

MINUTES OF THE
TOWN HALL MEETING
OF THE VILLAGE OF VOLENTE
AT THE VOLENTE FIRE HALL
15403 Yenawine Way, Volente TX 78641
Saturday, August 15, 2015 at 10:00 a.m.

Present

Mayor Ken Beck
Mayor Pro Tem Bill Connors
Council Member Babs Yarbrough
Council Member Kristi Belote
Council Member David Springer
Council Member David Robinson

Absent

Also in Attendance

1. Call to order of the Town Hall Meeting.
Mayor Ken Beck calls the meeting to order at 10:05 a.m.
2. Roll Call.
City Secretary calls roll. A quorum is established.
3. Opening Presentation.
 - a. Welcome
 - b. Town Hall Rules
 - c. Village Goals

Mayor Ken Beck welcomes the public, reviews the rules for the Town Hall Meeting, and presents the goals set by Council at their January 2015 retreat, emphasizing the progress made thus far. Mayor Beck also references the Council Message Board, which provides the public with information from Council on the progress of reviewing the land use ordinances.

4. Strategy of Ordinance Review.
Mayor Pro Tem Bill Connors presents the Overall Concept Plan for review of the land use ordinances. He states the challenge Council faces is to pass Ordinances that protect Volente but also keep a minimal, effective government.

Out of Order: Andy Fogarasi asks Mayor Pro Tem Connors about timing, and when Council expects to complete review of the ordinances.

Mayor Pro Tem Connors answers that the target is October, depending upon the input from the community.

Out of Order: Andy Fogarasi asks if the Soning rules, when enacted, are complete or if the Zoning ordinance will be revised again at a future date.

Mayor Ken Beck answers both – that this revision is meant to be a complete ordinance, but that the ordinance is a living, breathing, document and may require revision at a later date.

5. Summary of the Discussion Guide.
Council Member Kristi Belote begins her presentation of the Zoning discussion guide, She adds that the ordinance can be overwhelming to read and this discussion guide breaks down the ordinance by section. Repetitive language throughout the document will be moved to the beginning of the ordinance under General Provisions.

Out of Order: Andy Fogarasi asks about removal of certain sections. [pertaining to land use]
Mayor Pro Tem Connors answers that if a property wants a use that is not allowed by the Zoning ordinance, they could come before Planning and Zoning, then Council for a zoning change.

Out of Order: David Gordon asks about the Infill Redevelopment category.
Mayor Pro Tem Connors answers that IR was not as clearly written and the new sections proposed by Council should be easier to understand.

Out of Order: Cecilia Garza Trevino states that residential fell into Commercial when the original Zoning ordinance was passed. She asks if there is a process to move back to residential.
Mayor Ken Beck answers that any changes must be compliant with the comprehensive plan. Commercial development was planned for the FM 2769 & Lime Creek intersection area.

Out of Order: Judy Graci says she heard the plan for LCRA and TCEQ and asks how adopting their rules would effect the PDD.
Mayor Ken Beck answers that the Zoning ordinance section on the PDD has not been modified in any way, and that the PDD must comply with their own rules and standards.

Out of Order: Gary Cowser asks if this document is locked and will not be edited. [regarding piecemeal changes in the future]
Council Member Springer states that revisions may be made in the future on a case by case basis and as the needs of the residents dictate.

Out of Order: David Gordon states the is afraid of the Grason Development using cluster homes and wants the City Attorney to sign off that this Zoning change will not result in a new lawsuit.
Council Member Springer replies that the Attorney will be reviewing the document.

Out of Order: Carey Witt, 7328 Reed Dr, asks about Council Members meeting with the Hammonds.
Mayor Ken Beck states that there have been no discussions for revisions to the ordinance with the Hammonds, and that the topic of the PDD will be discussed at a separate Town Hall meeting.

6. Presentation of Zoning Changes.
 - a. Zoning Map
 - b. Zoning Categories New & Old
 - c. Review of Chart 1
 - i. Setbacks
 - ii. Height
 - iii. Impervious Cover
 - d. Non-Conforming Uses
 - e. Items Still Pending

Mayor Pro Tem Connors presents the new and old Zoning map to illustrate the minimal changes between current and proposed. Mayor Pro Tem Connors shows that 60% of lots in Volente are over 1 acre, leaving 40% under the 1 acre minimum described by our ordinance. Ridgeline and Cluster Homes could be removed from the ordinance. Industrial uses were removed from Commercial. Retail, Commercial Marina, and Commercial Entertainment categories are presented. PROW & Open Spaces are summarized.

Council Member Belote discusses the addition of condos and how adding condos as a conditional use allows Council the ability to control the type, amount, and placement of condos within the Village.

Out of Order: David Gordon asks about home businesses and if they must comply with commercial restrictions in the Zoning Ordinance.

Council Member Yarborough answers no, that home based businesses are not considered commercial properties.

7. Citizen Comments & Feedback.

Judy Graci, 15775 Booth Circle, voices her concerns about the proposed ordinance. She estimates 11 major changes that impact her quality of life directly. Is opposed to the revisions as they are presented today.

Kit Hopkins, Booth Circle, reads aloud her review of the Zoning Ordinance. Feels the changes conflict with the community survey. Is against the ordinance as it is presented today.

David Gordon, 15761 Booth, thanks Kit Hopkins for her reminder of the Community Survey. He then states that the proposed changes go far beyond “cleaning up” the ordinance. He asks that Council revisit the community survey for clarity.

Carey Witt, 7328 Reed, says he appreciates Council’s work but echoes the other speaker’s opinions. He asks Council to clarify the motivation to lessen setbacks and reduce impervious cover restrictions. He urges Council to take their time and make good decisions.

Allison Thrash, 15100 FM 2769, applauds Council for the hours of time and hard work they have put into these revisions but agrees with the concerns raised. Voices concern about the timeline and public notice and involvement. She feels the concept plan and ordinance have a disconnect.

Linda Liemuex states she is opposed to the ordinance as it is presented today. She urges Council to seek involvement from third party professionals and our City Attorney.

Joyce Beck, 15911 Booth Circle, thanks Kit for her hard work and asks for a copy of her review. She also thanks Council for their hard work. She says instead of harsh criticism, the public should band together and work towards improving the document.

Scott Spurlin, 15715 Booth, thinks that this meeting has been very informative but feels that the spirit of the original zoning ordinance was good and should not be altered. In developing his lots and his son’s lot, he became aware of issues with the document. He says he lived in Flower Mound prior to moving to this area. Flower Mound restricted multi-family housing and Grapevine did not. He asks Council to compare the two.

Chris Smith, 15916 Booth Circle, says he appreciates the Town Hall meeting, He chose to buy here because of the regulations in place, stating he prefers the original restrictions because they protect the area he chose to buy in.

Andy Fogarasi, 8306 Lime Creek, thanks the Council for their hard work and thanks the public for their input.

Steve Baker, West Dr, asks that Council respond to why they are making the changes that they are proposing.

8. Adjourn.
The meeting adjourns at 12:20 p.m.

Passed and approved this _____ day of _____, 20__.

Signed:

Mayor Ken Beck

Attest:

Julia Vicars, City Secretary