



**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 5<sup>th</sup> Street, Nolanville, Texas.

**SPECIAL CALL MEETING AGENDA  
Tuesday, May 4, 2021 at 5:30 PM**

In accordance with section 418.016 of the Texas Government Code, Governor Abbott has suspended various provisions that require government officials and members of the public to be physically present at a specified meeting location due to COVID-19.

Join Zoom 3 ways:

1. Log in: <https://us02web.zoom.us/j/86079799649>  
Meeting ID: 860 7979 9649

2. One tap mobile:  
+13462487799,,86079799649#

3. Dial by your location:  
+1 346 248 7799 US  
Meeting ID: 860 7979 9649

To consider and to act on the following Agenda:

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Call to Order and Announce that a Quorum is Present.

1. Take action to possibly approve Zoning Board of Adjustment Meeting for January 14, 2021.

**2. PUBLIC HEARING & ACTION ITEMS:**

**a. Zoning Case Number 2021-02 #1:** Zoning Board of Adjustments of the City of Nolanville, Texas will hold a Public Hearing to receive comments and take action on the following Zoning Ordinance Variance Request from R&R Industries, LLC (Robert L. Robison), 106 W Avenue G, Nolanville, Texas in the B-2, Neighborhood, Community Retail Business District;

**SECTION 3.07.008 Prohibited signs; conflicting regulations**

(a) The following signs shall be prohibited in all districts within the city and in the extraterritorial jurisdiction (ETJ):

(1) Billboards. Installation of new billboards is prohibited.

(2) Electronic signs. Installation of new electronic signs is prohibited.

**APPLICANT REQUESTS A VARIANCE FOR A DIGITAL BILLBOARD TO BE DISPLAYED ON THE SIDE OF HIS BUILDING.**

- b. Zoning Case Number 2021-02: #2** Zoning Board of Adjustments of the City of Nolensville, Texas will hold a Public Hearing to receive comments and take action on the following Zoning Ordinance Variance Request from by Terry Wayne Dickerson, 125 Boxer St., Nolanville, Texas in the R-1, Single Family District:

**SECTION 551.2: Accessory Building**

- (b) Setback requirements.
- (B) Front. Accessory buildings shall not be located closer to the front property line than the primary building or the front yard setback requirement for that zoning district, whichever is greater.
- (C) Side. Accessory buildings shall be set back a minimum of five (5) feet from the side property line. When accessory buildings are placed on corner lots adjacent to an exterior side yard setback, the accessory building shall be required to adhere to the exterior side yard setback established for the primary structure. Garages detached or attached to the main use building entering on the side street of a corner lot shall maintain a side yard of twenty-five (25) feet in the front of the garage.

**APPLICANT REQUESTS A VARIANCE TO KEEP HIS CURRENT CARPORT ON HIS PROPERTY.**

**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: Thursday, April 29,2021 before 5:00PM.

Posted By: Jessica Navarro, Administrative Specialist

