

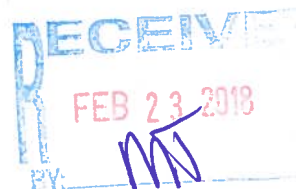


**ORDINANCE NO. Z 18-02**

**REZONING**

**SUBJECT PROPERTY: PLAZA**

- WHEREAS,** the area subject to rezoning, hereinafter referred to as the “Plaza,” consists of the entire length of Mesquite Street including the properties with addresses located on Ash, Birch, Cedar, Dogwood, Elm, Fir, Live Oak, Pine and Willow, the location of which is depicted in the map attached hereto as Exhibit “A,” made a part hereof for all purposes; and
- WHEREAS,** Planning & Zoning Commission (“Commission”) has proposed an initiative seeking to amend the zoning classification of the Plaza from R-MH (Manufactured Home) Zoning District to R-3 (Multifamily District) Zoning District; and
- WHEREAS,** City staff submitted its report to the Commission which, on December 14, 2017 and preceded by the public notice required by law, held a public hearing at which any member of the public could testify and submit information for or against the change in zoning; and
- WHEREAS,** following the aforementioned public hearing and on February 8, 2018, the Commission considered City staff’s report and any public testimony submitted at the December 14, 2017 hearing, deliberated regarding the requested zoning amendment and, finding that amendment was reasonable under the circumstances and consistent with the City’s Comprehensive Plan, it approved and forwarded its Resolution No. Z 18-02 to the City Council, recommending to approve the zoning classification amendment for the Plaza; and
- WHEREAS,** at its meeting of February 15, 2018 the City Council received a report by City staff and the Commission’s Resolution No. Z 18-02 and, after the public notice required by law, it held a public hearing at which any member of the public could testify and submit information for or against the application; and
- WHEREAS,** following the public hearing the City Council considered any public input, staff’s report, and the Commission’s favorable recommendation, and it deliberated regarding the zoning amendment; and
- WHEREAS,** the meeting of February 15, 2018 at which the public hearing was held and this Ordinance was considered and acted upon, was open to the public and public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551,



**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS, THAT:**

- 1. The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.
- 2. The request to amend the zoning classification of the Plaza, Nolanville, Texas 76559 (see Attachment "B" for Property IDs) from R-MH (Manufactured Home) Zoning District to R-3 (Multifamily District) Zoning District, is found to be reasonable under the circumstances and consistent with the City's Comprehensive Plan, and it is therefore hereby approved.
- 3. The City Secretary shall ensure that the Zoning Maps of the City of Nolanville are updated to indicate the previously described change hereby approved.
- 4. All other ordinances or parts of ordinances in conflict with this Ordinance or any of the provisions hereof are hereby repealed to the extent that they are in conflict herewith, and this Ordinance shall be and remain controlling as to the matters pertaining hereto.
- 5. Should any of the clauses, sentences, paragraphs, sections or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance, and all other parts of the same shall remain in full force and effect.
- 6. This Ordinance shall become effective immediately upon adoption.

**PASSED AND APPROVED** this 15<sup>th</sup> day of February, 2018, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of the City of Nolanville, Texas.

**CITY OF NOLANVILLE, TEXAS:**

By:   
George French III, Mayor Pro-tem



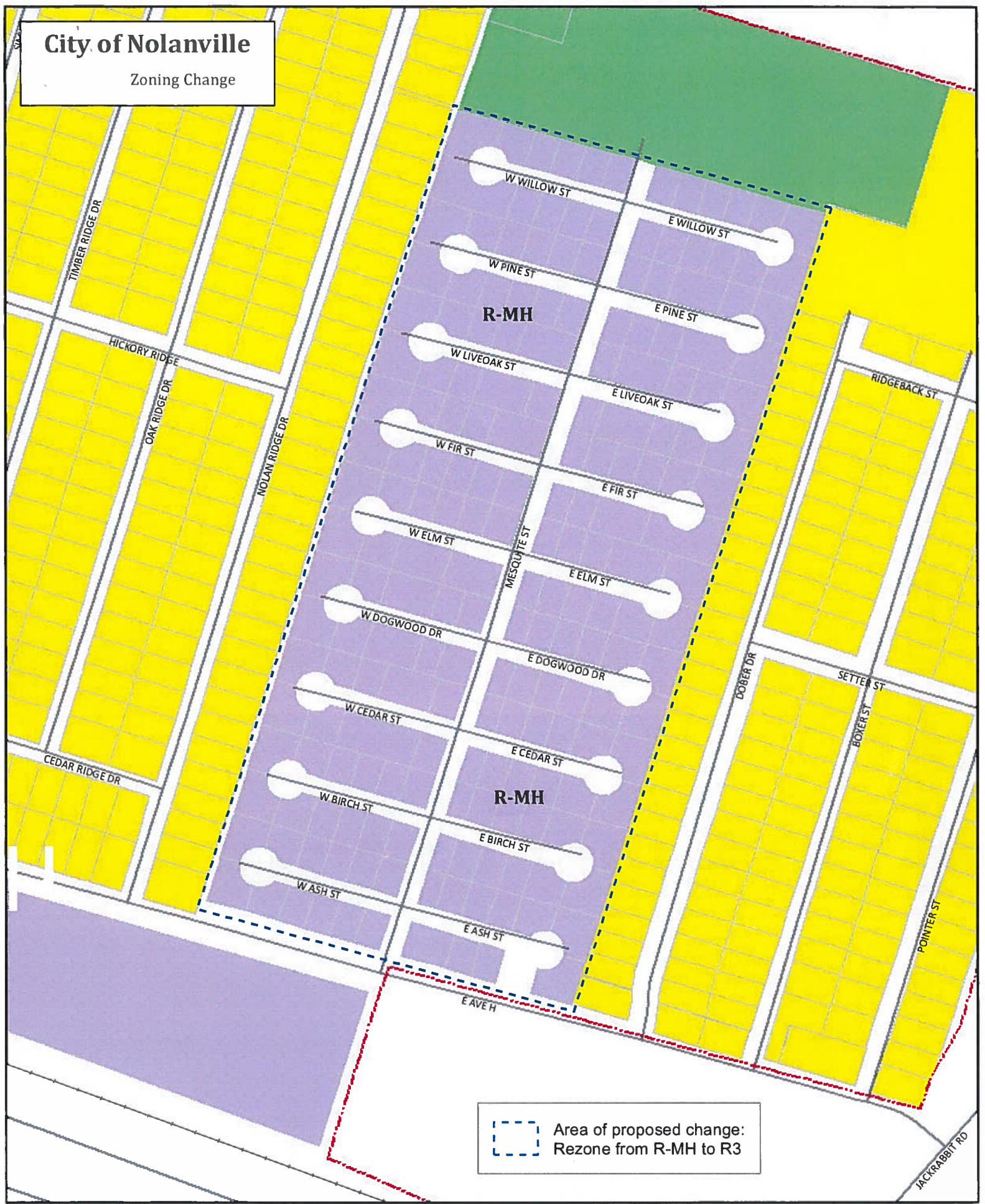
**ATTEST:**


  
Crystal Briggs, City Secretary








Exhibit "A"

# City of Nolanville

Zoning Change



 Area of proposed change:  
Rezoned from R-MH to R3

-  A-1 General Agriculture
  -  R-1 Single Family Standard District
  -  R-3 Multifamily District
  -  R-MH Mobile Home District
  -  City Limits
  -  Roadways
  -  Railroads
- 1 inch = 300 feet

This map is provided by CTCOG for informational purposes only and no guarantee of accuracy or completeness is intended or implied. The data is provided "as is" and may be subject to updates and/or refinement. This map may not be suitable for legal, surveying or engineering purposes.

Date printed: 12/3/2015 Document: Nolanville\_Zoning\_11x17\_RM

ATTACHMENT B

**Property ID & Addresses for Rezoning Nolanville Plaza Undedicated Subdivision**

<b>Property ID</b>	<b>Physical Address</b>
584	248 W FIR ST NOLANVILLE, TX
1854	242 W ELM ST NOLANVILLE, TX
5284	233 W ELM ST NOLANVILLE, TX
9180	281 W PINE ST NOLANVILLE, TX
10557	149 E WILLOW ST NOLANVILLE, TX
12351	144 E WILLOW ST NOLANVILLE, TX
12599	113 E LIVE OAK ST NOLANVILLE, TX
12600	111 E LIVE OAK ST NOLANVILLE, TX
12610	100 E FIR ST NOLANVILLE, TX
12611	E FIR ST NOLANVILLE, TX
12673	120 E LIVE OAK ST NOLANVILLE, TX
12674	122 E LIVE OAK ST NOLANVILLE, TX
14582	191 W CEDAR ST NOLANVILLE, TX
15884	313 W WILLOW ST NOLANVILLE, TX
16486	77 E ELM ST NOLANVILLE, TX
16487	77 E ELM ST NOLANVILLE, TX
18017	224 W DOGWOOD ST NOLANVILLE, TX
26299	227 W ELM ST NOLANVILLE, TX
26847	204 W CEDAR ST NOLANVILLE, TX
29185	89 E FIR ST NOLANVILLE, TX
29186	87 E FIR ST NOLANVILLE, TX
31695	314 W WILLOW ST NOLANVILLE, TX
31716	26 E BIRCH ST NOLANVILLE, TX
31717	E BIRCH ST NOLANVILLE, TX
31720	71 E ELM ST NOLANVILLE, TX
31990	202 W CEDAR ST NOLANVILLE, TX
32551	53 E DOGWOOD ST NOLANVILLE, TX
33146	104 E FIR ST NOLANVILLE, TX
35520	124 E PINE ST NOLANVILLE, TX
35521	E PINE ST NOLANVILLE, TX
36279	235 W ELM ST NOLANVILLE, TX
39638	222 W DOGWOOD ST NOLANVILLE, TX
40423	61 E DOGWOOD ST NOLANVILLE, TX
42313	E CEDAR ST NOLANVILLE, TX
42765	91 E FIR ST NOLANVILLE, TX
43153	262 W FIR ST NOLANVILLE, TX
43154	261 W FIR ST NOLANVILLE, TX
46816	129 E PINE ST NOLANVILLE, TX
47172	294 W PINE ST NOLANVILLE, TX
47173	133 E PINE ST NOLANVILLE, TX
47174	E PINE ST NOLANVILLE, TX
47175	136 E PINE ST NOLANVILLE, TX
47176	138 E PINE ST NOLANVILLE, TX
47177	140 E PINE ST NOLANVILLE, TX

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47178 W LIVE OAK ST NOLANVILLE, TX  
47179 268 W LIVE OAK ST NOLANVILLE, TX  
47180 267 W LIVE OAK ST NOLANVILLE, TX  
47181 265 W LIVE OAK ST NOLANVILLE, TX  
47184 108 E LIVE OAK ST NOLANVILLE, TX  
47185 W FIR ST NOLANVILLE, TX  
47186 257 W FIR ST NOLANVILLE, TX  
47187 96 E FIR ST NOLANVILLE, TX  
47189 239 W ELM ST NOLANVILLE, TX  
47190 240 W ELM ST NOLANVILLE, TX  
47191 E ELM ST NOLANVILLE, TX  
47192 218 W DOGWOOD ST NOLANVILLE, TX  
47193 220 W DOGWOOD ST NOLANVILLE, TX  
47194 226 W DOGWOOD ST NOLANVILLE, TX  
47195 211 W DOGWOOD ST NOLANVILLE, TX  
47196 209 W DOGWOOD ST NOLANVILLE, TX  
47197 56 E DOGWOOD ST NOLANVILLE, TX  
47198 200 W CEDAR ST NOLANVILLE, TX  
47200 48 E CEDAR ST NOLANVILLE, TX  
47201 E CEDAR ST NOLANVILLE, TX  
47202 52 E CEDAR ST NOLANVILLE, TX  
47203 43 E CEDAR ST NOLANVILLE, TX  
47204 40 E CEDAR ST NOLANVILLE, TX  
47205 39 E CEDAR ST NOLANVILLE, TX  
47206 38 E CEDAR ST NOLANVILLE, TX  
47207 37 E CEDAR ST NOLANVILLE, TX  
47209 183 W BIRCH ST NOLANVILLE, TX  
47210 184 W BIRCH ST NOLANVILLE, TX  
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47215 180 W BIRCH ST NOLANVILLE, TX  
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47218 175 W BIRCH ST NOLANVILLE, TX  
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47220 173 W BIRCH ST NOLANVILLE, TX  
47221 29 E BIRCH ST NOLANVILLE, TX  
47222 30 E BIRCH ST NOLANVILLE, TX  
47223 32 E BIRCH ST NOLANVILLE, TX  
47224 33 E BIRCH ST NOLANVILLE, TX  
47225 25 E BIRCH ST NOLANVILLE, TX  
47226 23 E BIRCH ST NOLANVILLE, TX  
47227 21 E BIRCH ST NOLANVILLE, TX  
47228 20 E BIRCH ST NOLANVILLE, TX  
47229 18 E BIRCH ST NOLANVILLE, TX

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47230 17 E BIRCH ST NOLANVILLE, TX  
47231 164 W ASH ST NOLANVILLE, TX  
47232 166 W ASH ST NOLANVILLE, TX  
47233 167 W ASH ST NOLANVILLE, TX  
47234 168 W ASH ST NOLANVILLE, TX  
47235 170 W ASH ST NOLANVILLE, TX  
47236 172 W ASH ST NOLANVILLE, TX  
47237 162 W ASH ST NOLANVILLE, TX  
47239 156 W ASH ST NOLANVILLE, TX  
47240 157 W ASH ST NOLANVILLE, TX  
47241 8 E ASH ST NOLANVILLE, TX  
47242 9 E ASH ST NOLANVILLE, TX  
47243 10 E ASH ST NOLANVILLE, TX  
47244 11 E ASH ST NOLANVILLE, TX  
47245 13 E ASH ST NOLANVILLE, TX  
47246 15 E ASH ST NOLANVILLE, TX  
47247 7 E ASH ST NOLANVILLE, TX  
47248 5 E ASH ST NOLANVILLE, TX  
47249 3 E ASH ST NOLANVILLE, TX  
47250 2 E ASH ST NOLANVILLE, TX  
47251 1 E ASH ST NOLANVILLE, TX  
49901 123 E PINE ST NOLANVILLE, TX  
49909 284 W PINE ST NOLANVILLE, TX  
55223 208 W CEDAR ST NOLANVILLE, TX  
55504 93 E FIR ST NOLANVILLE, TX  
57051 131 E PINE ST NOLANVILLE, TX  
65386 105 E LIVE OAK ST NOLANVILLE, TX  
66119 114 E LIVE OAK ST NOLANVILLE, TX  
67696 216 W DOGWOOD ST NOLANVILLE, TX  
67697 215 W DOGWOOD ST NOLANVILLE, TX  
68673 231 W ELM ST NOLANVILLE, TX  
75004 57 E DOGWOOD ST NOLANVILLE, TX  
75005 59 E DOGWOOD ST NOLANVILLE, TX  
76046 298 W PINE ST NOLANVILLE, TX  
77703 293 W PINE ST NOLANVILLE, TX  
78011 253 W FIR ST NOLANVILLE, TX  
78909 285 W PINE ST NOLANVILLE, TX  
79376 309 W WILLOW ST NOLANVILLE, TX  
79377 311 W WILLOW ST NOLANVILLE, TX  
79378 307 W WILLOW ST NOLANVILLE, TX  
79379 301 W WILLOW ST NOLANVILLE, TX  
79380 153 E WILLOW ST NOLANVILLE, TX  
79381 154 E WILLOW ST NOLANVILLE, TX  
79382 147 E WILLOW ST NOLANVILLE, TX  
79383 145 E WILLOW ST NOLANVILLE, TX  
79384 141 E WILLOW ST NOLANVILLE, TX  
79385 296 W PINE ST NOLANVILLE, TX

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79386 159 W ASH ST NOLANVILLE, TX  
79497 289 W PINE ST NOLANVILLE, TX  
79498 287 W PINE ST NOLANVILLE, TX  
79499 280 W LIVE OAK ST NOLANVILLE, TX  
79979 65 E DOGWOOD ST NOLANVILLE, TX  
79980 68 E DOGWOOD ST NOLANVILLE, TX  
79981 69 E DOGWOOD ST NOLANVILLE, TX  
80014 299 W WILLOW ST NOLANVILLE, TX  
90877 244 W ELM ST NOLANVILLE, TX  
91513 301 W WILLOW ST NOLANVILLE, TX  
93032 86 E ELM ST NOLANVILLE, TX  
102258 81 E ELM ST NOLANVILLE, TX  
102266 80 E ELM ST NOLANVILLE, TX  
103260 254 W FIR ST NOLANVILLE, TX  
103406 118 E LIVE OAK ST NOLANVILLE, TX  
105400 W LIVE OAK ST NOLANVILLE, TX  
105401 278 W LIVE OAK ST NOLANVILLE, TX  
105969 263 W LIVE OAK ST NOLANVILLE, TX  
106044 213 W DOGWOOD ST NOLANVILLE, TX  
106446 195 W CEDAR ST NOLANVILLE, TX  
109170 79 E ELM ST NOLANVILLE, TX  
110136 272 W LIVE OAK ST NOLANVILLE, TX  
111375 251 W FIR ST NOLANVILLE, TX  
111376 250 W FIR ST NOLANVILLE, TX  
111833 302 W WILLOW ST NOLANVILLE, TX  
111834 303 W WILLOW ST NOLANVILLE, TX  
113939 247 W FIR ST NOLANVILLE, TX  
113940 246 W FIR ST NOLANVILLE, TX  
114761 206 W CEDAR ST NOLANVILLE, TX  
116379 150 E WILLOW ST NOLANVILLE, TX  
116380 E WILLOW ST NOLANVILLE, TX  
116381 E WILLOW ST NOLANVILLE, TX  
117219 316 W WILLOW ST NOLANVILLE, TX  
118391 198 W CEDAR ST NOLANVILLE, TX  
118392 197 W CEDAR ST NOLANVILLE, TX  
122140 275 W LIVE OAK ST NOLANVILLE, TX  
122337 74 E ELM ST NOLANVILLE, TX  
122427 109 E LIVE OAK ST NOLANVILLE, TX  
123881 70 E DOGWOOD ST NOLANVILLE, TX  
127464 88 E ELM ST NOLANVILLE, TX  
128790 62 E DOGWOOD ST NOLANVILLE, TX  
128791 64 E DOGWOOD ST NOLANVILLE, TX  
130020 115 E LIVE OAK ST NOLANVILLE, TX  
130467 238 W ELM ST NOLANVILLE, TX  
130468 W ELM ST NOLANVILLE, TX  
130904 291 W PINE ST NOLANVILLE, TX  
130905 292 W PINE ST NOLANVILLE, TX



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131367	156 E WILLOW ST NOLANVILLE, TX
132050	54 E DOGWOOD ST NOLANVILLE, TX
136102	283 W PINE ST NOLANVILLE, TX
170865	158 W ASH ST NOLANVILLE, TX
233606	156 E WILLOW ST NOLANVILLE, TX
238694	161 W ASH ST NOLANVILLE, TX

Bell County  
Shelley Coston  
County Clerk  
Belton, Texas 76513



Instrument Number: 2018-00006816

As  
Recordings

Recorded On: February 20, 2018

Parties: CITY OF NOLANVILLE  
To EX PARTE

Billable Pages: 9  
Number of Pages: 10

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Recordings	43.00
<b>Total Recording:</b>	<b>43.00</b>

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2018-00006816  
Receipt Number: 327330  
Recorded Date/Time: February 20, 2018 02:30:23P

**Record and Return To:**

CITY OF NOLANVILLE  
101 NORTH 5TH ST  
NOLANVILLE TX 76559

User / Station: S Martinez - Cash Station 2



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston  
Bell County Clerk