



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, May 12, 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 6:01PM, who announced a quorum was present. Members present Chevan Jessamine, Tanara Grisham, Rod Woods, Amber Cardoza, Jerry Wittkop, Dean Huard, and Alan Wevodau and Angela Austin as alternates. Member absent Arthur Simmons. Chevan delivered the pledge and invocation.

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 April 14, 2022.

Motion made by Jerry to approve minutes for Regular Call Planning & Zoning Commission on April 14, 2022 motion second by Amber and all were in favor. Motion carried 6-0.

5. ACTION ITEMS:

A. ZONING ORDINANCE REQUEST NO. 22-05#1

Lee Marie Homes LLC are seeking to amend the zoning classification of the property located at: 302 N 5th St. (Property ID: 31715), Nolanville, Texas, from R-DT (Downtown Single Family District) to R-2 (Two Family District).

- 1) STAFF REPORT
- 2) PUBLIC HEARING

Chevan Jessamine opened Public Hearing opened at 6:06 and closed at 6:07, no comments.

- 3) ACTION ITEM

Discussion commenced. Motion made by Dean to recommend approval to City Council on Zoning Ordinance Request NO. 22-05#1; Lee Marie Homes LLC to amend the zoning classification of the property located at: 302 N 5th St. (Property ID: 31715), Nolanville, Texas, from R-DT (Downtown Single Family District) to R-2

(Two Family District); motion second by Amber and all were in favor. Motion carried 6-0.

B. ZONING ORDINANCE REQUEST NO. 22-05#2

Christopher Bray is seeking to amend the zoning classification of the property located at: 121 Spur FM 439 (Property ID: 49902), Nolanville, Texas, from R-1 (Single Family Standard District) to B-3 (Secondary and Highway Business District).

- 1) STAFF REPORT
- 2) PUBLIC HEARING

Chevan Jessamine opened Public Hearing at 6:10pm. Public Hearing closed at 6:17pm.

Ms. Barbara Burrows wish to express her concerns about the property regarding sewer on the property affecting usability in the future, traffic impact, and the safety issues present for her family. She requested that if approved soundproof/security fencing between commercial operations and residential properties be put up.

- 3) ACTION ITEM

Discussion Commenced. Motion made by Tanara to recommend approval to City Council on Zoning Ordinance Request NO. 22-05#2; Christopher Bray to amend zoning classification of the property located at 121 Spur FM 439 (Property ID: 49902), Nolanville, Texas, from R-1 (Single Family Standard District) to B-3 (Secondary and Highway Business District) with recommendation to request additional screening or fencing under Sec. 3.08.038 under City Ordinance; motion second by Dean and all were in favor. Motion carried 6-0.

C. Discuss and possibly recommend approval on Bella Charca Phase X Final Plat.

Discussion Commenced. Motion made by Amber to recommend approval on Bella Charca Phase X Final Plat with the conditions that final inspection is complete, letter of credit is submitted, and the punch list is done; motion second by Jerry and all were in favor. Motion carried 6-0.

D. Discuss and possibly recommend approval to Zoning Ordinance in order to clarify the definition of Maximum Lot Coverage.

Discussion commenced. Motion made by Tanara to recommend approval to Zoning Ordinance in order to clarify the definition of Maximum Lot Coverage; motion second by Rod and all were in favor. Motion carried 6-0.

6. WORKSHOP ITEMS: Workshop began at 6:54PM

- A. Discuss Maximum Coverage and impact on land use**
- B. Discuss drainage utility or impervious cover impact fees**
- C. The Woodlands – Update on road reconstruction, waste water line replacement and strategies for affordable housing improvements**

- D. Training on Special Use Permit**
- E. Park Strategic Plan – Budget and Grant Submissions**
- F. Update on ONR Bridge and 439 Spur projects**

7. ADJOURNMENT: Meeting was adjourned at 7: 25PM

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, May 9, 2022 on or before 5:00 pm.
Posted by: Jessica Navarro, Board Administrative Assistant



Minutes Approved: June 9, 2022

//ORIGINAL SIGNED//

Jessica Navarro, Planning and Zoning Coordinator