

BOARD OF ADJUSTMENTS  
MINUTES  
APRIL 20, 2017

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**1. CALL TO ORDER**

The notice of Meeting and Agenda having been duly posted in accordance with legal requirements and a quorum being present, the meeting was called to order by Chairman Paul Soechting at 5:31 PM.

**2. ROLL CALL**

Present:

Paul Soechting

Jim Elliott

John Hancock

Ann Strarup

Philip Miller

Zoning Official: Penny Hornsby

Absent:

Ken Shanks

Bob VonDer Au

Visitors:

Jessica and Anthony Garcia

Tina Strarup

Delores and Harold Niemeier

Danni Daniel

Ray Janak

**3. READING OF MINUTES**

Chairman Paul Soechting called the meeting to order asking if the Board members read the minutes from the February 2, 2017 meeting and if so, requested a motion to approve.

Motion: Paul Soechting

Second: Commissioner Jim Elliott

Ayes: Paul Soechting, Jim Elliott, John Hancock, Ann Strarup and Philip Miller

Nays: None

Motion status: Approved unanimously

**4. PUBLIC COMMENTS**

No public comments.

**5. ITEMS FOR CONSIDERATION**

**A. VARIANCE**

- I. Chairman Paul Soechting read the request to deviate from the established 7000sf lot size minimum requirement in an R-1 Residential District. A variance request was submitted on March 20, 2017 by Tina Strarup requesting to divide an existing lot to add a small house. Property location is the 900 block of South Street El Campo Texas with a CAD ID # R036722. The current lot size is approximately 12,934 square feet with a primary residence and a garage apartment. Dividing the lot into an approximate 7750 square foot lot and an approximate 5184 square foot lot. The Board referenced several times it was

BOARD OF ADJUSTMENTS  
MINUTES  
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---

reduced to 6000 square feet. The Board after a brief discussion offered the floor to hear from guests. Danni Daniel, Anthony Garcia, Delores and Harold Niemeier all residents of the area took turns affirming their protest against this variance request. Danni Daniels distributed an eleven page document to the Board and Zoning Official that identified existing and previous issues with the property and tenants. Each expressed concern for increased crime, increased traffic, illegal drug activity, property value decrease and other similar concerns. The podium was offered to requestor Tina Strarup. Ms. Strarup stated that she had several rental properties that she renovated and takes great pride in providing restored properties to those needing housing. She is aware of the lack of housing in El Campo and is constantly inundated with calls for rentals. She addressed the concerns of the neighbors. The previous tenant was from 2014 and was removed quickly. She has also stated that it is their policy to screen and seek out the best tenants for rental properties. The Board questioned Ms. Strarup in regards to her plan for the property. Ms. Strarup responded with describing the plan to place a single family open concept home with 1 bedroom, 1 full bathroom and a large front porch that would be placed approximately 12 feet from the garage apartment. The Board debated and expressed concern over the residents protest. There was much debate over this being a Planning and Zoning issue as it dealt with the replatting of a property. It was stated that it was Board of Adjustments matter as it dealt with a variance from the minimum lot size. Penny further expressed the comprehensive plan states a need for more affordable housing and the need to adapt more zoning. The motion was made to table this item and defer to Planning and Zoning.

Motion: John Hancock

Second: Philip Miller

Ayes: Paul Soechting, Jim Elliott, John Hancock, Ann Strarup and Philip Miller

Nays: None

Motion status: Tabled and deferred

- I. Chairman Paul Soechting read a request to deviate from the setback requirements of the R-1 Residential District in order to build a carport. Property location is the 600 block of Dorothy El Campo Texas. The request was submitted on March 22, 2017. The Board offered the podium to Mr. Janak. He states he would like to have a 24 foot by 24 foot carport similar to his neighbors built on his property. Board presented with question over variance size. Stated a 25 foot variance is standard. Stated needed exact feet and any utility easement. Mr. Janak and his son stated 23 feet and it was covering an existing concrete slab. After a short debate amongst the Board the variance was granted and stated it shall not exceed the single existing slab and the poles to set back 2 feet in single existing slab. Also noted the waiting period is 10 working days to pull permit.

Motion: Philip Miller

Second: Jim Elliott

Ayes: Paul Shechting, Jim Elliott, John Hancock, Ann Startup and Philip Miller

Nays: None

Motion status: Approved unanimously

BOARD OF ADJUSTMENTS  
MINUTES  
APRIL 20, 2017

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**6. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION**

None at this time.

**7. ADJOURN**

Meeting adjourn 6:53 PM

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Penny Hornsby – Zoning Official