

**City of Eastland
Board of Adjustment
Agenda for August 11, 2025**

NOTICE is hereby given that a Meeting of the Board of Adjustment of the above-named City will be held on the 11th day of August 2025 at 6:00 p.m. in the Commission Chambers at the Eastland City Hall, 113 East Commerce, in Eastland, Texas, at which time the following agenda items will be considered:

- I. Meeting Called to Order
- II. Invocation and Pledge of Allegiance
- III. Approve Minutes of the March 3, 2025, Meeting
- IV. The Board of Adjustment will conduct a Public Hearing regarding: Case #B25-001, listed as follows:

A 12-foot variance from required front property setback. These required setback limits are found in the Eastland City Code of Ordinances, Chapter 19, *Article II Permitted Uses and Area Regulations, Section 19-12 Height and Area Requirements*). Variance is required in order to remodel the front of the structure located at 814 W Main Street, being E50 of lots 6-8, Block 21, Daugherty Addition, Eastland, Texas.

- V. Reconvene in Regular Session to Consider Request Presented in the Public Hearing
- VI. The Board of Adjustment May Discuss and Take Action on the Following Agenda Items:
 1. To discuss and take action on adding Jill Warren as an alternate board member.
 2. To discuss and take action on adding James Doyle as an alternate board member.
- VII. Staff Update
- VIII. Adjournment

The Board may vote and/or act upon each item listed in this Agenda. The Board reserves the right to retire into executive session concerning any item listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

Notice of Assistance: The City Hall and Commission Chambers are wheelchair accessible and parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the city secretary's at (254)629-8321 for assistance or information.

Certification

I certify that a copy of this agenda was posted on the bulletin board and on the window monitor at the City Hall of the City of Eastland, Texas, before 6:00 p.m. on August 8, 2025

Roma Holley, City Secretary

**CITY OF EASTLAND
BOARD OF ADJUSTMENT**

March 3, 2025

On the 3rd day of March 2025, the Board of Adjustment for the City of Eastland, Texas, convened in Open Session at Eastland City Hall, as scheduled, and notice was posted 72 hours in advance and prior to the meeting.

Members Present:

**Mary Warford
Don Griffin
Norman Owen (alternate)
Vicki Armstrong (alternate)**

Staff Present:

**Tony Stubblefield, Director of Planning
Savannah Fortenberry, City Manager
Roma Holley, City Secretary**

Guests Present:

I. Meeting Called to Order

Vicki Armstrong called the meeting to order at 6:00 p.m.

II. Invocation and Pledge of Allegiance

Don Griffin gave the invocation and Tony Stubblefield led the Pledge of Allegiance.

III. Approve Minutes of the Meeting Conducted on June 7, 2021 Meeting

Norman Owen made a motion, seconded by Don Griffin to approve the minutes of the June 7, 2021 meeting, as written. Motion prevailed by the following vote:

Ayes: Armstrong, Griffin, Owen, Warford
Nays: None
Absent: None

VI. The Board of Adjustment May Discuss and Take Action on the Following Agenda Items:

1. To discuss and take action on Board Member positions and alternates

Mary Warford made a motion, seconded by Don Griffin, to recommend to the Eastland City Commission to move Norman Owen and Vicki Armstrong from alternate positions to full members. Motion prevailed by the following vote:

Ayes: Armstrong, Griffin, Owen, Warford
Nays: None
Absent: None

2. To discuss and take action appointing Rebecca Massingill to the board.

Tony Stubblefield stated that Rebecca Massingill already serves on the Planning and Zoning Board and has agreed to serve on this board as well. He stated she will be an asset to this board.

Mary Warford made a motion, seconded by Don Griffin, to recommend to the Eastland City Commission to accept Rebecca Massingill as a full member. Motion prevailed by the following vote:

Ayes: Armstrong, Griffin, Owen, Warford
Nays: None
Absent: None

VII. Staff Briefing

Tony Stubblefield stated that Officers of this board will be established at the next meeting, which will probably be held in May. He stated at that time we will possibly be able to add two more people as alternates, James Doyle and Jill Warren.

VII. Adjournment

Norman Owen made a motion, seconded by Don Griffin, to adjourn at 6:12 p.m. Motion passed unanimously.

Approved

Vicki Armstrong
Eastland Board of Adjustment

Attest

Roma Holley, City Secretary

**CITY OF EASTLAND
BOARD OF ADJUSTMENT REPORT
CASE # B25-001**

From: Tony Stubblefield, Director of Planning & Dev.

Hearing Date: August 11, 2025 @ 6:00 pm

Applicant(s): Sam Williams

Property Location: 814 W Main, Parcel #11607

Legal Description: E 50 Lots 6-8, BLK 21, Daugherty Addition, Eastland, Eastland County, Texas

Current Zoning: C2 – General Business District

Floodplain Issues: Not in Flood Zone.

Request: Applicant is requesting a 12-foot variance from the required front yard setback to remodel and add to the front of building for new business. The required setback is 25 feet from front property line, as found in Eastland Code of ordinances, Chapter 19, Article II Permitted Uses and Area Regulations, Section 19-12 Height and Area Requirements.

Staff Report: Applicant wants to remove existing awning from front of the building, but extend the front walls to edges of property, but not any closer to front property line. When building was originally constructed, it was prior to any required setbacks existing in the code of ordinances. As ordinances were adopted, it caused this structure to be a legal non-conforming structure. The front of the building is in line with other existing structures up and down Main Street.

Staff Recommendation: Approval. City staff have no objection to the granting of the 12-foot variance. The variance would not negatively impact the property or the area in staff opinion.

Board Options:

- Deny the request.
- Approve the request as presented.
- Table if more information is required in making your determination and set date for next hearing.

Attachments:

Copy of Application

(Exhibit A) Copy of overhead map of location

(Exhibit B) Copy of zoning map overlay of location

(Exhibit C) 200 ft radius properties

1 positive responses from neighboring property owners

Please contact me if you have any further questions prior to meeting.

RESPECTFULLY SUBMITTED:

Tony Stubblefield
Director of Planning and Development

EXHIBIT "A"
Location photo
Variance Request, Case # B25-001
814 W Main St, Eastland, TX

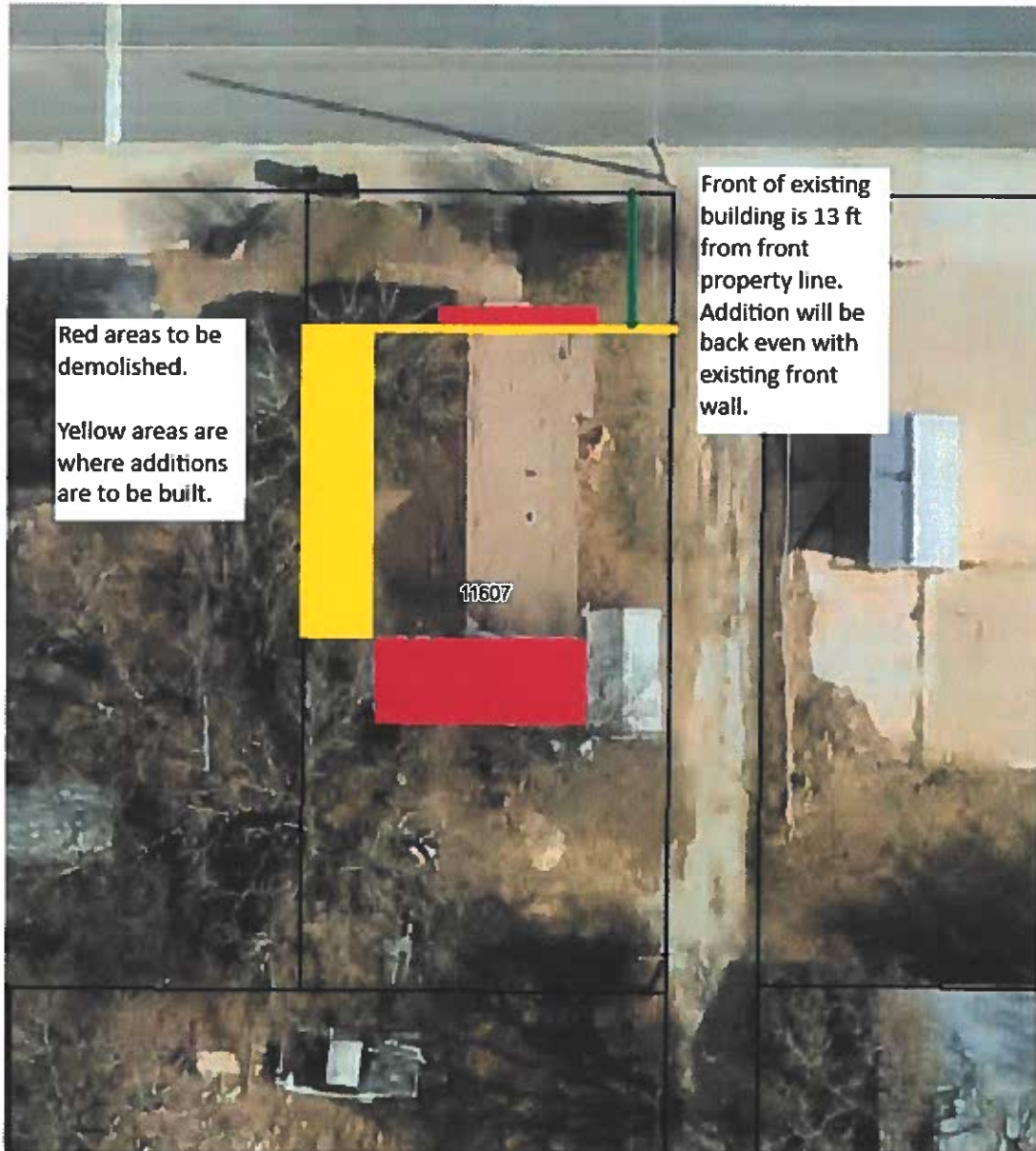


EXHIBIT "B"
Overhead Map and Legal description
Variance Request, Case # B25-001
814 W Main St, Eastland, TX

E50 6-8, BLK 21, Daugherty Addition
Eastland County, Texas



ZONING REQUEST

Name: Topplenot LLC - Sam Williams

Address: 814 W. Main Street, Eastland, TX 76448

Telephone: 254-433-2550

Type of Request:

- Change in Zoning Classification (P&Z, City Commission)
 Conditional Use/Specific Use Permit (P&Z, City Commission)
 Variance (Zoning Board of Adjustment)

Property Location & Legal Description:
(Attach map of area)

See Attachments

Reason for Request/Proposed Use of Property:

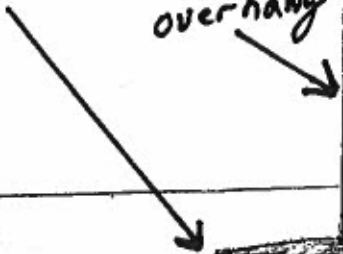
Property to be used as Offices for Big 5 Company.
Need to Remodel & Add to structure for needs. Also
Provide grading & Fencing

FILING FEE: \$ 150.00

Submitted By: Sam Williams

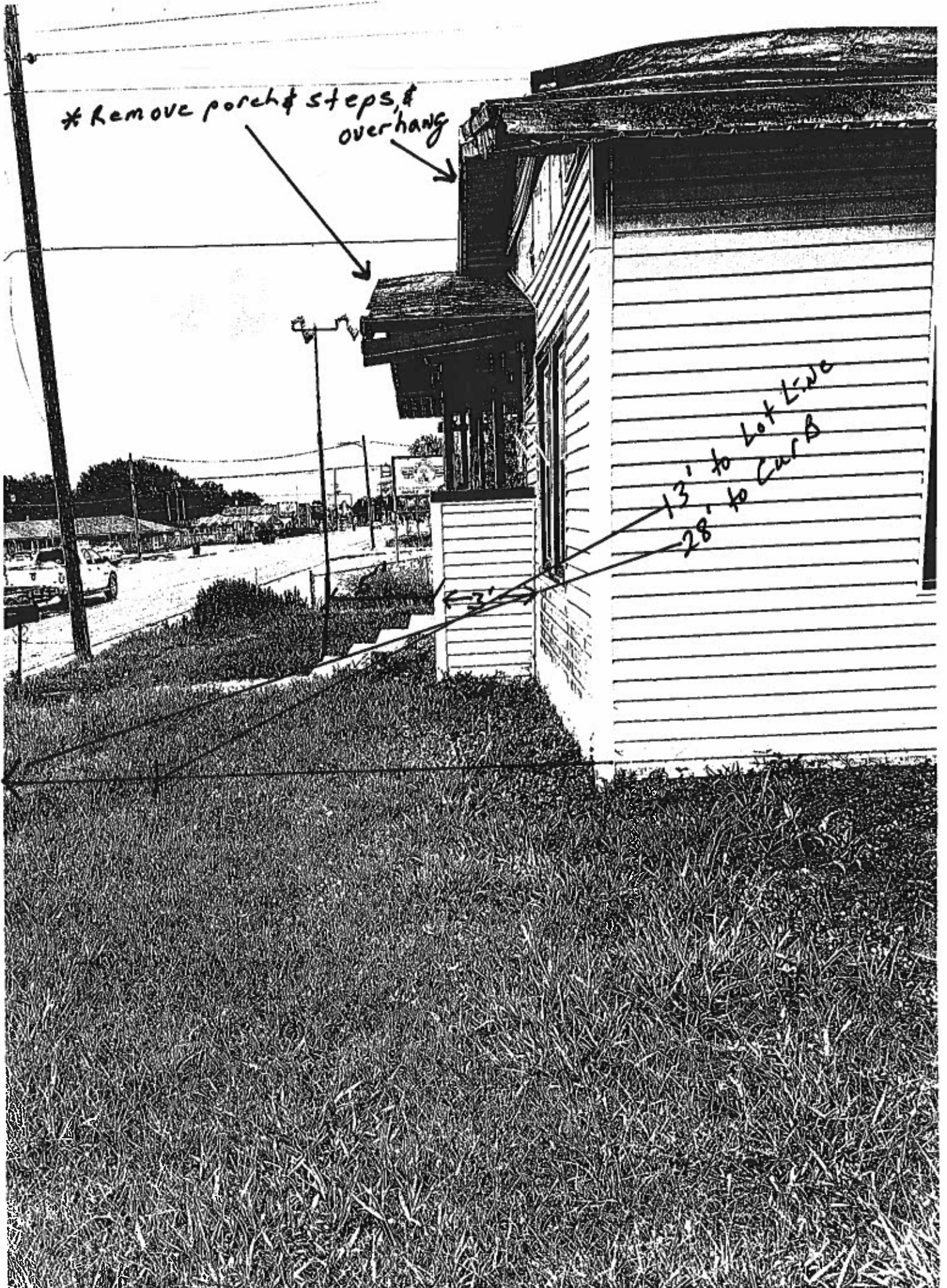
City Official: [Signature]

* Remove porch & steps, & overhang



13' to Lot Line
28' to Cur B

3'

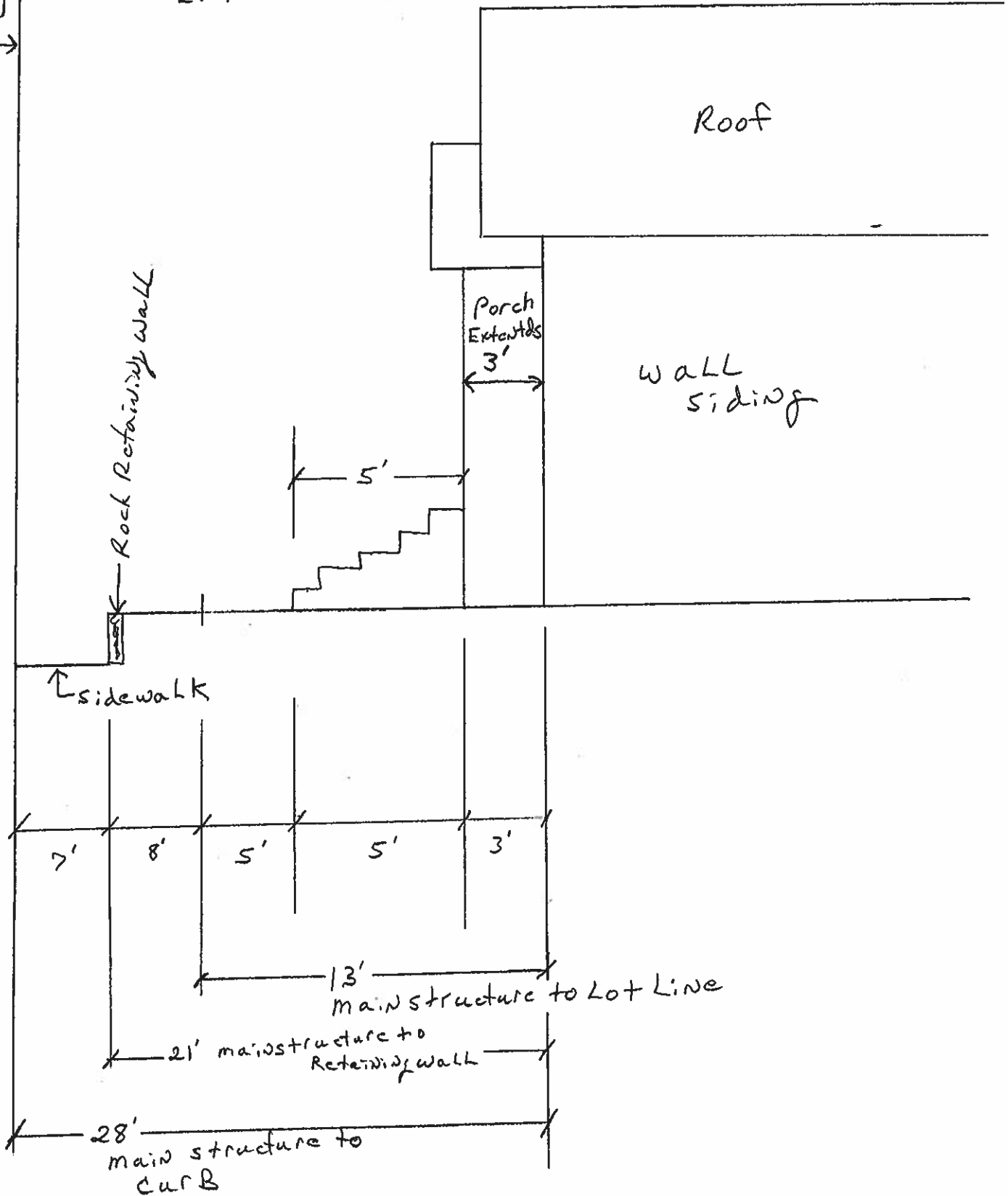


* NOT TO Scale

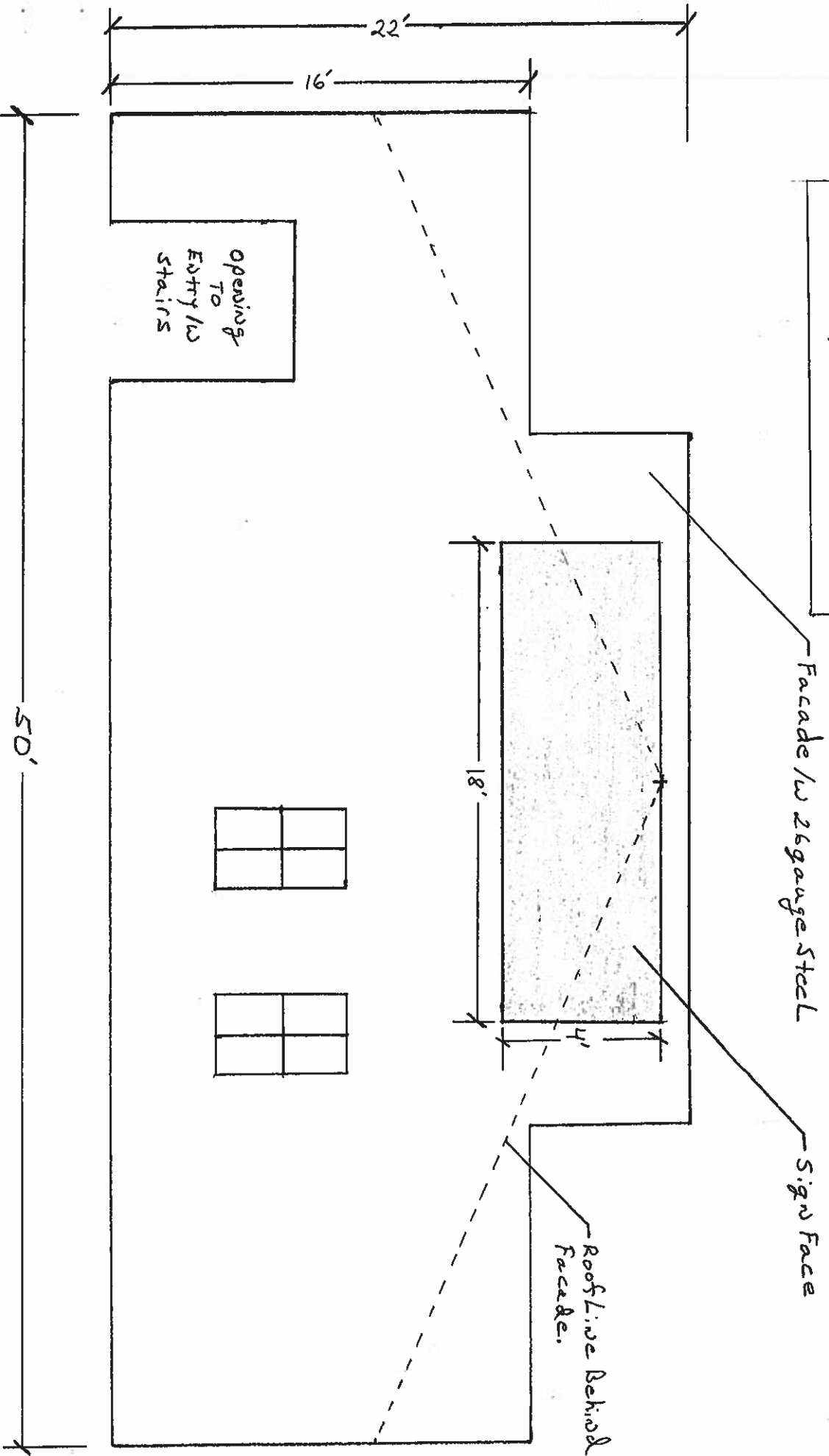
- * Remove steps, porch, and Roof overhangs, to Bring structure back to Even with main structure.
- * Finished structure will set back 28' from Curb, 21' feet from Retainer wall, and 13' from Lot Line.

MAIN Street

↓ CURB



Big "S" Company Yard & Offices
814 W. Main St.
Eastland, TX 76448
Scale - 3/8" = 1'



Facade /w 26 gauge steel

Sign Face

Roof Line Behind Facade.

22'

16'

18'

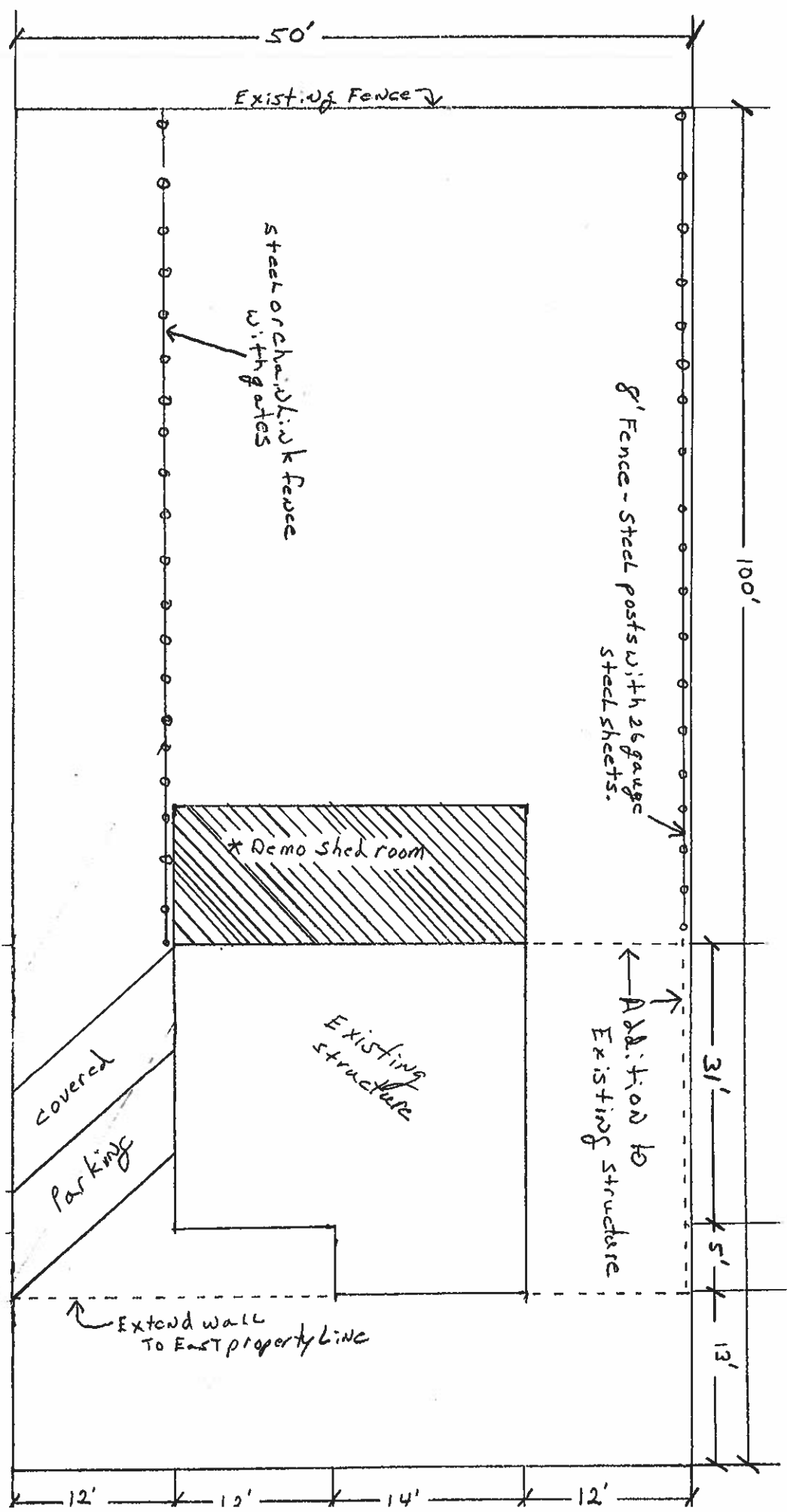
4'

50'

Opening
To
Entry /w
stairs

Big "S" Company Yard Offices
 814 W. Main Street
 Eastland TX 76448
 Scale - 3/32" = 1'

Alley Way



PUBLIC COMMENT FORM
(Please type or use black ink)

City of Eastland
Planning & Zoning Department
P.O. Box 749
113 E. Commerce St.
Eastland, Texas 76448

Bm

I am **FOR** the requested zoning variance as explained on the attached public notice for BOA Case #B25-001.

_____ I am **AGAINST** the requested zoning variance as explained on the attached public notice for BOA Case #B25-001.

Date, Time & Location of public hearings:

Board of Adjustments: Monday, August 11, 2025, at 6:00pm

City Commission Chambers, Located inside the side entrance of City Hall
113 E. Commerce St, Eastland, Texas

Name: Benjamin McNabb
(please print)

Address: 805 West Main St.
Eastland TX 76448

Signature: *Bm McNabb*

Date: 7/29/25

COMMENTS:

The building is currently an eye sore. I am
glad to hear that improvements are planned
and that it will be used for business
purposes.