



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, JULY 14, 2015 AT 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas 78641

1. Open Meeting
Meeting called to order at 6:30 p.m.
2. Call Roll
All present. Quorum established.
3. Minutes from June 9th
#9 Review and changes to the Zoning Ordinance could greatly affect the *comprehensive plan*
Recommendation on #9 estimates pages through 16-14 and *recommends P&Z review pages 2-40 before beginning of next meeting for any changes.*
Rett makes a motion to approve the meeting minutes with the changes. Seconded by Phil Mitchell. Carries unanimously.
4. Citizen Comments
None.
5. Public Hearing Sandy Creek Marina
 - a. Staff Presentation
 - b. Applicant Presentation
John Shipley, bought the property in 1999 and built the marina and café blue. When the village incorporated, he was under the impression that his property was zoned C-3. Realized he, and several other marinas, were zoned as C-2 instead. Because of grandfathering, he was able to continue operating as a Marina. States he is in the process with partners to purchase the marina back and he would prefer to keep it as a marina. States he would love for the approval and ability to continue on as a Marina and appreciate the time Planning and Zoning has taken in review of this.
 - c. Citizen Comments.
None.
6. Discussion and Possible Action Sandy Creek Marina
Judy makes a motion to accept the application, removing the reference to exhibit A from paragraph 8, for Sandy Creek marina with the Conditional Use for Sandy Creek

**Marina and to recommend to Council that the zoning on Marinas change to C-3.
Seconded by Rett Scudder. Carries unanimously.**

7. Budget Considerations

Julia Vicars, City Secretary, gives background to this agenda item.

Commission Richard Roucloux makes a motion to table this Agenda item to the next regularly scheduled meeting. Seconded by Phil Mitchell. Carries unanimously.

8. Review of Comprehensive Plan, Chapter Two.

Chair Jeff Browning states that 16-40 were to be reviewed before this meeting.

Commissioner Rett Scudder mentions there are quite a few changes.

Commissioner Phil Mitchell states that this document may require a Comprehensive Plan Specialist, or paralegal because of all the specific numbers.

Page 16:

CAMPO 2025 should be changed to CAMPO 2040. Item #1 below discusses Lime Creek Road as part of the Metro Bike System, research and clarification.

Page 17:

Bullick Hollow Rd updated to 4 lane, and update to MR-4.

MAD 4 from 71 to US 183. Requires updating.

Richard Roucloux states that this information provided information on our ability to grow and develop.

Judy Barrick says to leave it in and update it so that it is on track.

RM 6 to '83 to IH35. Paragraph 4 to be updated.

Page 19:

Lake Travis information has not changed except for the 100 year floodplain to 722 from 716.

Page 20:

Line about raw sewage to be removed, from boats.

Intermittent streams, make sure they are mentioned in the document. Look to map in Comprehensive Plan, check the map to possibly add the stream names into the document.

Page 21:

Floodplain information to change.

The amount of vacant land needs to change to accurately show the amount of vacant land left in the Village from 816 acres.

Topography paragraph on Page 21.

Page 22:

Check on the status of the Endangered Species.

Page 23:

BCCP number of acres may have changed.

Page 24:

Existing land use map and paragraph needs updating.

The Village incorporation with land use of 2 sq. miles and future will require an exchange of vacant land to more urban uses.

Page 25:

Tables on page 25 – showing 370 single family homes, whole table needs to be updated.

Land use entirely needs to be updated, Table 2.1.

Page 26:

Residential uses lists the same list on both 25 and 26.

Impervious Cover and number of vacant residential lots need to be updated.

Page 28:

2010 census implemented into the Comp Plan and last paragraph can be removed.

Page 29:

See above.

Page 30:

Existing Government districts need to be updated.

Type B, expand by annexation, look up the LGC rules on annexation.

Page 31:

Currently working on Zoning and Districts. Council Member Connors suggests adding the words Categories.

Exercise municipal powers, update to the Boards for the Village.

Page 32:

Commercial development and subdivision moratorium no longer in place, deleted.

TCEQ still correct. Existing utilities correct.

Page 33:

Water – a new MUD proposed for drinking water. BCRUA information. Specified number of units that are available for tie-in.

Page 34:

BCRUA needs to be included in the Comprehensive Plan.

LCRA new water intake updated to say Sandy Creek Park instead of Mollberg Park.

Water intake used to exist at that spot, close to Cedar Park plant. Removed since not applicable anymore.

Maximum 568 living units, needs to be updated.

Page 36:

Fire Protection Medical Services updated to ESD 14. Capital Metro information possibly deleted.

Page 37:

Public schools need to be updated.

Garbage services updated.

Page 39:

Updated vocational schools. Check on if this is required.

Page 40:

Episcopal Theological Seminary of the Southwest.

9. Updates from Council regarding progress on revisions to the Zoning Ordinance

a. Presentation from Council Member Connors

Council Member Connors gives an update to the progress of the Zoning Ordinance. He states that a redline version and discussion guide with major revisions and high level overview of the changes would be available soon. Connors suggests a Special Called meeting for review of the changes so that he is available to present the revisions. For the first section, definitions, Council has edited out definitions that are not applicable to our community and the definition is not found in the document at all. Division 2 for Zoning districts, changes made to establish three categories under residential. Same single family residential but creating SR1, SR2, and SR3. Broken down by size of the lot from under .5 acres, under 1 acre, and 1 acre plus. The bulk of the restrictions are based on lot sizes. Changing the way we look at those lots to base restrictions on the lot sizes. Several provisions would allow for understanding of lots with a large lot size but small buildable area, if demonstrate that their building area is restricted then moved to a category applicable to the building area of their lot. For instance, a lot with a large chunk in the floodplain or underwater would eliminate the counting of that land towards their building requirements. Adhering to same basic principles to limit future density but still providing for growth of sf homes. Impervious cover limits to match LCRA requirements and match mitigation to their technical manual. LCRA begins regulating at 10k sq ft or more on an acre or less. Proposing slides in with that idea in mind. Relaxed impervious cover restrictions for smallest lots. Commercial Zoning, proposing three categories, Retail, CR, Marinas, and Entertainment or CE. Commercial Retail intended for light retail and convenience shopping, etc. Restaurants with a bar. Combining C-1 and C-2 and making it all C-2. Marinas are for zoning the current used land as Marinas and calling them out as a Marina with the restrictions that would apply. Commercial Marinas will include accessory uses, docks, slips, ship stores, restaurants, etc. For entertainment, tailoring for Shore

Club/Volente Beach Club and its own category, with the idea that any future additions to the Entertainment category would apply for a Zoning change. Conditional Use permits, changes have been made based on the changes made to other sections. Modifying the allowed conditional uses and eliminate others that are not likely to show up in Volente. Another change will be reducing the size and scope of our Telecommunications ordinance. The last point will be nonconforming uses and structures, provisions allowing owners of lots and structures made nonconforming to expand as long as they do not further reduce the applicable restrictions. Can make modifications and expand the use, just not further reduce the setback. Instead of the variance process and coming into conforming, the property owner would be able to expand and modify so long as their setbacks were not changed.

b. Review of Zoning Ordinance Draft and Proposed Changes

Council Member Kristi Belote mentions the email blast should have received an overview of the Zoning Changes. Simplify the rules and regulations so that they are more easily administered and understood by us and others in the industry. Town Hall will be recorded and put up for view on the website. Looking to enact the Zoning Ordinance by September 2015, which provides 3 and a half months or so for recommendations from the public.

10. Adjourn

Meeting adjourns at 7:45 p.m.

Passed and Approved this 11th day of October, 2016.

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary