



**NOTICE OF THE REGULAR CALLED MEETING**  
of the  
**PLANNING & ZONING COMMISSION**  
**OF THE VILLAGE OF VOLENTE, TEXAS**  
**TUESDAY, APRIL 14, 2015 at 6:30 P.M.**  
City Hall, 16100 Wharf Cove, Volente, Texas.

Notice is hereby given that the Planning and Zoning Commission of the Village of Volente will hold a Regular Called Meeting at 6:30 PM. Tuesday, the 14th day of April, 2015 in the Council Chambers at City Hall, 16100 Wharf Cove, Volente, TX at which time the following items will be discussed, to wit:

1. Open Regular Meeting.
2. Call Roll.
3. Citizen Comments. *At this time, any person with business before the Planning and Zoning Commission not scheduled on the agenda may speak. There is a four (4) minute time limit on any communication.*
4. Approval of the Minutes from March 10, 2015.
5. Discussion and Possible Action on Recommending to Council an amendment to Ordinance No. 2004-O-24, 2004-O-25, and 2014-O-12; possibly changing the process and routing of variance requests.
6. Discussion and Possible Action regarding the Zoning Ordinance, specifically the following information:
  - a. Update from Bill Connors and Kristi Belote on the Progress made by Council at their last Work Session.
  - b. Zoning Districts.
  - c. Zoning Uses.
7. Discussion and Possible Recommendation to Council on the issue of water tanks providing a recommendation as to whether they are permanent structures or portable structures, and if they should require screening.
8. Review of the Vision Statement of the Village of Volente and Recommendation to Council on any necessary changes to ensure it encompasses the atmosphere, view, and ideals of Volente.
9. Review of the Comprehensive Plan, Chapter One.
10. Review of the Zoning Map.
11. Adjourn.

**IT IS HEREBY CERTIFIED** that the above Agenda was posted on the bulletin board at the Village Offices and the VVFD Bulletin Board on this 7<sup>th</sup> day of April, 2015.

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**Julia Vicars, City Secretary**

*The Village of Volente is committed to the compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. A quorum of the City Council or Board of Adjustments may be in attendance at this meeting however, no official action by the City Council or Board of Adjustments shall be taken.*

1 MINUTES  
2 Of the  
3 **PLANNING & ZONING COMMISSION**  
4 **OF THE VILLAGE OF VOLENTE, TEXAS**  
5 **TUESDAY, MARCH 10, 2015 at 6:30 P.M.**  
6 **City Hall, 16100 Wharf Cove, Volente, Texas.**  
7

8 **Present**

9 Jeff Browning, Chair  
10 Rett Scudder, Vice Chair  
11 Judy Barrick, Secretary  
12 Phil Mitchell

**Also in Attendance**

Council Member Connors  
Council Member Belote  
Council Member Springer

13  
14 1. Open Regular Meeting.

15 Jeff Browning, Chair opened the meeting at 6:37 p.m.  
16

17 2. Call Roll.

18 City Secretary Julia Vicars calls roll.  
19

20 3. Citizen Comments.

21 None.  
22

23 4. Approval of the Minutes from February 10, 2015.

24 **Commissioner Rett Scudder makes a motion to approve the minutes from February**  
25 **10, 2015. Seconded by Commissioner Judy Barrick. Carries unanimously.**  
26

27 5. Discussion on the Newly Assigned Tasks from City Council.

28 a. Staff Presentation

29 Barbara Wilson, City Administrator, details the Time Table created by Council  
30 Member Connors. She also introduces the "Introduction to Zoning" research  
31 from the City of Austin, the maps and spreadsheet of allowable uses by zoning  
32 category.

33 Council Member Connors overviews the directions from Council to the Planning  
34 and Zoning Commission. Connors states that the survey results showed a strong  
35 opposition to strict regulations within the Village of Volente.

36 Council Member Belote says that a Construction Survey, with input from  
37 Builders, Architects, Engineers, Property Owners, and Authorized Agents will be  
38 sent out and that the results and data could provide information for input on the  
39 Comprehensive Plan and Zoning and Council Member Connors suggests that the  
40 Planning and Zoning Commission, during review of the Zoning information, begin  
41 thinking of questions they would like to see posed to the public via survey.

42 Council Member Connors goes over the Time Table with Planning and Zoning,  
43 which creates a timeline for reviewing the major Ordinances by both Planning  
44 and Zoning and Council simultaneously. He then summarizes the rules and  
45 regulations of other agencies we must comply with when considering Zoning and  
46 revisions to the ordinances.

47 Council Member Connors shows the map created of possible zoning districts  
48 within the Village of Volente.  
49 Council Member Springer mentions that he would like to see the City purchase  
50 the acreage behind the Fire Department to assist with the budget crisis the Fire  
51 Department is facing and to give the City land for more parks and City Hall.  
52 Discussion ensues amongst the Planning and Zoning Commission about naming  
53 different zoning districts. Lago Vista is used as an example. No final decision on  
54 the names of zoning districts was made.  
55 Council Member Springer suggests going to the Public first, before deciding what  
56 the Commission would like to see as changes to zoning via a steering committee.  
57 Council Members Connors and Belote state that a steering committee was not  
58 recommended by Council, but that the Planning and Zoning Commission has a  
59 right to decide how they will receive public input. They add that stakeholders,  
60 interested parties, and the public could make comments during the Citizen  
61 Comments or Agenda Items. Council Member Belote suggests in addition to the  
62 public hearings at the meetings, the Planning and Zoning Commission conduct  
63 targeted surveys.  
64 The Planning and Zoning Commission discusses how to begin a review of the  
65 existing land use map of the Village of Volente and suggestions for survey  
66 questions to be sent to the Public Relations and Communications Committee.  
67

68 6. Discussion and Recommendation of the Next Meeting's Agenda.

69 a. Confirm Date of Meeting

70 The date of the next meeting is April 14, 2015 at 6:30 p.m. The Commission  
71 discusses a possible Special Called Work Session, to be set at a later date if  
72 needed.

73 b. Topics for Agenda

74 The Zoning Ordinance.

75 c. Consideration of a Special Called Meeting on March 25<sup>th</sup>.  
76

77 7. Adjourn.

78 The meeting adjourned at 8:16 p.m.

79 Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

80  
81 Signed:

82 \_\_\_\_\_  
83 Jeff Browning, Chair of Planning and Zoning  
84

85 Attest:

86 \_\_\_\_\_  
87  
88 Julia Vicars, City Secretary

# Agenda Item 5

## Village of Volente

### PLANNING AND ZONING COMMISSION ESTABLISHMENT ORDINANCE NO. 2004-O-24

**AN ORDINANCE OF THE VILLAGE OF VOLENTE, TEXAS, ESTABLISHING THE PLANNING AND ZONING COMMISSION AND RULES GOVERNING THEIR PROCEDURES AND MEETINGS AND PROVIDING FOR THE FOLLOWING: PURPOSE; MEMBERSHIP AND APPOINTMENT; APPOINTMENT OF CHAIR AND VICE-CHAIR; TERMS OF OFFICE; FILLING OF VACANCIES; REMOVAL OF COMMISSIONERS; MOTIONS AT MEETINGS; DISQUALIFICATION FROM VOTING; RULES OF PROCEDURE; DUTIES AND POWERS; CONFLICTING PROVISIONS; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS,** the Village of Volente (“Volente”) is a newly-created governmental entity that was incorporated pursuant to the laws of the State of Texas as a Type B General-Law Municipality following an election held on February 1, 2003; and

**WHEREAS,** the City Council of Volente (“Council”) has actively been studying and evaluating the impact of development; documenting development at the time of incorporation; and considering regulations that seek to provide for the orderly and safe development of land and use of property within its Village limits (i.e. incorporated municipal boundary) and to avoid development that may constitute a public nuisance, impose an unreasonable burden on public infrastructure, or unreasonably disturb and devalue adjoining properties; and

**WHEREAS,** the Council seeks to preserve the health, safety and general welfare of the community by enacting comprehensive development, subdivision and zoning regulations that provide for orderly growth, insure that the impact of development has an acceptable impact on the distinctive character of the community and preserve the cultural and aesthetic character of the Village; and

**WHEREAS,** the Council seeks to promote a positive Village image reflecting order, harmony and pride, thereby strengthening the economic stability of the Village’s commercial, cultural, environmental, historical, residential and scenic areas; and

**WHEREAS,** the Council has finds it to be in the best interest of the public safety, health and general welfare of the Village to regulate the use and development of land so to preserve the quality of life for Village residents, prohibit overcrowding, reduce strain on infrastructure, and prevent the loss of historical and ecological resources; and

**WHEREAS,** the Village Council is expressly authorized by the Texas Standard Zoning Enabling Act, Texas Local Government Code, Chapter 212, to adopt zoning regulations and appoint a Planning and Zoning Commission.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF VOLENTE, TEXAS: THAT THE FOLLOWING RULES SHALL ESTABLISH, REGULATE AND GOVERN THE PLANNING AND ZONING COMMISSION FOR THE VILLAGE OF VOLENTE, TEXAS.**

**SECTION 1. Purpose.**

A Planning and Zoning Commission is created to accomplish the following purposes:

(A) To identify community needs and advise the Council of their short-range and long-range implications for the total development of the Village;

(B) To recommend achievable community goals as a basis for long-range planning and development programs;

(C) To recommend plans, programs, and policies that will aid the entire community in achieving its defined goals;

(D) To recommend to the Village Council the adoption, amendment and repeal of various provisions in the Village Master or Comprehensive Plan;

(E) To interpret the adopted plans and programs to concerned citizens so that private activities and desires may be accomplished in harmony with public needs and policies;

(F) To recommend to the Village Council the adoption, modification and repeal of provisions in the Village's zoning ordinances;

(G) To recommend to the Village Council the initial and changes to the zoning of the various parcels of land in the Village;

(H) To recommend to the Village Council the adoption, modification and repeal of provisions in the Village's subdivision ordinances;

(I) To recommend to the Village Council the approval, approval with modification or rejection of various applications for subdivision and re-subdivision of land within the Village.

(J) To recommend to the Village Council the provisions for such other ordinances as from time to time may be requested by the Village Council.

**SECTION 2. Membership and Appointment.**

*Amended 8/3/2004; Ordinance 2004-O-25*

The Planning and Zoning Commission shall be composed of five (5) *permanent and two alternate members*. *All the members shall be* qualified voters who reside in the Village. The Village Council will consider for appointment to the Commission those persons who have demonstrated their civic interest, general knowledge of the community, independent

judgment, interest in planning and zoning, and availability to attend meetings. The Village Council shall strive to appoint members who, by reason of their occupations and the areas of the Village in which they reside, will be broadly representative of the community.

### **SECTION 3. Appointment of Chair and Vice-Chair.**

The Mayor with the approval of the Village Council shall appoint the Chair and Vice-Chair.

### **SECTION 4. Terms of Office; Filling of Vacancies.**

*Amended 8/3/2004; Ordinance 2004-O-25*

The terms of two of the *permanent* members *and one of the alternate members* shall expire on January 1st of each odd-numbered year and the terms of three of the *permanent* members *and one of the alternate members* shall expire on January 1st of even-numbered years. Place numbers one through five shall identify the *permanent* members of the Commission. *The alternate members shall not have place numbers but can substitute for any of the permanent members if he or she is unavailable to attend a Commission meeting.* Commission members may be appointed to successive terms. A member of the Commission shall serve until his or her successor is appointed and installed. The Village Council shall fill vacancies for the uncompleted term of any vacant position. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

### **SECTION 5. Removal of Commissioners.**

*Amended 8/3/2004; Ordinance 2004-O-25*

The Village Council may by majority vote remove a *permanent or alternate* Commissioner for lack of confidence, incompetence, corruption, misconduct, or malfeasance. Any *permanent* Commissioner who misses three (3) consecutive meetings within a twelve (12) month time period or one-third (1/3) of all regular meetings shall be deemed to have automatically vacated his/her position on the Commission. This section shall not apply to a Commissioner who applied for and received an excused absence from the Commission ~~chairperson~~ *chair*-prior to the meeting(s) at issue. Any Commissioner who no longer resides within the corporate boundaries is deemed to have automatically vacated his/her position on the Commission.

### **SECTION 6. Motions at Meetings.**

(A) A motion may be made by any member other than the presiding officer. The presiding officer may second a motion and may vote on all matters considered by the Commission.

(B) A motion to approve any matter before the Commission or to recommend approval of any request requiring Village Council action shall require a majority vote of the members present and voting.

## **SECTION 7. Disqualification from Voting.**

A member shall disqualify himself/herself from voting whenever the member has a personal or monetary interest in a matter before the Commission that is substantially different from the interest of the other citizens of the Village, or if the value of the member's property will be affected in a substantially different manner than other properties within the Village.

## **SECTION 8. Rules of Procedure.**

### **(A) Organization and officers.**

#### **(1) Officers.**

(a) In the absence of both the Chair and Vice-Chair, the Commission shall elect an Acting Chair.

(b) The Village Secretary shall be custodian of the minutes and other official records, shall attend to the correspondence of the Commission and shall cause to be given such notices as are required and in the manner prescribed by law.

**(2) Rules of Order.** Roberts Rules of Order, as amended, shall be the Commission's final authority on all questions of procedure and parliamentary law not covered by these Rules of Procedure.

### **(B) Meetings**

**(1) Quorum.** A quorum shall consist of three members.

**(2) Agenda.** The Village Secretary shall prepare an agenda for each meeting of the Commission, and shall attach to each agenda a report of matters pending further action by the Commission. The Village Secretary shall post a copy of the agenda in the Village Hall as required by law for a period of three full calendar days, not counting the day of posting, but which may count the day of the meeting.

**(3) Regular Meetings.** The Commission shall conduct regular meetings once a month at a time and place determined by resolution adopted by the Commission. The initial meeting of the Commission shall be called by the Village Council.

**(4) Special Meetings.** Special meetings for any purpose may be held: on the call of the Chair, or on request of two or more members and by giving written notice to all members deposited in the mail at least 72 hours before the meeting, or as may be scheduled by a majority of the Commission at any previous meeting. The convening authority shall determine the time and place of the special meeting.

**(5) Public meetings.** Any party in interest may appear in his/her own behalf or be represented by council or agent.

(C) Official Records.

- (1) Official Records. The official records shall be the minutes of the Commission, together with all findings, decisions and other official records of the Commission.
- (2) Recording of Vote. The minutes of the Commission's proceedings shall show the vote of each member, or indicate a member's absence or failure to vote.
- (3) Files-Retention. All matters coming before the Commission shall be filed in the Village's records. Original papers of all requests and proposals shall be retained as a part of the permanent record.
- (4) Public Record. The official records and citizen requests filed for Commission action in regular or special meetings shall be on file in the Village Hall and shall be open to public inspection during customary working hours.

(D) Application Procedures.

- (1) Written Request Required. Every proposal submitted for Commission action shall be made in writing. Where appropriate, the Village shall provide application forms. The proposal shall be accompanied by all prescribed fees and shall be complete in all respects before the Village shall accept it for filing.
- (2) Schedules and Instructions. Every proposal or request for Commission action or recommendation shall be filed, processed and considered in accordance with this section.
- (3) Submission and Supporting Information. Information supporting a request or recommendation to approve or disapprove any proposal before the Commission shall be submitted through the Village Secretary in writing or to the Commission in public meeting.
- (4) Withdrawal of Proposal. When any applicant desires to withdraw his or her proposal, he or she may do so by filing a written request with the Village Secretary. Such request shall be effective upon the date of its official receipt, provided, however, that no such request shall be valid after notices have been mailed, except on action of the Commission. Withdrawal of a proposal at any stage of its processing shall terminate all consideration of it by the Village, and the case file shall be closed.

**SECTION 9. Duties and Powers.**

The Planning and Zoning Commission is charged with the duty and invested with the authority to:

- (A) Inspect property and premises at reasonable hours when required to discharge its responsibilities under the laws of the State and of the Village.

(B) Formulate and recommend to the Village Council for its adoption a comprehensive plan for the orderly growth and development of the Village and its environs, and from time to time recommend such changes in the plan as it finds will facilitate the movement of people and goods, and the health, recreation, safety, and general welfare of the citizens of the Village.

(C) Formulate a zoning plan as may be deemed best to carry out the goals of the comprehensive plan; hold public hearings and make recommendations to the Village Council relating to the creation, amendment, and implementation of zoning regulations and districts as provided in the Texas Local Government Code, as amended.

(D) Exercise all the powers of a commission as to the approval or disapproval of plans, plats, or replats and vacations of plans, plats or replats as provided in the Texas Local Government Code.

(E) Study and make recommendations on the location, extension, planning, vacating, and closing of public rights-of-way, parks and other public places.

(F) Formulate and recommend to the Village Council policies and regulations consistent with the adopted comprehensive plan governing the location and/or operation of utilities, public facilities, and services owned or under the control of the Village.

(G) Review and make recommendations concerning annexation of land into the Village.

#### **SECTION 10. Conflicting Provisions.**

In the case of any conflict between the other provisions of this Ordinance and any existing ordinance of the Village, the provisions of this Ordinance will control.

#### **SECTION 11. Severability.**

If any part of this ordinance, or the application of the same to any person, or set of circumstances is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the remaining portions of this ordinance shall not be affected thereby, this being the intent of the City Council in adopting this ordinance and all provisions of this ordinance are declared severable for that purpose.

#### **SECTION 12. Effective Date.**

This Ordinance shall become effective upon approval of the City Council.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE VILLAGE OF  
VOLENTE, TEXAS on this 20<sup>th</sup> day of July 2004.**

---

Jan Yenawine, Mayor  
Village of Volente

Attest:

---

Jennifer Zufelt, City Secretary

Approved to Form:

---

Tom Buckle, City Attorney

# Village of Volente

## ORDINANCE NO. 2004-O-25 AN AMENDMENT TO THE PLANNING AND ZONING COMMISSION ORDINANCE

**AN AMENDMENT TO ORDINANCE NO. 2004-O-24 OF THE VILLAGE OF VOLENTE, TEXAS ADDING TWO ALTERNATE MEMBERS TO THE PLANNING AND ZONING COMMISSION AND SETTING FORTH RULES GOVERNING THEIR APPOINTMENT; TERMS OF OFFICE; FILLING OF VACANCIES; CONFLICTING PROVISIONS; SEVERABILITY; AND AN EFFECTIVE DATE.**

**WHEREAS,** the Village of Volente (“Volente”) is a newly-created governmental entity that was incorporated pursuant to the laws of the State of Texas as a Type B General-Law Municipality following an election held on February 1, 2003; and

**WHEREAS,** the Village Council (“Council”) has adopted Ordinance No. 2004-O-24 establishing the Planning and Zoning Commission; and

**WHEREAS,** the Council has concluded that it is in the best interest of Volente to appoint two alternate members of the Commission to minimize the problem of having a quorum to conduct the business of the commission during periods when two or more of the permanent members of the commission are unavailable;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF VOLENTE, TEXAS: THAT THE FOLLOWING RULES SHALL ESTABLISH, REGULATE AND GOVERN THE PLANNING AND ZONING COMMISSION FOR THE VILLAGE OF VOLENTE, TEXAS.**

### **SECTION 1. Amendments to Ordinance #2004-O-24**

1. Section 2 of Ordinance #2004-O-24 is amended and modified to provide as follows:

#### **SECTION 2. Membership and Appointment.**

The Planning and Zoning Commission shall be composed of five (5) permanent and two alternate members. All the members shall be qualified voters who reside in the Village. The Village Council will consider for appointment to the Commission those persons who have

demonstrated their civic interest, general knowledge of the community, independent judgment, interest in planning and zoning, and availability to attend meetings. The Village Council shall strive to appoint members who, by reason of their occupations and the areas of the Village in which they reside, will be broadly representative of the community.

2. Section 4 of Ordinance #2004-O-24 is amended and modified to provide as follows:

**SECTION 4. Terms of Office; Filling of Vacancies.**

The terms of two of the permanent members and one of the alternate members shall expire on January 1st of each odd-numbered year and the terms of three of the permanent members and one of the alternate members shall expire on January 1st of even-numbered years. Place numbers one through five shall identify the permanent members of the Commission. The alternate members shall not have place numbers but can substitute for any of the permanent members if he or she is unavailable to attend a Commission meeting. Commission members may be appointed to successive terms. A member of the Commission shall serve until his or her successor is appointed and installed. The Village Council shall fill vacancies for the uncompleted term of any vacant position. Newly appointed members shall be installed at the first regular commission meeting after their appointment.

3. Section 5 of Ordinance #2004-O-24 is amended and modified to provide as follows:

**SECTION 5. Removal of Commissioners.**

The Village Council may by majority vote remove a permanent or alternate Commissioner for lack of confidence, incompetence, corruption, misconduct, or malfeasance. Any permanent Commissioner who misses three (3) consecutive meetings within a twelve (12) month time period or one-third (1/3) of all regular meetings shall be deemed to have automatically vacated his/her position on the Commission. This section shall not apply to a Commissioner who applied for and received an excused absence from the Commission chair prior to the meeting(s) at issue. Any Commissioner who no longer resides within the corporate boundaries is deemed to have automatically vacated his/her position on the Commission.

**SECTION 2. Conflicting Provisions.**

In the case of any conflict between the other provisions of this Ordinance and any existing ordinance of the Village, the provisions of this Ordinance will control.

**SECTION 3. Severability.**

If any part of this ordinance, or the application of the same to any person, or set of circumstances is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the remaining portions of this ordinance shall not be affected thereby, this being the intent of the City Council in adopting this ordinance and all provisions of this ordinance are declared severable for that purpose.

**SECTION 4. Effective Date.**

This Ordinance shall become effective upon approval of the City Council.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE VILLAGE OF  
VOLENTE, TEXAS on this 3<sup>rd</sup> day of August, 2004.**

---

Jan Yenawine, Mayor  
Village of Volente

Attest:

---

Jennifer Zufelt, City Secretary

Approved to Form:

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Tom Buckle, City Attorney

# Village of Volente

## ORDINANCE NO. 2014-O-12

1  
2  
3  
4  
5 **AN ORDINANCE OF THE VILLAGE OF VOLENTE, TEXAS, AMENDING**  
6 **ORDINANCE NO. 2004-O-24 SO AS TO MAKE CHANGES TO THE PLANNING AND**  
7 **ZONING COMMISSION AND RULES GOVERNING THEIR PROCEDURES AND**  
8 **MEETINGS AND PROVIDING FOR THE FOLLOWING: ADDITIONS TO PURPOSE;**  
9 **MEMBERSHIP AND APPOINTMENT; APPOINTMENT OF CHAIR AND VICE-**  
10 **CHAIR; RULES OF PROCEDURE; DUTIES AND POWERS; CONFLICTING**  
11 **PROVISIONS; SEVERABILITY; AND PROVIDING FOR SEVERABILITY,**  
12 **EFFECTIVE DATE AND OPEN MEETINGS CLAUSES**

13  
14  
15 **WHEREAS,** the Village of Volente ("Volente") is a governmental entity that was incorporated  
16 pursuant to the laws of the State of Texas as a Type B General-Law Municipality  
17 following an election held on February 1, 2003; and  
18

19 **WHEREAS,** the City Council of Volente ("Council") has actively been studying and  
20 evaluating the impact of development; and considering regulations that seek to  
21 provide for the orderly and safe development of land and use of property within  
22 its Village limits (i.e. incorporated municipal boundary) and to avoid development  
23 that may constitute a public nuisance, impose an unreasonable burden on public  
24 infrastructure, or unreasonably disturb and devalue adjoining properties; and  
25

26 **WHEREAS,** the Council seeks to preserve the health, safety and general welfare of the  
27 community by enacting comprehensive development, subdivision and zoning  
28 regulations that provide for orderly growth, insure that the impact of development  
29 has an acceptable impact on the distinctive character of the community and  
30 preserve the cultural and aesthetic character of the Village; and  
31

32 **WHEREAS,** the Council seeks to promote a positive Village image reflecting order, harmony  
33 and pride, thereby strengthening the economic stability of the Village's  
34 commercial, cultural, environmental, historical, residential and scenic areas; and  
35

36 **WHEREAS,** the Council has found it to be in the best interest of the public safety, health and  
37 general welfare of the Village to regulate the use and development of land so to  
38 preserve the quality of life for Village residents, prohibit overcrowding, reduce  
39 strain on infrastructure, and prevent the loss of historical and ecological resources;  
40 and  
41

42 **WHEREAS,** the Village Council is expressly authorized by the Texas Standard Zoning  
43 Enabling Act, Texas Local Government Code, Chapter 212, to adopt zoning  
44 regulations and appoint a Planning and Zoning Commission.  
45

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE VILLAGE OF  
VOLENTE, TEXAS: THAT THE FOLLOWING RULES SHALL BE ADDED TO  
REGULATE AND GOVERN THE PLANNING AND ZONING COMMISSION FOR THE  
VILLAGE OF VOLENTE, TEXAS.**

50

51 **SECTION 22.301. Purpose.**

52 *Additions to the Planning and Zoning Commission to accomplish the following purposes:*

53

54 (K). To consider and make recommendations to the Village Council for a variance from the Site  
55 Development, Water Quality, and/or Subdivision requirements. A variance is defined as  
56 permission to depart from the specific provisions in the Site Development, Water Quality and/or  
57 Subdivision Ordinances by virtue of a unique hardship on a person's property. If a variance is  
58 recommend by the Planning and Zoning Commission, it acts as a recommendation to the Village  
59 Council to allow a variance from specific provisions in the Site Development, Water Quality,  
60 and Subdivision Ordinances, and may provide for alternative regulatory provisions to alleviate  
61 the unique hardship which would occur from compliance with the provisions of the applicable  
62 ordinance. The recommendation for granting a variance does not amend the Site Development,  
63 Water Quality and Subdivision ordinances, but it is a recommendation to the Village Council to  
64 grant a specific property where there are special circumstances and/or hardships justifying  
65 deviations from the standard provisions of the Site Development, Water Quality and Subdivision  
66 Ordinances.

67

68 (L). To consider and make recommendations to the Village Council, upon a request for a special  
69 exception from the Site Development, Water Quality and/or Subdivision requirements. A  
70 special exception may only be recommended to the Village Council for those regulations  
71 identified by the Village Council to be subject to special exceptions, and only upon a showing of  
72 the parameters established by the Village Council for granting the special exception.

73

74 (M). To consider and make recommendations to the Village Council upon an appeal of the  
75 determination or order of an administrative official on an issue that affects the Site Development,  
76 Water Quality and/or Subdivision rights of a person. Upon the filing of an appeal, all  
77 proceedings in the furtherance of the action being appealed are stayed. If facts show that the stay  
78 would cause imminent peril to life or property, the action may be stayed only if a restraining  
79 order is granted by a district court.

80

81 (N). To consider and make recommendations to the Village Council regarding non-conforming  
82 uses, including establishing an amortization period for the termination of those uses. In  
83 establishing amortization periods for a non-conforming use, the Commission may consider the  
84 amount the owner has invested in the property, the amount of recoupment of the investment  
85 during the amortization period, the availability and location of other sites, and the extent to  
86 which the non-conforming use adversely affects the neighboring property.

87

88 (O) In furtherance of their recommendations to the Village Council on amendment and repeal of  
89 various provisions in the Village Master or Comprehensive Plan the Planning and Zoning  
90 Commission with approval of the Village Council will conduct Community Surveys of the  
91 Village's residents. The Commission will make recommendations on the content of the

92 Community Survey to the Village Council and gain their approval prior to conducting a  
93 Community Survey.

94

95 **SECTION 2. Renumbered to 22.302**

96

97 **SECTION 3. Appointment of Chair and Vice-Chair. Renumbered to 22.303. Changed as**  
98 **follows: Change Title to Appointment of Chair**

99

100 The Village Council shall appoint the Chair.

101

102 **SECTION 4. Renumbered to 22.304**

103

104 **SECTION 5. Renumbered to 22.305**

105

106 **SECTION 6. Renumbered to 22.306**

107

108 **SECTION 7. Renumbered to 22.307**

109

110 **SECTION 8. Rules of Procedure. Renumbered to 22.308**

111 *Changes as follows: Section 8 (A) Officers*

112

113 (A) Organization and officers.

114

115 (1) Officers.

116

117 (a) From among its members the Commission shall elect the Vice Chair. The  
118 Chair, or in his/her absence, the Vice Chairperson shall preside at all  
119 meetings, and shall decide all points of order or procedure.

120 (b) Section 8 (A) (1) (a) now becomes Section 8 (A) (1) (b)

121 (c) Section 8 (A) (1) (b) now becomes Section 8 (A) (1) (c)

122

123 (B) Meetings

124 Addition of (3) (a)

125

126 (3) (a) Regular Meetings. The Commission shall conduct regular meetings once a  
127 month on the second Tuesday of every month at 7:00 PM. The initial meeting  
128 of the Commission shall be called by the Village Council.

129

130

131 **SECTION 9. Duties and Powers. Renumbered to Section 22.309**

132

133 The Planning and Zoning Commission is charged with the duty and invested with the authority  
134 to: *Addition of (H)*

135

136 (H) Hear evidence and determine the matters set forth in Section 23.301 of this Ordinance.

137

138 **SECTION 10. Conflicting Provisions. Renumbered to 22.310**

139  
140 In the case of any conflict between the other provisions of this Ordinance and any existing  
141 ordinance of the Village, the provisions of this Ordinance will control.  
142

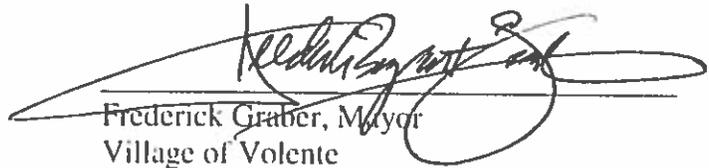
143 **SECTION 11. Severability. Renumbered to 22.311**

144 If any part of this ordinance, or the application of the same to any person, or set of circumstances  
145 is for any reason held to be unconstitutional, invalid, or unenforceable, the validity of the  
146 remaining portions of this ordinance shall not be affected thereby, this being the intent of the  
147 City Council in adopting this ordinance and all provisions of this ordinance are declared  
148 severable for that purpose.  
149

150 **SECTION 12. Effective Date. Renumbered to 22.312**

151 This Ordinance shall become effective upon approval of the City Council.  
152

153 **PASSED AND APPROVED BY THE CITY COUNCIL OF THE VILLAGE OF**  
154 **VOLENTE, TEXAS on this 19<sup>th</sup> day of August 2014.**

155  
156  
157  
158   
159 Frederick Graber, Mayor  
160 Village of Volente

161  
162  
163  
164 Attest:

165  
166   
167 \_\_\_\_\_  
168 Joan Jackson, City Secretary

169  
170  
171  
172 Approved to Form:

173  
174   
175 \_\_\_\_\_  
176 Tom Buckle, City Attorney

# ZONING USE SUMMARY TABLE

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

RESIDENTIAL USES	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD
Bed & Breakfast							P						
Condominium Residential													
Duplex Residential					P								
Group Residential					P								
Mobile Home Residential													
Multifamily Residential					P								
Retirement Housing (Small Site)							P						
Retirement Housing (Large Site)							P						
Single-Family Attached Residential			P										
Single-Family Residential	P	P	P	P	P								
Small Lot Single-Family Residential	P	P	P	P	P								
Townhouse Residential													
Two-Family Residential				P									
Short -Term Rental													
COMMERCIAL USES	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD
Administrative and Business Offices ✓						P	P	P					
<del>X</del> Agricultural Sales and Services <i>cu</i>							P						
Alternative Financial Services							P						
Art Gallery													
Art Workshop						P	P	P					
<del>X</del> Automotive Rentals							P	P					
Automotive Repair Services						P	P	P					
<del>X</del> Automotive Sales							P	P					
<del>X</del> Automotive Washing (of any type)						P	P	P					
<del>X</del> Bail Bond Services						P	P		P				
Building Maintenance Services ✓						P	P	P					
<del>X</del> Business or Trade School									P				
Business Support Services ✓						P	P						
Campground									P			P	
<del>X</del> Carriage Stable							P						
Cocktail Lounge							P	P					
<del>X</del> Commercial Blood Plasma Center								P					

# ZONING USE SUMMARY TABLE

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

COMMERCIAL USES (continued)	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD
✓ Commercial Off-Street Parking						P	C	P	P				
✓ Communications Services						P	P						
✓ Construction Sales and Services								P			P		
✓ Consumer Convenience Services						P	P	P					
✓ Consumer Repair Services						P		P					
✓ Convenience Storage								P			P		
✗ Drop-Off Recycling Collection Facility								P	P				
✗ Electronic Prototype Assembly								P			P		
✗ Electronic Testing								P			P		
✓ Equipment Repair Services								P			P		
✓ Equipment Sales								P					
✗ Exterminating Services								P					
✓ Financial Services								P					
✓ Food Preparation								P	P				
✓ Food Sales								P				C	
✗ Funeral Services						P	P						
✓ General Retail Sales (Convenience)								P					
✓ General Retail Sales (General)								P					
✓ Hotel-Motel								P					
✓ Indoor Entertainment								P	P				
✗ Indoor Sports and Recreation								P	P				
✗ Kennels								P	P				
✓ Laundry Services	P	P	P		P	P	P	P					
✓ Liquor Sales						P	P	P					
✓ Marina						P	C	P					
✗ Medical Offices -- exceeding 5000 sq. ft gross floor area								P					
✓ Medical Offices -- not exceeding 5000 sq. ft. gross floor area								P					
✗ Monument Retail Sales								P	P				
✗ Museums	P	P	P		P								
✓ Off-Site Accessory Parking								C	P	P			
✓ Outdoor Entertainment								P	P			P	

# ZONING USE SUMMARY TABLE

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

COMMERCIAL USES (continued)	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD
✓ Outdoor Sports and Recreation								P	P			P	
✗ Pawn Shop Services						P	P	P					
✓ Personal Improvement Services						P	P	P	P				
✓ Personal Services						P	P	P					
✓ Pet Services							P	P					
✓ Plant Nursery							P	P					
✓ Printing and Publishing							P	P			P		
✓ Professional Office							P	P					
✓ Recreational Equipment Maint. & Stor.							P	P	P			P	
✓ Recreational Equipment Sales							P	P				P	
✗ Research Assembly Services							P	P			P		
✓ Research Services							P	P			P		
✗ Research Testing Services								P			P		
✗ Research Warehousing Services								P			P		
✓ Restaurant (General)							P	P				P	
✓ Restaurant (Limited)							P	P				P	
✗ Scrap and Salvage													
✓ Service Station						P	P	P	P				
✓ Software Development							P	P					
✓ Special Use Historic													
✓ Stables													
✗ Theater								P			P		
✓ Vehicle Storage								P					
✓ Veterinary Services							P	P					
INDUSTRIAL USES	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD
✗ Basic Industry								P		P	P		
✗ Custom Manufacturing								P		P	P		
✗ General Warehousing and Distribution								P		P	P		
✗ Light Manufacturing								P		P	P		
✗ Limited Warehousing and Distribution								P		P	P		
✗ Recycling Center									P	P			

*Cabinet*

# ZONING USE SUMMARY TABLE

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

AGRICULTURAL USES														
	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD	
X Resource Extraction									P	P	P			
X Animal Production								P				P		
✓ Community Garden	P	P	P	P				P	P			P		
✓ Crop Production							P	P	P			P		
✓ Horticulture								P	P					
✓ Indoor Crop Production							P	P						
X Support Housing							P		P					
✓ Urban Farm	P	P	P	P	P			P						
CIVIC USES														
	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD	
✓ Administrative Services							P							
X Aviation Facilities									C					
X Camp								P	P			P		
X Cemetery									C			P		
✓ Club or Lodge							P	P						
X College and University Facilities									P					
X Communication Service Facilities	P	P	P	P	P	P	P		P					
✓ Community Events	P	P	P	P	P			P	P			P		
✓ Community Recreation (Private)	P	P	P	P	P			P	P			P		
✓ Community Recreation (Public)	P	P	P	P	P			P	P			P		
X Congregate Living								P						
X Convalescent Services								P	P					
X Convention Center									P					
X Counseling Services						P	P	P						
X Cultural Services								P	P	C				
X Day Care Services (Commercial)								P						
X Day Care Services (General)								P						
X Day Care Services (Limited)								P						
X Detention Facilities	P	P	P	P	P				P					
X Employee Recreation								P	P	P				
2 X Family Home								P						
2 X Group Home, Class I (General)								P		C				
2 X Group Home, Class I (Limited)								P		C				

# ZONING USE SUMMARY TABLE

P = Permitted Use    C = Conditional Use Permit    -- = Not Permitted

## CIVIC USES (continued)

R-1R   R-1   R-1C   IR   R-2   C-1   C-2   C-3   GOV   I-1   I-2   OS   PDD

	R-1R	R-1	R-1C	IR	R-2	C-1	C-2	C-3	GOV	I-1	I-2	OS	PDD
<del>X</del> Group Home, Class II							P		C				
<del>X</del> Guidance Services							P						
<del>X</del> Hospital Services (General)								P					
<del>X</del> Hospital Services (Limited)								P					
✓ Local Utility Services	P	P	P	P	P				P		P		
✓ Maintenance and Service Facilities	P	P	P	P	P		P		P		P		
<del>X</del> Major Public Facilities	P	P	P	P	P				P		P		
<del>X</del> Major Utility Facilities	P	P	P	P	P				P		P		
<del>X</del> Military Installations									P				
✓ Park and Recreation Services (General)	P	P	P	P	P		P		P			P	
✓ Park and Recreation Services (Special)	P	P	P	P	P		P		P			P	
<del>X</del> Postal Facilities	P	P	P	P	P				P				
<del>X</del> Private Primary Educational Facilities									P				
<del>X</del> Private Secondary Educational Facilities									P				
<del>X</del> Public Primary Educational Facilities	P	P	P	P	P				P				
<del>X</del> Public Secondary Educational Facilities	P	P	P	P	P				P				
<del>X</del> Railroad Facilities									P				
✓ Religious Assembly	P	P	P	P	P	P	P		P				
<del>X</del> Residential Treatment	P	P	P	P	P				P				
✓ Safety Services	P	P	P	P	P		P		P				
✓ Telecommunication Tower													
<del>X</del> Transitional Housing									P		C		
<del>X</del> Transportation Terminal									P		P		
All other Civic Uses													

*CU*



## Village of Volente – Zoning Chart

District	Category	Class	Use
Either: Residential Commercial	SF1 – Extra Large Lot Minimum 43,560 sq ft  SF2 – Large Lot Minimum 21,780 sq ft  SF3 – Medium Lot Minimum 10,890 sq ft  SF4 – Small Lot Maximum 10,890 sq ft  Each category includes data on: <ul style="list-style-type: none"> <li>• Lot Size</li> <li>• Width</li> <li>• Height</li> <li>• Impervious Cover</li> <li>• Setbacks</li> </ul>	Historical (Tan on the Map) <ul style="list-style-type: none"> <li>• Original subdivisions, adjoins Historical Small &amp; other transitional uses</li> <li>• Lot size – mostly .50 acres and larger</li> </ul> Historical Transition (Peach on the Map) <ul style="list-style-type: none"> <li>• Original subdivisions,</li> <li>• Lot size – mostly .25 - .75 acres</li> </ul> Historical Small (Brown on the Map) <ul style="list-style-type: none"> <li>• Original subdivisions, smaller lots sizes, smaller homes, tend to be closer to commercial areas</li> <li>• Lot size - mostly .25 - .75 acres</li> </ul> Modern (Dark Goldenrod on the Map) <ul style="list-style-type: none"> <li>• Mixed subdivisions, larger lots, larger homes</li> <li>• Lot size – varies widely</li> </ul> Modern Transition (Goldenrod) <ul style="list-style-type: none"> <li>• More recent subdivisions, estate sized lots, largest homes, deed restricted, active HOA</li> <li>• Lot size – mostly 1 to 2 acres</li> </ul> Commercial (Dark Brown on the Map) <ul style="list-style-type: none"> <li>• Lime Creek/2769, VJs/Fire station, Sandy Creek/Bleu</li> <li>• Lot size – varies widely</li> </ul> Ridgeline (Green on the Map)  PDD (Pink on the Map)	Not all inclusive: <ul style="list-style-type: none"> <li>• Single-Family Residential</li> <li>• Duplex</li> <li>• Townhome</li> <li>• Condominium</li> <li>• Short-term rental</li> <li>• Bed &amp; Breakfast</li> <li>• Multi-Family</li> <li>• Commercial</li> </ul>



### Village of Volente – Residential Categories

#### SF – 1

Extra Large Lot – one acre or larger. Intended as an area for low density single-family residential use on a lot that is a minimum of 43,560 square feet and for a 1000 square foot or larger residence.

#### Site Development Standards

Lot		Massing	
Minimum Lot Size	1 acre	Maximum Height	35ft
Minimum Lot Width	80ft	Minimum Setbacks **	
Maximum Units per Lot	1	Front Yard	25ft
Maximum Building Coverage	25%*	Street side yard	15ft
Maximum Impervious Cover	35%	Interior side yard	5ft
		Rear yard	10ft

\* 25% allows for a minimum of 10,890 square feet in heated/cooled structures

\*\*Consistent with the Existing Structures

#### Permitted and Conditional Uses

For detail on marked uses in the Residential Categories, see Village of Volente Ordinance XXX-XXX

\*\*\*\*\*

#### SF – 2

Large Lot – half acre to one acre. Intended as an area for moderate density single-family residential use on a lot that is a minimum of 21,780 square feet and for a 1000 square foot or larger residence.

#### Site Development Standards

Lot		Massing	
Minimum Lot Size	½ acre	Maximum Height	35ft
Minimum Lot Width	70ft	Minimum Setbacks **	
Maximum Units per Lot	1	Front Yard	25ft
Maximum Building Coverage	30%*	Street side yard	15ft
Maximum Impervious Cover	40%	Interior side yard	5ft
		Rear yard	10ft

\* 30% allows from 6,534 to 13,068 square feet in heated/cooled structures

\*\*Consistent with the Existing Structures

#### Permitted and Conditional Uses

For detail on marked uses in the Residential Categories, see Village of Volente Ordinance XXX-XXX



**Village of Volente – Residential Categories**

**SF – 3**

Medium Lot – one-fourth acre to one-half acre. Intended as an area for moderate density single-family residential use on a lot that is a minimum of 10,890 square feet and for a 500 square foot or larger residence.

**Site Development Standards**

Lot		Massing	
Minimum Lot Size	¼ acre	Maximum Height	35ft
Minimum Lot Width	60ft	Minimum Setbacks **	
Maximum Units per Lot	1	Front Yard	15ft
Maximum Building Coverage	35%*	Street side yard	15ft
Maximum Impervious Cover	45%	Interior side yard	5ft
		Rear yard	10ft

\* 35% allows from 3811 to 7623 square feet in heated/cooled structures

\*\*Consistent with the Existing Structures

**Permitted and Conditional Uses**

For detail on marked uses in the Residential Categories, see Village of Volente Ordinance XXX-XXX

\*\*\*\*\*

**SF – 4**

Small Lot – one-fourth acre or smaller. Intended as an area for high density single-family residential use on a lot that is a maximum of 10,890 square feet and for a 500 square foot or larger residence.

**Site Development Standards**

Lot		Massing	
Minimum Lot Size	< ¼ acre	Maximum Height	35ft
Minimum Lot Width	50ft	Minimum Setbacks **	
Maximum Units per Lot	1	Front Yard	15ft
Maximum Building Coverage	35%*	Street side yard	15ft
Maximum Impervious Cover	45%	Interior side yard	5ft
		Rear yard	10ft

\* 35% allows for up to 3811 square feet in heated/cooled structures

\*\*Consistent with the Existing Structures

**Permitted and Conditional Uses**

For detail on marked uses in the Residential Categories, see Village of Volente Ordinance XXX-XXX



## **Village of Volente Vision Statement**

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In 2003, the Village adopted the following statement of its citizen shared vision of what Volente should become:

**We, the citizens of the Village of Volente, believe in Civic Pride, Environmental Awareness, Minimal Government, Diversity and Friendship, and Privacy and Individuality.**

We are dedicated to remaining united and working together as friends, neighbors, and citizens for the protection and preservation of the natural beauty and uniqueness of our country village and family way of life.

We will endeavor to protect the quality of life for future generations and ourselves. We envision a cohesive lakeside village that promotes harmony and diversity of community, inclusive of all socio-economic strata and age groups. We will protect our environment and ensure responsible and appropriate land use. We will keep our village safe from injury, crime and pollution. We will preserve our right to remain private in our daily lives, but at the same time promote civic pride and sense of community.

We believe in minimal government regulation and taxation. As empowered citizens we will constructively participate in, question, and oversee our elected government. We understand the community will face challenges and a sufficient level of government will be provided to protect this vision and our core values.

**ORDINANCE NO.**

**AN ORDINANCE OF THE VILLAGE OF VOLENTE, TEXAS, ADOPTING A COMPREHENSIVE PLAN FOR THE VILLAGE OF VOLENTE; PROVIDING FOR STANDARDS TO BE USED BY THE VILLAGE OF VOLENTE IN MAKING ZONING AND PLANNING DECISIONS PURSUANT TO THE PROVISIONS OF REGULATIONS ADOPTED BY THE VILLAGE OF VOLENTE FOR THE DEVELOPMENT AND USE OF LAND WITHIN THE VILLAGE AND ITS ENTRATERRITORIAL JURISDICTION; PROVIDING SEVERABILITY, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.**

**COMPREHENSIVE PLAN FOR THE VILLAGE OF VOLENTE**

**WHEREAS**, Chapter 213 of the Texas Local Government Code provides that the governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality;

**WHEREAS**, the Village Council of the Village of Volente appointed a committee to develop a comprehensive plan for the Village of Volente;

**WHEREAS**, the committee developed a draft comprehensive plan and delivered the plan to the Village of Volente's Planning and Zoning Commission;

**WHEREAS**, the Planning and Zoning Commission has modified the comprehensive plan and has recommended to the Village Council the adoption of the modified comprehensive plan;

**WHEREAS**, the Village Council intends that the Comprehensive Plan be used to coordinate and guide the establishment of development regulations for land within the Village and its extraterritorial jurisdiction;

**WHEREAS**, the Village Council finds that this Comprehensive Plan is for the purpose of promoting the sound development of the municipality and promotes the public health, safety and welfare of the citizens of the Village of Volente;

**WHEREAS**, the Village Council finds that this Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries;

**WHEREAS**, it is not the intent of the Village Council that this Comprehensive Plan limits the ability of the Village to prepare other plans, policies, or strategies for the development of the Village as may be required from time to time.

**NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF VOLENTE, TEXAS, THAT:**

## **WHY PLAN? <sup>1-1</sup>**

Advance, or comprehensive, planning helps to ensure that, as size and population characteristics grow and change over time, the community continues to develop in a manner which reflects the objectives and values of the community's decision-makers, citizenry, and property owners. The product of a municipal advance planning program is generally a Comprehensive Plan document (and associated maps), which is sometimes referred to as the community's "Master Plan". The Comprehensive Plan functions as a short- and long-range guide for the future growth, development and, in some cases, redevelopment of the community. It reflects what is in the best interest for the Village of Volente as perceived by citizens and property owners within the community. The Plan illustrates and represents a comprehensive "vision" of what the community can become, and it is intended to be utilized as a short- and long-range statement of public policy.

The Comprehensive Plan serves several important roles in the community's decision-making process. Its primary purpose is to permit the Village to consciously consider and shape its own future. It serves as a response to existing problems that have been identified within the community, and as a means to address future issues in a more proactive way. It is intended to be used to identify areas or features that need to be protected or preserved, and it establishes a framework for setting priorities. Although the Comprehensive Plan focuses primarily upon the community's physical form and environment, it is closely tied to socio-economic factors as well. In many ways, the physical layout and design of the community affects the daily lives of those who live and work within it.

## **PURPOSE OF THE COMPREHENSIVE PLAN**

As a vision of the Community's future physical form, the Comprehensive Plan sets forth a generalized pattern of land use areas and transportation corridors. It represents a long-range statement of public policy with respect to how the Village of Volente should grow, develop and mature over time. It includes policies and recommendations relative to the development of various physical elements within the community such as transportation, land use, housing, parks and recreation, public facilities, and urban design. It provides for the distribution of and interrelationships between various land uses, as well as a basis for future development recommendations. These aspects of the Plan are supported by a set of goals and objectives drawn from the desires and aspirations of citizens and business leaders, and are intended to help the Village of Volente maintain and encourage an attractive living and working environment. The primary objectives of the Comprehensive Plan are to:

- Coordinate public and private investment;
- Minimize conflict between land uses;
- Manage growth in an orderly manner;

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<sup>1-1</sup> From "Comprehensive Plan, Village of Bee Cave, Texas"; August 2000; Prepared by Dunkin, Sefko, and Associates, Inc.

- Increase the cost effectiveness of public investments;
- provide a rational and reasonable basis for making decisions about the community; and
- provide guidance for shaping and enhancing the community's image/identity.

**The Comprehensive Plan, once adopted, becomes the official policy of the Village.** It will help guide zoning and development decisions, and it will serve as a basis for future capital expenditures for public facilities. It is important to emphasize that the Comprehensive Plan is not a rigid policy, but rather a guide. It is intended to be flexible and to provide latitude for more detailed analyses that are commonly a part of zoning and development decisions; however, these decisions should be consistent with policies established within the Comprehensive Plan.

As previously stated, planning is not a single event but rather a continuous and ever changing process. The Community will undoubtedly encounter future development proposals that are inconsistent with the Plan. Some of these proposals may well be in the best interest of the Community and worthy of further consideration. As community conditions and priorities change over time, the Village's Comprehensive Plan should be amended to take advantage of new opportunities and to respond to new needs and circumstances. Thus, the Comprehensive Plan itself is not intended to be a static document; it is intended to be a dynamic, adaptable guide to help citizens and officials shape the future of the Village of Volente.

## **PLAN CONTENT AND ORGANIZATION**

The Comprehensive Plan of the Village of Volente is divided into five major sections. Each section is designed to accomplish specific objectives within the planning process. The major sections are summarized as follows:

### **Overview**

This section explains why it is important for a growing community to plan ahead for future growth and development, and describes the purpose and importance of the Comprehensive Plan in the community's decision-making process.

### **Baseline Analysis: A "Context" for Planning**

In addition to providing basic information regarding the historical development of the Village of Volente and the community's significance within the region, the Baseline Analysis section examines and summarizes existing conditions and trends that will likely affect the formulation of Plan goals, objectives and recommendations. This section also identifies important issues that should be considered in the formulation of the Plan and represents, in effect, a "context" for planning the Village of Volente.

## **Goals and Objectives: A Vision for the Community**

This section establishes the general direction the Village of Volente wishes to take in its future physical development and outlines the community's basic planning goals and objectives, making it one of the most important components of the Comprehensive Plan. The goals and objectives establish the overall direction the Community will follow in making recommendations and decisions on development proposals, public infrastructure, urban design, finance and other issues.

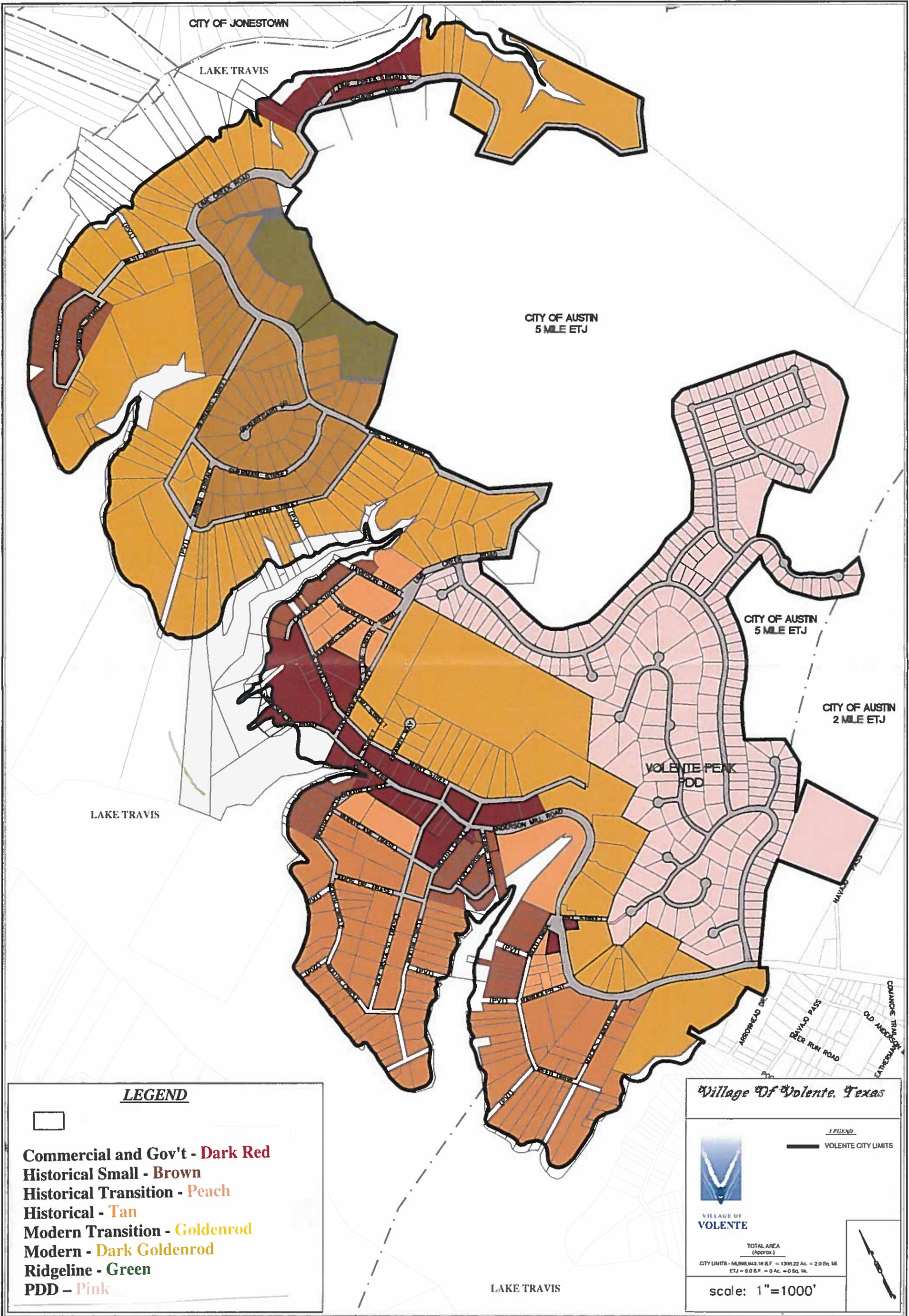
## **Plan Recommendations**

This section of the Comprehensive Plan includes analysis and recommendations on various components of the Community's physical development such as land use, transportation, parks and open spaces, public facilities, environmental protection, and urban design, with specific actions and policies that are recommended for implementation within each component.

## **Implementation Strategies**

The implementation measures are suggested strategies that can be used to help the Community achieve its adopted goals, objectives and Comprehensive Plan recommendations. They are not the only possible actions that would achieve these goals, but they are intended to set an initial agenda for adopting regulatory and other programs that implement the Plan. The community may select some measures for implementation immediately following Plan adoption, while others may not begin for several years or more. Including a program or project on the list of implementation measures does not automatically create that program. The Community will need to adopt budgets, consider new ordinances, and allocate resources before new programs can begin. Each of the implementation decisions will require input and specific action by the Planning and Zoning Commission and the Council.

Although each section serves a separate and specific purpose, the various sections are all interrelated in some manner and, collectively, they comprise the Comprehensive Plan for the Village of Volente. Other documents created prior to (or separately from) the Comprehensive Plan process are also incorporated by reference, and thereby made an integral part of the community's overall "master plan" for growth and development.



CITY OF JONESTOWN

LAKE TRAVIS

CITY OF AUSTIN  
5 MILE ETJ

CITY OF AUSTIN  
5 MILE ETJ

CITY OF AUSTIN  
2 MILE ETJ

VOLLENDE PEAK  
PDD

LAKE TRAVIS

LAKE TRAVIS

**LEGEND**

- Commercial and Gov't - **Dark Red**
- Historical Small - **Brown**
- Historical Transition - **Peach**
- Historical - **Tan**
- Modern Transition - **Goldenrod**
- Modern - **Dark Goldenrod**
- Ridgeline - **Green**
- PDD - **Pink**

*Village Of Volente, Texas*



VILLAGE OF  
**VOLENTE**

TOTAL AREA  
(Approx.)

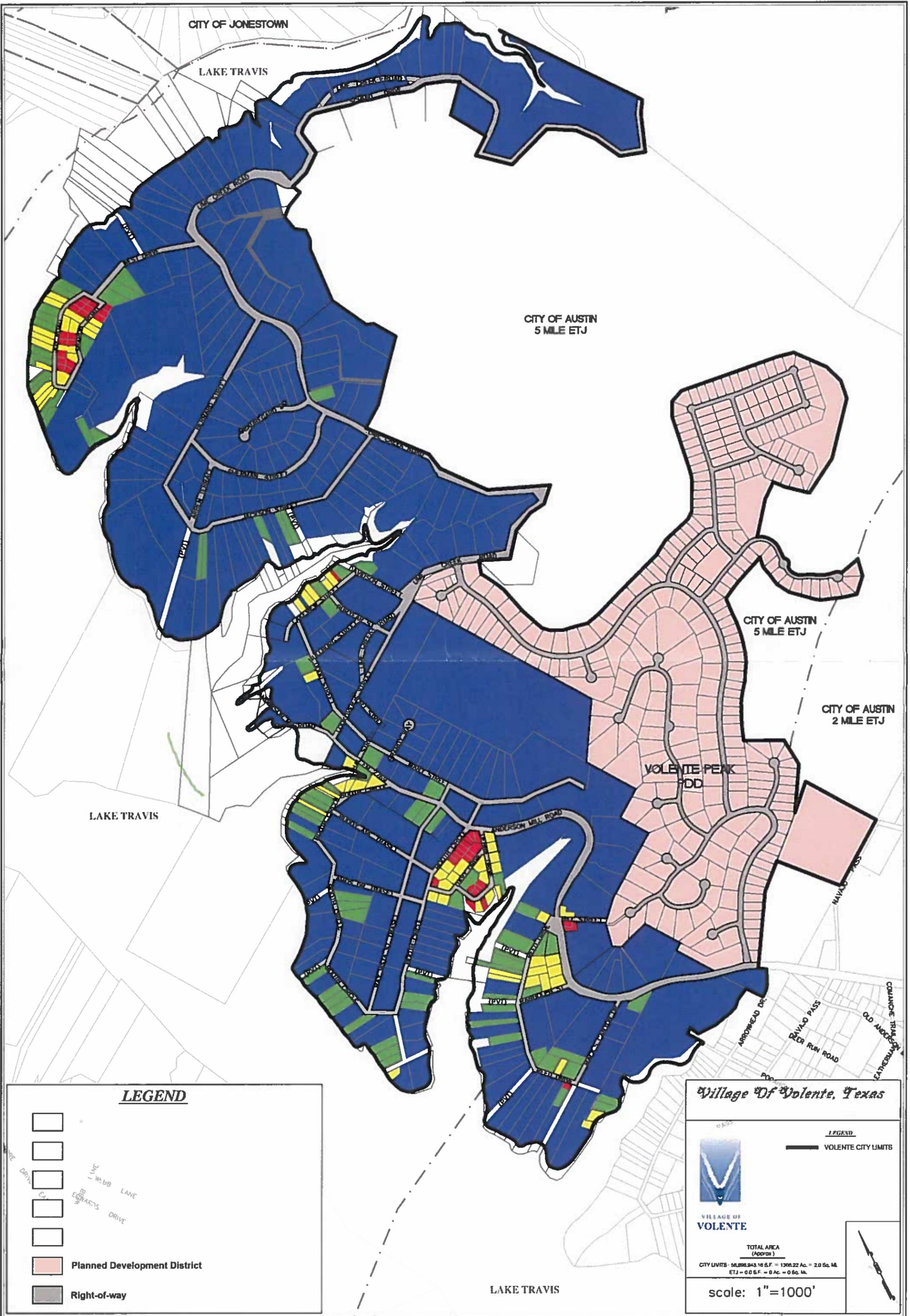
CITY LIMITS - 58,888,843.18 S.F. = 1,338.22 Ac. = 2.0 Sq. MI.  
ETJ = 9.0 S.F. = 0.40 Ac. = 0.60 Sq. MI.

scale: 1" = 1000'

**LEGEND**

— VOLLENTE CITY LIMITS





CITY OF JONESTOWN

LAKE TRAVIS

CITY OF AUSTIN  
5 MILE ETJ

CITY OF AUSTIN  
5 MILE ETJ

CITY OF AUSTIN  
2 MILE ETJ

VOLLENTE PEAK  
TOD

LAKE TRAVIS

LAKE TRAVIS

**LEGEND**

- 
- 
- 
- 
- 
-  Planned Development District
-  Right-of-way

*Village Of Volente, Texas*



VILLAGE OF  
VOLENTE

TOTAL AREA  
(Approx)

CITY LIMITS - 58,898,943.16 S.F. = 1338.22 Ac. = 2.0 Sq. Mi.  
ETJ - 0.0 S.F. = 0 Ac. = 0.0 Sq. Mi.

scale: 1"=1000'

**LEGEND**

 VOLLENTE CITY LIMITS

