



**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 23, 2025 AT 5:00PM**

To consider and to act on the following Agenda:

Call to Order and Announce that a Quorum is Present.

Zoning Case Number 2025-0102: 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 JUBILEE HOMES FOR PROPERTY LOCATED AT 2072 STILLWELL STREET, NOLANVILLE TX 76559,

SECTION 550.6 MINIMUM FRONT YARD SETBACK

SPECIAL REGULATIONS FOR RESIDENTIAL DISTRICTS. IN ALL RESIDENTIAL ZONING DISTRICTS, INCLUDING AGRICULTURAL, THE FOLLOWING BUILDING SETBACKS FROM STREET LINES SHALL BE REQUIRED:

- (1) ON MINOR ARTERIALS, A MINIMUM TWENTY-FIVE (25) FOOT FRONT YARD SETBACK SHALL BE REQUIRED.**

THE APPLICANT REQUESTS A VARIANCE TO ALLOW FOR A SMALL PORTION OF 9' OF THE HOME TO PROTRUDE PAST THE CURRENT 25' FRONT BUILDING LINE.

- 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 17, 2025 by 5:00pm

Posted By: Jessica Navarro, Planning Coordinator

