



MINUTES OF THE
CITY COUNCIL
OF THE VILLAGE OF VOLENTE, TEXAS
WEDNESDAY, JULY 8, 2015 at 8:00 A.M.
16100 Wharf Cove, Volente, Texas 78641

Present

Mayor Ken Beck
Mayor Pro Tem Bill Connors
Council Member Kristi Belote
Council Member Babs Yarbrough
Council Member David Springer

Absent

1. Open Work Session.
Mayor Ken Beck called the Work Session to order at 8:06 a.m.
2. Call Roll.
City Secretary Julia Vicars calls roll. A quorum is established.
3. Review of the Zoning Ordinance Discussion Guide.
 - a. Edits
 - b. Plan for Distributing the Discussion Guide to the Public
Council agrees to review the Discussion Guide via email and send suggested edits in.
4. Review of the proposed Commercial Zoning.
This item was taken out of order.
Mayor Pro Tem Bill Connors states that there are other items in the existing ordinance not addressed by Bab's Commercial proposed change, for instance "Signs". Council Member Connors inquires if this is intentional, and that regulations like signs will come from the separate ordinance that will give those requirements.
Council Member Babs Yarbrough states that we already have a separate sign ordinance, so the Village does not need to replicate these requirements into the Zoning ordinance. Council Member Babs Yarbrough then presents her proposed Commercial Zoning with the categories being C-1, C-3 General, Marina, Government and PDD. C-1 "Professional Business" would be low density retail district.
Council discusses proposed commercial categories. Commercial office, marina, and entertainment and a chart for each based on lot size. Council discusses the handles, or names for each category. Setbacks and

impervious cover will be set based on size – splitting out lots under 1 acre and lots over 1 acre. Mayor Ken Beck and Council Member Babs Yarbrough will work on a chart for commercial and bring it back to Council, noting requirements for commercial setbacks on state roads.

Connors brings up a clause in the old ordinance that should be transferred over, allowing for a variance to flow through the Planning and Zoning Commission and Council.

Council discusses Hotel/Motel use, what category it would be permitted in, and if it would be allowed.

5. Discussion and Draft of Revisions to the Zoning Ordinance.

Mayor Pro Tem Bill Connors presents a couple of changes to the Zoning Ordinance and asks for clarification and consensus from Council on nonconforming uses. No changes to the sections establishing Board of Adjustments, Planning and Zoning, or the PDD areas. No changes to Short Term Rentals conditional use.

6. Date and time of next work session.

Next work session scheduled for July 15, 2015 at 8:00 a.m.

7. Adjourn.

The meeting adjourns at 9:07 a.m.

Passed and Approved this 21 day of July, 2015.

Signed:

KB

Mayor Ken Beck

Attest:

JV

Julia Vicars, City Secretary