

*Notice is hereby given:*

THE PLANNING & ZONING COMMISSION WILL CONVENE IN A REGULAR MEETING IN PERSON, NOLANVILLE SMART MUSEUM- 408 N 10<sup>th</sup>, NOLANVILLE, TEXAS 76559, AT 6PM

*NOTE: Economic Development and City Council are invited to conduct a joint workshop.*

## 1. CALL TO ORDER, INVOCATION AND PLEDGES TO FLAGS

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## 2. CITIZEN/VISITORS' FORUM

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Any person with business before the Planning & Zoning Commission not scheduled on the agenda may speak to the Commission. 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

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- Construction Updates
- SMART Museum – Ecube Games & progress on construction
- Halloween Festival – October 27, 2023 at the corner

## 4. CONSENT AGENDA

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- A. Consider approval of Minutes for Regular Call Planning & Zoning Commission on September 14, 2023.

## 5. ACTION ITEMS

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### A. **Nolanville Ordinance No. 23-10**

CONSIDER AND POSSIBLE RECOMMEND APPROVAL TO CITY COUNCIL OF NOLANVILLE, TEXAS, CREATING NOLANVILLE TAX INCREMENT REINVESTMENT ZONE, ESTABLISHED PURSUANT TO CHAPTER 311, OF THE TEXAS TAX CODE, AS AMENDED; PROVIDING FOR EFFECTIVE AND EXPIRATION DATES AND BOUNDARIES, CREATING A BOARD OF DIRECTORS, CREATING A TAX BASE AND TAX INCREMENT AND TIF FUND FOR THE NOLANVILLE TAX INCREMENT REINVESTMENT ZONE; PROVIDING A SEVERABILITY CLAUSE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

1. PUBLIC HEARING
2. STAFF REPORT
3. ACTION ITEM

## 6. WORKSHOP

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### A. 2024 GOALS AND OBJECTIVES

Goal – Create accessible recreational and educational opportunities for all through a system of connected parks and open spaces.

- *Action 8.2.1.1 Protect and retain at least 25% of the trees on future sites of development.*
- *Action 7.2.1.1 Develop and pass an improved Stormwater Ordinance to incorporate green stormwater management and infrastructure and Low Impact Development.*

Goal – Promote diverse housing choices to meet the needs of Nolanville residents.

- *Obj. 4.2.2 Develop zoning regulations to support alternative housing options and higher densities in and around the Downtown Overlay Zone.*
- *Action 4.2.2.3 Encourage affordable townhomes and housing units for low- and moderate-income families.*
- *Action 4.2.2.1 Inventory the current situation in housing and update over time. Information to collect includes: year build, years and percentage renovated, housing type, building and lot size, physical characteristics.*
- *Action 4.2.2.2 Identify potential lots that can be rezoned to increase density (i.e. townhomes and accessory dwelling units)*

## 7. ADJOURNMENT

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*All items on the agenda are for discussion and/or action. The City Council 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 (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 October 9, 2023, on or before 5:00 pm.  
Posted by: Jessica Navarro, Planning Coordinator**

