

**MINUTES  
ZONING & PLANNING  
BOARD OF ADJUSTMENTS  
July 1, 2021**

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>Bobby Sinclair</i>	<i>Building Inspector</i>
<i>Johnny King</i>	<i>Board Member</i>	<i>Joel Melendez</i>	<i>Building Inspector</i>
<i>Mickey Mitchell</i>	<i>Board Member</i>	<i>Tonya Todd</i>	<i>City Secretary</i>
<i>Krislynn Neace</i>	<i>Board Member</i>	<i>Abraham Froese</i>	<i>Builder</i>
<i>Adam Steen</i>	<i>Mayor</i>		

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

**Item #2** Motion by Gerald Carlson, seconded by Johnny King to approve minutes of June 17, 2021 meeting.

Votes were as follows:

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

Motion carried.

**Item #3** Chairman Billy Neace read agenda item to consider and act upon a request by the property owner, F.O.W. C., for a replat at F.O.W. C. Addition, Block 1, Lots 1-3, City of Monahans, Ward County, Texas. (*8 letters sent out, 3 returned marked “do not oppose”*)

Motion by Gerald Carlson, seconded by Johnny King, to approve the request by property owner, F.O.W.C., for a replat at F.O. W. C. Addition, Block 1, Lots 1-3, City of Monahans, Ward County, Texas.

Votes were as follows:

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

Motion carried.

**Item #4** Chairman Billy Neace read agenda item to consider and act upon a request by the property owner, F.O.W. C., for a plat at F.O. W. C. Addition #2, Block 1, Lots 1-4, City of Monahans, Ward County, Texas. (9 letters sent out, 2 returned "do not oppose")

Motion by Gerald Carlson, seconded by Johnny King, to approve the request by property owner, F.O.W.C., for a plat at F.O. W. C. Addition #2, Block 1, Lots 1-3, City of Monahans, Ward County, Texas.

Votes were as follows:	Billy Neace	Abstain
	Gerald Carlson	"Aye"
	Johnny King	"Aye"
	Mickey Mitchell	Abstain
	Krislynn Neace	"Aye"

Motion carried.

**Item #5** Chairman Billy Neace read agenda item to consider and act upon a request by William Neace for a special extension concerning the back-yard setback requirement to build a new commercial building at 101 S. James Ave., Lot 1, Block 1, F.O.W. C. Addition #2, City of Monahans, Ward County Texas. The request is for all of the back-yard setback restriction. *Billy Neace recused himself as a board member for this agenda item. He is the owner of this property. (3 letters sent out, 1 letter returned "do oppose")*

Mr. Neace, property owner, explained his request to the board. Mr. Neace stated that his building has already been built at this location. Mr. Neace mentioned that he asked someone from the city if he could go all the way to the fence line and they said, yes. *Mr. Neace did not mention who.* Mr. Neace stated that he wanted to present his request so it could become part of the official records of the city. Abraham Froese, builder of the building, stated they built 35' from the road and the back of the building is approximately, 2.5' from the property line.

Motion by Gerald Carlson, seconded by Johnny King to approve the request for a special extension concerning the back-yard setback requirement to build a new commercial building at 101 S. James Ave., Lot 1, Block 1, F.O.W.C. Addition #2, City of Monahans, Ward County Texas.

Votes were as follows:	Billy Neace	Recused
	Gerald Carlson	"Aye"
	Johnny King	"Aye"
	Mickey Mitchell	"Aye"
	Krislynn Neace	"Aye"

Motion carried.

**Item #6** Motion by Mickey Mitchell, seconded by Johnny King to adjourn at 1:21 p.m.

Votes were as follows:	Billy Neace	"Aye"
	Gerald Carlson	"Aye"
	Johnny King	"Aye"
	Mickey Mitchell	"Aye"
	Krislynn Neace	"Aye"

Motion carried.

\_\_\_\_\_  
Billy Neace, Chairman

ATTEST: \_\_\_\_\_  
Jennifer Merrick, Utility Clerk

*Minutes prepared by Tonya Todd, City Secretary*