



NOTICE OF A MEETING OF THE  
**PLANNING & ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
DECEMBER 8, 2015 at 6:30 P.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

Notice is hereby given that the Planning and Zoning Commission of the Village of Volente will a work session at 6:30 PM. Tuesday, the 8<sup>th</sup> day of December, 2015 in the Council Chambers at City Hall, 16100 Wharf Cove, Volente, TX at which time the following items will be discussed, to wit:

1. Open Meeting.
2. Call Roll.
3. Approval of the Minutes from October 13<sup>th</sup>, October 26<sup>th</sup>, November 5<sup>th</sup> and November 10<sup>th</sup>, 2015.
4. Citizen Comments. *At this time, any person with business before the Planning and Zoning Commission NOT scheduled on the agenda may speak. There is a four (4) minute time limit on any communication and time cannot be yielded to other parties.*
5. Review of Chart 1 of the Zoning Ordinance.
  - a. Impervious Cover
  - b. C3 Setbacks
6. Utility District for the Zoning Ordinance.
7. Brief Presentations by Council Member Bill Connors and Carey Witt. *(10 minute limit)*
8. Date set for Special Called meeting to address and finalize review of the Zoning Ordinance.
9. Adjourn.

**IT IS HEREBY CERTIFIED** that the above Agenda was posted on the bulletin board at the Village Offices on this 1<sup>st</sup> day of December, 2015.

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**Julia Vicars, City Secretary**

*The Village of Volente is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. A quorum of the City Council or Board of Adjustments may be in attendance at this meeting however, no official action by the City Council or Board of Adjustments shall be taken.*



MINUTES OF THE  
**PLANNING & ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
TUESDAY, OCTOBER 13, 2015 at 6:30 P.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

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9 1. Open Regular Meeting.

10 Richard Roucloux, Chair, calls the meeting to order at 6:32 p.m.

11  
12 2. Call Roll.

13 Julia Vicars, City Secretary calls roll. Present are Commissioners Judy Barrick, Nancy  
14 Carufel, Rett Scudder, and Chair Richard Roucloux. Absent is Commissioner Phil Mitchell.

15  
16 3. Citizen Comments.

17 Carey Witt asks if the current copy of the draft Zoning ordinance can be made available  
18 to citizens.

19 Kit Hopkins asks the Commission how long they have had the proposed Zoning  
20 ordinance from Council and says that rushing through decisions is not good governance.  
21 Judy Graci speaks about the process for review of the Zoning ordinance that Council has  
22 taken.

23 Allison Thrash asks for more transparency with Council and the Planning and Zoning  
24 Commission and more materials be made available online.

25  
26 4. Approval of the Minutes from September 8<sup>th</sup>, 2015.

27 **Commissioner Judy Barrick makes a motion to defer the approval of these minutes**  
28 **until the next meeting. Seconded by Commissioner Nancy Carufel. The motion carries**  
29 **unanimously.**

30  
31 5. Review of the Comprehensive Plan.

32 Richard Roucloux, Chair, introduces the item and speaks to the importance of the  
33 document but also to the desire to slim the document down. The Commission discusses  
34 hiring a professional advisor to assist with the completion of a review of the  
35 Comprehensive Plan or possibly using some of the resources from PEC and other  
36 entities to assist.

37 David Springer, Lime Creek Rd, says that the Comprehensive Plan was copied word for  
38 word from Briarcliff. The majority of the work will be required in Chapter 2 for Baseline  
39 analysis. He suggests taking the demographics from our growth over the past ten years

40 and compare it to local lakeside communities and their growth in the past ten years. The  
41 community survey serves as a large part of the update of the Comprehensive Plan.

42 Judy Graci, Booth Circle, says that the brochure put out by the Village titled "Living in  
43 Volente" is a good summary document of the comprehensive plan. Basic information  
44 needs to be updated.

45 Mayor Pro Tem Connors says that there has not been a huge amount of change since  
46 the first comprehensive plan was created and only basic information requires updating.  
47 He suggests they review a document that he created that breaks down questions about  
48 our overall vision of the community.

49 Richard Roucloux, Chair, says the Planning and Zoning Commission will be looking into  
50 seeking professional assistance with some updates to the Comprehensive plan in the  
51 near future.

- 52  
53 6. Questions for a Survey on the Zoning Ordinance for topics needing clarification to be  
54 given to the Public Relations and Communications Committee.

55 Julia Vicars, City Secretary, introduces the item.

56 Carey Witt asks about what would happen with the data received from a follow up  
57 survey.

58 Linda Lemieux states that full life cycle housing is good but requires many more support  
59 services and businesses, such as pharmacies and doctors and shuttle services.

60 Judy Graci suggests that the survey data remain with a third party to keep the data pure.

61 Steve Baker speaks to some of the issues he would like to see addressed in a follow up  
62 survey, such as our financial future and future goals.

63 Allison Thrash states that life cycle housing is an interesting discussion, but that the  
64 majority of our population is in what would be considered their last home. She asks the  
65 Commission remember the lifelong residents who have been out here.

66 The Planning and Zoning Commission discusses questions regarding full life cycle, the  
67 term rural, and commercial development within the Village. The Commission agrees to  
68 individually think of questions to bring back to the next meeting for possible inclusion  
69 on a follow up survey.

- 70  
71 7. Public Hearing on the Zoning Ordinance.

72 Richard Roucloux, Chair, introduces the item. He states he has asked for legal  
73 clarification that the process Council took to review the Zoning Ordinance was in  
74 accordance with the Local Government Code. The attorney has advised the Mayor that  
75 the process was okay, but that it was time to turn the ordinance over to the Planning  
76 and Zoning Commission and that no action on the Zoning Ordinance can be taken  
77 without recommendations from the Planning and Zoning Commission.

78 Steve Baker, West Dr., asks if the process of reviewing the ordinance can be broken  
79 down into smaller pieces, exchanged between Planning and Zoning and Council as they  
80 are reviewed.

81 Kit Hopkins, Booth Circle, states that there is a statute in the Local Government Code as  
82 to how the process of review of the Zoning Ordinance should take place.

83 Judy Graci, Booth Circle, says that the front setback for single family residential should  
84 remain at 50' to keep the Village consistent.

85 Carey Witt, says that easy changes to the Zoning ordinance that will provide relief to  
86 applicants looking to build could be addressed with a simple amendment.  
87

88 8. Review and Revisions of the Redline Draft of the Zoning Ordinance as provided by  
89 Council.

90 a. Presentation from Council Members

91 Mayor Pro Tem Connors presents the recent proposed edits made by Council to  
92 the Zoning Ordinance. The formula for determining side setbacks for IR or odd-  
93 shaped smaller lots in the Village has been added to Chart 1. He says Council's  
94 intent when reviewing the Zoning Ordinance was to alleviate issues for  
95 applicants looking to build who cannot comply with our setbacks and impervious  
96 cover limits simply because of the size of their property.

97 b. Edits by the Planning and Zoning Commission

98 Richard Roucloux, Chair, states that because the latest version was given to the  
99 Planning and Zoning Commission so recently edits are difficult to be proposed at  
100 this point. **After discussion by the Commission as to the desire for professional  
101 input, Commissioner Rett Scudder makes a motion to have the City Engineer in  
102 attendance at the next meeting. Seconded by Commissioner Judy Barrick. The  
103 motion carries with Commissioners Judy Barrick and Rett Scudder voting in  
104 favor of the motion and Commissioner Nany Carufel voting against the motion.**  
105

106 9. Topics for Next Meeting's Agenda.  
107 Tabled.

108  
109 10. Adjourn.

110 The meeting adjourns at 8:34 p.m.  
111

112 **Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.**

113  
114 **Signed:**

115 \_\_\_\_\_  
116 **Richard Roucloux, Chair**  
117

118 **Attest:**

119 \_\_\_\_\_  
120 **Julia Vicars, City Secretary**  
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122  
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124



MINUTES OF THE  
**PLANNING & ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
OCTOBER 26, 2015 at 6:30 P.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

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8 1. Open Work Session.

9 Richard Roucloux, Chair, calls the meeting to order at 6:35 p.m.

10  
11 2. Call Roll.

12 Roll is called. Present are Chair Richard Roucloux, Commissioners Nancy Carufel, Judy  
13 Barrick, and Phil Mitchell. Commissioner Rett Scudder was absent.

14  
15 3. Citizen Comments.

16 Andy Fogarasi, Lime Creek Rd, volunteers his time and knowledge from his background  
17 in process management to help with establishing what needs to be done to the Zoning  
18 document and how to go about it.

19 Carey Witt, Reed Dr., asks that the Planning and Zoning Commission take the necessary  
20 time to allow for an in-depth review of the proposed changes made by Council to the  
21 Zoning Ordinance. He also volunteers his time and knowledge for use by the Planning  
22 and Zoning Commission.

23 Allison Thrash, FM 2769, also volunteers her time and experience as past Chair of the  
24 Planning and Zoning Commission.

25 Kit Hopkins, Booth Circle, states the proposed ordinance reads like a patchwork quilt  
26 and needs proper time and attention for review. She asks that the Commission also  
27 update the public on the work to the Comprehensive Plan.

28 Mattie Adams, Booth Circle, asks the Commission to highlight the substantive changes  
29 proposed by Council and strongly communicate those to the public.

30 Steve Baker, West Dr., asks that the Planning and Zoning Commission put together a  
31 plan and process document for their review of the Comprehensive Plan.

32  
33 4. Discussion on the Roles and Responsibilities of Commissioners.

34 Richard Roucloux, Chair, introduces the item and reads aloud the responsibilities of the  
35 committee according to the ordinance that established the Planning and Zoning  
36 Commission.

37 5. Review of the Comprehensive Plan.

38 Commissioner Judy Barrick talks about the progress made by the Planning and Zoning  
39 Commission previously, noting that progress was stalled upon the review of the Zoning  
40 Ordinance.

41 Richard Roucloux, Chair, talks about the work done on the Comprehensive Plan by the  
42 previous Planning and Zoning Commission.

43 Allison Thrash, past Chair of the Planning and Zoning Commission, states that the  
44 Commission when she was Chair worked through the Comprehensive Plan to Chapter 8.  
45 The Commission agrees to work on the Comprehensive Plan further at a later date, with  
46 no edits being made at this Work Session.

47 The Planning and Zoning Commission agrees to  
48

49 6. Review and edits of the latest version of the proposed Zoning Ordinance.

50 The Commission discusses the different documents that have been provided to each of  
51 them, and the difficulty of reading the redline version.

52 Kit Hopkins, Booth Circle, talks about her approach to reading the redline version and  
53 her comparison of the original document to the proposed changes. She suggests looking  
54 at the redline and the final document side by side to look for substantive changes and  
55 compare that to the readability of the document.

56 The Commission discusses setting a timeframe for completion of the review to the  
57 Ordinance.

58 a. Industrial Zoning

59 b. Utility Districts

60 The Planning and Zoning Commission discusses the inclusion of a Utility District.  
61 Mayor Pro Tem Connors states that a Utility District was not created by Council  
62 at this time because the Memorandum of Understanding with the BCRUA  
63 provides for minimum standards of construction.

64 c. Cluster Homes

65 d. Other edits

66 The Commission reviews the synopsis at the top of the document in accordance  
67 with the opinion given by the attorney that certain verbiage is required to keep  
68 the document legally sound. They then discuss the document and review page  
69 by page. Edits to the definitions sections are discussed. Ordinance 2006-O-65  
70 needs to be distributed to the Commission for their continuation of the review.  
71 Chart 1 is given a brief overview, with further discussion and edits to take place  
72 at a later date.  
73

74 7. Questions for the City Attorney and/or City Engineer. (this item was discussed, out of  
75 order, before item 6)

76 Richard Roucloux, Chair, fills the Commission in on the progress of obtaining the City  
77 Attorney for questions from the Commission. A phone conference had been planned,  
78 but was cancelled. He says the attorney has conducted a quick overview of Division 2 of  
79 the proposed ordinance. Richard Roucloux, Chair, then summarizes some of the  
80 attorney's comments after review of Division 2. After summarizing comments made by

81 the attorney, he stresses the importance of legal review of the document in its entirety  
82 and the availability of the Commission to seek answers to their questions.

83

84 8. Adjourn.

85 The meeting adjourned at 8:54 p.m.

86

87 Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

88

89 Signed:

90

91 \_\_\_\_\_  
Richard Roucloux, Chair

92

93 Attest:

94

95 \_\_\_\_\_  
Julia Vicars, City Secretary



MINUTES OF THE  
**PLANNING & ZONING COMMISSION**  
 OF THE VILLAGE OF VOLENTE, TEXAS  
 NOVEMBER 10, 2015 at 6:30 P.M.  
 City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Meeting.

Chair Richard Roucloux calls the meeting to order at 6:34 p.m.

2. Call Roll.

Julia Vicars, City Secretary calls roll. Present are Chair Richard Roucloux, Commissioners Judy Barrick, Nancy Carufel, and Phil Mitchell. Commissioner Rett Scudder is absent.

3. Citizen Comments.

Jan Yenawine states there are no professional vendors here, which is negligent of the Commission. He advises that they not move forward without expert advice.

Allison Thrash, 15100 FM 2769, agrees with Jan. Reads aloud a statement to the Planning and Zoning Commission describing what she feels are the expectations of the community.

4. Discussion on the expectations and directions of Council regarding the review of the Zoning Ordinance.

Chair Richard Roucloux reads aloud an email from Mayor Ken Beck that states the direction and expectations of Planning and Zoning.

5. Presentations.

**Commissioner Nancy Carufel makes a motion to postpone this item until the next meeting. Seconded by Commissioner Phil Mitchell. The motion carries unanimously.**

- a. Mayor Pro Tem Connors
- b. Carey Witt

6. Review and edits of the latest version of the proposed Zoning Ordinance. (Nancy Carufel & Judy Barrick)

a. Setbacks

The Planning and Zoning Commission uses Chart 1 to address the proposed setbacks and edit as follows:

R-1R is okay as proposed on all setbacks.

SRC setbacks are okay as proposed.

SR1 would have a 1000 sq. ft minimum house size for below one acre down to ½ acre with a 500 sq. ft minimum for ½ acre and below.

R-2/MFR is okay as proposed.

SR is okay as proposed except for the front setback, which would remain at the existing 50 feet.

C1 okay as proposed.

C2 okay as proposed.

GOV & OS okay as proposed.

C3 setbacks are recommended as remaining as existing, with none of the proposed changes being found acceptable by the Commission.

b. Updated Definitions from Ordinance 2004-O-32

The Commission discusses the need to remodel in the Zoning Ordinance, based on the label of Chart 1 which states it applies to both New and Remodel. The possibility of changing the word Remodel to

9 Reconstruction on the title of Chart 1 was discussed as well. Ultimately, the Commission agrees to revisit  
0 the definitions section for the definition of remodel and the definition of cluster housing.

1 c. Utility District Definition

2 The Planning and Zoning Commission requests that the City Attorney provide them with verbiage  
3 necessary to insert an Utility District into the Zoning categories.

4 d. Commercial District C3

5 The Commission discusses the jump from the 100 foot setback to the 35 foot setback for the front  
6 setback of properties zoned C3. Impervious cover for these properties was also discussed. Staff is to  
7 research LCRA's requirements of Commercial Impervious Cover.

8 e. Definition of Remodel

9 The Commission plans on revisiting the definitions section at a later date, possibly upon review of the  
0 Site Development ordinance.

1  
2 7. Continue Page by Page Review of the proposed Zoning Ordinance.

3 *This item was not addressed and is assumed to be tabled until the next meeting.*

4  
5 8. Questions for the City Attorney and/or City Engineer.

6 The Commission discussed researching or asking for opinion on the following topics from Attorney and Engineer,  
7 to be formally requested at a later date:

8 1. Setbacks for the Utility District.

9 2. TCEQ's possible ban on commercial properties having greater than 20% impervious cover.

0 3. Height definition clarification

1  
2 9. Adjourn.

3 The meeting adjourns at 8:36 p.m.

4  
5 Passed and Approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

6  
7 Signed:

8 \_\_\_\_\_  
9 Richard Roucloux, Chair

0  
1 Attest:

2 \_\_\_\_\_  
3 Julia Vicars, City Secretary  
4

Chart 1 (Includes New or Remodel)

District & Category	SR (R-1)	SRR (R-1R)	SRC (R-1C)	SR1 (IR)	MFR (R-2)	C1	C2	C3	GOV OS	UD
Minimum Lot Size	1 acre	1 acre	1 acre (2)	N/A	1 acre (6)	N/A	N/A	N/A	N/A	
Front Setback, feet (1)	50	35	30	15	30	25	25	100	25	
Side Setback, feet (1)	20	40	20	5-20 (3)	25	15 (4)	15 (4)	25 50	15	
Road Side Setback, feet (1)	20	20	20	15	25	15	15	50	25	
Rear Setback, feet	20	20	20	15	25	15 (4)	15 (4)	15 30	15	
Height, feet	35	35	35	35	35	35	35	35	35	
Minimum Building Square Feet	1,000	1,000	1,000	500 (below 1/2 acre) 1000 (under 1 acre to 1/2 acre)	1,000	N/A	N/A	N/A	1,000	
Minimum Lot Width, feet	125	200	100	N/A	100	N/A	N/A	N/A	60	
Impervious Cover %	25 (7)	25 (7)	25 (7)	25-45 (5)	25 (7)	35-45 (8)	35-45 (8)	35-45 (8)	35	

1. Measured at the foremost part of the foundation or front Setback Line, whichever is greater.
2. Maximum density of one (1) home per acre in subdivision.
3. Value is graduated based upon lot width. Formula: Side Setback = 500/(150 - Lot Width), minimum value = 5, maximum value =20. See Chart 1A.
4. 25 feet when abutting Residential to include vegetative or constructed buffer/shield.
5. Value is graduated based upon lot size. Formula: Impervious Cover = -(0.0005 x Lot Size, SF) + 45, minimum value = 25%, maximum value = 45%.
6. Maximum density of four (4) units per acre.
7. Minimum impervious cover is 25%
8. Value is graduated based upon lot size. Formula: Impervious Cover = -(0.0005 x Lot Size, SF) + 62, minimum value = 35%, maximum value = 45%. See Chart 1C.

**Section 30.122 Utility District – District “UD”**

(a) Purpose. This district is intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land. The site for a permitted use of the UD district should also contain adequate space for required off-street parking and for buffering from residential districts.

(b) Permitted Uses.

- (1) Wastewater treatment plants.
- (2) Electrical and telephone substations.
- (3) Water supply reservoirs, pumping plants, and water towers.
- (4) Public utility substations and distributing centers, regulation centers, and underground stations.
- (5) Facilities required by both public and private utilities; and
- (6) Accessory uses incidental to any of the foregoing permitted uses.

(c) Conditional Uses Permitted Upon Authorization of Council.

- (1) Wireless telecommunications facility, subject to [INSERT ORDINANCE NUMBER OF TELECOMMUNICATIONS ORDINANCE]

(d) Conditions and Limitations. The maximum building height, setbacks, minimum yard requirements, and impervious cover shall be as specified in Chart 1. All permitted uses and allowed conditional uses in district UD must comply with the Site Development Standards [insert Section of Site Development for UD]. Off-street parking shall be provided in accordance with Chart 2, herein.

(e) Screening of main, loading and storage facilities. All sites zoned or to be zoned UD and whose side or rear lines are adjacent to a residential district or use and not separated by a public street or roadway, shall be screened from such residential district or use in accordance with the Village’s nonpoint source pollution control, subdivision, and site development ordinances and construction codes. Screening of facilities, loading facilities, and storage facilities is required.

*\*possible need to mention vegetative screening to hide chain link and barbed wire fences around facilities.*

# Dodd Street Docks

Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

Contours Year 2012

-  Index
-  Intermediate
-  Special



722

Currently C2, C3 & 100' would downzone

# Shore Club

## CITY OF AUSTIN DEVELOPMENT WEB MAP



### Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

### Contours Year 2012

- Index
- Intermediate
- Special

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# Highland Lakes Marina

CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

## Contours Year 2012

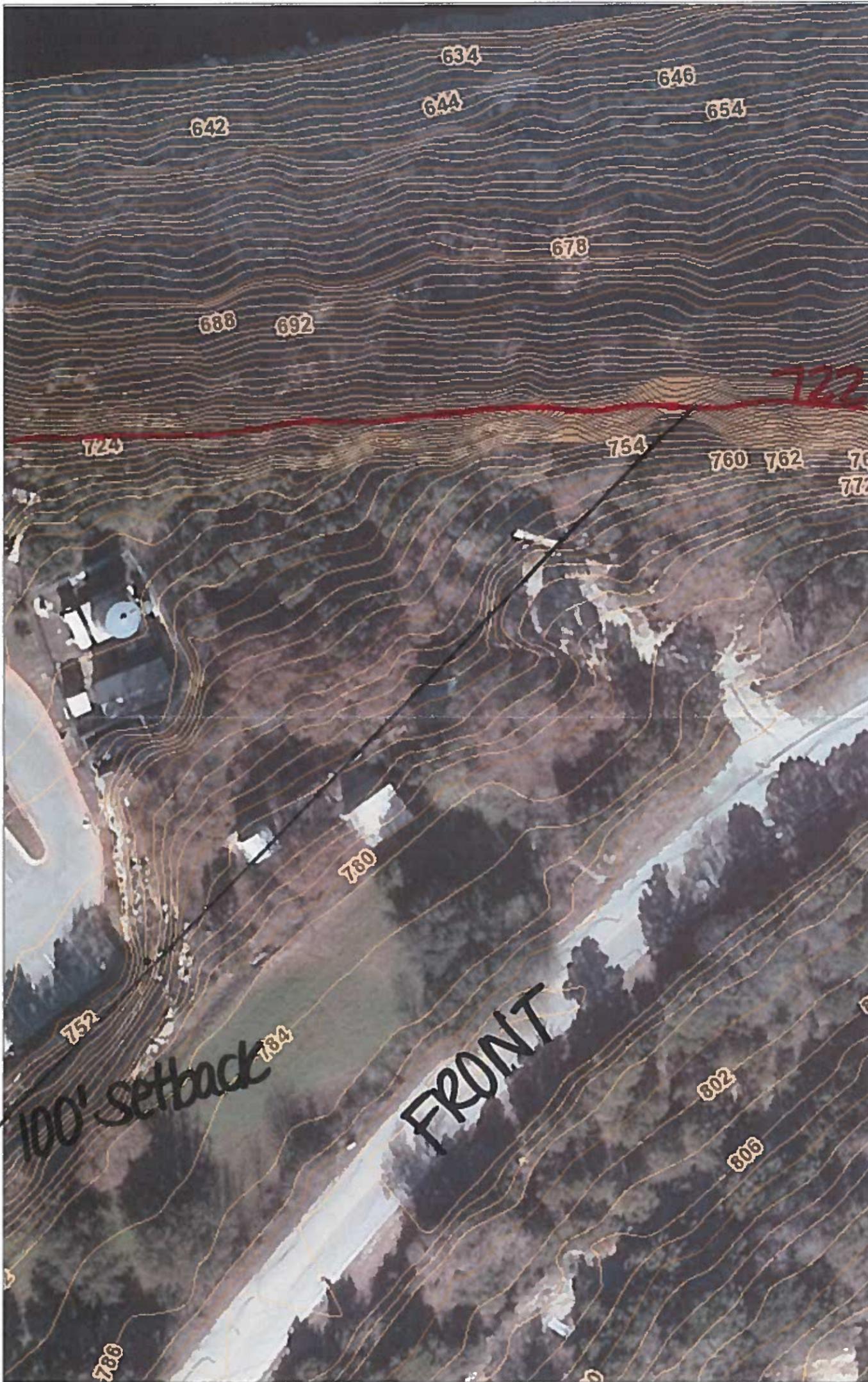
-  Index
-  Intermediate
-  Special

\*property almost entirely in 722 floodplain

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# Sandy Creek Marina

CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County

Contours Year 2012

-  Index
-  Intermediate
-  Special

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