



Planning & Zoning Commission

**PLANNING & ZONING COMMISSION WILL CONVENE IN A REGULAR MEETING IN THE
COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING
LOCATED 101 NORTH 5TH STREET, NOLANVILLE, TEXAS 76559**

THURSDAY, JULY 11, 2019 AT 6:00 PM

1. CALL TO ORDER, INVOCATION AND PLEDGE TO THE FLAG

2. CITIZENS/VISITORS' FORUM

Any person with business before the Planning & Zoning Commission not scheduled on the agenda may speak. No formal action can be taken on these items at this meeting.

This is an opportunity for members of the public to suggest the addition of topics for the discussion or to address topics of interest, with presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. No profane or threatening language will be tolerated. All speakers will be recognized prior to speaking and will announce their name and address for the minutes purpose.

3. ANNOUNCEMENTS & UPDATES

4. PUBLIC HEARING

- A. Public hearing to consider the rezoning request from Walter Castor for 209 Lorrie Street from R-1 Single Family to R-2 Two Family District.
- B. Public hearings will be held to consider the approval of Amending Chapter 14, Zoning, Article II, Definitions, Section 201.1, Interpretation of Words and terms, to add definitions.
- C. Public hearings will be held to consider the approval Amending Chapter 14, Zoning, Exhibit A, Land Use Chart, to change permitted uses in the B-1, Professional Business District, and B-2, Neighborhood, Community Retail Business District, B-3, Secondary & Highway Business District, B-4 General Business District, and M-1, Light Manufacturing District.
- D. Public hearings will be held to consider the approval of Amending Chapter 14, Zoning, Creating Division 15, Section 415, Main Street Overlay District.
- E. Public hearings will be held to consider the approval of Amending Division 2, Planning and Zoning Commission, Sections 1.03.032-033 regarding the appointment and term of members; and removal of members making these sections consistent with the City Charter and State Law.
- F. Public hearing will be held to consider support for Safe Projects: FM 439 Spur Safe Routes to School and Ave G & 5th Street, Safe Routes to School.

5. CONSENT AGENDA

- A. Consider approval of Minutes for Regular Planning & Zoning Commission of June 13, 2019.

6. ACTION ITEMS:

- A. Consider possible recommendation to City Council to approve rezoning request from Walter Castor for 209 Lorrie Street from R-1 Single Family to R-2 Two Family District.
- B. Discuss and consider possible recommendation to City Council to approve Concept Plan for Liberty Springs I.
 - 1.) Staff Report
 - 2.) Developer Comments
 - 3.) Public Hearing
- C. Consider possible recommendation to City Council to approve zoning ordinance revisions:
 - 1.) Amending Chapter 14, Zoning, Article II, Definitions, Section 201.1, Interpretation of Words and terms, to add definitions.

**DEFINITIONS AMENDMENT
ORDINANCE NO. Z 19-08 #1**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, AMENDING ARTICLE II, SECTION 201.1 "DEFINITIONS" TO INCLUDE DEFINITION FOR BREWERY/WINERY/DISTILLERY AND MIXED USE DEVELOPMENT. PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

- 2.) Amending Chapter 14, Zoning, Exhibit A, Land Use Chart, to change permitted uses in the B-1, Professional Business District, and B-2, Neighborhood, Community Retail Business District.

**ZONING USE CHART AMENDMENT
ORDINANCE NO. Z 19-08 #2**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ZONING, EXHIBIT A, LAND USE CHART, TO ADD BREWERY/WINERY/DISTILLERY AS A SPECIAL USE PERMIT IN THE IN THE NEIGHBORHOOD, COMMUNITY RETAIL BUSINESS DISTRICT (B-2), SECONDARY & HIGHWAY BUSINESS DISTRICT (B-3), AND GENERAL

BUSINESS DISTRICT (B-4), AND AS A PERMITTED USE IN THE LIGHT MANUFACTURING DISTRICT (M-1); TO ADD RESTAURANTS (NO DRIVE-THRU) AS A PERMITTED USE IN THE PROFESSIONAL BUSINESS DISTRICT (B-1); TO ADD BEER AND WINE RETAIL SALES BY SPECIAL USE PERMIT IN THE PROFESSIONAL BUSINESS DISTRICT (B-1) AND THE COMMUNITY RETAIL BUSINESS DISTRICT (B-2); TO ADD RETAIL, GENERAL AS A PERMITTED USE IN THE PROFESSIONAL BUSINESS DISTRICT (B-1); TO ADD TAVERN AS A SPECIAL USE PERMIT IN THE PROFESSIONAL BUSINESS DISTRICT (B-1), COMMUNITY RETAIL BUSINESS DISTRICT (B-2), AND SECONDARY & HIGHWAY BUSINESS DISTRICT (B-3); REMOVE TOWNHOMES FROM BEING AN ALLOWED USE IN THE PROFESSIONAL BUSINESS DISTRICT (B-1); AND TO ADD MIXED USE DEVELOPMENT AS A SPECIAL USE PERMIT IN THE COMMUNITY RETAIL BUSINESS DISTRICT (B-2); AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

3.) Amending Chapter 14, Zoning, Creating Division 15, Section 415, Main Street Overlay District.

**MAIN STREET SPUR OVERLAY DISTRICT
ORDINANCE NO. Z 19-08 #3**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ZONING, ADDING REQUIREMENTS FOR DIVISION 15, SECTION 415, TO CREATE THE MAIN STREET OVERLAY DISTRICT. THE OVERLAY WILL GOVERN CERTAIN REAL PROPERTY IN THE CITY LIMITS KNOWN AS MAIN STREET SPUR OVERLAY DISTRICT TO ALLOW FOR A RESIDENT AND TOURIST FRIENDLY DOWNTOWN SHOPPING AND RESTAURANT DISTRICT; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

4.) Amending Division 2, Planning and Zoning Commission, Sections 1.03.032-033 regarding the appointment and term of members; and removal of members making these sections consistent with the City Charter and State Law.

**Appointment and Term of Members
ORDINANCE NO. Z 19-08 #4**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING DIVISION 2, PLANNING AND ZONING COMMISSION, SECTION 1.03.032, APPOINTMENT AND TERM OF MEMBERS, AND 1.03.033, REMOVAL OF MEMBERS, MAKING THESE SECTIONS CONSISTENT WITH THE CITY CHARTER. PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT;

REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

- D. Consider possible recommendation to City Council to approve resolution for Economic Development's Business Incubator at 204 North Main Street.

7. WORKSHOP ITEMS

- Discuss Health Based Clinic
- Discuss Avenue H and Mesquite Street Cross Section Recommendation
- Plan Jamboree

8. ADJOURNMENT

All items on the agenda are for discussion and/or action. The Planning & Zoning Commission 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 551.086 087 (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.

Agenda Posted on Monday, July 8th, 2019 on or before 5:00 pm.
Posted by: Jessica Navarro, Board Administrative Assistant

