



**REGULAR MEETING MINUTES
THURSDAY, JANUARY 16, 2020 AT 6:00 PM**

1. CALL TO ORDER, INVOCATION AND PLEDGES TO FLAGS

Mayor Andy Williams called the meeting to order at 6:00 pm. A quorum was present. Mayor Pro-tem James Bilberry and Councilmembers Joan Hinshaw, Butch Reis, George French III and David Williams were all present. .

Mayor Pro-tem James Bilberry performed the Invocation. Mayor Andy Williams led the Pledge to Flags.

2. CITIZENS/VISITORS' FORUM

There weren't any citizen wishing to address City Council at this time.

3. RECOGNITIONS, PROCLAMATIONS & ANNOUNCEMENTS

- Proclamation designating January 3, 2020 as "Nolanville Cowboy Day" in recognition of their State Superbowl win.

Mayor Andy Williams recognized the local Nolanville Cowboys Little League with a Proclamation to celebrate their Superbowl win.

- Swearing in Officer Christopher Camden

Chief Michael Hatton performed the Oath of Office by swearing in of Officer Christopher Camden.

4. STAFF REPORTS

Staff reports were provided by the following departments:

- Public Works, Director of Public Works, Chris Atkinson
- Police Department, Chief of Police, Michael Hatton
- Acadian Ambulance, Operations' Coordinator, Elizabeth Hicks
- Central Bell Fire and Rescue, Assistant Chief, Jason Woodard

5. CONSENT AGENDA

- A. Consider Approval of Monthly Financial Report for December 2019.

Motion was made by Councilmember Joan Hinshaw to approve the Consent Agenda; second by Councilmember Butch Reis. Four (4) voted in favor and one (1) abstention. Motion Carried 4-0-1.

6. ACTION ITEMS

- A. Discuss and possibly recommend approval of **WARRIORS LEGACY PLANNED DEVELOPMENT DISTRICT:**

ORDINANCE NO. Z 20-01 #4

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING THE OFFICIAL ZONING MAP TO REZONE AN APPROXIMATE 196.630 ACRE TRACT OF LAND KNOWN AS THE WARRIORS LEGACY SUBDIVISION, FROM B-2, NEIGHBORHOOD, COMMUNITY RETAIL BUSINESS DISTRICT AND R-1, SINGLE-FAMILY STANDARD DISTRICT, TO A PLANNED DEVELOPMENT DISTRICT, WITH A BASE ZONING DISTRICT OF B-2, NEIGHBORHOOD, COMMUNITY RETAIL, AND R-1, SINGLE-FAMILY STANDARD DISTRICT; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING

- 1.) Public Hearing
- 2.) Staff Recommendation
- 3.) Board Motion for recommendation

Public Hearing opened at 6:33 pm and closed at 6:34 pm. Kara Escajeda, City Manager recommended acceptance based on receiving approval from Planning and Zoning and with set condition to resolve comments made by City Planner and also the approval of WCID 3.

Motion was made by Councilmember David Williams to approve Warriors Legacy Planned Development District Ordinance No. Z 20-01 #4 with recommended conditions to have received approval from WCID 3 and resolution of City Planners comments; motion second by Councilmember Butch Reis. All voted in favor. Motion carried 5-0.

- B. Discuss and possibly recommend approval of Preliminary Plat for **Warriors Legacy Phases II-IX.**

Motion was made by Councilmember Butch Reis to approve Preliminary Plat for Warriors Legacy Planned Development District Phases II-IX with recommended conditions to have received approval from WCID 3 and resolution of City Planners comments; motion second by Councilmember George French III. All voted in favor. Motion carried 5-0.

- C. Discuss and possibly recommend approval of **Final Plat for Bella Charca Phase IX.**
- 1.) Public Hearing
 - 2.) Staff Recommendation

3.) Board Motion for recommendation

Public Hearing commenced (6:49 pm – 7:03 pm).

Public Hearing Comments were as follows:

Thomas Rice – concerns about the ingress/egress that was ask for 2 years ago. Safety Issue for residents.

Rod Woods – concerned still about a second means of egress for Bella Charca residents.

Paula & Tim Bryant – Another exit is needed. What are the plans? What is the City going to do?

Betty Adamson – Promised a second way out last year.

Ronald Galloway – There is a lot of speeding through Bella Charca, Bella Vita is a runway/speedway, need road/speed bumps.

Ronnie Lawson – Concerned about the City’s Plat Approval Process.

Gorge Oriez – Concerns are about gate security. Is there going to be another access?

Meriam Padilla – Gate is not functioning properly. What are they going to do in an emergency?

Iris Saldano – The liability is on you, the City of Nolanville.

Council requested Commission Chevan Jessamine to provide Planning & Zoning recommendation. He briefed that the Commission recommended unanimous approval.

City Manager, Kara Escajeda, reviewed conditions placed on Phase VIII regarding the second egress:

- 1) Construct all-weather emergency access to tie existing parkway to Phase I Warriors Legacy prior to building permits issued for Phase VIII.**
- 2) On or before 12/31/19, Submit Phase IX Final Plat (including Parkway extension to west property line) for City & WCID#3 approvals.**
- 3) On or before 12-months from City & WCID #3 Approvals of Phase IX Final Plat, commence construction of Bella Charca Parkway extension (to the west property line).**

City Manager noted a decreased in lot density from 203 to 153 and increase in lot width to 75 feet. Variance from the preliminary plat also included Bella Vita

end point that ends at Block 23, Lot 12. She recommended approval with the Bella Vita variance and conditional approval upon the resolution of the engineer comments and acceptance of construction plans from WCID #3.

City Council requested John Blankenship to approach the podium for comments from the developer. John Blankenship answered questions regarding the progress of the second egress and indicated that it would be finished prior to permits for Phase VIII being issued.

Motion was made by Councilmember Butch Reis to approve the Final Plat for Bella Charca Phase IX; second by Councilmember George French III. Four (4) voted in favor and one (1) against. Motion Carried 4-1.

Mayor Andy Williams called a recess at 7:20 pm.

Mayor Andy Williams chose not to resume the meeting and exited the building.

Mayor Pro-tem James Bilberry called the meeting back into session at 7:22 pm.

D. Discuss and possibly recommend approval of **BASIN RV PARK PLANNED DEVELOPMENT DISTRICT:**

ORDINANCE NO. Z 20-01 #3

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING THE OFFICIAL ZONING MAP TO REZONE AN APPROXIMATE 8.711 ACRE TRACT OF LAND BEARING THE LEGAL DESCRIPTION OF A0289BC A L EAVE, 1-2 & 5 & A-0769, IN THE I SHRIVER, 4, SURVEY, FROM B-2, NEIGHBORHOOD, COMMUNITY RETAIL, TO A PLANNED DEVELOPMENT DISTRICT, WITH A BASE ZONING DISTRICT OF B-2, NEIGHBORHOOD, COMMUNITY RETAIL; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

- 1.) Public Hearing
- 2.) Staff Recommendation
- 3.) Board Motion for recommendation

Public Hearing commenced from 7:23 pm to 7:35 pm. City Manager requested Mayor Pro-tem Bilberry read the comments received by mail.

Additional Public Hearing comments were as follows:

Aurelia Ridley – 24/7 will cause problems, concerned about security.

Michael Harmon – The impact will force council to make an informed decision. He suggested that the person producing the report should have to brief it as well.

Chad Weaver – Against RV, poses conflict of interest. Home will be paid for this year and it will be bumped up against this type RV Park.

Gary Newman – mailed in comment were read stating he was against the RV Park. Fears it will become a party place and extended stay type of place with derelicts.

N. Boggs – comments read aloud stated they were against the RV Park.

A. Ridley- stated she was against in comments read aloud.

Ken Emery and Jim Wright addressed the City Council and provided more details of their plans for the RV Planned Development District.

Motion was made by Councilmember Butch Reis to approve the Basin RV Park Planned Development District. Motion was not second. Vote not ratified.

Motion was made by Councilmember George French III to disapprove the Basin RV Park Planned Development District, ORDINANCE NO. Z 20-01 #3; motion second by Councilmember Joan Hinshaw. Three (3) voted in favor, one (1) voted against and one (1) abstained.

- E. Discuss and possibly recommend approval to amend Chapter 14 Zoning, EXTERIOR BUILDING MATERIALS:**

ORDINANCE NO. Z 20-01 #1

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ARTICLE V, DIVISION 3 OF THE CITY OF NOLANVILLE CODE OF ORDINANCES RELATED TO THE REGULATION OF EXTERIOR BUILDING MATERIALS; PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

- 1.) Public Hearing
- 2.) Staff Recommendation
- 3.) Board Motion for recommendation

Public Hearing commenced from 8:29 pm to 8:30 pm.

Kara Escajeda recommended approval of this ordinance; P&Z also provided a favorable recommendation for approval.

Motion was made by Councilmember Butch Reis to approve Chapter 14 Zoning Ordinance No. Z 20-01 #1, Exterior Building Materials; motion second by Councilmember George French III. All voted in favor. Motion carried 5-0.

- F. Discuss and possibly recommend approval to amend **Chapter 14, DIVISION 5, SECTION 552.1:**

ORDINANCE NO. Z 20-01 #2

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ZONING, DIVISION 5, SECTION 552.1, TO REMOVE THE PROHIBITION OF CARGO CONTAINERS BEING USED FOR COMMERCIAL BUSINESSES WITH ADDED PROVISIONS; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

- 1.) Public Hearing
- 2.) Staff Recommendation
- 3.) Board Motion for recommendation

Public Hearing commenced from 8:31 pm to 8:33 pm.

Kara Escajeda recommended approval of this ordinance. P&Z also provided a favorable recommendation and were pleased that standards would be in place for this type of use.

Motion was made by Councilmember Joan Hinshaw to approve Chapter 14 Zoning, Division 5, Section 552.1 Ordinance No. Z 20-01 #2 motion second by Councilmember George French III. All voted in favor. Motion carried 5-0.

- G. Discuss and possibly approve funding and quote for the demolition of Substandard Buildings at 198 West Cedar, Nolanville.

Motion was made by Councilmember Joan Hinshaw to approve funding and quote for the demolition of Substandard Buildings at 198 West Cedar with the lowest bidder as long as insured and bonded, Nolanville; second by Councilmember David Williams. All voted in favor. Motion Carried 5-0.

7. ADJOURNMENT

Date Minutes approved by Council: February 6, 2020

Attest:

Andy Williams, Mayor



Crystal Briggs, City Secretary