

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
February 20, 2020**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:14 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>Erin Jordan</i>	<i>Neighbor</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Chris Jordan</i>	<i>Neighbor</i>
<i>Johnny King</i>	<i>Alternate Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Dean Rasmuson</i>	<i>Maverick</i>	<i>Brandt Sayger</i>	<i>Neighbor</i>
<i>Ashley Aduato</i>	<i>M.E.D.C.</i>	<i>Margaret Sayger</i>	<i>Neighbor</i>
<i>Rex Thee</i>	<i>City Manager</i>		

Item #1 Co-Chairman Gerald Carlson called the meeting to order at 1:14 p.m. with four members present.

Item #2 Motion by Arcadio Rivera, seconded by Mickey Mitchell to approve minutes of January 23, 2020 meeting.

Votes were as follows:	Gerald Carlson	“Aye”
	Arcadio Rivera	“Aye”
	Mickey Mitchell	“Aye”
	Johnny King	“Aye”

Motion carried.

Item #5 Discussion was held among the Board and Mr. Sinclair regarding the request for a variance Section 27 (13.2-1) of the City Code of Ordinance, reference side and back yard setback restriction of 10 ft., at 600 E. 18th St., Block 1, Lots 3 & 4, Deseret Addition, City of Monahans, Ward County, Texas, to build a shop and awning.

Mr. Rivera opened discussion by stating he drove by the property and it will be a tight fit. Mr. Carlson asked Mr. Sinclair how much of the setback the property owner was asking for. Mr. Sinclair stated it would require the full setback. Mr. Carlson pointed out there was no neighbor objections to the variance.

Motion by Mickey Mitchell, seconded by Arcadio Rivera, to approve the request for a variance Section 27 (13.2-1) of the City Code of Ordinance at 600 E. 18th St., Block 1, Lots 3 & 4, Deseret Addition, City of Monahans, Ward County, Texas.

Votes were as follows: Gerald Carlson “Aye”
 Arcadio Rivera “Aye”
 Mickey Mitchell “Aye”
 Johnny King “Aye”

Motion carried.

Item # 3 Discussion was held among the Board, Mr. Sinclair, Mr. Thee, Mr. Rasmuson, Ms. Aauto, Mr. & Mrs. Sayger, and Mr. & Mrs. Jordan regarding the request by the property owner, MEDC, for a re-zone at East Monahans Subdivision, Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and all adjacent rights of way, all of Blocks 18 and 19 and the interior street and alley rights of way therein, and the remainder of a 174.053-acre tract of land out of Section 50, from an R-1(Single-Family Dwelling) to an R-5(Planned Development Residential).

Mr. Carlson opened the discussion by asking for an explanation about what an R-5 actually means. Mr. Thee responded stating it was a plan for what specific areas would be zoned, a way to control the future zoning of the development. Mr. Carlson pointed out that by definition an R-5 is low density and some of the zone would be apartments, or high density. Mr. Rasmuson explained the affordable, higher density housing, would be towards Sealy and not in the existing residential housing. Ms. Aauto assured the board and neighbors there are no plans for any type of RV park. Mr. Thee explained an R-5 locks in what is allowed to be built in specific areas. Ms. Aauto assured the board MEDC would be keeping an eye on the contractors as they have in the previous development. Mr. Carlson expressed concern the contractors would be free to build anything they like. Mr. Thee explained an R-5 locks in what specific areas will be zoned as in the future. Mr. Thee further stated each zone would have to be re-zoned as building progresses so the board would have notice.

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”
 Johnny King “Aye”

Item #4 Discussion was held among the Board, Mr. Sinclair, Mr. Thee, Mr. Rasmuson, and Ms. Aauto regarding the request by the property owner, MEDC, for a replat of East Monahans Subdivision, Blocks 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and all adjacent rights of way, all of Blocks 18 and 19 and the interior street and alley rights of way therein, and the remainder of a 174.053-acre tract of land out of Section 50.

Mr. Carlson opened the discussion by asking what the replat is for specifically. Mr. Rasmuson explained it splits the area into specific lots. Mr. Rasmuson further explained they are trying to get the school started and the replat is necessary before construction. Mr. Rasmuson stated the replat is mostly for the purpose of designating right of ways. Ms. Aauto pointed out MEDC had met with MWPISD and there will be roads on all sides of the school property. Mr. Rasmuson explained the replat designates detention areas as holding ponds to remove the flood plain.

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

Votes were as follows:

Gerald Carlson	“Aye”
Arcadio Rivera	“Aye”
Mickey Mitchell	“Aye”
Johnny King	“Aye”

Motion carried.

Item #6 Motion by Mickey Mitchell, seconded by Johnny King to adjourn at 1:46 p.m.

Motion carried.

Gerald Carlson, Co-Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk