

EASTLAND PLANNING AND ZONING BOARD

November 13, 2019

On the 13th day of November, 2019, 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 _____	James Doyle
Board Member _____	David Ahrllett
Board Member _____	Gena Camacho

City Staff Present:

Director of Planning & Zoning _____	Tony Stubblefield
City Manager _____	Ron Duncan
City Secretary _____	Roma Holley
Code Enforcement _____	Terry Simmons

Guests: Tom Bailey, Kelly Sikes, Kenneth Rose, Homer Spaulding, Justin McWilliams

I. Meeting Called to Order

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

II. Invocation and Pledge of Allegiance

James Doyle offered the invocation and Gena Camacho 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 October 8, 2019.

This item was tabled until the next meeting

V. Public Hearing to hear P&Z Case # 19-002

Applicant Veronica Clark, Benevolent Manor ALF LLC, is requesting a Specific Use Permit to operate an Assisted Living Facility at 401 West Moss St, which is zoned SF – Single Family District

Gena Camacho opened the Public Hearing at 6:03 p.m.

Homer Spaulding addressed the board and city staff along with the audience. Mr. Spaulding stated that he was here on behalf of his wife, Veronica Clark, the applicant. He stated that they intend to utilize the building at 401 W. Moss as Benevolent Manor, ALF LLC. Mr. Spaulding stated that they have over 20 years of “hands-on” experience of dealing with the elderly and disabled. He stated that they have group homes that serve the needs of Intellectually Disabled (ID) and Developmentally Disabled (DD) as well as the elderly and veterans. They also have Daycare facilities for children. All of these businesses are in Florida, Wisconsin and Illinois. They would like to become a part of Eastland and everything that it stands for.

Discussion followed with comments and questions from Kenneth Rose, Kelly Sikes and Justin McWilliams as well as the board members and City Staff.

Gena Camacho closed the Public Hearing at 7:13 p.m.

VI. Reconvene in Regular Session and Take Action on Subject of Public Hearing:

James Doyle made a motion, seconded by David Ahrlert, to approve the Specific Use Permit requested by Veronica Clark with the recommendation that the applicant bring supporting materials to the City Commission Meeting. Motion carried by a vote of three (3) in favor and none (0) opposed.

VII. Public Hearing to hear P&Z Case #19-003:

Applicant Tom Bailey is requesting a Specific Use Permit to construct and operate an RV – Recreational Vehicle Park at Parcel ID # 9391, being NW /4 2 PT TR 3, BLK 6 ET RR Pogue Industrial Park, which is zoned A/O – Agricultural / Open Space District

Gena Camacho opened the Public Hearing at 7:14 p.m.

Tom Bailey introduced himself as the applicant for this permit. He stated that he wants to make clear that he is doing this in his own personal capacity as a citizen and not as a member of the Eastland Economic Development Board and that he is using personal funds and is not requesting any help from EEDI or the City of Eastland. Mr. Bailey stated that he has purchased this land with the intention of constructing a RV – Recreational Vehicle Park. The prior owners petitioned the City to close the unused streets that

were originally platted in this property. The City did close the unused streets and easements. He stated that he is here tonight to request a Specific Use Permit for this property.

Discussion followed with comments and questions from the board members

Gena Camacho closed the Public Hearing at 7:29

VII. Reconvene in Regular Session and Take Action on Subject of Public Hearing:

Vicki Armstrong made a motion, seconded by James Doyle, to approve the Specific Use Permit requested by Tom Bailey. Motion carried by a vote of three (3) in favor and none (0) opposed.

VIII. Staff Briefing

Tony Stubblefield stated that we have two applications for this board. Julie Elrod and Penny Cate. The board discussed both applicants and their qualifications.

David Ahrlett made a motion seconded by Gena Camacho to recommend Penny Cate to the City Commission for consideration of appointment. Motion carried by a vote of two (2) in favor and one (1) opposed

X. Adjournment

Vicki Armstrong made a motion, seconded by David Ahrlett, to adjourn at 7:35 p.m. Motion passed unanimously.

Approved

Gena Camacho, Chairperson
Eastland Planning and Zoning Board

Attest

Roma Holley, City Secretary