



**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, September 10, 2020 at 5:30 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 2020-09 #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 CEN-TEX RV AND BOAT STORAGE (CLIFF BROWN), 10349 PADDY HAMILTON RD, NOLANVILLE:

SECTION 3.07.007: Sign requirements by zoning district:

(5) Secondary and Highway Business District (B-3), General Business District (B-4), Light Manufacturing District (M-1) and Heavy Manufacturing District (M-2).

(A) Types of signs allowed.

(i) Wall, canopy, or projecting signs. Wall, canopy, and projecting signs may be erected. The total sign area for all signs shall not exceed sixty-four (64) square feet. Sign area allotment is computed by adding the sign area of all wall, canopy, and projecting signs on the lot. Projecting signs shall project no more than two (2) feet perpendicular from the wall and not more than three (3) feet vertically above the wall of the building. Each sign under this subsection requires a sign permit

THE APPLICANT REQUESTS TOTAL SIGN AREA 481 SQUARE FEET.

- b. Zoning Case Number 2020-09: #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 CENTRAL UNION CHURCH OF CHRIST, 100 WEST AVENUE G, Nolanville:

SECTION 408.5: Minimum and Maximum Dimensions, B-1, Professional Business District:

All lots and improvements within the "B-1" District shall meet the following requirements:

- (a) Minimum Lot Area per dwelling: There shall be no Minimum Lot Area per Dwelling Unit requirement in the B-1: Professional Business District, subject to ARTICLE V: DIVISION 5.
- (b) Minimum Lot Width: There shall be no Minimum Lot Width requirement in the B-1: Professional Business District.

- (c) Minimum floor area per unit: The minimum floor area per unit in the B-1: Professional Business District shall be 600 square feet, subject to ARTICLE V: DIVISION 5.
- (d) Minimum Front Yard: There shall be no minimum front yard requirement in the B-1: Professional Business District, subject to ARTICLE V: DIVISION 5.
- (e) Minimum Side Yard: There shall be no minimum side yard requirement in the B-1: Professional Business District, subject to ARTICLE V: DIVISION 5.
- (f) Minimum Rear Yard: The minimum rear yard in the B-1: Professional Business District shall be 15 feet for all uses, subject to ARTICLE V: DIVISION 5.
- (g) Maximum % Coverage: The Maximum Lot Coverage in the B-1: Professional Business District shall be 60 percent for all uses, subject to ARTICLE V: DIVISION 5.
- (h) Maximum Height: The maximum height of buildings and structures in the B-1: Professional Business District shall be three stories or 35 feet for all uses, subject to Article V: DIVISION 5.
- (i) When Adjacent to a Residential District, a Side Yard: The minimum side yard in the B-1: Professional Business District when adjacent to a residential district shall be 25 feet for all uses, subject to ARTICLE V: DIVISION 5.
- (j) When Adjacent to a Residential District, a Rear Yard: The minimum rear yard in the B-1: Professional Business District when adjacent to a residential district shall be 25 feet for all uses, subject to ARTICLE V: DIVISION 5.

THE APPLICANT REQUESTS ADJUSTMENT:

- 1. PERMIT MAXIMUM LOT COVERAGE OF 90 PERCENT**
- 2. PERMIT MAXIMUM HEIGHT VARIANCE OF 45 FEET**
- 3. PERMIT FIVE (5) FEET REAR YARD SET BACK.**

2. ACTION ITEM:

- a. Zoning Case Number 2020-09 #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 CEN-TEX RV AND BOAT STORAGE (CLIFF BROWN), 10349 PADDY HAMILTON RD, NOLANVILLE:

SECTION 3.07.007: Sign requirements by zoning district:

(5) Secondary and Highway Business District (B-3), General Business District (B-4), Light Manufacturing District (M-1) and Heavy Manufacturing District (M-2).

(A) Types of signs allowed.

- (i) Wall, canopy, or projecting signs. Wall, canopy, and projecting signs may be erected. The total sign area for all signs shall not exceed sixty-four (64) square feet. Sign area allotment is computed by adding the sign area of all wall, canopy, and projecting signs on

the lot. Projecting signs shall project no more than two (2) feet perpendicular from the wall and not more than three (3) feet vertically above the wall of the building. Each sign under this subsection requires a sign permit

THE APPLICANT REQUESTS TOTAL SIGN AREA 481 SQUARE FEET.

- b. Zoning Case Number 2020-09: #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 CENTRAL UNION CHURCH OF CHRIST, 100 WEST AVENUE G, Nolanville:

SECTION 408.5: Minimum and Maximum Dimensions, B-1, Professional Business District:

All lots and improvements within the “B-1” District shall meet the following requirements:

- (a) Minimum Lot Area per dwelling: There shall be no Minimum Lot Area per Dwelling Unit requirement in the B-1: Professional Business District, subject to ARTICLE V: DIVISION 5.
- (b) Minimum Lot Width: There shall be no Minimum Lot Width requirement in the B-1: Professional Business District.
- (c) Minimum floor area per unit: The minimum floor area per unit in the B-1: Professional Business District shall be 600 square feet, subject to ARTICLE V: DIVISION 5.
- (d) Minimum Front Yard: There shall be no minimum front yard requirement in the B-1: Professional Business District, subject to ARTICLE V: DIVISION 5.
- (e) Minimum Side Yard: There shall be no minimum side yard requirement in the B-1: Professional Business District, subject to ARTICLE V: DIVISION 5.
- (f) Minimum Rear Yard: The minimum rear yard in the B-1: Professional Business District shall be 15 feet for all uses, subject to ARTICLE V: DIVISION 5.
- (g) Maximum % Coverage: The Maximum Lot Coverage in the B-1: Professional Business District shall be 60 percent for all uses, subject to ARTICLE V: DIVISION 5.
- (h) Maximum Height: The maximum height of buildings and structures in the B-1: Professional Business District shall be three stories or 35 feet for all uses, subject to Article V: DIVISION 5.
- (i) When Adjacent to a Residential District, a Side Yard: The minimum side yard in the B-1: Professional Business District when adjacent to a residential district shall be 25 feet for all uses, subject to ARTICLE V: DIVISION 5.
- (j) When Adjacent to a Residential District, a Rear Yard: The minimum rear yard in the B-1: Professional Business District when adjacent to a residential district shall be 25 feet for all uses, subject to ARTICLE V: DIVISION 5.

THE APPLICANT REQUESTS ADJUSTMENT:

- 1. PERMIT MAXIMUM LOT COVERAGE OF 90 PERCENT**
- 2. PERMIT MAXIMUM HEIGHT VARIANCE OF 45 FEET**
- 3. PERMIT FIVE (5) FEET REAR YARD SET BACK.**

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, September 2, 2020 on or before 5:00PM.

Posted By: Jessica Navarro, Administrative Specialist

