



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
DECEMBER 16, 2015 at 9:00 A.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Special Called Meeting.
The meeting opens at 9:15 a.m.
2. Call Roll.
Commissioners Rett Scudder, Nancy Carufel, Judy Barrick, Phil Mitchell, and Chair Richard Roucloux are present.
3. Citizen Comments.
4. Further review of a newly created Utility District.
 - a. Section Verbiage
Julia Vicars, City Secretary, presents the Utility District with edits made by Marc Dickey, City Engineer. Majority of the permitted uses were pulled to Conditional Uses, and permitted uses adjacent to residential properties still require approval by the Planning and Zoning Commission and Council.
 - b. Limitations & Requirements
Discussion takes place about the noise screening and setbacks proposed.
 - c. Chart 1
Current C3 setbacks are applied to the Utility District.
The Commission discusses an amendment versus entire ordinance rewrite and the Council feedback from their previous recommendation of using the updated Chart 1 to amend the current Zoning Ordinance.
5. Review of the definitions section of the proposed Zoning Ordinance.
 - a. "IR" possibly needing to be defined
The proposed category replacing "IR" will be reviewed by the Commission.
 - b. Height
A new definition of height is agreed upon.
 - c. Building
A new definition of building is agreed upon.
 - d. Foundation
A new definition of foundation is agreed upon.
 - e. Other definitions
Moved to next agenda.
6. Other edits and continuation of a page by page review of the proposed Zoning Ordinance.
Moved to next agenda.

7. Possible update of the Zoning Map.

Commissioner Phil Mitchell makes a motion to recommend to Council that the Zoning Map be updated, in conjunction with the Zoning Amendment, for a reasonable price not to exceed \$1,000.00 and for the update to include recoloring, relabeling, correcting past errors, and edits to match the new Zoning categories. Seconded by Commissioner Rett Scudder. The motion carries unanimously.

8. Questions for the City Attorney and/or City Engineer and direction to Staff.

9. Adjourn.

The meeting adjourned at 11:28 a.m.

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

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary