



## 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 5<sup>TH</sup> STREET, NOLANVILLE, TEXAS 76559.

Thursday, July 14, 2022 AT 6:00 PM

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

Meeting was called to order by Chevan Jessamine at 6:00PM, who announced a quorum was present. Members present Chevan Jessamine, Tanara Grisham, Rod Woods, Amber Cardoza, Jerry Wittkop, and Angela Austin. Member absent Arthur Simmons and Dean Huard. 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 June 9, 2022. **Motion made by Jerry to approve minutes for Regular Call Planning & Zoning Commission on June 9, 2022 motion second by Angela and all were in favor.**

#### **5. ACTION ITEMS:**

##### **A. ZONING ORDINANCE REQUEST NO. 22-07**

Proline Industrial, Lori Rehn, is seeking to amend the zoning classification of property ID: 346702 at 2374 Levy Crossing, Nolanville, Texas, from R-1 (Single Family Standard) Zoning District to M-2 (Heavy Manufacturing) Zoning District.

- 1) STAFF REPORT
- 2) PUBLIC HEARING

**Public hearing opened at 6:04PM no one wished to speak, hearing closed at 6:05PM.**

- 3) ACTION ITEM

**Discussion commenced. Motion made by Amber to recommend approval of Zoning Ordinance Request NO.22-07, Proline Industrial to amend zoning classification of property at 2374 Levy Crossing, Nolanville, Texas, from R-1 (Single Family Standard) Zoning District to M-2 (Heavy Manufacturing) Zoning District. Motion second by Jerry and all were in favor.**

**B. ORD NO. A 21-08 VOLUNTARY ANEXATION BELLA CHARCA PH XI & XII:**

Hearing for Bella Charca Phase XI & XII Voluntary Annexation:

Description: BELLA CHARCA PHASE XI, 18.444 ACRE TRACT, LOCATED IN THE W.B. CROSS SURVEY, ABSTRACT 180, BELL COUNTY, TEXAS

Description: BELLA CHARCA PHASE XII, 18.897 ACRE TRACT, LOCATED IN THE W.B. CROSS SURVEY, ABSTRACT 180, BELL COUNTY, TEXAS

1.) STAFF REPORT

2.) PUBLIC HEARING

**Public hearing opened at 6:10PM no one wished to speak, hearing closed at 6:11PM.**

3.) ACTION ITEM

**Discussion commenced. Motion made by Tanara to recommend approval of Ord No. A 21-08 Voluntary Annexation Bella Charca Ph XI & XII. Motion second by Angela and all were in favor.**

C. Discuss and possibly recommend approval on Warriors Legacy Phase 2 A Final Plat.

**Discussion commenced. Motion made by Tanara to recommend approval on Warriors Legacy Phase 2 A Final Plat, with the conditions:**

**1. All comments from Civil Engineer, City's Planning Consultant, Building Department, and WCID## have been addressed and corrected.**

**2. Final inspection is complete, letter of credit is submitted, and the punch list is done.**

**Motion second by Amber and all were in favor.**

D. Discuss and possibly recommend approval of Subdivision Ordinance revision Section 550.

**Discussion commenced. Motion made by Angela to recommend approval of Subdivision Ordinance revision Section 550; motion second Tanara and all were in favor.**

**6. WORKSHOP ITEMS: Workshop began 6:23PM**

**A. Discuss contents of survey 2022 Park Survey- Fox Park.**

**B. Review recommendations from engineering for impervious cover percentages by zoning district.**

**C. Review APA newsletter and APWA conference.**

**7. ADJOURNMENT: Meeting was adjourned at 6:52PM**

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 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, July 11, 2022 on or before 5:00 pm.***  
**Posted by: Jessica Navarro, Board Administrative Assistant**



Minutes Approved: September 8, 2022

//ORIGINAL SIGNED//

Jessica Navarro, Planning and Zoning Coordinator