



NOTICE OF A JOINT WORK SESSION OF THE
CITY COUNCIL & PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
OCTOBER 11, 2015 at 9:00 A.M.
16100 Wharf Cove, Volente, Texas 78641

1. Open Work Session.

Meeting called to order at 9:05 a.m.

2. Call Roll.

Present for the Planning and Zoning Commission are Chair Richard Roucloux, Commissioner Nancy Carufel and Commissioner Judy Barrick. A quorum is established. Absent are Commissioners Phil Mitchell and Rett Scudder. Present for City Council are Mayor Ken Beck, Mayor Pro Tem Bill Connors, Council Member Babs Yarbrough and Council Member David Springer. A quorum is established. Absent are Council Members Belote and Robinson.

3. Commercial Zoning.

A new redline with edits to commercial will be distributed via the Council Message Board to the entirety of Council and the Planning and Zoning Commission.

a. Light Commercial

35 foot setbacks with Impervious Cover to range from 35-45%, based on lot size and an increase in the rear setback from 15' to 25' when abutting residential discussed. Council and the Planning and Zoning Commission discuss adding verbiage that allows someone to revert to residential rules if building a single family residence on a lot zoned commercial. Kit Hopkins, Booth Circle, says that there may be a law prohibiting zoning districts from being interchangeable. She references LGC §211.005.

b. Medium Commercial / Restaurant

Both Commission and Council agree that C2 is good as edited previously.

c. Marina / Entertainment

Setbacks, Height and Impervious Cover discussed. Council discusses the issue of a conditional use permit being transferable. Richard Roucloux, Chair of the Planning and Zoning Commission, asks if a CU permit is transferable would that prevent the City from requiring a property to come up to code or standard. After discussion, more research will be done on Conditional Use permits and their transferability.

Judy Graci, Booth Circle, states that historically the Village has not treated conditional use permits as transferrable with the sale of a property.

David Gordon states that the 35' front setback on C3 is too loose,.

Carey Witt presents his proposal setbacks on commercial.

The Planning and Zoning Commission will look at Carey's proposal and make a recommendation to Council as to the setback amounts.

4. Other Changes to Zoning

a. Judy Graci's list of ten changes.

Mayor Pro Tem Connors replies to the list that resident Judy Graci compiled of changes made to the Zoning Ordinance.

- b. Mother-in-law Suites
Not discussed.
- c. Other Zoning minutia
Not discussed.

5. Topics for the next meeting.

6. Adjourn.
The meeting adjourns at 11:47 a.m.

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

Signed:

Mayor Ken Beck

Attest:

Julia Vicars, City Secretary