



**THE STATE OF TEXAS
CITY OF NOLANVILLE**

NOTICE IS HEREBY GIVEN: The **Zoning Board of Adjustments** of the City of Nolanville, Texas will convene in a **SPECIAL CALL MEETING** in the Council Chambers, 101 N 5th Street, Nolanville, Texas.

**SPECIAL CALL MEETING AGENDA
Thursday, January 9, 2025**

To consider and to act on the following Agenda:

Call to Order and Announce that a Quorum is Present.

- 1. Zoning Case Number 2025-01: ZONING BOARD OF ADJUSTMENTS OF THE CITY OF NOLANVILLE, TEXAS WILL HOLD A PUBLIC HEARING TO RECEIVE COMMENTS ON THE FOLLOWING ZONING ORDINANCE VARIANCE REQUEST FROM LAM NGUYEN ON AT 201 COFFEE TREE CT., NOLANVILLE TX 76559,**

SECTION 551.2 ACCESSORY BUILDINGS (B) SETBACK REQUIREMENTS (2)
DETACHED ACCESSORY (C) SIDE.

ACCESSORY BUILDINGS SHALL BE SET BACK A MINIMUM OF FIVE (5) FEET FROM AN INTERIOR SIDE PROPERTY LINE. WHEN ACCESSORY BUILDINGS ARE PLACED ON CORNER LOTS ADJACENT TO AN EXTERIOR SIDE YARD SETBACK, THE ACCESSORY BUILDING SHALL BE REQUIRED TO ADHERE TO THE EXTERIOR SIDE YARD SETBACK ESTABLISHED FOR THE PRIMARY STRUCTURE. WHEN ACCESSORY BUILDINGS ARE CONSTRUCTED LESS THAN FIVE (5) FEET FROM A SIDE PROPERTY LINE, NO WINDOWS, DOORS OR OTHER PENETRATIONS OF THE EXTERIOR WALL SHALL BE ALLOWED IN THE WALL ABUTTING THE SIDE PROPERTY LINE. WHERE A GARAGE OR CARPORT IS DESIGNED TO BE ENTERED FROM A SIDE STREET, THE STRUCTURE SHALL BE SET BACK NOT LESS THAN TWENTY-FIVE (25) FEET FROM THE EXTERIOR SIDE PROPERTY LINE

THE APPLICANT REQUESTS A VARIANCE TO LET KEEP CURRENT STRUCTURE ON HIS PROPERTY AS BUILT.

- A. PUBLIC HEARING**
- B. STAFF REPORT**
- C. ACTION ITEM**

2. 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.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.

Agenda Posted on: Monday, January 6, 2025 by 5:00pm

Posted By: Jessica Navarro, Planning Coordinator



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