

THE STATE OF TEXAS
CITY OF NOLANVILLE

Minutes for THURSDAY, MAY 3, 2012

To consider and to act on the following Agenda:

Call to Order and Announce a Quorum is Present. **Mayor Charlie Stewart called the meeting at 7:00 P.M. and announced that a quorum was present. Mayor Charlie Stewart, Donald Matthews, Sherri Morales, Brenda Huckaba, and Duane Hampton and Lacie Hicks was present.**

1. **INVOCATION: Given by Chief Kent**
2. **PLEDGE TO THE FLAGS: Lead by Mayor Stewart**
3. **VISITORS/CITIZENS FORUM:** At this time, any person with business before the Council not scheduled on the agenda may speak to the Council. 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 minute purpose.

There were no public comments

4. **REPORTS:**
 - **Public Works, Animal Control, Code Enforcement –Monthly Status Report (Building Permits, Inspections, Ordinance Violations and Animal Control)**
Bob gave his monthly report of the building permits, ordinance enforcement and animal control. He also reported on the Spring Clean-up that was held and the Animal Shot Clinic. He made mention that the Old Nolanville road project would be getting under way the week of May 7.
 - **Police Department –Monthly Report**
Chief Kent gave his monthly report of case breakdowns, arrests, and citations. He also let the council know that the Nolanville PD had made an arrest and charged a teacher with injury to a child in an incident involving a 9-year-old student on Feb. 27. He stated that the PD was also increasing the patrol on 10th street and Ave H due to the heavy truck traffic that has been routing that direction and destroying the new road on Ave H. Chief Kent also reported that June 2, 2012 at 9:00 a.m. would be the first CPSB game and that the games would only be for the month of June.
 - **Fire Department – Financial Report, Bi Monthly Status Report**
Chief Smith updated the council on his monthly report status of the monthly runs, giving the financial status of the city account balance of \$1,312.61, personnel and vehicle reports. Councilmember Hampton ask Chief Smith if

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the council could get a breakdown of the fire runs that the department makes in a month, Chief Smith let him know that he would get the report for them.

5. ANNOUNCEMENTS :

Mayor Stewart to Present Proclamation for “Motorcycle Safety and Awareness Month” for the Month of May 2012.

Mayor Stewart presented the “Motorcycle Safety and Awareness Month” Proclamation

6. ITEMS TO BE REMOVED FROM THE CONSENT AGENDA:

If discussion is desired by the council, any item may be removed from the consent agenda prior to voting, at the request of any Councilmember, and it will be considered separately.

There were no items to be removed

7. CONSENT AGENDA:

A. Consider approval of minutes for regular council meeting on April 19, 2012.
(City Secretary)

Motion was made by Councilmember Hicks to approve the consent agenda.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

8. OLD BUSINESS AND ACTION ITEMS:

A. Discussion and possible action for Council approval of Ordinance No. 6051-12 AN ORDINANCE REPEALING ORDINANCE NO. 6051-08 IN ITS ENTIRETY, CHANGING AND UPDATING ALL ARTICLES THEREIN, ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF NOLANVILLE, TEXAS, AND PROVIDING FOR THE USES AND REGULATIONS, ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, AND FOR THE REPEAL OF ALL PRIOR ZONING ORDINANCES AND ALL ORDINANCES IN CONFLICT HEREWITH:

Trey Sutton approached the council stating that he has property within the Nolanville City Limits and that after reading the new zoning ordinance online states that he supports the changes of the ordinance and commends the council and city manager on the hard work that was put into it.

After the discussion of the council within the Ordinance No. 6051-12 there were several motions made pertaining to the changes and/or reviews.

Motion was made by Councilmember Hicks to approve Ordinance No 6051-12 upon first reading with the following changes:

AN ORDINANCE REPEALING ORDINANCE NO. 6051-08 IN ITS ENTIRETY, CHANGING AND UPDATING ALL ARTICLES THEREIN, ESTABLISHING COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF NOLANVILLE, TEXAS, AND PROVIDING FOR THE USES AND REGULATIONS, ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE LAWS

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**OF THE STATE OF TEXAS, AND FOR THE REPEAL OF ALL
PRIOR ZONING ORDINANCES AND ALL ORDINANCES IN
CONFLICT HEREWITH:**

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made Councilmember Hicks to remove the R-1E Single family estate district and add a district for townhouses and edit the Zoning Map to make the R-1E zoning to R-1S.

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made by Councilmember Hicks to change all single family district to have a minimum front yard of 20 feet except for front-entry garages and carports which shall be 25 feet.

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum lot size of R-1S Single Family Suburban District from 9,000 square feet to 6,500 square feet.

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum floor area of R-1S Single Family Suburban District from 2,400 square feet to 1,200 square feet.

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum side yard of R-1S Single Family Suburban District from 10 feet to 5 feet and minimum rear yard changed from 20 feet to 10 feet.

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum lot width of R-1S Single Family Suburban District from 75 feet to 65 feet.

Motion was seconded by Councilmember Morales. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum floor area of R-1 Single Family Standard District from 1,500 square feet to 1,000 square feet and to change the minimum lot width of R-1 Single Family Standard District from 65 feet to 60 feet.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum rear yard of R-1 Single Family Standard District from 5 feet to 10 feet.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the lot size of R-DT Downtown Single Family District from 5,000 square feet to 5,500 square feet, and to change the minimum lot width of R-DT Downtown Single Family District from 60 feet to 55 feet and to change the minimum floor area of R-

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DT Downtown Single Family District from 1,500 square feet to 1,000 square feet and to change the minimum rear yard of R-DT Downtown Single Family District from 5 feet to 10 feet.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the lot size of R-2 Two Family District from 5,000 feet to 5,500 feet, to change the minimum lot width of R-2 Two Family District from 65 feet to 55 feet, to change the minimum floor area of R-2 Two Family District from 1,100 square feet to 1,000 square feet and to change the minimum rear yard of R-2 Two Family District from 5 feet to 10 feet.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to change the minimum lot width of R-3 Multifamily District from 60 feet to 55 feet.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to review the masonry exterior building material for residential masonry on the front of the building and masonry for the remaining sides.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to allow exterior area or sides of chimney flues to be constructed of masonry veneer construction, cementitious fiber board siding or a combination of masonry and 3-step hard-coat stucco.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to review masonry exterior building material for nonresidential masonry on the front of the building and masonry for the remaining sides.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to review masonry exterior wall construction for all nonresidential building "M-1" light manufacturing district and "M-2" heavy manufacturing district.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hampton to change the Cul-de-sac lots from a minimum of 50 feet to 40 feet.

Motion was seconded by Councilmember Hicks. Motion carried 5-0.

Motion was made by Councilmember Hicks to change 550.3 B-1 from 1 acre to ½ acre.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

Motion was made by Councilmember Hicks to review 608.9 A.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

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Motion was made by Councilmember Huckaba 551.8 item C to change the length of the trailers parked in front of the residential property from 24 feet to 32 feet.

Motion was seconded by Councilmember Hampton. Motion carried 5-0.

9. NEW BUSINESS AND ACTION ITEMS:

- A. Discussion and possible action to approve Voluntary Annexation Ordinance No.5792 Bella Charca Phase III – FIRST READING
AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED PROPERTY TO THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS, EXTENDING THE CITY LIMITS SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALLTHE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY, AND ADOPTING A SERVICE PLAN.

Motion was made by Councilmember Hampton to approve on the first reading the Voluntary Annexation Ordinance No. 5792 Bella Charca Phase III;


AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED PROPERTY TO THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS, EXTENDING THE CITY LIMITS SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALLTHE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY, AND ADOPTING A SERVICE PLAN.


Motion was seconded by Councilmember Morales. Motion carried 5-0.

10. ADJOURNMENT

**Motion was made by Councilmember Matthews to adjourn at 8:45 p.m.
Motion was seconded by Councilmember Hampton. Motion carried 5-0.**

Date Minutes Approved by Council: May 17, 2012


Charlie Stewart Sr., Mayor


Ginger Metcalf, City Secretary

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