

MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
April 12, 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>Mickey Mitchell</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Building Inspector</i>
<i>Johnny King</i>	<i>Board Member</i>	<i>Ashley Adauto</i>	<i>MEDC Director</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>		

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

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

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

Motion carried.

Item #3 Discussion was held among the Board, Mr. Melendez, Mr. Thee, and Ms. Adauto regarding the request for a for a rezone at 800 & 802 S. Main St., Block 3, Lots 29, 30, 31, & 32, Southland Addition, City of Monahans, Ward County, Texas.

Mr. Carlson opened discussion by asking what business will occupy the space. Ms. Adauto responded by saying the property is not under contract yet, she is doing due diligence to have the space ready. Ms. Adauto assured the board the driveway for the business would be as far from the intersection as possible. Ms. Adauto also stated if the sale fell through, MEDC would control what happened with the property. The board indicated their main concern was traffic flow in the area. Ms. Adauto indicated the entrance would be off Main and the exit onto 8th St. The board showed concern in changing a zoning without a set business. Ms. Adauto assured the board MEDC would control what business moved in, wants what is best for Monahans. Mr. Sustaita pointed out the future business would have to go through three boards to move in, MEDC, Planning & Zoning, and Council. Mr. Neace still hesitant based on past behavior. Mr. King stated yes, but that was an individual not MEDC.

Motion by Johnny King, seconded by Arcadio Rivera, to approve the request for a for a rezone from an R-3 to a C-1 at 800 & 802 S. Main St., Block 3, Lots 29, 30, 31, & 32, Southland Addition, City of Monahans, Ward County, Texas.

Votes were as follows:	Billy Neace	“Nay”
	Gerald Carlson	“Nay”
	Arcadio Rivera	“Aye”
	Johnny King	“Aye”
	Mickey Mitchell	“Aye”

Motion carried.

Item #4 Motion by Gerald Carlson, seconded by Arcadio Rivera to adjourn at 1:31 p.m.

Motion carried.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk