

**MINUTES  
ZONING & PLANNING  
BOARD OF ADJUSTMENTS  
June 17, 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>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>Miguel Marmolejo</i>	<i>Property Owner</i>
<i>Adam Steen</i>	<i>Mayor</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 May 20, 2021 meeting.

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

Motion carried.

**Item #3** Discussion was held among the Board and Mr. Marmolejo regarding the request for a special extension concerning the side yard setback requirement to build a 20’ x 20’ storage building at 819 N. Allen Ave., Lots 11 & 12, Block 1, Day & Myers Addition, City of Monahans, Ward County, Texas.

Mr. Neace opened discussion by asking Mr. Marmolejo if the building will have electricity. Mr. Marmolejo replied yes it would. Mr. Carlson questioned Mr. Marmolejo which side of the yard the building would be located at, to which Mr. Marmolejo replied the street side. Mr. Carlson stated he sees no reason to object to the variance.

Motion by Gerald Carlson, seconded by Arcadio Rivera, to approve the request for a special extension concerning the side yard setback requirement to build a 20’ x 20’ storage building at 819 N. Allen Ave., Lots 11 & 12, Block 1, Day & Myers Addition, City of Monahans, Ward County, Texas.

Votes were as follows:

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

Motion carried.

**Item #4** Discussion was held among the Board regarding the tabled request for a re-zone at 1509 S. Alice Ave., Block 1, Lot 3, Clayton 1<sup>st</sup> 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 discussion by asking the board members if they all had a chance to review the items forwarded by Mr. Thee. Mr. Neace reminded the board to focus solely on the rezone of the property. Mr. Neace asked Mr. Thee if an R-6 would transfer should the daughter in law leave. Mr. Thee stated the R-6 does not transfer ownership and would be reevaluated if there is an issue or every 2 years. Mr. Carlson expressed concern with the rezone.

Motion by Gerald Carlson, seconded by Billy Neace, to deny the tabled request for a re-zone at 1509 S. Alice Ave., Block 1, Lot 3, Clayton 1<sup>st</sup> 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	“Nay”
Arcadio Rivera	Abstain

Motion carried.

**Item #5** Motion by Gerald Carlson, seconded by Johnny King to adjourn at 1:34 p.m.

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Billy Neace, Chairman

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