

**MINUTES  
ZONING & PLANNING  
BOARD OF ADJUSTMENTS  
March 23, 2020**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:16 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>Rex Thee</i>	<i>City Manager</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Building Inspector</i>
<i>Johnnie King</i>	<i>Alternate Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>

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

**Item #2** Motion by Gerald Carlson, seconded by Mickey Mitchell, to approve minutes of February 20, 2020 meeting.

Votes were as follows:

Billy Neace	“Nay”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Johnny King	“Aye”

Motion carried.

**Item #3** Discussion was held among the Board, Mr. Sinclair, and Mr. Melendez regarding the request by Joyce Kay Smith for a special extension concerning the front yard setback requirement of 25 ft. to build a carport at 1807 S. Bryan Ave., Lot S 62’ of 6 and N 25’ of 19<sup>th</sup> St., Block 5, Nancye Addition, City of Monahans, Ward County, Texas. Mr. Neace asked everyone if they had had the chance to go by and view the property. Mr. Neace questioned Mr. Melendez as to why the property owner wanted the variance when there is another driveway extending further back. Mr. Melendez pointed out, Mrs. Smith cares for two individuals with special needs and needs the coverage going up to the front door. Mr. Neace asked if the carport would be temporary or permanent. Mr. Melendez clarified it will be a permanent structure.

Motion by Gerald Carlson, seconded by Mickey Mitchell, to approve the request by Joyce Kay Smith for a special extension concerning the front yard setback requirement of 25 ft. to build a carport at 1807 S. Bryan Ave., Lot S 62’ of 6 and N 25’ of 19<sup>th</sup> St., Block 5, Nancye Addition, City of Monahans, Ward County, Texas.

Votes were as follows:

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

Motion carried.

**Item # 4** Motion by Mickey Mitchell, seconded by Gerald Carlson to adjourn at 1:22 p.m.  
Votes were as follows:

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

Motion carried.

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Billy Neace, Chairman

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Jennifer Merrick, Utility Clerk