

**CITY OF EASTLAND  
BOARD OF ADJUSTMENT**

June 7, 2021

On the 7<sup>th</sup> day of June 2021, the Board of Adjustment for the City of Eastland, Texas, convened in Open Session at Eastland City Hall, as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

<b>Members Present:</b>	<b>Gordon Woolam (alternate)</b> <b>Norman Owen (alternate)</b> <b>Don Griffin</b> <b>Kelly Sikes</b> <b>Genesa Camacho</b>
<b>Staff Present:</b>	<b>Tony Stubblefield, Director of Planning</b> <b>J.J. Oznick, City Manager</b> <b>Roma Holley, City Secretary</b>
<b>Guests Present:</b>	<b>Philip Hodges</b>

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**I. Meeting Called to Order**

Chairman Gena Camacho called the meeting to order at 6:01 p.m.

**II. Invocation and Pledge of Allegiance**

Norman Owen gave the invocation and Gena Camacho led the Pledge of Allegiance.

**III. Approve Minutes of the Meeting Conducted on March 1, 2021 Meeting**

Kelly Sikes made a motion, seconded by Gordon Woolam to approve the minutes of the March 1, 2021 meeting, as written. Motion prevailed by the following vote:

Ayes: Griffin, Owen, Sikes, Woolam  
Nays: None  
Absent: None

**IV. The Board of Adjustment will conduct a public Hearing regarding:**

**Case #21-002: An 18-foot variance from the required 20 foot front yard setback for the installation of a carport. This required setback limit is found in the Eastland City Code of Ordinances, Chapter 19, Article II, Section 19-13, (6) Carport Requirements, (b). Variance is required in order to build a**

**carport up to 2 feet of the front property line at 506 E. Conner, being E25 of 11 & 12, Block F, Connellee Place Addition, Eastland, Texas.**

Chairman Genesa Camacho opened the Public Hearing at 6:04 p.m. She introduced the item and asked for comment from Staff and Applicant.

Tony Stubblefield, Planning and Zoning Director, briefed the Board regarding the variance request submitted by Zac Darr of 506 E. Conner, Eastland.

Mr. Stubblefield stated that he sent letters to 18 property owners that were within 200 feet of the property line asking for opposition or agreement with the request of the project. Three responses were received and were in agreement with the request, including Mr. Hodges who is present.

Mr. Stubblefield presented a slide show of photos of several carports in the area, all constructed before the Zoning Ordinances were in place. Mr. Stubblefield gave all of the information needed to consider the variance request.

Discussion among the board members noted that the request specified that if granted, the slope of the roofline would be such as to allow rain runoff to not fall onto neighboring property. There was also discussion regarding whether this request could be granted because of a hardship. It was noted that the house was built over 60 years ago and though it had a garage, the garage has since been converted to living space, thus leaving no protection for vehicles. This could be considered a hardship if a storm were to cause damage to the unprotected vehicles.

Mr. Stubblefield stated that the City has no objection to the variance if the board is in agreement.

Chairman Camacho closed the public meeting at 6:34 p.m.

**V. Reconvene in Regular Session to Consider Request Presented in the Public Hearing**

Don Griffin made a motion, seconded by Norman Owen, to approve the variance as stated. Motion prevailed by the following vote:

Ayes: Griffin, Owen, Sikes, Woolam

Nays: None

Absent: None

**VI. The Board of Adjustment May Discuss and Take Action on the Following Agenda Items:**

1. To Discuss and Take Action on an application for a place on the board by Mary Warford.

Gordon Woolam made a motion, seconded by Kelly Sikes, to recommend to the Eastland City Commission to accept the application of Mary Warford as a Board Member. Motion prevailed by the following vote:

Ayes: Griffin, Owen, Sikes, Woolam  
Nays: None  
Absent: None

**VII. Staff Briefing**

Tony Stubblefield stated that Officers of this board will be established at the next meeting.

**VII. Adjournment**

Kelly Sikes made a motion, seconded by Don Griffin, to adjourn at 6:46 p.m. Motion passed unanimously.

Approved

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Genesa Camacho  
Eastland Board of Adjustment

Attest

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Roma Holley, City Secretary