



MINUTES OF THE WORK SESSION OF THE
CITY COUNCIL & PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
WEDNESDAY, SEPTEMBER 16, 2015 at 8:00 A.M.
16100 Wharf Cove, Volente, Texas 78641

Notice is hereby given that the City Council of the Village of Volente will hold a Work Session at 8:00 a.m., Wednesday, the 16th day of September, 2015 at 16100 Wharf Cove, Volente, Texas at which time the following items will be discussed, to wit:

1. Open Work Session.

Mayor Pro Tem Connors opens the meeting at 8:08 a.m.

2. Call Roll.

Sara Kelly calls roll. Present were Mayor Pro Tem Connors, Council Member David Springer, Council Member David Robinson, and Council Member Kristi Belote. Also in attendance were Judy Barrick, Nancy Carufel, and Phil Mitchell of the Planning and Zoning Commission.

3. Discussion and Revisions to the Zoning Ordinance.

a. Density

i. Multi-family

Council discusses removing Multi-Family from Single-Family Residential, in which it was a conditional use.

ii. Cluster Homes

Council discusses how the definition of cluster homes was altered prior to their proposed changes being made. They agree to leave cluster homes as was, prior to proposed changes or edits.

iii. Condos

Condos were considered as a conditional use under CE (Commercial Entertainment). Council Member Robinson says adding in an entire new zoning district for Condos is not in line with a simple revision to the Zoning ordinance. After discussion, Council and the Planning and Zoning Commission agree to further study the implications of allowing condos in Volente and possibly include mention of condos in the comprehensive plan.

iv. RVs

Council Member Robinson discusses that RVs are not currently allowed on a property that does not have a single family residence constructed on it, which may prevent someone from living in an RV while constructing their home. Council and the Planning and Zoning Commission converse about the struggle to balance the freedom of having RVs on a lot versus having so many RVs and accessory vehicles the lot would become a trailer park.

b. Land Use

i. Setbacks

Carey Witt presents to Council and the Planning and Zoning Commission his proposal for Setbacks and Impervious Cover. Carey suggests that Council keep the 50' front setback, Council discusses finding a happy medium. Council discusses the current IR overlay and the need to simplify setback requirements.

- ii. Impervious Cover
(moved to the next meeting agenda)
 - iii. Building Area
(moved to the next meeting agenda)
 - iv. Nonconforming Uses
(moved to the next meeting agenda)
 - c. Commercial
(moved to the next meeting agenda)
 - i. Light Commercial
 - ii. Marina Commercial
 - iii. Entertainment
 - d. Additional Topics related to Zoning for Quick Poll
(moved to the next meeting agenda)
4. Discussion and Revisions to the Site Development Ordinance.
(moved to the next meeting agenda)
- a. Review of Travis County Standards including Chapter 80, Chapter 82, Chapter 70, and Chapter 64
 - b. Gap Analysis Assignments
5. Topics for the next meeting.
Council and the Planning and Zoning Commission agree to meet for another work session on Sunday, September 20th, 2015.
6. Adjourn.
The Meeting adjourns at 9:22 a.m.

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

Signed:

Ken Beck, Mayor

Attest:

Julia Vicars, City Secretary