

EASTLAND PLANNING AND ZONING BOARD

April 8, 2024

On the **8th** day of **April, 2024**, the Planning and Zoning Board of the City of Eastland, Texas, convened in Regular Session at Eastland City Hall as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

Members Present:

Board Member _____	Vicki Armstrong
Board Member _____	Bill Culverhouse
Board Member _____	Jill Warren
Board Member _____	Rebecca Massingill
Board Member _____	Penny Cate

City Staff Present:

Director of Planning & Zoning _____	Tony Stubblefield
City Manager _____	J. J. Oznick
City Secretary _____	Roma Holley

Guests:

I. Meeting Called to Order

Vicki Armstrong called the meeting to order at 6:06 p.m.

II. Invocation and Pledge of Allegiance

Bill Culverhouse offered the invocation and Rebecca Massingill led the Pledge of Allegiance.

III. Public Comment on any Subject not Listed on this Agenda

There were no comments.

IV Approve Minutes of the November 13, 2023.

Bill Culverhouse made a motion, seconded by Rebecca Massingill, to approve of the Minutes of the November 13, 2023 Meeting. Motion carried by a vote of four (4) in favor and none (0) opposed.

V. The Planning and Zoning Board May Discuss and Take Action on the Following Agenda Items:

1. Amending Section 19-13 “Height and area exceptions and modifications” of Article I “Zoning Ordinance” of Chapter 19 “Zoning” of the Eastland Code of Ordinances to revise regulations regarding location and appearance of fences.

Planning Director Tony Stubblefield advised the board of the reason we are asking to amend this ordinance at this time. In the past, the ordinance regarding location and appearance of fences was in Chapter 14 “Streets, Sidewalks and Public Places”. When chapter 19 “Zoning” was introduced, the regulations regarding fences was included in this chapter. The issue being that nothing was done about the rules in Chapter 14. This was brought to our attention by a citizen who was complaining about a fence being constructed that was in conflict of the regulations. Those concerns were addressed and it was decided that this was a good time to amend the ordinance.

Director Stubblefield shared with the board the definitions of the types of allowed fence materials along with the definition and purpose of the “visibility triangle”.

Discussion that followed centered on the differences between residential fences versus commercial fences; the reasoning behind the height regulations and the manner in which all of this should be addressed. It was also noted that existing fences would be “grandfathered” in their compliance. But, if the fences were ever reconstructed, the new regulations would apply.

Penny Cate made a motion, seconded by Bill Culverhouse, to recommend to the City Commission the Amendment of Section 19-13. Motion carried by a vote of four (4) in favor and none (0) opposed.

2. Amending Section 19-11 “Permitted uses” of Article I “Zoning Ordinance” of Chapter 19 “Zoning” of the Eastland Code of Ordinances to allow duplexes in the Single-Family Residence District (SF) with a specific use permit.

Planning Director Tony Stubblefield advised the board that he had been approached by an individual who wants to either construct new duplexes or reconstruct single family homes into duplexes. The issue is that our current ordinance does not allow duplexes in the Zoning designation of Single-Family Residence District. The current ordinance only allows duplexes in the Zoning designation of Multi-Family Residence District.

Director Stubblefield told the board that he recommends revising the ordinance to allow duplexes in the Single-Family Residence District with a Specific Use permit. This would allow a developer to apply for a Specific Use Permit from the Planning and Zoning board. The Planning and Zoning board / Planning Director would then conduct the required notifications of neighboring property owners; public hearings would be conducted and the City Commission would have final approval.

Penny Cate made a motion, seconded by Jill Warren, to recommend to the City Commission the Amendment of Section 19-11. Motion carried by a vote of four (4) in favor and none (0) opposed.

VI. Staff Update

Director Stubblefield spoke about each board member completing the Open Meetings Act Training and the Public Information Act Training. Both of these trainings are required by the Texas Attorney General. He provided a paper that had both a QR code and the website for these free training videos. He asked that each member complete these trainings before the next regular meeting.

Director Stubblefield also advised the board members that it may be necessary to schedule a “Called” meeting within the next few weeks. May 6, 2024 would be the soonest it can be scheduled. This meeting will be to discuss and approve the replat of the Warner University Subdivision.

VII Adjournment

Rebecca Massingill made a motion, seconded by Bill Culverhouse, to adjourn at 6:49 p.m. Motion passed unanimously.

Approved

Vicki Armstrong
Eastland Planning and Zoning Board

Attest

Roma Holley, City Secretary