

**MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
September 30, 2021**

The Board of Adjustments of the City of Monahans, Texas, convened on the above date at 1:17 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>Mickey Mitchell</i>	<i>Board Member</i>
<i>Gerald Carlson</i>	<i>Board Co-Chairman</i>	<i>Rex Thee</i>	<i>City Manager</i>
<i>Arcadio Rivera</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Krislynn Neace</i>	<i>Alternate Board Member</i>	<i>Chase Hodges</i>	<i>CHTR Representative</i>

Item #1 Chairman Billy Neace called the meeting to order at 1:17 p.m., with five board members present.

Item #2 Motion by Gerald Carlson, seconded by Mickey Mitchell to approve minutes of September 2, 2021 meeting.

Votes were as follows:	Billy Neace	“Aye”
	Gerald Carlson	“Aye”
	Mickey Mitchell	“Aye”
	Krislynn Neace	“Aye”
	Rudy Sustaita	“Aye”

Motion carried.

Item #3 Chairman Billy Neace read agenda item to consider and act upon a request by CHTR Ventures LLC, for a replat at 800 & 802 S. Main, Southland Addition, Block 3, Lots 29-32. (*19 letters sent out, 3 returned, 2 “do not oppose”, 1 oppose*)

Mr. Neace started the conversation by introducing Mr. Hodges. Mr. Rivera questioned Mr. Hodges about the plans for the property. Mr. Hodges replied the property is slated to become an HTeaO. Mr. Rivera asked Mr. Hodges how traffic would be controlled for the drive thru line. Mr. Hodges stated he brought the preliminary plans for the building and showed them to the board. The plans detailed a one way in entrance on S. Main and exits at S. Main and E. 8th St. Mr. Hodges assured the board the company will be reinforcing the alleyway to stand up to the additional traffic. Mr. Carlson asked Mr. Hodges if there is a plan for fencing. Mr. Hodges assured the board a sustainable nice fence would be installed. Mr. Hodges additionally assured the board the building would similar to those in surrounding towns, with a stucco and wood design.

Motion by Gerald Carlson, seconded by Arcadio Rivera, to approve the request by CHTR Ventures, LLC for a replat at 800 & 802 S. Main, Southland Addition, Block 3, Lots 29-32.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Krislynn Neace	“Aye”
Rudy Sustaita	“Aye”

Motion carried.

Item #4 Motion by Gerald Carlson, seconded by Rudy Sustaita to adjourn at 1:36 p.m.

Votes were as follows:

Billy Neace	“Aye”
Gerald Carlson	“Aye”
Mickey Mitchell	“Aye”
Krislynn Neace	“Aye”
Rudy Sustaita	“Aye”

Motion carried.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk