

**MINUTES**  
**ZONING & PLANNING**  
**BOARD OF ADJUSTMENTS**  
**April 11, 2022**

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>Bobby Sinclair</i>	<i>Building Inspector</i>
<i>Johnny King</i>	<i>Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Myrna Duarte</i>	<i>Property Owner</i>
<i>Alberto Herrera</i>	<i>Property Owner</i>		

**Item #1** Chairman Billy Neace called the meeting to order at 1:16 p.m., five board members present.

**Item #2** Motion by Gerald Carlson, seconded by Rudy Sustaita to approve minutes of March 21, 2022 meeting.

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

Motion carried.

**Item #3** Chairman Billy Neace read agenda item to consider and act upon a request by the property owner, Alberto Herrera, for a variance at Watkins Addition, Block 1, Lot 8, City of Monahans, Ward County, Texas, to build a 15’ x 20’ carport.  
(15 letters sent out, 4 returned, 3 “do not oppose”, 1 oppose)

Mr. Neace started the conversation by asking the board if everyone had a chance to go by and see the property. Mr. Carlson pointed out the property already had framing up for a carport. Mr. Melendez explained the owners did not know they needed a permit and variance. The property owners stopped working on the carport once they were told. Mr. Carlson asked which direction the car would be turning into the carport from. Mr. Herrera told the board from the 17<sup>th</sup> St. side. Mr. Melendez assured the board the carport would be 6 ft. from the property line on the back of the property.

Motion by Billy Neace, seconded by Arcadio Rivera, to approve the request by the property owner, Alberto Herrera, for a variance at 307 W. 17<sup>th</sup> St., Watkins Addition, Block 1, Lot 8, City of Monahans, Ward County, Texas, to build a 15’ x 20’ carport.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Johnny King	“Aye”
Arcadio Rivera	“Aye”
Rudy Sustaita	“Aye”

Motion carried.

**Item #4** Motion by Gerald Carlson, seconded by Arcadio Rivera to adjourn at 1:21 p.m.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Johnny King	“Aye”
Arcadio Rivera	“Aye”
Rudy Sustaita	“Aye”

Motion carried.

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Billy Neace, Chairman

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