

**MINUTES  
ZONING & PLANNING  
BOARD OF ADJUSTMENTS  
February 7, 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>Board Chairman</i>	<i>Camilla Blum</i>	<i>Realtor</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>David James</i>	<i>Potential Property Owner</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Rex Thee</i>	<i>City Manager</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Building Inspector</i>
<i>Johnny King</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 1:17 p.m. with five members present.

**Item #2** Motion by Gerald Carlson, seconded by Arcadio Rivera to approve minutes of October 15, 2018 meeting.

Votes were as follows:

Gerald Carlson	“Aye”
Arcadia Rivera	“Aye”
Mickey Mitchell	“Aye”
Billy Neace	“Aye”
Johnny King	“Aye”

Motion carried.

**Item #3** Discussion was held among the Board, Mr. Sinclair, Mrs. Blum and Mr. James regarding the request to rezone the property located at 403 W. “L” St., Sec 60, Block A, G&MMB&A, John Sealy – 1<sup>st</sup>, City of Monahans, Ward County, Texas, from R-2 (Two-family dwelling) to C-1 (Local Retail Commercial).

Mr. Carlson expressed concern as to why Mr. Baker was not in attendance. Mrs. Blum explained that Mr. Baker is selling the property to Mr. James therefore Mrs. Blum and Mr. James were in attendance to speak for Mr. Baker. The Board asked Mr. James to explain his intentions for the property. Mr. James informed the Board he plans to update/renovate the house currently on the property as well as build a 30’x40’ shop. An office would be inside the shop. Mr. James reiterated his desire to clean up the property and make sure it is maintained. Mr. Neace had concerns about Mr. James following through on his intentions. Mrs. Blum stated that she vouched for Mr. James’ character. Mr. King asked if there would be any 18-wheeler traffic coming in and out of the shop. Mr. James specified that there would not be any 18-wheelers and very light vehicle traffic. Mr. Neace asked Mr. Thee his opinion. Mr. Thee explained without the re-zone the property would stay the same. Mr. James’ plans would clean the property up and raise the value.

Mr. Rivera made a motion to approve the request.

Mr. Neace questioned Mr. James about the timeline for his plans. Mr. James will start on the house immediately and the shop within the next 6 months. Mr. Neace asked Mr. Thee if the matter could be tabled for discussion later to work on changing the zone requirements. Mr. Thee let Mr. Neace know that any zoning changes would have to go through the city council and that the matter could not be tabled at this time due to the

fact that a motion had been made. Mr. Sinclair assured the Board that the City of Monahans zoning is in alignment with surrounding towns.

Motion by Arcadio Rivera, seconded by Johnny King, to approve the re-zone of 403 W. "L" St., Sec 60, Block A, G&MMB&A, John Sealy – 1<sup>st</sup>, City of Monahans, Ward County, Texas, from R-2 (Two-family dwelling) to C-1 (Local Retail Commercial).

Votes were as follows:

Arcadio Rivera	"Aye"
Gerald Carson	"Nay"
Mickey Mitchell	"Aye"
Billy Neace	"Aye"
Johnny King	"Aye"

Motion carried.

**Item # 4** Motion by Mickey Mitchell, seconded by Gerald Carlson to adjourn at 1:45 p.m.

Votes were as follows:

Arcadio Rivera	"Aye"
Gerald Carson	"Aye"
Mickey Mitchell	"Aye"
Billy Neace	"Aye"
Johnny King	"Aye"

Motion carried.

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Billy Neace, Chairman

ATTEST: \_\_\_\_\_  
Jennifer Merrick, Utility Clerk