



VILLAGE OF VOLENTE

MINUTES

Planning & Zoning Commission Regular Meeting
and Public Hearing
6:30 P.M., Tuesday, November 13, 2018
Volente Fire Hall 15406 FM 2769, Volente, Texas

I. ITEMS OPENING THE MEETING

A. Call to Order

Chairperson Kristi Belote called to order a regular meeting of the Planning and Zoning Commission of the Village of Volente on Tuesday, November 13, 2018, at 6:31 p.m.

B. Call Roll

The following commissioners were in attendance: Judy Barrick, Kristi Belote, Nancy Carufel, and Phillip Mitchell. A quorum was declared. Staff present included Christina Schildgen, City Secretary and Erin Selvera, City Attorney.

C. Approval of October 30, 2018 meeting minutes

Commissioner Nancy Carufel made a motion to accept the October 30, 2018 meeting minutes. The motion was seconded by Commissioner Judy Barrick. The October 30, 2018 meeting minutes passed unanimously.

II. CITIZEN COMMENTS

No citizen comments.

III. GENERAL BUSINESS AND ACTION ITEMS

A. Open public hearing to discuss changes to the Village of Volente Zoning Map.

Public hearing opened at 6:32 p.m.

Staff Presentation

Christina Schildgen provided the staff presentation. The Volente Peak Planned Development was a zoning action taken on roughly 300 acres of land within the boundary of the Village of Volente. This was an agreement between the developers and the Village of Volente signed in 2009. In 2018 Travis County purchased the land and by action of the Commissioner's Court, this land was made part of the Balcones Canyonlands Preserve (BCP) under control of Travis County. The recommendation is the Village of Volente rezone this piece of land to restricted open space as shown on the proposed map.

Schildgen also suggested that a small park just off Debbie Dr. be shown on the zoning map as "PWGU: Private Way."

The group spoke about the location of the small park off Debbie Dr. Commission members stated this particular area of land had been talked about long ago. The area just needs to be shaded on the zoning map to reflect this area as "PWGU: Private Way."

Commissioner Barrick felt like if the green area on the map was going to be part of Balcones Canyonlands Preserve then it should be designated as Balcones Canyonlands Preserve.

Erin Selvera mentioned if we want to change the zoning category then we need to change the zoning ordinance, which cannot be accomplished tonight.

Kristi Belote gave a directive to the City Secretary. Because Johnson Travis View is already approved, change the use to the color of "PWGU: Private Way." This change took place in the last edit of the zoning ordinance.

The commissioners looked at the definitions of open space and common space. They did not like these definitions to define the Balcones Canyonlands Preserve.

Erin Selvera recommended there be a motion to bring the item back to the Planning and Zoning Commission as a change to the zoning ordinance to reflect an additional zoning district for this specific use. We will make the change in the zoning regulations in Chart 3. At that time, we will adopt a new zoning designation and make the requisite change to the zoning map.

B. Review and take possible action on the Village of Volente Zoning Map Updates

Kristi Belote summarized a list of changes that need to be considered at the next meeting which include the following:

- 1) Make a request that Anderson Mill Rd. be changed.
- 2) Create a new zoning district for the Balcones Canyonlands Preserve.
- 3) Change the color to PWGU: Private Way of the Johnson Travis View area.

Commissioner Phillip Mitchell motioned that we have a future agenda item to add or amend the zoning ordinance to include an area designated as Balcones Canyonlands Preserve. At the future meeting we also make a decision on whether to change the area to Balcones Canyonlands Preserve. He also moves that we change Anderson Mill Rd. to FM 2769 the entire way. Commissioner Nancy Carufel seconded the motion. The motion was passed unanimously by the Planning and Zoning Commission.

Commissioner Belote said they would need to do a 15-day notice for the December meeting for this.

The public hearing ended at approximately 6:50 p.m.

C. Review and possible action on the Village of Volente's Long-term Comprehensive Plan

Kristi recommended visiting Chris Holtkamp's report and using dollars to have Chris Holtkamp come out for a work session.

The group mentioned liking Jonestown's plan.

Kristi asked what steps would have to be taken to bring Chris Holtkamp back out to work on the plan. Kristi directed staff to look at Chris Holtkamp's agreement to see if need an addendum or new agreement.

The City Secretary said she would look for the agreement.

Kristi reviewed a plan of action. She said we could have more than one meeting a month. She will see if Chris is available over the next several weeks. The group spoke about having the City Secretary look at the data.

Christina reminded the group that a contract addendum must go through council.

Kristi directed the City Secretary to send out copies of Chris Holtkamp's review to the Planning and Zoning members. The City Secretary was directed to find a copy of the contract with Chris Holtkamp.

Kristi encouraged commissioners to refamiliarize themselves with the comprehensive plan. They set a work session for 6:00 p.m. on November 27, 2018 at Village of Volente City Hall.

Kristi asked how Erin Selvera's firm can help out. They have a planner on staff that can provide assistance. Their planner can help them finalize things and Erin will look at the legal documents.

IV. ADJOURNMENT

Commissioner Judy Barrick moved to adjourn the meeting. The motion was seconded by Commissioner Phillip Mitchell. The motion was passed unanimously by all present, and the meeting adjourned at 7:25 p.m.


Approved this 11th day of December, 2018.

Signed:



Kristi Belote, Chairperson

Attest:



Christina Schildgen, City Secretary



