



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

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 Meeting 3 ways:

1. Log In:

<https://us02web.zoom.us/j/87318326540>

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+13462487799,,87318326540#

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Meeting ID: 873 1832 6540

Find your local number: <https://us02web.zoom.us/j/87318326540>

THURSDAY, April 8, 2021 AT 6:00 PM

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

Meeting was called to order by Chevan Jessamine at 6:02pm, who announced a quorum was present. Members present Chevan Jessamine, Amber Cardoza, Arthur Simmons, Michael Lathan, and Tanara Grisham. Members absent Nolan Johnson, Dean Huard and Jerry Wittkop.

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. CONSENT AGENDA

- A. Consider approval of Minutes for Regular Planning & Zoning Commission February 8, 2021 & March 11, 2021.

Discussion commenced. Motion made by Michael to approve Minutes for Regular Planning & Zoning Commission on March 11, 2021 and disregard approval of minutes for Regular Planning & Zoning Commission February 8, 2021 due to meeting being canceled. Motion second by Amber and all were in favor. Motion passed 5-0.

5. ACTION ITEMS:

- A. Discuss and possibly recommend approval to City Council:

**NEIGHBORHOOD EMPOWERMENT ZONE PROGRAM
(NEZ)BASIC INCENTIVES AND TAX ABATEMENT POLICY**

Discussion commenced. Motion made by Arthur to table approval of Neighborhood Empowerment Zone Program (NEZ) Basic Incentives and Tax Abatement Policy to City Council. Motion second by Amber and all were in favor. Motion passed 5-0.

- B. Discuss and possibly recommend approval to City Council:

**ORDINANCE NO. Z 21-03
STRATEGIC REVITALIZATION DISTRICT
SUBJECT PROPERTY: WOODLANDS (FORMERLY KNOWN AS: PLAZA)**

Discussion commenced. Motion made by Michael to recommend approval of Ordinance NO. Z 21-03 Strategic Revitalization District Woodlands (formally known as: Plaza) to City Council. Motion second by Arthur and all were in favor. Motion passed 5-0.

6. WORKSHOP ITEMS: 7:08PM

- A. Discuss Capital Improvement Plan and potential funding
- B. Discuss Economic Development Projects “King of the Mountain” and “Meet Me at the Corner”
- C. Discuss City Hall Improvement – Construction Documents.
- D. Discuss information campaign related to NEZ & area statistics
- E. Review timeline for NEZ implementation:

Action	Timeline
Resolution creating the NEZ	April 15, 2021
Resolution of Intent to Consider Tax Abatements	April 15, 2021
Resolution Approving Guidelines and Criteria	April 15, 2021
Publish and deliver the notice of the public hearing no later than the 7 th day before the public hearing	Not later than April 29, 2021
Hold a public hearing on the designation of the Reinvestment Zone	May 6, 2021
Adopt Ordinance Designating area as Reinvestment Zone	May 6, 2021
Adopt Zoning Ordinance for Strategic Revitalization District	May 6, 2021

7. **ADJOURNMENT: 7:38PM**

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.

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.

Minutes Approved: June 10, 2021

//ORIGINAL SIGNED//

Jessica Navarro, Secretary

