



**THE STATE OF TEXAS
CITY OF NOLANVILLE**

NOTICE IS HEREBY GIVEN: The **Zoning Board of Adjustments** of the City of Nolanville, Texas will convene in a **SPECIAL CALL MEETING** in the Council Chambers at the Nolanville Municipal Building, 101 North 5th Street, Nolanville, Texas.

**SPECIAL CALL MEETING AGENDA
Wednesday, December 4th, 2019 at 6 PM**

To consider and to act on the following Agenda:

Call to Order and Announce that a Quorum is Present.

1. PUBLIC HEARING:

- a. Zoning Case Number 2019-11 #1:** Zoning Board of Adjustments of the City of Nolanville, Texas will hold a Public Hearing to receive comments on the following Zoning Ordinance Variance Request from JESSIE WALTERS AT 303 SLIPPERY ELM DRIVE, NOLANVILLE:

SECTION 401.5: Minimum and Maximum Dimensions:

(d) Minimum Front Yard: The minimum front yard in the R-1S, Single-Family Suburban District shall be 20 feet except for front-entry garages and carports which shall be 25 feet, subject to ARTICLE V: DIVISION 5.

THE APPLICANT REQUESTS A VARIANCE FOR A 20 FEET FRONT SETBACK FOR A FRONT-ENTRY GARAGE.

- b. Zoning Case Number 2019-11 #2:** Zoning Board of Adjustments of the City of Nolanville, Texas will hold a Public Hearing to receive comments on the following Zoning Ordinance Variance Request from Jack & Brandon Graham at 208 West Lorrie, Nolanville:

SECTION 551.2: Accessory Buildings:

(a) Generally. Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.

(1) Number [and] area. Except in A-1: General Agricultural Zoning Districts, no more than two accessory buildings may be placed on any residential lot...

THE APPLICANT REQUESTS A VARIANCE FOR THE NUMBER OF ACCESSORY BUILDINGS.

2. ACTION ITEM:

- a. Zoning Case Number 2019-11 #1:** Zoning Board of Adjustments of the City of Nolanville, Texas will hold a Public Hearing to receive comments on the following Zoning Ordinance Variance Request from JESSIE WALTERS AT 303 SLIPPERY ELM DRIVE, NOLANVILLE:

SECTION 401.5: Minimum and Maximum Dimensions:

(d) Minimum Front Yard: The minimum front yard in the R-1S, Single-Family Suburban District shall be 20 feet except for front-entry garages and carports which shall be 25 feet, subject to ARTICLE V: DIVISION 5.

THE APPLICANT REQUESTS A VARIANCE FOR A 20 FEET FRONT SETBACK FOR A FRONT-ENTRY GARAGE.

- b. **Zoning Case Number 2019-11 #2:** Zoning Board of Adjustments of the City of Nolanville, Texas will hold a Public Hearing to receive comments on the following Zoning Ordinance Variance Request from Jack & Brandon Graham at 208 West Lorrie, Nolanville:

SECTION 551.2: Accessory Buildings:

(a) Generally. Attached accessory buildings shall conform to the regulations applicable to the main building to which they are attached.

(1) Number [and] area. Except in A-1: General Agricultural Zoning Districts, no more than two accessory buildings may be placed on any residential lot...

THE APPLICANT REQUESTS A VARIANCE FOR THE NUMBER OF ACCESSORY BUILDINGS.

3. ADJOURNMENT

All items on the agenda are for discussion and/or action. The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices,) and 551.086 (Economic Development).

The City of Nolanville is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (254)698-6335 at least 48 hours in advance.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

Agenda Posted on: Thursday, November 21th, 2019 on or before 5:00PM.

Posted By: Crystal Briggs, City Secretary



Zoning Board of Adjustments: December 4th, 2019