

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
December 30, 2019**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:13 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>Bobby Sinclair</i>	<i>Utility Director</i>
<i>Gerald Carlson</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>City Inspector</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Rex Thee</i>	<i>City Manager</i>
<i>Johnny King</i>	<i>Alternate Board Member</i>	<i>Sandra Alexander</i>	<i>Rep. for Brian Dlugosch</i>
<i>Krislynn Neace</i>	<i>Alternate Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Marylou Valenzuela</i>	<i>Neighbor to property</i>		

Item #1 Chairman Billy Neace called the meeting to order at 1:13 p.m. with five members present.

Item #2 Motion by Gerald Carlson, seconded by Arcadio Rivera to approve minutes of November 4, 2019 meeting. Chairman Billy Neace called for a show of hands.

Votes were as follows:

Billy Neace	“Aye”/show of hands
Gerald Carlson	“Aye”/show of hands
Arcadio Rivera	“Aye”/show of hands
Johnny King	“Aye”/show of hands

Motion carried.

Item #3 Discussion was held among the Board, Mr. Sinclair, Mr. Melendez, Mrs. Alexander, Mrs. Valenzuela and Mr. Thee regarding the request to rezone the property located at 2113 S. Betty Ave., Block N, Sec 52 SE 100’ x 217’, G&MMB&A, TR 98, City of Monahans, Ward County, Texas, from R-1 (Single-family dwelling) to C-3 (Commercial).

Billy opened discussion by asking the representative for the property owner, Mrs. Alexander, why rezone to a C-3. Mr. Sinclair answered that all the commercial property in that is zoned C-3. Mr. Carlson requested specifics on how the property will be used. Mrs. Alexander stated the property will be used as an entrance/exit for vehicles leaving the convenience store. Mr. Sinclair pointed out that Betty Avenue is not designed to handle heavy vehicles and traffic, stating the road is a residential road. Mrs. Alexander confirmed that Mr. Dlugosch is in discussion with TXDOT about access to the on/off ramp to the interstate. Mrs. Valenzuela expressed concern about the amount of traffic going through the residential area. Mrs. Alexander stated the owner’s plans are for only two diesel islands, to help cut 18-wheeler traffic.

Mr. Neace noted a lack of response from the surrounding neighbors. Mrs. Valenzuela indicated she's seen several children play outside in and around Betty Ave. Mr. Alexander and Mr. Thee discussed using 22nd street as the entrance/exit, if the street was cemented.

Motion by Gerald Carlson, seconded by Arcadio Rivera to table the re-zone of 2113 S. Betty Ave., Block N, Sec 52 SE 100' x 217', G&MMB&A, TR 98, City of Monahans, Ward County, Texas, from R-1 (Single-family dwelling) to C-3 (Commercial) until more information is given from the property owner. Chairman Billy Neace called for a show of hands.

Votes were as follows:	Billy Neace	"Aye"/show of hands
	Gerald Carlson	"Aye"/show of hands
	Arcadio Rivera	"Aye"/show of hands
	Johnny King	"Aye"/show of hands

Motion carried.

Item # 4 Motion by Gerald Carlson, seconded by Arcadio Rivera to adjourn at 1:40 p.m. Chairman Billy Neace called for a show of hands.

Votes were as follows:	Billy Neace	"Aye"/show of hands
	Gerald Carlson	"Aye"/show of hands
	Arcadio Rivera	"Aye"/show of hands
	Johnny King	"Aye"/show of hands

Motion carried.

Gerald Carlson, Co-Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk