

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
May 20, 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>Mickey Mitchell</i>	<i>Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Johnny King</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Building Inspector</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Billy Riley</i>	<i>Police Chief</i>
<i>Krislynn Neace</i>	<i>Alternate Board Member</i>	<i>Ruth Ann Baltazar</i>	<i>Property Owner</i>
<i>Adam Steen</i>	<i>Mayor</i>	<i>Joel Olguin</i>	<i>Property Owner</i>
<i>Miguel Ochoa</i>	<i>Property Owner</i>	<i>Rhonda Moe</i>	<i>Property Neighbor</i>
<i>Nancy Ochoa</i>	<i>Property Neighbor</i>	<i>Whitney Porter</i>	<i>Property Owner</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 Johnny King to approve minutes of April 12, 2021 meeting.

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

Motion carried.

Item #3 Discussion was held among the Board and Ms. Baltazar regarding the request for a special extension concerning the front yard setback requirement to build a 5ft. metal fence at 1202 S. Faye Ave., Lot S/2 of 1, Block 1, Roosevelt Addition, City of Monahans, Ward County, Texas.

Mr. Carlson opened discussion by questioning Ms. Baltazar her reasoning for wanting a high fence. Ms. Baltazar replied she has young family members who play in her yard and needs to be able to keep loose dogs out of her yard. Mr. Neace replied he does not see an issue as the property is not on a corner lot and there is nothing across the street. The Board requests Ms. Baltazar display her address somewhere outside or on the fence.

Motion by Billy Neace, seconded by Mickey Mitchell, to approve the request for a special extension concerning the front yard setback requirement to build a 5ft. metal fence at 1202 S. Faye Ave., Lot S/2 of 1, Block 1, Roosevelt Addition, City of Monahans, Ward County, Texas.

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

Motion carried.

Item #4 Discussion was held among the Board and Mr. Asbury regarding the request for a special extension concerning the front yard setback requirement to build a 6ft. metal fence at 200 S. Gail Ave., Lots N 48’ of 3 & all of 4 & 5, Block 4, Farr Addition, City of Monahans, Ward County, Texas.

Mr. Neace opened discussion by asking the board members if they all had a chance to go view the property. Mr. Asbury explained to the board members that the fence is being built with his neighbor. Mr. Asbury also explained the corner of the lot would be open to allow a clear view for vehicles.

Motion by Gerald Carlson, seconded by Mickey Mitchell, to approve the request for a special extension concerning the front yard setback requirement to build a 6ft. metal fence at 200 S. Gail Ave., Lots N 48’ of 3 & all of 4 & 5, Block 4, Farr Addition, City of Monahans, Ward County, Texas.

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

Motion carried.

Item #5 Discussion was held among the Board and Mr. Olguin regarding the request for a special extension concerning the side yard setback requirement to build a back patio at 1308 S. Ike Ave., Lot 5, Block 24, Bellaire Addition, City of Monahans, Ward County, Texas.

Mr. Carlson opened discussion by stating he sees no issues and believes the patio will look nice.

Motion by Gerald Carlson, seconded by Johnny King, to approve the request for a special extension concerning the side yard setback requirement to build a back patio at 1308 S. Ike Ave., Lot 5, Block 24, Bellaire Addition, City of Monahans, Ward County, Texas.

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

Motion carried.

Item #6 Discussion was held among the Board, Mr. Melendez, Mr. Thee, Ms. Moe, and Mr. Ochoa regarding the request for a re-zone at 1509 S. Alice Ave., Block 1, Lot 3, Clayton 1st Subdivision, City of Monahans, Ward County, Texas. The request is to re-zone from an R-1 (Single-Family Dwelling) to an R-6 (Specific Use Permit).

Mr. Neace opened the discussion by asking the specific details about a specific use permit. Mr. Thee responded the permit would only be used for the specific purpose, in this case to cut hair, and would have to be renewed in front of the board every two years. Ms. Moe interrupted to formally object to the re-zone citing past issues with the property owner. Mr. Riley reminded everyone the reason for the meeting is for the re-zone request only. Mr. Carlson cited concerns with parking on the street. Ms. Porter stated she planned on having appointment only. Ms. Porter pointed out the building already has all of the necessary utilities and she has her cosmetic licenses as well. The board asked Mr. Ochoa how long the building has been on the property to which he responded 8 years. Mr. Sustaita suggests tabling the re-zone until after inspections. Mr. Neace encouraged the Board to make a decision without tabling. Mr. Neace reminded the board it was Mr. Melendez and Mr. Sinclair's job to carry out and enforce any inspections on the building. Mr. Carlson questioned Ms. Porter how soon she would like to open. Ms. Porter responded as soon as possible. Ms. Moe expressed concern with traffic and noise.

Motion by Gerald Carlson, seconded by Johnny King, to table the request for a re-zone at 1509 S. Alice Ave., Block 1, Lot 3, Clayton 1st Subdivision, City of Monahans, Ward County, Texas. The request is to re-zone from an R-1 (Single-Family Dwelling) to an R-6 (Specific Use Permit).

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

Motion carried.

Item #7 Motion by Gerald Carlson, seconded by Mickey Mitchell to adjourn at 1:48 p.m.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk