

MINUTES
ZONING & PLANNING
BOARD OF ADJUSTMENTS
May 25, 2023

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>Mickey Mitchell</i>	<i>Board Member</i>	<i>Bobby Sinclair</i>	<i>Utility Director</i>
<i>Johnny King</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Krislynn Neace</i>	<i>Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Blake Heflin</i>	<i>Alternate Board Member</i>	<i>Gracien Arreguy</i>	<i>Property Owner</i>
<i>Rudy Sustaita</i>	<i>Alternate Board Member</i>	<i>Karla Meza</i>	<i>Property Owner</i>

Item #1 Chairman Billy Neace called the meeting to order at 1:15 p.m., four board members present.

Item #2 Motion by Mickey Mitchell, seconded by Johnny King to approve minutes of November 21, 2022 meeting.

Votes were as follows:	Billy Neace	“Aye”
	Johnny King	“Aye”
	Mickey Mitchell	“Aye”
	Krislynn Neace	“Aye”
	Rudy Sustaita	“Aye”
	Blake Heflin	“Aye”

Motion carried.

Item #3 Chairman Billy Neace read agenda item to consider and act upon a request by Gracien Arreguy for a special extension concerning the front-yard setback requirement to build a 24’ x 12’ carport at 1108 S. Harry Ave., Lot 5, Block 13, Bellaire Addition, City of Monahans, Ward County, Texas.

(19 letters sent out, 4 returned, 4 “do not oppose”, 0 oppose)

Mr. Neace started the conversation by asking Mr. Arreguy the purpose for the carport. Mr. Arreguy advised the board he was building the carport for protection for his car and to shield the rain. Mr. Arreguy also told the board that the carport would be built not a pre-fab.

Motion by Rudy Sustaita, seconded by Johnny King, to approve the request by Gracien Arreguy for a special extension concerning the front-yard setback requirement to build a 24’ x 12’ carport at 1108 S. Harry Ave., Lot 5, Block 13, Bellaire Addition, City of Monahans, Ward County, Texas.

Votes were as follows:	Billy Neace	“Aye”
	Johnny King	“Aye”
	Mickey Mitchell	“Aye”
	Krislynn Neace	“Aye”
	Rudy Sustaita	“Aye”
	Blake Heflin	“Aye”

Motion carried.

Item #4 Chairman Billy Neace read agenda item to consider and act upon a request by Karla Meza for a special extension concerning the front-yard setback requirement to build a 21’ x 22’ carport at 1301 S. Faye Ave., Lot 6, Block 9, Airport Addition, City of Monahans, Ward County, Texas.

(13 letters sent out, 3 returned, 2 “do not oppose”, 1 oppose)

Mr. Neace started by stating the carport is already completely built. Mr. Neace asked Mrs. Meza as to why the carport was done without the proper paperwork. *Mr. Melendez translated Mrs. Meza* replied she did not know she needed a permit or variance. Mrs. Meza commented there are several houses in her neighborhood with carports. Mr. Melendez advised he had caught the carport being built, but could not locate property owners. Mr. Thee questioned Mr. Melendez if the carport meets building codes. Mr. Melendez assured it does.

The Board asked Mr. Thee if he had any recommendations. Mr. Thee declined to answer, but did say there are already a few carports in that neighborhood. Mr. Neace pointed out there is still a policy that needs to be followed and enforced. Mr. Sinclair pointed out the board has approved others who were built before coming for a variance in the past. Mrs. Neace questioned if Mrs. Meza had come in before building, would the board have approved. Mrs. Neace also pointed out she does not believe Mrs. Meza acted maliciously.

Motion by Johnny King, seconded by Blake Heflin, to approve the request by Karla Meza for a special extension concerning the front-yard setback requirement to build a 21’ x 22’ carport at 1301 S. Faye Ave., Lot 6, Block 9, Airport Addition, City of Monahans, Ward County, Texas.

Votes were as follows:	Billy Neace	Abstain
	Johnny King	“Aye”
	Mickey Mitchell	“Aye”
	Krislynn Neace	“Aye”
	Rudy Sustaita	“Aye”
	Blake Heflin	“Aye”

Mrs. Meza apologized to the Board for building the carport before coming for a permit/variance.

Item #5 Motion by Mickey Mitchell, seconded by Krislynn Neace to adjourn at 1:53 p.m.

Votes were as follows:

Billy Neace	“Aye”
Johnny King	“Aye”
Mickey Mitchell	“Aye”
Krislynn Neace	“Aye”
Rudy Sustaita	“Aye”
Blake Heflin	“Aye”

Motion carried.

Billy Neace, Chairman

ATTEST: _____
Jennifer Merrick, Utility Clerk