

EASTLAND PLANNING AND ZONING BOARD

September 14, 2020

On the 14th day of September, 2020, 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 _____ James Doyle
 Board Member _____ David Ahrlett
 Board Member _____ Gena Camacho
 Board Member _____ Penny Cate

Members Absent:

Board Member _____ Vicki Armstrong

City Staff Present:

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

Guests: James Burger, Mindy Burger

I. Meeting Called to Order

Gena Camacho called the meeting to order at 6:00 p.m.

II. Invocation and Pledge of Allegiance

David Ahrlett 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 November 12, 2019.

David Ahrlett made a motion, seconded by James Doyle, to approve the Minutes of the November 12, 2019 Meeting. Motion carried by a vote of three (3) in favor and none (0) opposed.

V. Public Hearing to hear P&Z Case # 20-001

This Public Hearing is being held to hear Case No. 20-001, in regard to an amendment of the zoning map of the City of Eastland, Texas, filed by James & Mindy Burger, so as to rezone property currently zoned “MH” (Manufactured Home Residential District) and to permit the hereinafter all of the described property to be zoned as “LI” (Light Industrial District).

The property covered by this application is Part of Lot 4, and all of Lots 5-6, Block 10, of the Calhoun Addition, aka 400 North College Ave.

Gena Camacho opened the Public Hearing at 6:02 p.m.

Planning and Zoning Director Tony Stubblefield addressed the board and stated that the Burger’s had contacted our department in March 2020, at approximately the same time as the Pandemic began here. They were beginning to put their food trailer business into motion. The original recommendation was to park the trailer on the north side of the property which abutted the driveway to Atmos. However, the Burger’s decided that, logistically, it was better to park it on the south side of their home. Due to the Pandemic, we are just now beginning to work on the zoning issue. It was at this time that Director Stubblefield advised the Burger’s that they would need to make an application to rezone their property

The property abuts a “Light Industrial District” property which is Atmos Energy. This eliminates the issue of “spot” zoning.

Letters were sent to the four (4) property owners within 200 feet of this property and there was no response either for or against. The notice was placed in the Newspaper and on the front window of City Hall and no response was received.

Discussion followed with comments and questions from James and Mindy Burger as well as the board members and City Staff.

James Burger stated that the rezoning only applies to this one piece of property and that although they also own the property to the south, there will be no commercial activity on it other than egress.

Gena Camacho clarified that because everything regarding this business is mobile, if the Burger’s ever decided to sell that piece of property, no permanent structure would be left on it, rendering the zoning unavailable to be returned to “MH” or Residential.

Director Stubblefield stated that the City has no objection to changing the Zoning to allow for this use.

Gena Camacho closed the Public Hearing at 6:13 p.m.

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

James Doyle made a motion, seconded by Penny Cate, to accept the recommendation to rezone this property to Light Industrial. Motion carried by a vote of three (3) in favor and none (0) opposed.

VII. The Planning & Zoning Board may Discuss and Take Action on the Following Agenda Items:

1. Discuss and Consider Recommendations for Board Members Reappointment

Director Stubblefield advised that the partial term of Penny Cate is expiring and that she is now eligible for reappointment for her first full term.

He also advised that the first full term of James Doyle is expiring and he is eligible for a second full term.

David Ahrlett made a motion, seconded by Penny Cate, to reappoint James Doyle to a second full term. Motion carried by a vote of three (3) in favor and none (0) opposed with James Doyle abstaining.

James Doyle made a motion, seconded by David Ahrlett, to reappoint Penny Cate to a first full term. Motion carried by a vote of three (3) in favor and none (0) opposed with Penny Cate abstaining.

VIII. Staff Briefing

Tony Stubblefield talked about future recommendations regarding using Recreational Vehicles (RV) inside the city limits for temporary housing only. This subject is being researched and more information will be forthcoming.

He also spoke about future recommendations regarding the future of Food Trucks/Mobile Food Vendors in the City of Eastland.

IX. Adjournment

David Ahrlett made a motion, seconded by James Doyle, to adjourn at 6:27 p.m. Motion passed unanimously.

Approved

 Gena Camacho, Chairperson
 Eastland Planning and Zoning Board

Attest

 Roma Holley, City Secretary