



## 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, October 14, 2021 AT 6:00 PM

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

Meeting was called to order at 6:00 PM. A quorum was present to include in person: Chevan Jessamine, Dean Huard, Tanara Grisham, Michael Lathan, Amber Cordoza and Jerry Wittkop. Arthur Simmons was logged in via Zoom. Dean Huard opened the meeting and delivered the invocation and pledge to the flag. Chevan Jessamine took over meeting at 6:03PM. Alan Wevodau was absent.

**2. CITIZENS/VISITORS' FORUM**

**3. ANNOUNCEMENTS & UPDATES**

**4. CONSENT AGENDA**

Consider approval of Minutes for Regular Planning & Zoning Commission on August 12, 2021. **Amber made a motion to approve minutes for Regular Planning & Zoning Commission, motion seconded by Jerry and all were in favor of the action. Motion carried 6-0.**

**5. ACTION ITEMS:**

**A. ZONING ORDINANCE REQUEST NO. 21-10#1**

Haun Investments, Inc are seeking to amend the zoning classification of the property at: Hwy 190 (Bell Cad ID#: 128394), Nolanville TX 76559, approximately 15.69 acres of land, from B-4 (General Business) Zoning District to Planned Development District, with Recreation Vehicle Park Use.

1.) PUBLIC HEARING:

**Public Hearing opened at 6:06PM closed at 6:14PM. No one wished to speak during this time.**

2.) ACTION ITEM:

**Discussion commenced. Amber made a motion to postpone approval on the zoning classification of the property located at Hwy 190 (Bell Cad ID# 128394), Nolanville TX 76559, approximately 15.69 acres of land, from B-4 (General Business) Zoning District to Planned Development District, with Recreation Vehicle Park Use, until Planning & Zoning Commission has reviewed a Concept Plan that will be in accordance with the requirements under Planned Development District, General RV Park. Motion second by Dean and all were in favor. Motion carried 6-0.**

**B. ZONING ORDINANCE REQUEST NO. 2021-10#2**

BJ Little with Turely Associates, INC are seeking to amend the zoning classification of the property at: Jackrabbit Rd. (Bell Cad ID# 316184), Nolanville TX, from R-1 (Single Family) Zoning District to B-4 (General Business) Zoning District.

1.) PUBLIC HEARING:

**Public Hearing opened at 6:25PM. Speakers present during this time had questions on the area, what was going to be developed on this property, and requested more information on the difference between R-1 Single Family Zoning District and B-4 General Business Zoning District. No one at this time spoke on being for approval or disapproval. Public Hearing was closed at 6:42PM.**

2.) ACTION ITEM:

**Discussion commenced. Motion made by Tanara to approve to amend zoning classification of the property: Jackrabbit Rd. (Bell Cad ID# 316184), Nolanville TX, from R-1 (Single Family) Zoning District to B-4 (General Business) Zoning District. Motion second by Amber and all were in favor. Motion carried 6-0.**

**6. WORKSHOP ITEMS**

- A. Future rezoning considerations/ Voluntary Annexation
- B. Nolanville’s Builders Luncheon
- C. Jamboree Updates & Fox Trot 5K Overview
- D. Construction Updates

**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, October 11, 2021 on or before 5:00 pm.***

**Posted by: Jessica Navarro, Board Administrative Assistant**



Minutes Approved: November 18, 2021

//ORIGINAL SIGNED//

Jessica Navarro, Secretary