



THE CITY COUNCIL WILL CONVENE IN A REGULAR MEETING IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING LOCATED 101 NORTH 5TH STREET, NOLANVILLE, TEXAS 76559

REGULAR MEETING
THURSDAY, July 18, 2019 AT 6:00 PM

1. CALL TO ORDER, INVOCATION AND PLEDGES TO FLAGS

2. CITIZENS/VISITORS' FORUM

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 minutes purpose.

3. PUBLIC HEARINGS

- A. Public hearings will be held to consider the approval of a zoning amendment, amending Chapter 14, Zoning, Article II, Definitions, Section 201.1, Interpretation of Words and terms, to add definitions.
- B. Public hearings will be held to consider the approval of an amendment, amending Chapter 14, Zoning, Exhibit A, Land Use Chart, to change permitted uses in the B-1, Professional Business District, and B-2, Neighborhood, Community Retail Business District, B-3, Secondary & Highway Business District, B-4 General Business District, and M-1, Light Manufacturing District.
- C. Public hearings will be held to consider the approval of a zoning amendment, amending Chapter 14, Zoning, Creating Division 15, Section 415, Main Street Overlay District.

- D. Public hearings will be held to consider the approval of an amendment, amending Division 2, Planning and Zoning Commission, Sections 1.03.032-033 regarding the appointment and term of members; and removal of members making these sections consistent with the City Charter and State Law.
- E. Public hearing will be held to consider support for Safe Projects: FM 439 Spur Safe Routes to School and Ave G & 5th Street, Safe Routes to School.
- F. Public hearing to consider the rezoning request from Walter Castro for 209 West Lorrie from R-1 Single Family to R-2 Two Family District.

4. STAFF REPORTS

Staff reports provided in advance to City Council in lieu of presentation.

5. PROCLAMATIONS, ANNOUNCEMENTS & PROJECT UPDATES

- Construction Update
- Substandard Building Update
- Upcoming Events Update

6. CONSENT AGENDA

- A. Consider Approval of Regular Meeting Minutes for June 20, 2019.
- B. Consider Approval of Monthly Financial Report for June 2019.

7. ACTION ITEMS

- A. Discuss and possible approval for rezoning request of 209 West Lorrie from R1 Single Family District to R2 Two Family District as requested by Walter Castro.

**ORDINANCE NO. Z 19-07 #5
REZONING**

**SUBJECT PROPERTY: OAKRIDGE, BLOCK 001, LOT 3, PT 2, (E 49.44' OF 2), ACRES
0.333 TRACT OR LOT: 3, PT 2**

PROPERTY ID: 480209, ADDRESS: 209 WEST LORRIE, ACRES .333

B. Discuss and possible approval Concept Plan for Liberty Springs I.

1.) Staff Report

2.) Variance requests:

- a) Right of Way and Back of Curb widths for Freedom Circle for Dale Avenue – requesting 50’ ROW/31’ BC for Freedom Circle and 60’ ROW/36’ BC for Dale Avenue.
- b) 600’ Block Length requirement for Freedom Circle with traffic calming measures approved by the City during Final Plat
- c) Parkland Dedication requirements – linear park central in the development to facilitate traffic calming and pedestrian access.
- d) Sidewalk exchange for outer perimeter in order to increase FM 439 Spur Sidewalk to an 8’ shared use path and trail through linear park.

3.) Public Comments

C. Discuss and possibly approve RESOLUTION NO. Z 19-07: OFFICIAL PROJECT SPONSOR RESOLUTION, SAFE ROUTES TO SCHOOL, FM 439 SPUR;

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NOLANVILLE, TEXAS, AUTHORIZING THE SUBMISSION OF AN ADVANCED FUNDING AGREEMENT TO TEXAS DEPARTMENT OF TRANSPORTATION SAFE ROUTES TO SCHOOL (SRTS); AND AUTHORIZING THE CITY MANAGER TO ACT AS THE CITY'S AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN 2019 PROJECT CALL FOR FM 439 SPUR SHARED PATH IMPROVEMENTS.

D. Discussion and possible approval of KPA Proposal for engineering and administrative services for Park Connectivity Project (Avenue H from 10th to Mesquite & the entire length of Mesquite Street), TxDOT Category 7.

E. Discussion and possible approval of Investment Policy RESOLUTION No. F 19-07:

A RESOLUTION OF THE CITY COUNCIL ADOPTING AN INVESTMENT POLICY FOR FISCAL YEAR 2019 AND DESIGNATING INVESTMENT OFFICERS

F. Discussion and possible approval of EDC Budget for FY 2019-2020.

G. Discussion and possible approval Resolution No. E 19 – 07:

A Resolution Of The City Of Nolanville, Texas, Approving A Project Of The Nolanville Economic Development Corporation “Meet Me At Corner” That Includes Particular Improvements To 204 Main Street

Area: Buildings, Equipment, Facilities, Targeted Infrastructure, Improvements, And Expenditures Found By The Nolanville Economic Development Corporation’s Board Of Directors To Promote Or Develop New Or Expanded Business Within The City Of Nolanville, Enhancing the Community and Improving the Quality of Life; In An Amount Not To Exceed \$120,000.00 As An Authorized Project Of The Nolanville EDC; Complying With Sections 501.103, 505.152, 505.155, 505.158 and 505.302 Texas Local Government Code.

- H. Discuss and possible approval of Kountry Containers for restaurant business incubator for \$49,995.
- I. Discussion and possibly authorize **Zoning Ordinance Amendments as follows:**
 - 1.) Amending Chapter 14, Zoning, Article II, Definitions, Section 201.1, Interpretation of Words and terms, to add definitions.

**DEFINITIONS AMENDMENT
ORDINANCE NO. Z 19-08 #1**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, AMENDING ARTICLE II, SECTION 201.1 “DEFINITIONS” TO INCLUDE DEFINITION FOR BREWERY/WINERY/DISTILLERY, MIXED USE DEVELOPMENT, AND MOBILE FOOD VENDOR. PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

- 2.) Amending Chapter 14, Zoning, Exhibit A, Land Use Chart, to change permitted uses in the B-1, Professional Business District, and B-2, Neighborhood, Community Retail Business District.

**ZONING USE CHART AMENDMENT
ORDINANCE NO. Z 19-08 #2**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ZONING, EXHIBIT A, LAND USE CHART, TO ADD BREWERY/WINERY/DISTILLERY AS A SPECIAL USE PERMIT IN THE IN THE NEIGHBORHOOD, COMMUNITY RETAIL BUSINESS DISTRICT (B-2), SECONDARY & HIGHWAY BUSINESS DISTRICT (B-3), AND GENERAL BUSINESS DISTRICT (B-4), AND AS A PERMITTED

USE IN THE LIGHT MANUFACTURING DISTRICT (M-1); TO ADD RESTAURANTS (NO DRIVE-THRU) AS A PERMITTED USE IN THE PROFESSIONAL BUSINESS DISTRICT (B-1); TO ADD BEER AND WINE RETAIL SALES BY SPECIAL USE PERMIT IN THE PROFESSIONAL BUSINESS DISTRICT (B-1) AND THE COMMUNITY RETAIL BUSINESS DISTRICT (B-2); TO ADD RETAIL, GENERAL AS A PERMITTED USE IN THE PROFESSIONAL BUSINESS DISTRICT (B-1); TO ADD TAVERN AS A SPECIAL USE PERMIT IN THE SECONDARY & HIGHWAY BUSINESS DISTRICT (B-3), COMMUNITY RETAIL BUSINESS DISTRICT (B-2), AND SECONDARY & HIGHWAY BUSINESS DISTRICT (B-3); REMOVE GARDEN HOME/TOWNHOME FROM BEING AN ALLOWED USE IN THE PROFESSIONAL BUSINESS DISTRICT (B-1), AND COMMUNITY RETAIL BUSINESS DISTRICT (B-2); AND TO ADD MIXED USE DEVELOPMENT AS A SPECIAL USE PERMIT IN THE COMMUNITY RETAIL BUSINESS DISTRICT (B-2); AND TO ADD MOBILE FOOD VENDORS AS A PERMITTED USE IN THE A-1, GENERAL AGRICULTURE DISTRICT; AND AMENDING DIVISION 8 SPECIAL USE CONDITIONS TO ADD PROVISIONS FOR MIXED USE DEVELOPMENT; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; REPEALER; SEVERABILITY; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

3.) Amending Chapter 14, Zoning, Creating Division 15, Section 415, Main Street Overlay District.

**MAIN STREET SPUR OVERLAY DISTRICT
ORDINANCE NO. Z 19-08 #3**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING CHAPTER 14, ZONING, ADDING REQUIREMENTS FOR DIVISION 15, SECTION 415, TO CREATE THE MAIN STREET OVERLAY DISTRICT. THE OVERLAY WILL GOVERN CERTAIN REAL PROPERTY IN THE CITY LIMITS KNOWN AS MAIN STREET SPUR OVERLAY DISTRICT TO ALLOW FOR A RESIDENT AND TOURIST FRIENDLY DOWNTOWN SHOPPING AND RESTAURANT DISTRICT; AND PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND MEETING.

4.) Amending Division 2, Planning and Zoning Commission, Sections 1.03.032-033 regarding the appointment and term of members; and removal of members making these sections consistent with the City Charter and State Law.

**Appointment and Term of Members
ORDINANCE NO. Z 19-08 #4**

AN ORDINANCE OF THE CITY OF NOLANVILLE, TEXAS AMENDING DIVISION 2, PLANNING AND ZONING COMMISSION, SECTION 1.03.032, APPOINTMENT AND TERM OF MEMBERS, AND 1.03.033, REMOVAL OF MEMBERS, MAKING THESE SECTIONS CONSISTENT WITH THE CITY CHARTER. PROVIDING FOR THE FOLLOWING: FINDINGS OF FACT; ENACTMENT; REPEALER; SEVERABILITY; CODIFICATION; EFFECTIVE DATE; AND PROPER NOTICE AND HEARING.

8. 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.

Agenda Posted on Monday, July 15, 2019 on or before 5:00 pm.

Posted by: Crystal Briggs, City Secretary

