



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, JUNE 9, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

Present

Jeff Browning, Chair
Judy Barrick
Rett Scudder
Richard Roucloux
Phil Mitchell

Absent

Also in Attendance

Council Member Bill Connors
Council Member David Springer

1. Open Regular Meeting.
Chair Jeff Browning calls the meeting to order at 6:30 p.m.
2. Call Roll.
City Secretary Julia Vicars calls roll. All are present and a quorum is established.
3. Citizen Comments.
None.
4. Approval of the Minutes from April 14th and May 12th, 2015.
Commissioner Rett Scudder makes a motion to approve the minutes from April 14th and May 12th, 2015. Seconded by Commissioner Judy Barrick. Carries unanimously.
5. Public Hearing on Amending Ordinance No. 2015-O-06; an Ordinance to add the definitions of foundation and water tank and to amend the definition of height.
No comments on the Ordinance.
6. Discussion and Possible Recommendation to Council on Amending Ordinance No. 2015-O-06; an Ordinance to add the definitions of foundation and water tank and to amend the definition of height.
Commissioner Phil Mitchell makes a motion to recommend to Council that they adopt the ordinance as written. Seconded by Commissioner Judy Barrick. Carries unanimously.
7. Update from Council Member Bill Connors on the progress and discussion stemming from the Council Work Session on June 3, 2015.

Council Member Connors summarizes the Position Statement on the Land Use Ordinances as well as the progress made by Council during their work session on June 3rd, 2015. Small or irregularly shaped lots face problems when complying with the restrictive ordinances in place. Council is working on amending the four major ordinances that cause issues with developments and remodels for the area. The idea behind all of the changes would be that they fit into the vision of Volente, keep government minimal, and ease the restrictions homeowners and applicants face. Council is drafting the Zoning Ordinance directly and will get the red-lined draft to Planning and Zoning, then to a Town Hall Meeting. This would limit the amount of variances that come before the Commission.

Commissioner Phil Mitchell asks if enforcement and inspections would remain with the Village.

Council Member Connors states he is still researching that topic.

Chair Jeff Browning asks if the end goal is that other entities (such as LCRA) approve plans and the Village in turn “rubberstamps” them.

Council Member Connors states that yes, that is the goal.

Commissioner Richard Roucloux asks if any other cities have an interlocal for building permits.

Council Member Springer states that no, while they have interlocals for septics, they do not have interlocals for general construction.

Commissioner Richard Roucloux states he is concerned with passing the responsibility to Travis County, suggesting that inspections remain in house.

Council Member Connors states that the issue with adopting LCRA’s regulations in their entirety is that there is a gap that exempts all lots subdivided before 1989 from providing a plat. LCRA looks at the proposed size of the house, where the septic would be, and the engineered stamp.

Council Member Springers states when he began construction on his property (prior to incorporation), he had to submit his entire plans to LCRA then takes those to Travis County for approval, which rubberstamped his plans with LCRA’s comments.

Council Member Connors states that the Impervious Cover and Water Quality he is proposing to Council comes directly from LCRA’s requirements. Council Member Connors then details the Existing Residential Lot Zoning chart supplied for the Planning and Zoning Commission. Council Member Connors then details the current proposed impervious cover percentages, of which he is waiting for verification from LCRA.

Chair Jeff Browning says he is in agreement with the spirit and direction of the proposed changes.

8. Possible Recommendations to Council on the progress made at Council Work Session on June 3, 2015.
Commissioner Richard Roucloux makes a motion that Council further research the permitting process through MyPermitNow but that we retain the inspection process through the City and do not outsource to Travis County. Seconded by Commissioner Rett Scudder. Carries unanimously.
9. Review and possible revision to the Comprehensive Plan, Chapter 2 – Baseline Analysis.
Commissioner Judy Barrick states she is concerned that we have the cart in front of the horse. Reviews and changes are being made to Zoning that could greatly affect the Baseline.
Council Member Connors states he has read through the Comprehensive Plan and his take is that not a lot has significantly changed. We still have the same geographic territory, history, and soil. Yes, development has continued but there’s not great change in the commercial use out here and everything else remains primarily residential. He adds it is worthwhile going through and reviewing it for substantive changes that can be corrected, such as the proposal section.
Commissioner Richard Roucloux states that the focus needs to be on streamlining the ability for people to move out here and build their dream. Simplification of the ordinances needs to be the priority.

Commissioner Judy Barrick states that they are not accomplishing a lot on the Planning and Zoning Commission currently, adding there ought to be a way to work in tandem with Council to accomplish this faster.

Commissioner Phil Mitchell sates his objection in reviewing the comprehensive plan at this point is that there needs to be changes to the plan that mimic the updating of the ordinances, which are not complete.

Chair Jeff Browning states that we are looking for substantive changes for how things will work in this community.

Commissioner Judy Barrick estimates pages 16-40 need updates.

Commissioner Richard Roucloux makes a motion to allow Judy Barrick to present at each meeting a select amount of pages for review and for Planning and Zoning to make a decision based on her suggestions. The motion fails.

Commissioner Rett Scudder makes a motion to postpone until the next regularly scheduled meeting. Seconded by Judy Barrick. Carries unanimously.

10. Adjourn.

The meeting adjourns at 7:42 p.m.

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

Signed:

Jeff Browning, Chair of Planning and Zoning

Attest:

Julia Vicars, City Secretary