

**MINUTES**  
**ZONING & PLANNING**  
**BOARD OF ADJUSTMENTS**  
**May 31, 2022**

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>Mickey Mitchell</i>	<i>Board Member</i>	<i>Jennifer Merrick</i>	<i>Utility Clerk</i>
<i>Rito Chacon</i>	<i>Property Owner</i>	<i>Ashley Adauto</i>	<i>MEDC Director</i>

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

**Item #2** Motion by Mickey Mitchell, seconded by Gerald Carlson to approve minutes of April 11, 2022 meeting.

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

Motion carried.

**Item #3** Chairman Billy Neace read agenda item to consider and act upon a request by the property owner, Rito Chacon, for a re-zone at 110 E. “K” St., Skelly Camp Addition, Block 1, Lot 2, City of Monahans, Ward County, Texas, from an R-2 to an R-4 to open an in-home day care.

*(10 letters sent out, 2 returned, 2 “do not oppose”, 0 oppose)*

Mr. Carlson started the conversation by suggesting changing the zoning to an R-6 rather than an R-4. Mr. Thee explained an R-6 to Mr. Chacon. Mr. Chacon agreed with the R-6 zoning.

Motion by Gerald Carlson, seconded by Mickey Mitchell, to approve the re-zone of 110 E. “K” St., Skelly Camp Addition, Block 1, Lot 2, City of Monahans, Ward County, Texas, from an R-2 to an R-6 to open an in-home day care.

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

Motion carried.

**Item #4** Chairman Billy Neace read agenda item to consider and act upon a request by the property owner, MEDC, for a replat of East Monahans Parkway, Tract 26.  
*(7 letters sent out, 3 returned, 3 “do not oppose”, 0 oppose)*

Mr. Neace started the conversation by asking the Ms. Adatao the purpose of the replat. Ms. Adatao explained the purpose was to split the property into 5 one acre lots. She explained there would be access to back lots and the individual lots would be responsible for their own garbage cans. Mr. Carlson expressed concern over the only access being the service road and the traffic it could create.

Motion by Billy Neace, seconded by Gerald Carlson, to approve the request by the property owner, MEDC, for a replat of East Monahans Parkway, Tract 26.

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

Motion carried.

**Item #5** Motion by Gerald Carlson, seconded by Mickey Mitchell to adjourn at 1:24 p.m.

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

Motion carried.

_____	ATTEST: _____
Billy Neace, Chairman	Jennifer Merrick, Utility Clerk