

1. CALL TO ORDER, INVOCATION AND PLEDGES TO FLAGS

Chevan Jessamine called the meeting to order at 6:02PM. Tanara Grisham, Jerry Wittkop, Angela Austin, Amber Cordoza and Pentagrass (serving as alternate) were in attendance. Members absent Rod Woods.

2. CITIZEN/VISITORS' FORUM

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

- Construction Updates – Fox Park

4. CONSENT AGENDA

- A. Consider approval of Minutes for Regular Call Planning & Zoning Commission on January 11, 2024.

5. ACTION ITEMS

A. Ordinance No. Z 24-02: Wildwood Phase 5 - Planned Development District

Discuss and possibly recommend approval to City Council of a zoning map amendment requesting Planned Development District for Wildwood Estates Phase 5 for approximately 64 acres of land previously zoned R-1S, Single Family Suburban District (Property ID# 24584) to provide mixed use residential.

- **STAFF REPORT – Planning Coordinator, Jessica Navarro, provided report**
- **PUBLIC HEARING – Public Hearing opened at 6:23PM**

Max Muston 101 Button Bush – disapproved of rezoning- concerns over traffic in and out of area and vehicle safety and drainage concerns as well.

John Campbell 215 Black Walnut Ct - disapproved of rezoning as is – only 2 entrance/exit points, access in and out of area limited and would cause traffic issues. Also recommended overpass for railroad tracks and to visit what other cities are doing with trains blocking traffic.

Mike Atkinson 208 Slippery Elm – disapproved of rezoning as is – concerns with property value being lowered with designated duplexes.

John Polis 102 Slippery Elm – disapproved of rezoning as is – concerns over traffic in and out of area and possible drainage issues.

Veleka Berry 102 Slippery Elm – disapproved of rezoning as is – concerned with having duplexes in the development and providing affordable housing and traffic in and out of area.

Lorenzo Garcia 105 Black Walnut Ct- disapproved of rezoning – also expressed concerns over traffic and how that would affect EMS services who need to gain access.

Edward Taylor 107 Black Walnut Ct – disapproved of rezoning – concerned with having HOA enforcement.

Public Hearing closed at 6:40PM

- **ACTION ITEM**

Motion made by Tanara to approve Ordinance No. Z 24-02: Wildwood Phase 5 – Planned Development District to City Council of a zoning map amendment for Wildwood Estates Phase 5 for approximately 64 acres of land previously zoned R-1S, Single Family Suburban District (Property ID# 24584) to provide mixed use residential with conditions that a traffic impact analysis is done prior to final approval, second by Amber and all were in favor. Motion carried 6-0.

B. Discuss and possibly approval for Master Park Plan and Public Engagement Plan.

Motion made by Amber to approve Master Park Plan and Public Engagement Plan, second by Tanara and all were in favor. Motion carried 6-0.

6. WORKSHOP – Workshop opened at 7:20PM

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

- 1. Review Stable Housing Committee reports and actions**
- 2. Review building permits and property inspection reports**
- 3. Review information on Community Land Trusts.**

7. ADJOURNMENT

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 February 5, 2024, on or before 5:00 pm.
Posted by: Jessica Navarro, Planning Coordinator**

Minutes Approved: March 14, 2024

//ORIGINAL SIGNED//

Jessica Navarro, Secretary

