



THE CITY OF NOLANVILLE

Planning & Zoning Commission

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

THURSDAY, March 12th At 6:00 PM

1. CALL TO ORDER, INVOCATION AND PLEDGE TO THE FLAG

Meeting called to order by Chevan Jessamine at 6:01 pm who announced a quorum was present. Members present Patrick Ramsdell, Amber Cardoza, Jerry Wittkop, Nolan Johnson, Arthur Simmons and Dean Huard. Members absent Michel Lathan. Chevan Jessamine led the pledge and provided the invocation.

2. CITIZENS/VISITORS' FORUM

Any person with business before the Planning & Zoning Commission not scheduled on the agenda may speak. 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.

No visitors at this time

3. CONSTENT AGENDA

- A. Discuss and possibly approve Meeting Minutes for Regular Call Meeting on 1.9.2020, 2.13.2020 and Special Call Meeting on 1.16.2020.

Discussion commenced and Patrick made a motion to approve Meeting Minutes for Regular Call Meeting on 1.9.2020, 2.13.2020 and Special Call Meeting on 1.16.2020. Motion was second by Amber and all were in favor. Motion carried 6-0.

4. ACTION ITEMS:

- A. Discuss and possibly recommend approval amendments to Chapter 10 Subdivision Regulation to include:
 - 1. Residential Street. Right-of-way width of 50 feet (60 feet is required when conditions are met to exempt curb and gutter). Paving width of 31 feet.
 - 2. Residential Collector. Right-of-way width of 60 feet. Paving width of 36 feet. Sidewalks are required on both sides of the street within the affected subdivision or lots. Builder/owner shall construct sidewalks in the Right-of-way adjacent to the lots,

whether on the front, side or rear of the lots, before a certificate of occupancy is issued.

3. Commercial Collector. Right-of-way width of 68 feet or 80 feet minimum if within 100 feet of an intersection with an arterial street. Paving width of 48 feet, 60 feet minimum if within 100 feet of an intersection with an arterial street). Sidewalks are required on both sides of the street within the affected subdivision or lots. Builder/owner shall construct sidewalks in the Right-of-way adjacent to the lots, whether on the front, side or rear of the lots, before a certificate of occupancy is issued.
4. Arterial street (minor). Right-of-way width of 84 feet (108 feet minimum if within 200 feet of an intersection with another arterial street). Paving width of 64 feet, (88 feet minimum if within 200 feet of an intersection with another arterial street). Sidewalks are required on both sides of the street within the affected subdivision or lots. Builder/owner shall construct sidewalks in the Right-of-way adjacent to the lots, whether on the front, side or rear of the lots, before a certificate of occupancy is issued.
5. Arterial street (principal). Right-of-way width 108 feet or 132 feet minimum if within 250 feet of an intersection with another arterial street. Paving width of 88 feet, (112 feet minimum if within 250 feet of an intersection with another arterial street). Sidewalks are required on both sides of the street within the affected subdivision or lots. Builder/owner shall construct sidewalks in the Right-of-way adjacent to the lots, whether on the front, side or rear of the lots, before a certificate of occupancy is issued.
6. Limited access freeway. Right-of-way and paving width to be determined by the Texas Department of Transportation.
7. Block lengths shall not exceed 1000 or be less than 400 feet except where prohibited by existing topographical or other natural or manmade constraints.
8. Mail Distribution Units will be installed in accordance with USPS National Delivery Planning Guide for Builders & Developers Date published 12/21/2017 and in place prior to the issuing of building permits.
9. Any subdivision for more than 50 Living Unit Equivalent shall provide a minimum of two (2) egresses for plats.
10. General policy. The Planning and Zoning Commission shall not recommend for approval any plat of subdivision, which does not make adequate provision for storm, or flood water runoff channels or basins. Drainage provision shall ensure the health and safety of the public and property in times of flood; and such facilities shall not cause excessive increases in flood heights or velocities, particularly to adjacent and downstream properties. When calculations indicate that curb capacities are exceeded at a point, no further allowance shall be made for flow beyond that point and drainage facilities or basins shall be used to intercept flow at this point. The applicant may be required by the Planning and Zoning Commission to carry away by pipe or open ditch any spring or surface water that exists either previous to, or as a result of, the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be

constructed in accordance with the construction standards and specifications of the City of Harker Heights Drainage Criteria Manual.

11. Drainage easements.

(a) Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road rights-of-way, perpetual unobstructed easements for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the road. Easements shall be carried from the road to a natural watercourse or to other drainage facilities.

(b) When a proposed drainage system will carry water across private land outside the subdivision, appropriate drainage rights must be secured and indicated on the plat or other instrument as approved by the City Attorney. In the case of clear public interest, the City shall participate in easement acquisition by power of condemnation.

12. Platting Procedures- time line and required documents.

Discussion commenced and motion made by Patrick to approve recommended amendments to Chapter 10 Subdivision Regulation. Motion second by Jerry and all were in favor. Motion carried 6-0.

B. Review and possibly approve development checklist.

Discussion commenced and motion made by Patrick to approve development checklist. Motion second by Amber and all were in favor. Motion carried 6-0.

C. Discuss update and planning for autonomous vehicle implementation with Texas A&M University (TAMU).

Discussion commenced. No motion needed.

D. Discuss future economic growth plans

Discussion commenced. No motion needed.

E. Discuss future economic growth plans.

Discussion commenced. No motion needed.

F. Discuss changes to the "Meet Me at the Corner" project implementation for 204 North Main Street.

Discussion commenced. No motion needed.

4. WORKSHOP: Began at 7:16PM

-Review Base Camp submission and plan attendance at Open House at George Bush Library on March 18 at Noon.

5. ADJOURNMENT: Chevan Jessamine adjourned the meeting at 7:17PM

Minutes Approved: June 6, 2020

//ORIGINAL SIGNED//

Jessica Navarro, Secretary

