

**THE STATE OF TEXAS  
CITY OF NOLANVILLE**

The City Council of the City of Nolanville, Texas convened in a **Special Call Meeting** in the Council Chambers at JW Sims Community Center at 408 North 10th Street, Nolanville, Texas.

**MINUTES FOR MONDAY, AUGUST 19, 2013**

To consider and to act on the following Agenda:

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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. Council members Dennis Biggs, Sherri Morales, Sherese Karlsson, and Duane Hampton were present.**

- 1. INVOCATION: Given by Councilmember Hampton**
- 2. PLEDGE TO THE FLAGS: Led by Mayor Rosenthal**
- 3. PUBLIC HEARING:**

1. The City Council of the City of Nolanville will hold a public hearing for the purpose of receiving public comments on the proposed rezoning request of area A further described below, from B-3: Secondary and Highway District to R-3: Multifamily District and area B further described below, from B-3: Secondary and Highway District to B-2: Neighborhood, Community and Retail Business District.

Area A:

Approximately 1.92 acres on the southwest corner of a portion of A0290BC A L Eaves, Tract A, acres 2.482 further described as a portion of Bell County property 196624. Beginning at the northeast corner, head west approximately 310.91 feet, head south approximately 288.49 feet, head east approximately 284.73 feet, heading north approximately 149.94 feet to the point of beginning.

Area B:

Approximately .58 acres on the southeast corner of a portion of A0290BC A L Eaves, Tract A, acres 2.482 further described as a portion of Bell County property 196624. Beginning at the northeast corner, head west approximately 222.55 feet, head south 113.72 feet, head east 217.88 feet, head north 114.01 feet to the point of beginning.

2. The Nolanville City Council of the City of Nolanville will hold a public hearing for the purpose of receiving public comments on the recently annexed property zoning

regulations of area C further described below, to be zoned as R-3: Multifamily District; area D further described below, to be zoned as B-2: Neighborhood, Community and

Retail Business District; area E further described below, to be zoned as B-2: Neighborhood, Community, and Retail Business District.

Area C:

Approximately 10.15 acres on the northwest corner of a portion of two parcels A0290BC A L Eaves, A0642 D Oldham, A0897 J P Wood, Acres 9.168 and A0804BC J P Sutton, A0642 D Oldham, Acres 2.258 further described as a portion of Bell County properties 196625 and 417875 respectively. Beginning at the northeast corner, head west approximately 615.86 feet, head south approximately 599.37 feet, head east approximately 209.98 feet, head south 225.10 feet, head east 310.91 feet, head north 396.18 feet, head west approximately 100.92 feet, head north approximately 150.0 feet, head east approximately 120.0 feet, then head north approximately 431.26 feet to the point of beginning.

Area D:

Approximately 1.48 acres on a portion of three parcels A0290BC A L Eaves, A0642 D Oldham, A0897 J P Wood, acres 9.168, A0290BC A L Eaves, acres .147, and A0290BC A L Eaves, acres 0.402 further described as a portion of Bell County properties 196625, 187101, and 134498 respectively. Beginning at the northeast corner head west approximately 98.17 feet west, head north approximately 19.99 feet north, head west 75.25 feet, head north approximately 140.29 feet north, head west 57.93 feet west, heading south 396.18 feet, head east 222.55 feet, then head north approximately 240.86 feet north to the point of beginning.

Area E:

Approximately .92 acres on a portion of A0804BC J P Sutton, A0642 D Oldham, acres 2.258 further described as a portion of Bell County property 417875. Beginning at the northeast corner head west approximately 227.24 feet, head south approximately 184.96 feet, head east approximately 224.48 feet, then head north approximately 176.80 feet to the point of beginning.

**Mayor Rosenthal opened the Public Hearing at 6:01 pm**

**Carolyn Sterling – 503 N 6<sup>th</sup> Street, Ms. Sterling came before the Council questioning the area to be annexed changing from B-3: Secondary and Highway District to R-3: Multifamily District and area B further described below, from B-3: Secondary and Highway District to B-2: Neighborhood, Community and Retail Business District.**

**There were no other comments.**

**Mayor Rosenthal closed the Public Hearing at 6:13 pm**

4. NEW BUSINESS AND ACTION ITEMS:

- A. Discussion and Possible Action to adopt Annexation Ordinance No. 5896 -  
*Approximately 11.975 acres of land located on 10<sup>th</sup> Street adjacent to the City Limits of Nolanville in Bell County, Texas*

ANNEXATION ORDINANCE

ORDINANCE NO. 5896

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS, TO ANNEX ADJACENT AND CONTIGUOUS TERRITORY INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF NOLANVILLE, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; A REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.

**Motion was made by Councilmember Morales to approve and adopt on the first reading the Annexation Ordinance No. 5896.**

**AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS, TO ANNEX ADJACENT AND CONTIGUOUS TERRITORY INTO THE INCORPORATED MUNICIPAL BOUNDARIES OF THE CITY OF NOLANVILLE, TEXAS INCLUDING THE FOLLOWING: FINDINGS OF FACT; EFFECTIVE DATE; A REPEALER; SEVERABILITY; AND PROPER NOTICE AND MEETING.**

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

- B. Receive preliminary report from the Nolanville Planning and Zoning Commission concerning the rezoning request of area A further described below, from B-3: Secondary and Highway District to R-3: Multifamily District and area B further described below, from B-3: Secondary and Highway District to B-2: Neighborhood, Community and Retail Business District.

Area A:

Approximately 1.92 acres on the southwest corner of a portion of A0290BC A L Eaves, Tract A, Acres 2.482 further described as a portion of Bell County property 196624. Beginning at the northeast corner, head west approximately 310.91 feet, head south approximately 288.49 feet, head east approximately 284.73 feet, heading north approximately 149.94 feet to the point of beginning.



Area B:

Approximately .58 acres on the southeast corner of a portion of A0290BC A L Eaves, Tract A, Acres 2.482 further described as a portion of Bell County property 196624. Beginning at the northeast corner, head west approximately 222.55 feet, head south 113.72 feet, head east 217.88 feet, head north 114.01 feet to the point of beginning.

**Preliminary report was received by the Nolanville Planning and Zoning Commission on the rezoning request of area A further described below, from B-3: Secondary and Highway District to R-3: Multifamily District and area B further described below, from B-3: Secondary and Highway District to B-2: Neighborhood, Community and Retail Business District.**

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- C. Discussion and Possible Action to approve the rezoning request of area A further described below, from B-3: Secondary and Highway District to R-3: Multifamily District and area B further described below, from B-3: Secondary and Highway District to B-2: Neighborhood, Community and Retail Business District.

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Area B:

Approximately .58 acres on the southeast corner of a portion of A0290BC A L Eaves, Tract A, Acres 2.482 further described as a portion of Bell County property 196624.

Beginning at the northeast corner, head west approximately 222.55 feet, head south 113.72 feet, head east 217.88 feet, head north 114.01 feet to the point of beginning.

**Motion was made by Councilmember Morales to approve the rezoning request from the Nolanville Planning and Zoning Commission of area A further described below, from B-3: Secondary and Highway District to R-3: Multifamily District and area B further described below, from B-3: Secondary and Highway District to B-2: Neighborhood, Community and Retail Business District.**

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Area B:

**Approximately .58 acres on the southeast corner of a portion of A0290BC A L Eaves, Tract A, Acres 2.482 further described as a portion of Bell County property 196624.3 Beginning at the northeast corner, head west approximately 222.55 feet, head south 113.72 feet, head east 217.88 feet, head north 114.01 feet to the point of beginning.**

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

- D.** Receive preliminary report from the Nolanville Planning and Zoning Commission concerning the recently annexed property zoning regulations of area C further describe below, to be zoned as R-3: Multifamily District; area D further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District; area E further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District.

Area C:

Approximately 10.15 acres on the northwest corner of a portion of two parcels A0290BC A L Eaves, A0642 D Oldham, A0897 J P Wood, Acres 9.168 and A0804BC J P Sutton, A0642 D Oldham, Acres 2.258 further described as a portion of Bell County properties 196625 and 417875 respectively. Beginning at the northeast corner, head west approximately 615.86 feet, head south approximately 599.37 feet,



head east approximately 209.98 feet, head south 225.10 feet, head east 310.91 feet, head north 396.18 feet, head west approximately 100.92 feet, head north approximately 150.0 feet, head east approximately 120.0 feet, then head north approximately 431.26 feet to the point of beginning.

Area D:

Approximately 1.48 acres on a portion of three parcels A0290BC A L Eaves, A0642 D Oldham, A0897 J P Wood, Acres 9.168, A0290BC A L Eaves, Acres .147, and A0290BC A L Eaves, Acres 0.402 further described as a portion of Bell County properties 196625, 187101, and 134498 respectively. Beginning at the northeast corner head west approximately 98.17 feet west, head north approximately 19.99 feet north, head west 75.25 feet, head north approximately 140.29 feet north, head west 57.93 feet west, heading south 396.18 feet, head east 222.55 feet, then head north approximately 240.86 feet north to the point of beginning.

Area E:

Approximately .92 acres on a portion of A0804BC J P Sutton, A0642 D Oldham, Acres 2.258 further described as a portion of Bell County property 417875. Beginning at the northeast corner head west approximately 227.24 feet, head south approximately 184.96 feet, head east approximately 224.48 feet, then head north approximately 176.80 feet to the point of beginning.

**Preliminary report was received from the Nolanville Planning and Zoning Commission on the recently annexed property zoning regulations of area C further describe below, to be zoned as R-3: Multifamily District; area D further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District; area E further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District.**

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- E. Discussion and Possible Action to approve the recently annexed property zoning regulations of area C further described below, to be zoned as R-3: Multifamily District; area D further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District; area E further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District.

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**Motion was made by Councilmember Morales to approve the recently annexed property zoning regulations of area C further described below, to be zoned as R-3: Multifamily District; area D further described below, to be zoned as B-2 Neighborhood, Community and Retail Business District; area E further described below, to be zoned as B-2: Neighborhood, Community and Retail Business District.**

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- F. Discussion and possible action for Donald Allman, CPA to do City Audit for FY 2012-2013.**

**Motion was made by Councilmember Hampton to approve Donald Allman, CPA to do City Audit for FY 2012-2013.**

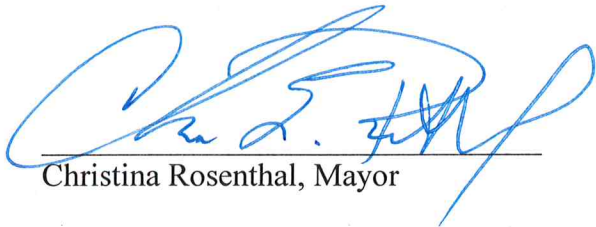
**Motion was seconded by Councilmember Biggs. Motion carried 4-0.**

**5. ADJOURNMENT**

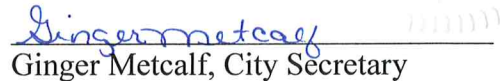
**Motion was made by Councilmember Morales to adjourn at 6:22pm**

**Motion was seconded by Councilmember Hampton. Motion carried 4-0.**

Date Minutes Approved by Council: September 5, 2013



Christina Rosenthal, Mayor



Ginger Metcalf, City Secretary