



Planning & Zoning Commission

Notice is hereby given:

PLANNING & ZONING COMMISSION WILL CONVENE IN A REGULAR CALL MEETING IN THE EDC ROOM, IN PERSON LOCATED AT 101 NORTH 5TH STREET, NOLANVILLE, TEXAS 76559.

Thursday, April 14, 2022 AT 6:00 PM

MINUTES

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, Tanara Grisham, Rod Woods, Amber Cardoza, Jerry Wittkop. Member absent were Dean Huard Angela Austin and Alan Wevodau. Chevan delivered the pledge and invocation was delivered by Tanara.

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

Consider approval of Minutes for Regular Call Planning & Zoning Commission on March 10, 2022.

Motion made by Jerry to approve minutes for Regular Call Planning & Zoning Commission on March 10, 2022 motion second by Amber and all were in favor. Motion carried 5-0.

5. ACTION ITEMS:

A. Discuss and possibly recommend approval to City Council on Zoning Map Revision 2021. Discussion commenced. Motion made by Rod to recommend approval to City Council on Zoning Map Revision 2021 with recommended changes be made to the PDD Planned Development District overlay to provide more clarity; motion second by Tanara and all were in favor. Motion carried 5-0.

6. WORKSHOP ITEMS: Workshop began at 6:10PM

A. Discuss Park & Recs Master Plan to include:

(Obj 8.2.1 Create a system of parks and open spaces with the purpose of preserving natural areas and ecological systems)

- Review of the last two Park Master Plans.

(Action 8.2.2 Set aside land for parks and recreation by setting aside land for parks prioritizing land in the floodplain, utilizing subdivision ordinances, conservation easements, zoning regulations, park impact fees, parkland dedication and fee-in lieu ordinance, ext.)

- Review results from old community surveys.
- Discuss top 10 needs within the Parks.

B. Discuss Subdivision Plans and Zoning Regulations.

(Obj. 4.2.2 Develop zoning regulations to support alternative housing options and higher densities in and around the Downtown Overlay Zone, Obj. 4.3.2 Improve neighborhood sense of place by implementing design strategies that enhance connectivity, sustainability, and safety of all neighborhoods.)

- Discuss ways to support alternative housing options.

(Action 4.2.2 Identify potential lots that can be rezoned to increase density)

- Discuss current HOA rules and regulations within the City.

(Action 4.3.2.3 Work with a developer to establish unified, consistent design throughout neighborhoods)

- Discuss and review the Preferred Land Use Map.

(In the Preferred Plan, which guides future development and improvements, planners assigned the northern part of Nolanville to keep its original land use as agricultural usage and suggested moderate control of environmental pollution. The western part of the city is planned to function as the center of Nolanville. Some parts of the western side of the city, while preserving agricultural land as open space on the eastern side, later will be changed into land for residential, business, and parks.)

C. Discuss and review Planning and Zoning and Zoning Board of Adjustments purpose and intent.

7. ADJOURNMENT: Meeting was adjourned at 7: 48PM

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, April 11, 2022 on or before 5:00 pm.

Posted by: Jessica Navarro, Board Administrative Assistant



Minutes Approved: May 12, 2022

//ORIGINAL SIGNED//

Jessica Navarro, Planning and Zoning Coordinator