

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

4:00 P.M.

December 10, 2018

MEETING

The regular meeting was called to order on Monday, December 10, 2018, 4:03 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, Board Member
Lee West, Board Member
Gary Boudoin, Alternate

Also present:
Clint Fore, Building Official
Rene Birdsong, Assistant City Secretary

Absent:
Sam Loyacano, Board Member
Johnny Powers, Alternate Board Member

Chairman Vincent called the meeting to order at 4:03 p.m.

AGENDA ITEM 2 – APPROVAL OF MINUTES

Discuss and take action regarding the approval of the minutes from the regular meeting held on November 12, 2018.

Board Member Visser made a motion to approve the minutes from the regular meeting held on November 12, 2018, seconded by Vice-Chairman Clemmons. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 3 – CRAIG SCHRADER, 2626 NALL STREET- REAR

Discuss and take action regarding the request of Craig Schrader, 2626 Nall Street, for a ten foot (10') variance, fifteen foot (15') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a metal building to be used as a residence.

Chairman Vincent stated that Mr. Schrader had submitted a request at the last meeting and withdrew that request. He has submitted a request similar to other approved variance requests on Nall.

Craig Schrader was in attendance to answer any questions.

Mr. Schrader stated that he decreased the building by ten feet (10') to be within the required setback.

Chairman Vincent asked if there were any citizens that were opposed to the request to speak.

There were none.

There were fourteen (14) notices mailed to property owners surrounding two hundred feet (200') of 2626 Nall Street. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received neutral to the request, Nell Sheppard, 902 South Avenue, and none received in approval or protest of the request.

Board Member Visser made a motion to approve the variance request of Craig Schrader, 2626 Nall Street for a ten foot (10') variance, fifteen foot (15') encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a metal building to be used as a residence, seconded by Alternate Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 4 – ADAM BROWN, 1718 DOUGLAS DRIVE- REAR

Discuss and take action regarding the request of Adam Brown, 1718 Douglas Drive, for a seven foot six inch (7'-6") variance, seventeen foot six inch (17'-6") encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home.

Adam Brown was in attendance to answer any questions.

Adam Brown stated that the lot is irregular shaped with multiple utility easements that restrict the construction of the home. The lot was under contract contingent on the variance approval.

Chairman Vincent asked if there were any citizens that were opposed to the request to speak.

There were none.

There were twenty three (23) notices mailed to property owners surrounding two hundred feet (200') of 1718 Douglas Drive. In the letters, there are attachments where the property owners could approve or protest this request. There was one (1) received in approval, Leo Collins, 706 Neches Oaks Blvd., and none received in protest of the request.

Board Member Visser made a motion to approve the variance request of Adam Brown, 1718 Douglas Drive, for a seven foot six inch (7'-6") variance, seventeen foot six inch (17'-6") encroachment, to the twenty five foot (25') rear yard building setback requirement for construction of a new home, seconded by Alternate Board Member Boudoin. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 5- SHAHID MAHMOOD AND SHAHID JAVED, 802 MARION STREET- SIDE

Discuss and take action regarding the request of Shahid Mahmood and Shahid Javed, 802 Marion Street, for a twelve foot (12') variance, three foot (3') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a new home.

Shahid Mahmood and Shahid Javed were in attendance to answer any questions.

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

Clint Fore, Building Official, stated that there would not be any obstruction of view on the property. This is the same type of request as approved last month's meeting. He explained this request allows for more than twenty foot (20') from the curb.

Mr. Mahmood stated that he changed the request from five foot (5') to three foot (3') to ensure a clear view.

Chairman Vincent asked if there were any citizens that were opposed to the request to speak.

There were none.

There were twenty two (22) notices mailed to property owners surrounding two hundred feet (200') of 802 Marion 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.

Board Member Visser made a motion to approve the variance request of Shahid Mahmood and Shahid Javed, 802 Marion Street, for a twelve foot (12') variance, three foot (3') encroachment, to the fifteen foot (15') side yard building setback requirement for construction of a new home, seconded by Board Member West. **MOTION PASSED BY UNANIMOUS VOTE.**

AGENDA ITEM 6 – 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.

Matt Vincent, Chairman

ATTEST:

Rene Birdsong, Assistant City Secretary