

THE CITY OF EASTLAND
CITY COMMISSION CALLED MEETING

May 7, 2024

EASTLAND, TEXAS §

EASTLAND, COUNTY §

The City Commission of the City of Eastland, Texas, met in Open Session at Eastland City Hall as scheduled, and notice was posted 72 hours prior to the meeting.

CITY COMMISSIONERS PRESENT:

Chairman	Larry Vernon
Commissioner	Shirley Stuart
Commissioner	James Doyle

CITY COMMISSIONERS ABSENT:

Commissioner	Richard Rossander
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PERSONNEL PRESENT:

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

Guests: Nicholas Petroff, Mark Pipkin, Terry Simmons

I. MEETING CALLED TO ORDER

Chairman Larry Vernon called the meeting to order at 12:00 p.m.

II. INVOCATION AND PLEDGE OF ALLEGIANCE

City Manager J.J. Oznick offered the invocation and Commissioner James Doyle led the Pledge of Allegiance and the Texas Pledge

III. PUBLIC COMMENT ON ANY SUBJECT NOT LISTED ON THIS
AGENDA (Limited to Five Minutes Per Speaker)

There were no comments from the public at this time.

IV. The Board of City Commissioners May Discuss and Take Action on
the following Agenda Items:

1. Discussion and Consideration of P&Z case 24-001 Notice is hereby given that A Better Place, LLC % Nicholas Petroff, Eastland County Appraisal District % Randy Clark, and Mark & Rhonda Pipkin have filed an application with the Planning & Zoning Board of the City of Eastland, Texas, Case PZ #24-001. This case is for the replat of a portion of the Warner Subdivision, described as follows:

Re-plat consisting of 25.08 acres of land and being a replat of Lot 3 Block 1, a part of Lot 1 Block 3, and all of Lot 1 Block 4 of Warner University Subdivision to become Lots 1-5 Block 1, Lots 1-18 Block 2, Lots 1-10 Block 3, Lots 1-3 Block 4, Lots 1-6 Block 5, Lots 1-11 Block 6 of Old Rip Addition, City of Eastland, Eastland County, Texas. Plat will also include new and extended roads/rights of way.

Planning and Zoning Director Tony Stubblefield introduced P&Z Case 24-001 by stating that this is a replat of an existing plat that was approved by the Eastland Economic Development Corporation in 2008. This original plat was not developed at that time.

He stated that, as part of the replat case, informational letters were sent to property owners within a 200-foot radius of the plat. There was a total of 24 letters sent to the owners of 28 properties. Of these owners, two responded they were against the re-plat and two responded they are for the replat.

Mr. Stubblefield demonstrated on a large map the exact location of the replat along with proposed streets, alleys and right of ways. This property is zoned SF for Single Family Homes. The Eastland County Appraisal District (CAD) has purchased a large lot in this addition in order to build a new facility. This is a government building and, as such, is allowed to build in this zone. The majority owner of this plat is Nicholas Petroff and he envisions working with the City of Eastland to create a new zoning designation on the two large lots which are on either side of the CAD. This will allow the development of specific type of professional/office type buildings on these two lots. This zoning will ensure the harmony of the Single-Family neighborhood remains intact. This zoning classification application will be brought before this board and the Eastland City Commission for approval.

Mr. Stubblefield stated the recommendation of the Planning and Zoning board is to approve the replat as submitted.

Commissioner James Doyle made a motion, seconded by Commissioner Shirley Stuart, to approve the replat as submitted.

Ayes: Commissioners Doyle, Stuart, Vernon
 Nays: None
 Absent: Rossander

V. ADJOURNMENT

Chairman Larry Vernon made a motion, seconded by Commissioner Shirley Stuart, to adjourn at 12:20 p.m. Motion passed unanimously.

APPROVED

 Larry Vernon, Chairman
 Board of City Commissioners

ATTEST

 Roma Holley, City Secretary