

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

The meeting was adjourned at 4:06 p.m.

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Matt Vincent, Chairman

ATTEST:

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Cari Reynolds, Public Works Secretary