



MINUTES OF THE WORK SESSION OF THE  
**CITY COUNCIL & PLANNING AND ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
**SUNDAY, SEPTEMBER 20, 2015 at 9:00 A.M.**  
16100 Wharf Cove, Volente, Texas 78641

1. Open Work Session.

Mayor Pro Tem Connors opens the meeting at 9:16 a.m.

2. Call Roll.

Julia Vicars, City Secretary calls roll. Present are Mayor Pro Tem Connors, Council Member Belote, Council Member Springer, Council Member Yarbrough, and Council Member Robinson. Also in attendance was Commissioner Judy Barrick of the Planning and Zoning Commission.

3. Discussion and Revisions to the Zoning Ordinance.

a. Density

- i. Multi-family (addressed on the 16<sup>th</sup>)
- ii. Cluster Homes (addressed on the 16<sup>th</sup>)
- iii. Condos (addressed on the 16<sup>th</sup>)
- iv. RVs (addressed on the 16<sup>th</sup>)

b. Land Use

i. Setbacks

Carey Witt proposes a new chart incorporating some changes for setbacks. Council then discusses IR (Infill Redevelopment) and addresses where lots of a smaller size, needing smaller setbacks, would be categorized. Council discusses and makes edits to Chart 1, which lists the setbacks for each zoning district.

ii. Impervious Cover

Council discusses the Community Survey results, which reflect a desire for a higher impervious cover limit. They agree on a sliding scale according to lot size to fall somewhere between 25-40%.

iii. Building Area

Carey Witt presents his suggestions for buildable area. Council discusses setting a buildable area that takes into account the floodplain, topography, etc. The buildable area of a lot would then determine which Residential category and setbacks the lot would have. Council Member Robinson contends that a buildable area provision complicates the matter and variances would handle any lots that are unable to meet the less restrictive setbacks. Council Member Springer states he retracts his idea of buildable area.

iv. Nonconforming Uses

Council discusses the provision that doesn't allow an existing non-compliant structure to remodel without coming into compliance. The new wording would allow a homeowner to remodel as long as the new additions were conforming and didn't encroach further into setbacks.

c. Commercial

- i. Light Commercial
- ii. Marina Commercial
- iii. Entertainment

d. Additional Topics related to Zoning

4. Discussion and Revisions to the Site Development Ordinance.
  - 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.
6. Adjourn.

Agenda Items 3 (c), 3 (d), 4 and 5 were tabled until the next meeting.  
The meeting adjourns at 12:01 p.m.

**Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2015.**

**Signed:**

\_\_\_\_\_  
**Ken Beck, Mayor**

**Attest:**

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**Julia Vicars, City Secretary**