

THE STATE OF TEXAS
CITY OF NOLANVILLE

Minutes for THURSDAY, MAY 16, 2013

To consider and to act on the following Agenda:

Call to Order and Announce a Quorum is Present. **Mayor Rosenthal called the meeting to order at 6:00 p.m. and announced that a quorum was present. Mayor Rosenthal, Dennis Biggs, Sherri Morales and Duane Hampton were present; Sherese Karlsson arrived at 6:04 pm. Lacie Hicks was absent.**

1. **INVOCATION:** Given by Councilmember Hampton
2. **PLEDGE TO THE FLAGS:** Led by Mayor Rosenthal
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 was none to speak

4. **ANNOUNCEMENTS :**

- A. **Bob Pena** – Presentation of Certificate to awarding Participant – Sydney McAfee
Ms. McAfee was not present

5. **PUBLIC HEARING:**

- A. Nolanville City Council will hold a public hearing for the purpose of receiving public comments on zoning regulations for the 15.045-acre tract known at Phase IV of Bella Charca that was recently annexed into the City on March 26, 2013.
Mayor Rosenthal opened the public hearing at 6:03 pm.
There was no one to speak at the public hearing.
Mayor Rosenthal closed the public hearing at 6:04 pm.

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

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7. CONSENT AGENDA:

- A. Consider approval of minutes for Workshop held on April 30, 2013.
(City Manager)
- B. Consider approval of minutes for regular council meeting on May 2, 2013.
(City Secretary)
Motion was made by Councilmember Biggs to approve the consent agenda.
Motion was seconded by Councilmember Hampton. Motion carried 4-0.

8. NEW BUSINESS AND ACTION ITEMS:

- A. Receive preliminary report from the Planning and Zoning Commission concerning the zoning of the 15.045-acre tract that is known as Phase IV of Bella Charca that was recently voluntarily annexed into the City on March 26, 2013
Candace Landis with the Planning and Zoning Commission gave the preliminary report to the City Council stating that the Planning and Zoning Commission met on May 6, 2013 and that they would recommend that the 15.045-acre tract that is known as Phase IV of Bella Charca that was recently voluntarily annexed into the City on March 26, 2013 be zoned as R-1S
- B. Discussion and possible action on the zoning of the 15.045 acre tract that is known as Phase IV of Bella Charca that was recently voluntarily annexed into the City on March 26, 2013.
Motion was made by Councilmember Morales to accept the recommendation from the Planning and Zoning that the 15.045-acre tract that is known as Phase IV of Bella Charca that was recently voluntarily annexed into the City on March 26, 2013 be zoned as R-1S.
Motion was seconded by Councilmember Hampton. Motion carried 4-0.
- C. Discussion and possible action to Award Construction Contract on the 2012 Texas Community Development Block Grant on Behalf of Bell County WCID #3 to Bruce Flanigan Construction, Inc. for \$295,433.00.
Trae Sutton with KPA Engineering came before the council stating that awarding of the Construction Contract was the next step for the Plaza area and that this project was to do another 3 streets. He mentioned that the service lines for these residents would be moved to the streets for easier access for maintenance and repairs. Mr. Sutton also mentioned that this was Phase II of the Grant Project and that there were still four streets that were to be done to complete the project.
The question was asked about how long the project would take to be completed and Mr. Sutton stated that the timeframe on the completion is based on the awarding of the grants.
Motion was made by Councilmember Biggs to Award Construction Contract on the 2012 Texas Community Development Block Grant on Behalf of Bell County WCID #3 to Bruce Flanigan Construction, Inc. for \$295,433.00.
Motion was seconded by Councilmember Morales. Motion carried 4-0.

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- D.** Discussion and possible action to direct City Manager to move forward with working on creating a planned development district for a possible Zoning Ordinance Amendment.

City Manager discussed the Zoning Ordinance Amendment stating that he, the Mayor and some land developers had a meeting and discussed a large development for Nolanville, in which would probably require a planned development district. He said he was asked to address the council to see if it might be something, in which they would be interested in looking at and to create a planned development zoning category. To regulate to do this, the order of process would be for the council stating that this is a course of action they are interested at looking into, would need to work with the attorneys and the land planner to come up with some different ideas, then go through planning and zoning, set and hold public hearings, work to amend the ordinance, then bring it back to the council to see if it is something that the council would want to approve and advance with. The City Manager requested the council to look at and read the handouts and the information that they were given to get a better resource of understanding. This is only a preliminary phase to give the City Manager approval to move forward. Motion was made by Councilmember Morales to direct City Manager to move forward with working on creating a planned development district for a possible Zoning Ordinance Amendment.

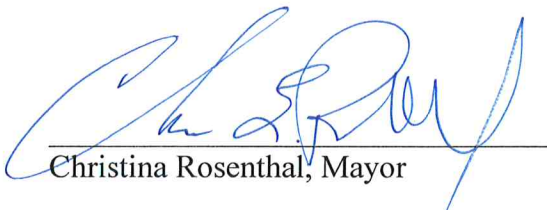
Motion was seconded by Councilmember Biggs. Motion carried 4-0.

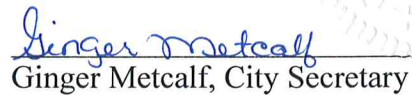
9. ADJOURNMENT

Motion was made by Councilmember Morales to adjourn at 6:27 p.m.

Motion was seconded by Councilmember Biggs. Motion carried 4-0.

Date Minutes Approved by Council: June 6, 2013


Christina Rosenthal, Mayor


Ginger Metcalf, City Secretary

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