

Notice is hereby given:

THE PLANNING & ZONING COMMISSION WILL CONVENE IN A REGULAR MEETING IN PERSON, NOLANVILLE - 101 N 5th St., 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

Chevan Jessamine called the meeting to order at 6:00PM and led the pledges and invocation. Rod Woods, Zonte Pendergrass, Jerry Wittkop, and James Billberry were in attendance. Tanara Grisham, Amber Cardoza and Angela Austin were absent.

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

- Monarch Festival Update
- Ride of Silence – May 21, 2025

4. CONSENT AGENDA

- A. Consider approval of Minutes for Regular Call Planning & Zoning Commission on January 9, 2025.
Discussion commenced. Motion made by James to approve minutes for regular called Planning & Zoning Commission meeting on January 9, 2025. Motion second by Mike and all were in favor. Motion approved.
- B. Consider approval of Minutes for Regular Call Planning & Zoning Commission on March 13, 2025.
Discussion commenced. Motion made by Rod to approve minutes for regular called Planning & Zoning commission meeting on March 13, 2025. Motion second by James and all were in favor. Motion approved.

5. ACTION ITEMS

A. Nolanville Ordinance Z 25_05

Regular Planning and Zoning Commission Meeting May 8, 2025

Walter Castro is seeking to amend the zoning classification of property ID: 18114 at 201 W Lorrie, Nolanville, Texas, from R-DT (Downtown Single Family) Zoning District to R-2 (Two Family District) Zoning District.

1. **PUBLIC HEARING – The public hearing opened at 6:04 p.m. Numerous residents attended to voice their disapproval of permitting a duplex on their single-family residential street. The hearing concluded at 6:21 p.m.**
 2. **STAFF REPORT**
 3. **ACTION ITEM - Discussion commenced. A motion was made by Rod to approve the property owner's request to withdraw the zoning rezoning application for Nolanville Ordinance Z 25-05. The motion was seconded by James, and all were in favor. Motion carried.**
- B. Discuss and possible approve Resolution No. 25-05, Adopting the 10-Year Parks, Open Space, and Trails Master Plan Update.
Discussion commenced. Motion made by James to approve Resolution No. 25-05, Adopting the 10-Year Parks, Open Space, and Trails Master Plan Update. The motion was seconded by Rod, and all were in favor. Motion carried.
- C. Discuss and possible approve Wayfinding Program locations to present to Nolanville EDC.
Discussion commenced. Motion made by Mike to suggest East & West exiting I-14 as possible Wayfinding locations to NEDC. The motion was second by Rod and all were in favor. Motion carried.

6. WORKSHOP – 6:56PM entered workshop.

- A. Discuss Wellness Program & Partnership.
- B. Discuss Comp Plan Update.
- C. Discuss possibly extending the NEZ Program.

7. ADJOURNMENT – 7:31PM meeting adjourned.

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.

Minutes Approved:

//ORIGINAL SIGNED//

Jessica Navarro, Planning Coordinator

