

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
August 3, 2020**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:16 P.M. in the Council Chambers of City Hall with the following members, officers and visitors present:

<i>Billy Neace</i>	<i>Chairman</i>	<i>Rex Thee</i>	<i>City Manager</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</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>Johnnie King</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>MaryLou Valenzuela</i>	<i>Property Owner</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Hector Hernandez</i>	<i>Property Owner</i>
<i>Dean Rasmuson</i>	<i>Maverick</i>		

Item #1 Chairman Billy Neace called the meeting to order with six members present.

Item #2 Motion by Mickey Mitchell, seconded by Gerald Carlson, to approve minutes of May 14, 2020 meeting.

Votes were as follows:

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

Motion carried.

Item #3 Discussion was held among the Board, Mr. Sinclair, Mr. Thee, and Mr. Melendez regarding the request by Dlugosch III, LLC for a replat at 2100 S. Stockton, 1.31 acres consisting of a 0.072 acre tract, a 0.50 acre tract, and 0.09 acre tract all situated in Tract 32, Section 52, Block N of the HJS Association No. 1 Subdivision in the G&MMB&A Survey, City of Monahans, Ward Co., Texas. Mr. Neace asked everyone if they had had the chance to go by and view the property. Mr. Neace questioned Mr. Melendez as to why the property owner wanted the variance when there is another driveway extending further back. Mr. Melendez pointed out, Mrs. Smith cares for two individuals with special needs and needs the coverage going up to the front door. Mr. Neace asked if the carport would be temporary or permanent. Mr. Melendez clarified it will be a permanent structure.

Motion by Gerald Carlson, seconded by Mickey Mitchell, to approve the request by Joyce Kay Smith for a special extension concerning the front yard setback requirement of 25 ft. to build a carport at 1807 S. Bryan Ave., Lot S 62’ of 6 and N 25’ of 19th St., Block 5, Nancye Addition, City of Monahans, Ward County, Texas.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Johnny King	“Aye”

Motion carried.

Item # 4 Motion by Mickey Mitchell, seconded by Gerald Carlson to adjourn at 1:22 p.m.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Johnny King	“Aye”

Motion carried.

Billy Neace, Chairman

Jennifer Merrick, Utility Clerk