

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
January 23, 2020**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:20 P.M. in the Council Chambers of City Hall with the following members, officers and visitors present:

<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>Bobby Sinclair</i>	<i>Utility Director</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Rex Thee</i>	<i>City Manager</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Michele Thames</i>	<i>Property Owner</i>
<i>Krislynn Neace</i>	<i>Alternate Board Member</i>	<i>David James</i>	<i>Property Owner</i>
<i>Guy Thames</i>	<i>Property Owner</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
	<i>Surveyor</i>	<i>Robert Johns</i>	<i>Builder</i>

Item #1 Co-Chairman Gerald Carlson called the meeting to order at 1:20 p.m. with four members present.

Item #2 Motion by Mickey Mitchell, seconded by Arcadio Rivera to approve minutes of December 30, 2019 meeting.

Votes were as follows:	Gerald Carlson	“Aye”
	Arcadio Rivera	“Aye”
	Mickey Mitchell	“Aye”
	Krislynn Neace	“Aye”

Motion carried.

Item #3 Discussion was held among the Board, Mr. Sinclair, Mr. Thee, and Mr. James regarding the request to replat the property located at 403 W. “L” St., Sec 60, Block A, G&MMB&A, John Sealy 1st Subdivision, City of Monahans, Ward County, Texas.

Gerald opened discussion by asking the property owner, Mr. James, the reason for the replat. Mr. James stated that now that Jessco has completed building the shop and remodeling the house, there is interest in selling the house. Mr. Carlson complimented Mr. James on how much better the lot looks.

Motion by Arcadio Rivera, seconded by Mickey Mitchell to approve the replat of 403 W. “L” St., Sec 60, Block A, G&MMB&A, John Sealy 1st Subdivision, City of Monahans, Ward County, Texas

Votes were as follows:	Gerald Carlson	“Aye”
	Arcadio Rivera	“Aye”
	Mickey Mitchell	“Aye”
	Krislynn Neace	“Aye”

Motion carried.

Item # 4 Discussion was held among the Board, Mr. Sinclair, Mr. Thee, and Mr. Thames, Mrs. Thames, and Mr. Johns regarding the request for a variance Section 27 (13.2-1) at 409 W. Pecan, Block 2, Lots 4 & 5, Quailview Addition, City of Monahans, Ward County, Texas. The request is for 6' 5/8" of the 10-foot setback restriction to build a house.

Mr. Carlson opened the discussion by stating he had gone by and looked at the lot. Mr. Carlson stated he sees no problem with their plans. Mr. Mitchell expressed his opinion that it would improve the neighborhood. Mr. Thee added it is in the City's best interest to have a house instead of a vacant lot.

Motion by Micky Mitchell, seconded by Arcadio Rivera to approve the request.

Votes were as follows:	Gerald Carlson	"Aye"
	Arcadio Rivera	"Aye"
	Mickey Mitchell	"Aye"
	Krislynn Neace	"Aye"

Item #5 Motion by Arcadio Rivera, seconded by Mickey Mitchell to adjourn at 1:26 p.m.

Motion carried.

Gerald Carlson, Co-Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk