

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
March 29, 2021**

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>Rex Thee</i>	<i>City Manager</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Zachary Navarro</i>	<i>Property Owner</i>
<i>Bobby Sinclair</i>	<i>Utilities Director</i>		

Item #1 Chairman Billy Neace called the meeting to order at 1:15 p.m. with four members present.

Item #2 Motion by Gerald Carlson, seconded by Arcadio Rivera to approve minutes of January 21, 2021 meeting.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Aye”
	Arcadio Rivera	“Aye”
	Rudy Sustaita	“Aye”

Motion carried.

Item #4 Discussion was held among the Board, Mr. Melendez, Mr. Thee, and Mr. Navarro regarding the request for a for a special extension concerning the side & back-yard setback requirement to build a 35’ X 40’ shop at 1100 S. Franklin Ave., Lots N 42’ of 4 & all of 5, Block 7, MD CO #7 Addition, City of Monahans, Ward County, Texas.

Billy opened discussion by asking the board if they had seen the property. All members of the board responded that they had. Mr. Carlson questioned Mr. Navarro about where he planned on putting the driveway. Mr. Navarro responded that the driveway would be on the 11th Street side.

Motion by Gerald Carlson, seconded by Arcadio Rivera, to approve the request for a for a special extension concerning the side & back-yard setback requirement to build a 35’ X 40’ shop at 1100 S. Franklin Ave., Lots N 42’ of 4 & all of 5, Block 7, MD CO #7 Addition, City of Monahans, Ward County, Texas.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Aye”
	Arcadio Rivera	“Aye”

Rudy Sustaita “Aye”

Motion carried.

Item #3 General Discussion among the Board. Mr. Neace discussed the need to break down the zoning classifications more specifically. Mr. Thee stressed to the Board to not have any discussions regarding future meetings.

Item #5 Motion by Gerald Carlson, seconded by Arcadio Rivera to adjourn at 1:42 p.m.

Motion carried.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk