

**THE STATE OF TEXAS
CITY OF NOLANVILLE**

The City Council of the City of Nolanville, Texas met in a Regular Meeting in the Council Chambers at JW Sims Community Center at 408 North 10th Street, Nolanville, Texas at

Minutes for THURSDAY, January 16, 2014

To consider and to act on the following Agenda:

Call to Order and Announce a Quorum is Present.

Mayor Christina 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, Ernesto Servan, and Dave Brackmann were present.

1. INVOCATION:

Invocation was giving by Councilmember Biggs.

2. PLEDGE TO THE FLAGS:

Pledges were 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.

Captain Woodard with Central Bell County Fire and Rescue presented the council with the December report

4. 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.

No items requested to be removed.

5. CONSENT AGENDA:

- A. Consider approval of minutes for Regular Council meeting on January 2, 2014.
- B. Consider approval of minutes for Workshop Meeting on January 13, 2014

Councilmember Biggs made a motion to approve the Consent Agenda as is; seconded by Councilmember Morales; Motion carried unanimously 5-0.

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6. OLD BUSINESS AND ACTION ITEMS:

- A. Discussion and possible action to amend the expiration date for the Special Exception to Subdivision Ordinance 7055-08, Section 4 A (11) (a), by authorizing a fifty-foot (50') dedicated right-of-way for streets and twenty-eight foot (28') paved street; issued to John Blankenship on December 5, 2013 for the property known as Bella Charca Heritage Estates, a subsection of the Combined Bella Charca Preliminary Plat, Nolanville, Texas.

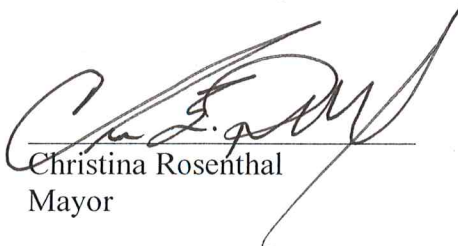
Stephen Pearl, City Manager presented the council stating that he met with Mr. Blankenship and Mr. Howe on 12/27/13 regarding an issue they had with the 6 month expiration time. They stated that the market will determine their timeline and they plan to do the Heritage Estates in 2 phases but do not know how long it will take; also engineering, drainage studies and surveys will determine the timeline. Mr. Pearl stated that a 6 month timeline on a special exception is probably not adequate time to have final plats submitted for an area that will be completed in separate phases. After speaking with the attorneys, there are no rules or laws saying that a timeline is needed for a special exception.

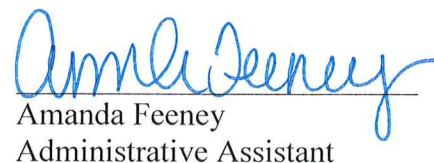
Mr. Blankenship presented council with his concerns regarding the six month time frame that was included in the exception approved in December. He noticed this time line 10 days after the preliminary plat was approved and was caught off guard by it. There was no discussion with the land planner, planning and zoning members, or the city council regarding the time line and that placing such time line would be a disadvantage to the development. The west side of Heritage Estates has not yet been studied for water and sewer issues or flood issues because it was originally part of his personal property, and this takes time that might not be completed in a 6 month time frame. He mentioned this was the first time a timeline has come up and it is not common in a multi phase subdivision. To his knowledge, the surrounding cities do not place timelines on multi phase subdivisions.

Councilmember Brackmann made a motion to strike the timeline from the exception, seconded by Councilmember Karlsson; motion carried unanimously 5-0.

7. ADJOURNMENT

Motion was made by Councilmember Biggs to adjourn at 6:25 p.m.; motion was seconded by Councilmember Morales; motion carried unanimously 5-0.


Christina Rosenthal
Mayor


Amanda Feeney
Administrative Assistant

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