



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
DECEMBER 8, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Meeting.
Chair Richard Roucloux calls the meeting to order at 6:32 p.m.
2. Call Roll.
Commissioners Judy Barrick, Nancy Carufel, Rett Scudder, Phil Mitchell and Chair Richard Roucloux are in attendance. A quorum is established. Also in attendance is City Engineer Marc Dickey.
The Planning and Zoning Commission, City Engineer, and audience members wish to reflect in the record that everyone sang Happy Birthday to Julia Vicars, City Secretary in celebration of her birthday on this day.
3. Approval of the Minutes from October 13th, October 26th, November 5th and November 10th, 2015.
Commissioner Nancy Carufel makes a motion to approve the minutes from October 13th, October 26th, November 5th and November 10th of 2015. Seconded by Commissioner Rett Scudder. The motion carries unanimously.
4. Citizen Comments.
None.
5. Review of Chart 1 of the Zoning Ordinance.
The Commission discusses their direction from Council and how best to move forward with their review of the proposed ordinance. Planning and Zoning also discusses amending the current ordinance versus the new proposed ordinance from Council.
 - a. Impervious Cover
Impervious Cover is discussed by the Commission, as well as the Village requirement of counting the surface water of a pool.
Commissioner Judy Barrick makes a motion to approve Impervious Cover amounts as proposed by Council. Seconded by Commissioner Nancy Carufel. The motion carries unanimously.
 - b. C3 Setbacks
The Planning and Zoning Commission looks at diagrams of certain lots, to be zoned C3, to determine if a 100' setback is appropriate or too restrictive. They discuss the proposed and current setbacks for C3, and make edits to Chart 1.
Commissioner Nancy Carufel makes a motion to approve all C3 setbacks as proposed by Council. Seconded by Commissioner Phil Mitchell. The motion carries unanimously.
6. Utility District for the Zoning Ordinance.
Julia Vicars, City Secretary, introduces the item. The Commission discusses the proposed utility district and makes recommendations to Staff for edits.

Commissioner Judy Barrick makes a motion to send Chart 1 to Council with no amounts set on Utility District, pending further work by the Planning and Zoning Commission and recommending to Council that Chart 1 be used to draft an amendment to the current Zoning Ordinance implementing Chart 1. Seconded by Commissioner Rett Scudder. The motion carries unanimously.

7. Brief Presentations by Council Member Bill Connors and Carey Witt. **(10 minute limit)**
Council Member Bill Connors speaks about Local Government Code Chapter 245 and 211.017 regarding vested rights for property owners. Carey Witt was not in attendance to present.
8. Date set for Special Called meeting to address and finalize review of the Zoning Ordinance.
Next meeting set for December 16, 2015.
9. Adjourn.
Meeting adjourns at 8:42 p.m.

Passed and Approved this 11th day of October, 2016.

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary