

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
May 9, 2019**

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>Billy Neace</i>	<i>Board Chairman</i>	<i>Stephen Neel</i>	<i>Board Member</i>
<i>Gerald Carlson</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Utility Director</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Enoe Garcia</i>	<i>Property Owner</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Rex Thee</i>	<i>City Manager</i>
<i>Erin Jordan</i>	<i>Alternate Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>

Item #1 Chairman Billy Neace called the meeting to order at 1:14 p.m. with six members present.

Item #2 Motion by Gerald Carlson, seconded by Mickey Mitchell to approve minutes of April 4, 2019 meeting.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Arcadio Rivera	“Aye”
Stephen Neel	“Aye”

Motion carried.

Item #3 Discussion was held among the Board, Mr. Sinclair, Mrs. Garcia and Mr. Thee regarding the request to rezone the property located at 212 W. “E” St., Lot NW 209’ X 50’, Tract A, Tubb Subdivision, City of Monahans, Ward County, Texas, from R-1 (Single-family dwelling) to R-3 (Multi-family dwelling) to be used as a trailer coach park.

Billy opened discussion by asking the property owner how they were able to have two RV’s on an R-1 lot. Mrs. Garcia answered by saying she called the city offices when she bought the property and asked how many she was allowed to have. Mrs. Garcia indicated she was told that she was allowed two RV’s on the lot. Mr. Neel questioned Mrs. Garcia about whether or not the RV’s were hooked up before or after she received permission. Mrs. Garcia assured the board that she bought the permits after she was given permission and that all permits were approved and inspected by the City. Mr. Neace questioned Mrs. Garcia as to who gave her permission to have the two RV’s on one lot. Mrs. Garcia said she spoke to Mrs. Almanza. Mrs. Almanza was told by Mr. Sinclair that two RV’s were allowed on one lot. Mr. Sinclair indicated that the decision to have two RV’s on an R-1 was decided above him. Mr. Neace asked Mr. Sinclair how many property owners had been given this incorrect information and if they were continuing to be told incorrectly. Mr. Thee assured the board this was no longer the case. Mr. Neace pointed out that the lot is getting more city services than an R-1. Mrs. Garcia assured the board she was paying multi for water, sewer, and trash services. Mrs. Jordan asked Mrs. Garcia approximately when she was given permission. Mrs. Garcia replied in July-August 2018.

Mr. Carlson stated that technically the property needed to be in R-1 compliance in order to have a rezone be considered. Mr. Neace asked Mr. Sinclair if the lot was big enough to be in compliance with four RV’s on it.

Mr. Sinclair assured Mr. Neace it was. Mrs. Jordan questioned the Board and Mr. Thee if there were any restrictions on trailer coach parks near school zones. Mr. Thee replied that there was not. Mrs. Jordan agreed with Mr. Carlson that the property should be legal before a rezone. Mr. Thee pointed out that the property owner was unaware of any wrong doing. Mr. Neace stated he didn't believe not being aware was excusable.

Motion by Gerald Carlson to deny the re-zone of 212 W. "E" St., Lot NW 209' X 50', Tract A, Tubb Subdivision, City of Monahans, Ward County, Texas, from R-1 (Single-family dwelling) to R-3 (Multi-family dwelling) to be used as a trailer coach park. Due to lack of a second, the motion dies.

Mr. Neel reopened the discussion to ask Mrs. Garcia if she had plans to add more than four RV's in the future. Mrs. Garcia indicated she did not.

Item # 4 Motion by Billy Neace, seconded by Gerald Carlson to adjourn at 1:34 p.m.

Votes were as follows:	Billy Neace	"Aye"
	Gerald Carlson	"Aye"
	Arcadio Rivera	"Nay"
	Stephen Neel	"Aye"
	Mickey Mitchell	"Nay"

Motion carried.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk