



THE CITY OF NOLANVILLE

## 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, January 9<sup>th</sup> At 6:00 PM

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

Meeting called to order by Patrick Ramsdell at 6:00 pm who announced a quorum was present. Members present Patrick Ramsdell, Amber Cardoza, Arthur Simmons, Jerry Witco, Marie Reis and Michel Lathan. Members absent were Chavan Jessamine. Arthur Simmons led the pledge and provided the invocation.

### 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.*

**No visitors at this time**

### 3. ANNOUNCEMENTS & UPDATES

Comprehensive Plan Open House – Monarch Park –February 1 from 10 am - 12 pm.  
Saturday's Agenda will include smart city technologies and tree planting ceremony.

### 4. CONSENT AGENDA

A. Consider approval of Minutes for Regular Planning & Zoning Commission of October 10, 2019.

**Motion made by Amber to approve Minutes for Regular Planning & Zoning Commission of October 10, 2019. Motion second by Jerry and all were in favor. Motion carried 6-0.**

### 5. ACTION ITEMS:

A. Discuss and possibly recommend approval of **WARRIORS LEGACY PLANNED DEVELOPMENT DISTRICT:**

**ORDINANCE NO. Z 20-01 #4**

**AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING THE OFFICIAL ZONING MAP TO REZONE AN APPROXIMATE 196.630 ACRE TRACT OF LAND KNOWN AS THE**

**WARRIORS LEGACY SUBDIVISION, FROM B-2, NEIGHBORHOOD, COMMUNITY RETAIL BUSINESS DISTRICT AND R-1, SINGLE-FAMILY STANDARD DISTRICT, TO A PLANNED DEVELOPMENT DISTRICT, WITH A BASE ZONING DISTRICT OF B-2, NEIGHBORHOOD, COMMUNITY RETAIL, AND R-1, SINGLE-FAMILY STANDARD DISTRICT; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING**

1.) Public Hearing

**Public Hearing opened at 6:05PM. No visitors wished to speak at this time. Public hearing closed at 6:07PM.**

2.) Staff Recommendation

3.) Board Motion for recommendation

**Discussion commenced and a motion was made by Amber for the approval of WARRIORS LEGACY PLANNED DEVELOPMENT DISTRICT. Motion second by Michel and all were in favor. Motion carried 6-0.**

B. Discuss and possibly recommend approval of Preliminary Plat for **Warriors Legacy Phases II-IX.**

**Discussion commenced and motion made by Amber to recommend approval of the Preliminary Plat for Warriors Legacy Phases II-IX following the approval of WCID#3. Motion second by Michel and all were in favor. Motion carried 6-0.**

C. Discuss and possibly recommend approval of **BASIN RV PARK PLANNED DEVELOPMENT DISTRICT:**

**ORDINANCE NO. Z 20-01 #3**

**AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING THE OFFICIAL ZONING MAP TO REZONE AN APPROXIMATE 8.711 ACRE TRACT OF LAND BEARING THE LEGAL DESCRIPTION OF A0289BC A L EAVE, 1-2 & 5 & A-0769, IN THE I SHRIVER, 4, SURVEY, FROM B-2, NEIGHBORHOOD, COMMUNITY RETAIL, TO A PLANNED DEVELOPMENT DISTRICT, WITH A BASE ZONING DISTRICT OF B-2, NEIGHBORHOOD, COMMUNITY RETAIL; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.**

1.) Public Hearing

**Public hearing opened at 6:11PM.**

**Public hearing closed at 6:32PM.**

2.) Staff Recommendation

**Staff recommendation was to wait for the results of the impact study.**

3.) Board Motion for recommendation

**Discussion commenced motion made by Michel to table the approval of BASIN RV PARK PLANNED DEVELOPMENT DISTRICT till the impact study is completed. Motion**

**second by Marie and all were in favor. Motion carried 6-0. Special call meeting will be held Thursday, January 16, 2020 at 5:30PM to review the impact study and possibly approve BASIN RV PARK PLANNED DEVELOPMENT DISTRICT.**

**D. Discuss and possibly recommend approval of Final Plat for Bella Charca Phase IX.**

1.) Public Hearing

**Public hearing opened at 6:36PM.**

**Public hearing closed at 6:37PM.**

2.) Staff Recommendation

3.) Board Motion for recommendation

**Discussion commenced motion made by Amber to recommend approval of Final Plat for Bella Charca Phase IX. Motion second by Michael and all were in favor. Motion carried 6-0.**

**E. Discuss and possibly recommend approval to amend Chapter 14 Zoning, EXTERIOR BUILDING MATERIALS:**

**ORDINANCE NO. Z 20-01 #1**

**AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ARTICLE V, DIVISION 3 OF THE CITY OF NOLANVILLE CODE OF ORDINANCES RELATED TO THE REGULATION OF EXTERIOR BUILDING MATERIALS; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.**

1.) Public Hearing

**Public hearing opened at 6:36PM.**

**Public hearing closed at 6:37PM.**

2.) Staff Recommendation

3.) Board Motion for recommendation

**Discussion commenced and motion made by Amber to recommend approval to amend Chapter 14 Zoning, EXTERIOR BUILDING MATERIALS. Motion second by Michael and all were in favor. Motion carried 6-0.**

**F. Discuss and possibly recommend approval to amend Chapter 14, DIVISION 5, SECTION 552.1:**

**ORDINANCE NO. Z 20-01 #2**

**AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ZONING, DIVISION 5, SECTION 552.1, TO REMOVE THE PROHIBITION OF CARGO CONTAINERS BEING USED FOR COMMERCIAL BUSINESSES WITH ADDED PROVISIONS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.**

1.) Public Hearing

**Public hearing opened at 6:38PM.**

**Public hearing closed at 6:39PM.**

2.) Staff Recommendation

3.) Board Motion for recommendation

**Discussion commenced motion made by Amber to recommend approval to amend Chapter 14, DIVISION 5, SECTION 552.1: TO REMOVE THE PROHIBITATION OF CARCO CONTAINERS BEING USED FOR COMMERCIAL BUSINESSES WITH ADDED PROVISIONS. Motion second by Jerry and all were in favor. Motion carried 6-0.**

**8. ADJOURNMENT: Patrick Ramsdell adjourned the meeting at 6:40PM**

Minutes Approved: February 13, 2020

//ORIGINAL SIGNED//

Jessica Navarro, Secretary

