



THE CITY OF NOLANVILLE

Planning & Zoning Commission

PLANNING & ZONING COMMISSION HELD A REGULAR MEETING IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, IN PERSON AND VIA ZOOM MEETING AT LOCATED 101 NORTH 5TH STREET, NOLANVILLE, TEXAS 76559

THURSDAY, August 12, 2021 AT 6:00 PM

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

Meeting was called to order at 6:02 PM. A quorum was present to include in person: Chevan Jessamine, Dean Huard, Tana Grisham, Alan Wevodau, Amber Cordoza and Jerry Withkopp. Arthur Simmons was logged in but unable to connect audio. Michael Lathan was absent.

2. CITIZENS/VISITORS' FORUM

3. ANNOUNCEMENTS & UPDATES

4. CONSENT AGENDA

Consider approval of Minutes for Regular Planning & Zoning Commission on June 10, 2021. Amber made a motion to approve the consent agenda, seconded by Tanara and all were in favor of the action.

5. ACTION ITEMS:

A. Discuss and possibly recommend approval of Bella Charca Preliminary Plat, Amendment #4.

1.) PUBLIC HEARING: started at 6:05pm

City Manager provided a history of the amendments and Chevan allowed members to review the plat amendments. The public hearing closed at 6:20 pm.

2.) ACTION ITEMS:

Staff Comments and Grandfathered Status, City Manager recommended the approval of the Preliminary Plat with conditions a.) Bella Charca Parkway exit must be completed first. b.) resolve drainage conflict with landowner to the South of Phase X development.

Amber made the motion to approve Bella Charca Parkway with the following conditions: exit on Bella Charca Parkway must be completed first and drainage concerns with adjacent land owners. Jerry seconded the motion and all approved. Motion carried 6-0.

B. ORD NO. A 21-08 VOLUNTARY ANNEXATION BELLA CHARCA PH X:

Hearing for Bella Charca Phase X Voluntary Annexation; 25.450 ACRE TRACT, LOCATED IN THE J.B. McKEEN SURVEY, ABSTRACT 566, THE S.G. COX SURVEY, ABSTRACT 1068 AND THE W.B. CROSS SURVEY, ABSTRACT 1068, BELL COUNTY, TEXAS

1.) PUBLIC HEARING: started at 6:24 pm

City Manager provided a summary of the service agreement. Public hearing closed at 6:24pm.

2.) ACTION ITEM:

Discussion commenced. Amber made a motion to approve Bella Charca Phase X Voluntary Annexation; 25.450 ACRE TRACT, LOCATED IN THE J.B. McKEEN SURVEY, ABSTRACT 566, THE S.G. COX SURVEY, ABSTRACT 1068 AND THE W.B. CROSS SURVEY, ABSTRACT 1068, BELL COUNTY, TEXAS. Dean seconded the motion and all approved the action. Motion carried 6-0.

C. ZONING CASE NO. Z 2021_02#4

Fameco Texas LLC DBA Dream Home Builders are requesting rezoning of property 502 North 3rd St. from R-DT (Downtown Single-Family District) Zoning District to R-2 (Two Family District) Zoning District.

1.) PUBLIC HEARING: started at 6:33pm

City Manager summarized staff recommendation to approve request based on existing multi dwelling units and adjacent R-2, Two Family District. Public hearing closed at 6:35pm.

2.) ACTION ITEM:

Discussion commenced. Dean made a motion to approve the rezoning of property 502 North 3rd St. from R-DT (Downtown Single-Family District) Zoning District to R-2 (Two Family District) Zoning District. Jerry seconded the motion and all members approved. Motion carried 6-0.

D. Discuss and review Smart Museum ideas and nominate members for RFP evaluation.

Discussion commenced. Chevan ask for volunteers for the evaluation committee. Tanara and Alan volunteered. Amber made a motion to appoint Tanara and Alan the members for RFP evaluation committee and all approved.

Chevan recommended that the objectives be revised to align with Council and provide greater emphasis on their role in Economic Development. Amber made a motion to approve Chevan's recommendations. Dean seconded the motion and all approved. Motion carried 6-0.

6. WORKSHOP ITEMS

- A. NEZ Program
- B. City Sign – Gate Way Signs
- C. Jamboree Updates & Fox Trot 5K
- D. Construction Updates
- E. Current Board Membership and Future Membership

7. ADJOURNMENT Meeting was adjourned at 7:26 PM.

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, August 9th, 2021 on or before 5:00 pm.
Posted by: Jessica Navarro, Board Administrative Assistant



Minutes Approved: October 14, 2021

//ORIGINAL SIGNED//

Jessica Navarro, Secretary