



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
OCTOBER 26, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Work Session.
Richard Roucloux, Chair, calls the meeting to order at 6:35 p.m.
2. Call Roll.
Roll is called. Present are Chair Richard Roucloux, Commissioners Nancy Carufel, Judy Barrick, and Phil Mitchell. Commissioner Rett Scudder was absent.
3. Citizen Comments.
Andy Fogarasi, Lime Creek Rd, volunteers his time and knowledge from his background in process management to help with establishing what needs to be done to the Zoning document and how to go about it.
Carey Witt, Reed Dr., asks that the Planning and Zoning Commission take the necessary time to allow for an in-depth review of the proposed changes made by Council to the Zoning Ordinance. He also volunteers his time and knowledge for use by the Planning and Zoning Commission.
Allison Thrash, FM 2769, also volunteers her time and experience as past Chair of the Planning and Zoning Commission.
Kit Hopkins, Booth Circle, states the proposed ordinance reads like a patchwork quilt and needs proper time and attention for review. She asks that the Commission also update the public on the work to the Comprehensive Plan.
Mattie Adams, Booth Circle, asks the Commission to highlight the substantive changes proposed by Council and strongly communicate those to the public.
Steve Baker, West Dr., asks that the Planning and Zoning Commission put together a plan and process document for their review of the Comprehensive Plan.
4. Discussion on the Roles and Responsibilities of Commissioners.
Richard Roucloux, Chair, introduces the item and reads aloud the responsibilities of the committee according to the ordinance that established the Planning and Zoning Commission.
5. Review of the Comprehensive Plan.

Commissioner Judy Barrick talks about the progress made by the Planning and Zoning Commission previously, noting that progress was stalled upon the review of the Zoning Ordinance.

Richard Roucloux, Chair, talks about the work done on the Comprehensive Plan by the previous Planning and Zoning Commission.

Allison Thrash, past Chair of the Planning and Zoning Commission, states that the Commission when she was Chair worked through the Comprehensive Plan to Chapter 8. The Commission agrees to work on the Comprehensive Plan further at a later date, with no edits being made at this Work Session.

The Planning and Zoning Commission agrees to

6. Review and edits of the latest version of the proposed Zoning Ordinance.

The Commission discusses the different documents that have been provided to each of them, and the difficulty of reading the redline version.

Kit Hopkins, Booth Circle, talks about her approach to reading the redline version and her comparison of the original document to the proposed changes. She suggests looking at the redline and the final document side by side to look for substantive changes and compare that to the readability of the document.

The Commission discusses setting a timeframe for completion of the review to the Ordinance.

a. Industrial Zoning

b. Utility Districts

The Planning and Zoning Commission discusses the inclusion of a Utility District. Mayor Pro Tem Connors states that a Utility District was not created by Council at this time because the Memorandum of Understanding with the BCRUA provides for minimum standards of construction.

c. Cluster Homes

d. Other edits

The Commission reviews the synopsis at the top of the document in accordance with the opinion given by the attorney that certain verbiage is required to keep the document legally sound. They then discuss the document and review page by page. Edits to the definitions sections are discussed. Ordinance 2006-O-65 needs to be distributed to the Commission for their continuation of the review. Chart 1 is given a brief overview, with further discussion and edits to take place at a later date.

7. Questions for the City Attorney and/or City Engineer. (this item was discussed, out of order, before item 6)

Richard Roucloux, Chair, fills the Commission in on the progress of obtaining the City Attorney for questions from the Commission. A phone conference had been planned, but was cancelled. He says the attorney has conducted a quick overview of Division 2 of the proposed ordinance. Richard Roucloux, Chair, then summarizes some of the attorney's comments after review of Division 2. After summarizing comments made by

the attorney, he stresses the importance of legal review of the document in its entirety and the availability of the Commission to seek answers to their questions.

8. Adjourn.

The meeting adjourned at 8:54 p.m.

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

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary