

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
June 27, 2019**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:15 P.M. in the Council Chambers of City Hall with the following members, officers and visitors present:

<i>Billy Neace</i>	<i>Chairman</i>	<i>Tonya Todd</i>	<i>City Secretary</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Arcadia Rivera</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Utility Director</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Erin Jordan</i>	<i>Alternate Board Member</i>	<i>Imelda Flores</i>	<i>Property Owner</i>

Item #1 Chairman Billy Neace called the meeting to order with five members present.

Item #2 Motion by Mickey Mitchell, seconded by Gerald Carson, to approve minutes of May 9, 2019 meeting.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Erin Jordan	“Aye”
Arcadia Rivera	“Aye”

Motion carried.

Item #3 Discussion was held among the Board, Mr. Sinclair, and Mrs. Flores regarding the request to use all of the side & back yard setback restriction to build a carport on the property located at 1406 S. James Ave., Lot S 12’ of 4 & all of 5, Block 34, Bellaire Subdivision, City of Monahans, Ward County, Texas. Mr. Sinclair took a moment to point out to the board that the carport would be starting at the owner’s property line. Mr. Carlson expressed concern over whether or not the carport would cause an obstruction of view from the alley way. Mr. Neace questioned Mrs. Flores over how many carports the property already had. Mrs. Flores stated there were two existing carports. Mr. Carlson asked Mrs. Flores when she started building the carport. Mrs. Flores replied that she had started working on it last year in conjunction with the fence, but was told to stop until she came in to get a variance. Mr. Carlson asked Mrs. Flores when the concrete slabbed was poured. Mrs. Flores answered that it was original to the house when she bought the property. Mr. Carlson pointed out the concrete slab had some cracks and stability might be an issue. Mr. Mitchell questioned Mrs. Flores what vehicle she planned on storing in the carport. Mrs. Flores replied she wanted to get her work truck off the street. Mrs. Flores pointed out the truck was too tall for the existing carports. Mr. Melendez and Mr. Sinclair addressed the visibility issue stating a property owner is allowed, with in the current ordinances, any height fence desired. Mrs. Jordan pointed out that a fence or building would have the same issue with obstruction.

Motion by Arcadia Rivera, seconded by Mickey Mitchell, to approve the request to use all of the side & back yard setback restriction to build a carport on the property located at 1406 S. James Ave., Lot S 12' of 4 & all of 5, Block 34, Bellaire Subdivision, City of Monahans, Ward County, Texas.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Nay”
	Mickey Mitchell	“Aye”
	Erin Jordan	“Aye”
	Arcadia Rivera	“Aye”

Motion carried.

Item # 4 Motion by Gerald Carlson, seconded by Mickey Mitchell to adjourn at 1:31 p.m.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Aye”
	Mickey Mitchell	“Aye”
	Erin Jordan	“Aye”
	Arcadia Rivera	“Aye”

Motion carried.

Billy Neace, Chairman

Jennifer Merrick, Utility Clerk