



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, OCTOBER 13, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Regular Meeting.
Richard Roucloux, Chair, calls the meeting to order at 6:32 p.m.
2. Call Roll.
Julia Vicars, City Secretary calls roll. Present are Commissioners Judy Barrick, Nancy Carufel, Rett Scudder, and Chair Richard Roucloux. Absent is Commissioner Phil Mitchell.
3. Citizen Comments.
Carey Witt asks if the current copy of the draft Zoning ordinance can be made available to citizens.
Kit Hopkins asks the Commission how long they have had the proposed Zoning ordinance from Council and says that rushing through decisions is not good governance. Judy Graci speaks about the process for review of the Zoning ordinance that Council has taken.
Allison Thrash asks for more transparency with Council and the Planning and Zoning Commission and more materials be made available online.
4. Approval of the Minutes from September 8th, 2015.
Commissioner Judy Barrick makes a motion to defer the approval of these minutes until the next meeting. Seconded by Commissioner Nancy Carufel. The motion carries unanimously.
5. Review of the Comprehensive Plan.
Richard Roucloux, Chair, introduces the item and speaks to the importance of the document but also to the desire to slim the document down. The Commission discusses hiring a professional advisor to assist with the completion of a review of the Comprehensive Plan or possibly using some of the resources from PEC and other entities to assist.
David Springer, Lime Creek Rd, says that the Comprehensive Plan was copied word for word from Briarcliff. The majority of the work will be required in Chapter 2 for Baseline analysis. He suggests taking the demographics from our growth over the past ten years

and compare it to local lakeside communities and their growth in the past ten years. The community survey serves as a large part of the update of the Comprehensive Plan.

Judy Graci, Booth Circle, says that the brochure put out by the Village titled "Living in Volente" is a good summary document of the comprehensive plan. Basic information needs to be updated.

Mayor Pro Tem Connors says that there has not been a huge amount of change since the first comprehensive plan was created and only basic information requires updating. He suggests they review a document that he created that breaks down questions about our overall vision of the community.

Richard Roucloux, Chair, says the Planning and Zoning Commission will be looking into seeking professional assistance with some updates to the Comprehensive plan in the near future.

6. Questions for a Survey on the Zoning Ordinance for topics needing clarification to be given to the Public Relations and Communications Committee.

Julia Vicars, City Secretary, introduces the item.

Carey Witt asks about what would happen with the data received from a follow up survey.

Linda Lemieux states that full life cycle housing is good but requires many more support services and businesses, such as pharmacies and doctors and shuttle services.

Judy Graci suggests that the survey data remain with a third party to keep the data pure.

Steve Baker speaks to some of the issues he would like to see addressed in a follow up survey, such as our financial future and future goals.

Allison Thrash states that life cycle housing is an interesting discussion, but that the majority of our population is in what would be considered their last home. She asks the Commission remember the lifelong residents who have been out here.

The Planning and Zoning Commission discusses questions regarding full life cycle, the term rural, and commercial development within the Village. The Commission agrees to individually think of questions to bring back to the next meeting for possible inclusion on a follow up survey.

7. Public Hearing on the Zoning Ordinance.

Richard Roucloux, Chair, introduces the item. He states he has asked for legal clarification that the process Council took to review the Zoning Ordinance was in accordance with the Local Government Code. The attorney has advised the Mayor that the process was okay, but that it was time to turn the ordinance over to the Planning and Zoning Commission and that no action on the Zoning Ordinance can be taken without recommendations from the Planning and Zoning Commission.

Steve Baker, West Dr., asks if the process of reviewing the ordinance can be broken down into smaller pieces, exchanged between Planning and Zoning and Council as they are reviewed.

Kit Hopkins, Booth Circle, states that there is a statute in the Local Government Code as to how the process of review of the Zoning Ordinance should take place.

Judy Graci, Booth Circle, says that the front setback for single family residential should remain at 50' to keep the Village consistent.

Carey Witt, says that easy changes to the Zoning ordinance that will provide relief to applicants looking to build could be addressed with a simple amendment.

8. Review and Revisions of the Redline Draft of the Zoning Ordinance as provided by Council.

a. Presentation from Council Members

Mayor Pro Tem Connors presents the recent proposed edits made by Council to the Zoning Ordinance. The formula for determining side setbacks for IR or odd-shaped smaller lots in the Village has been added to Chart 1. He says Council's intent when reviewing the Zoning Ordinance was to alleviate issues for applicants looking to build who cannot comply with our setbacks and impervious cover limits simply because of the size of their property.

b. Edits by the Planning and Zoning Commission

Richard Roucloux, Chair, states that because the latest version was given to the Planning and Zoning Commission so recently edits are difficult to be proposed at this point. **After discussion by the Commission as to the desire for professional input, Commissioner Rett Scudder makes a motion to have the City Engineer in attendance at the next meeting. Seconded by Commissioner Judy Barrick. The motion carries with Commissioners Judy Barrick and Rett Scudder voting in favor of the motion and Commissioner Nany Carufel voting against the motion.**

9. Topics for Next Meeting's Agenda.

Tabled.

10. Adjourn.

The meeting adjourns at 8:34 p.m.

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

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary