

**CITY OF EASTLAND
BOARD OF ADJUSTMENT**

March 1, 2021

On the 1st day of March 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.

Members Present:	Gordon Woolam (alternate) Norman Owen (alternate) Don Griffin Kelly Sikes Vicki Armstrong (Alternate)
Members Absent	Gena Camacho
Staff Present:	Tony Stubblefield, Director of Planning Terry Simmons, Code Enforcement Roma Holley, City Secretary
Guests Present:	Jordan Shafer

I. Meeting Called to Order

Co-Chairman Kelly Sikes called the meeting to order at 6:00 p.m.

II. Invocation and Pledge of Allegiance

Don Griffin gave the invocation and Norman Owen led the Pledge of Allegiance.

III. Approve Minutes of the Meeting Conducted on November 9, 2020 Meeting

Gordon Woolam made a motion, seconded by Don Griffin, to approve the minutes of the November 9, 2020 meeting, as written. Motion prevailed by the following vote:

Ayes: Armstrong, Griffin, Owen, Woolam
Nays: None
Absent: Camacho

IV. The Board of Adjustment may Discuss and Take Action on the Following Agenda items:

Case #21-001: A 5-foot variance from the required side property setback, and a 3 foot variance from the required rear yard setback for carport installations.

These required setback limits are 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 the side and rear property lines at 509 S. Dixie, being S40 of 4 and 5 and N20 of 6, Block B, Sunset Addition, Eastland, Texas.

Co-Chairman Kelly Sikes opened the Public Hearing at 6:05 p.m. He 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 Jordan Shafer of 509 S. Dixie, Eastland.

Mr. Stubblefield stated that he sent letters to 14 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.

Mr. Stubblefield presented a slide show of photos detailing the placement of the current building, which was built before zoning regulations. 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 roofline would be such as to allow rain runoff to not fall onto neighboring property.

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

Co-Chairman Sikes closed the public meeting at 6:12 p.m.

Vicki Armstrong made a motion, seconded by Don Griffin, to approve 5-foot variance from the required side property setback, and a 3-foot variance from the required rear yard setback for carport installations. Motion prevailed by the following vote:

Ayes: Armstrong, Griffin, Owen, Woolam

Nays: None

Absent: Camacho

- V. The Board of Adjustment May Discuss and Take Action on the Following Agenda Items:
1. To discuss and take action on moving Alternates to Permanent Board Members

Norman Owen made a motion, seconded by Don Griffin, to recommend to the Eastland City Commission to move Gordan Woolam from an alternate to a full-time position, Place 1. Motion prevailed by the following vote:

Ayes: Armstrong, Griffin, Owen
Nays: None
Abstain: Woolam
Absent: Camacho

Gordon Woolam made a motion, seconded by Don Griffin, to recommend to the Eastland City Commission to move Vicki Armstrong from an alternate to a full-time position, Place 4.

Ayes: Griffin, Owen, Woolam
Nays: None
Abstain: Armstrong
Absent: Camacho

Norman Owen made a motion, seconded by Gordan Woolam, to recommend to the Eastland City Commission to move Kelly Sikes from full-time position to an alternate.

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

VI. Staff Briefing

Tony Stubblefield expressed his appreciation to the board members for their willingness to serve the community. Mr. Stubblefield also expressed his appreciation to City Manager Ron Duncan who will be retiring on April 30, 2021.

VII. Adjournment

Norman Owen made a motion, seconded by Vicki Armstrong, to adjourn at 6:20 p.m. Motion passed unanimously.

Approved

Kelly Sikes
Eastland Board of Adjustment

Attest

Roma Holley, City Secretary