

**MINUTES**  
**ZONING & PLANNING**  
**BOARD OF ADJUSTMENTS**  
**September 21, 2020**

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>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>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Susan Bryan</i>	<i>Property Owner</i>
<i>Krislynn Neace</i>	<i>Alternate Board Member</i>	<i>Raquel Martinez</i>	<i>Property Owner</i>
<i>Cindy Benbow</i>	<i>Citizen</i>	<i>Rose Dimm</i>	<i>Citizen</i>
<i>Rebecca Sanders</i>	<i>Citizen</i>		

**Item #1** Co-Chairman Gerald Carlson called the meeting to order with five members present.

**Item #2** Motion by Mickey Mitchell, seconded by Johnny King, to approve minutes of August 3, 2020 meeting.

Votes were as follows:

Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Johnny King	“Aye”
Krislynn Neace	“Aye”
Rudy Sustaita	“Aye”

Motion carried.

**Item #4** Discussion was held among the Board and Mr. Sinclair regarding the request by Susan Bryan for a variance Section 27 (13.2-1) at 1108 S. Gary Ave., Block 8, Lot 6, M.D.C.O. #6 Addition, City of Monahans, Ward Co., Texas. Mr. Carlson stated he had driven by and looked at the property thoroughly and in his opinion, there was ample room to see with the fence in place. Mr. Sustaita questioned whether the shrubs at the property would be cut back to allow more visibility. Mr. Carlson pointed out that the problem with the visibility from the shrubs was there before the fence. Mr. Sinclair told Mr. Sustaita the shrubs would be a code enforcement issue.

Motion by Mickey Mitchell, seconded by Johnny King, to approve the request by Susan Bryan for a variance Section 27 (13.2-1) at 1108 S. Gary Ave., Block 8, Lot 6, M.D.C.O. #6 Addition, City of Monahans, Ward Co., Texas.

Votes were as follows:

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

Motion carried.

**Item # 3** Discussion was held among the Board, Mr. Sinclair, Mr. Thee, and Mrs. Martinez regarding the request by Raquel Martinez for a re-zone from an R-1 (Single Family Dwelling) to a C-1 (Commercial) at 410 N. Doris Ave., Block 12, Lot 6, M.O.T. Addition, City of Monahans, Ward Co., Texas. Mr. Carlson pointed out the property is right in the middle of a residential neighborhood. The Board questioned Mrs. Martinez about what kind of business she wants to open. Mrs. Martinez stated it would be a resell store. Mrs. Martinez continued by stating she has a handicapped daughter and having the store next door would allow her to make a living and take care of her. Mr. Carlson asked if an R-6 (Specific Use Permit) would be better. Mr. Thee explained that an R-6 is more restrictive, this would allow for the zoning to be changed without another meeting having to be scheduled. Mr. Sustaita explained to Mrs. Martinez that an R-6 is a better zoning for what her plans are. Mr. Thee advised Mrs. Martinez that an R-6 is renewed every 2 years and can be repealed by the City if an issue arises, such as parking/crowding the street. Mrs. Martinez explained to the Board she planned on having shopping by appointment only. Mrs. Martinez pointed out appointments would ease parking and exposure for her daughter. Mrs. Martinez asked if she would be able to prepare meals under an R-6 with the right licenses. Mr. Thee answered she would not.

Motion by Mickey Mitchell, seconded by Johnny King, to approve the request by Raquel Martinez for a re-zone from an R-1 (Single Family Dwelling) to an R-6 (Specific Use Permit) at 410 N. Doris Ave., Block 12, Lot 6, M.O.T. Addition, City of Monahans, Ward Co., Texas.

**Item #5** Motion by Mickey Mitchell, seconded by Johnny King to adjourn at 1:31 p.m.

Votes were as follows:

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

Motion carried.

---

Billy Neace, Chairman

---

Jennifer Merrick, Utility Clerk