



MINUTES OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
NOVEMBER 10, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Meeting.
Chair Richard Roucloux calls the meeting to order at 6:34 p.m.
2. Call Roll.
Julia Vicars, City Secretary calls roll. Present are Chair Richard Roucloux, Commissioners Judy Barrick, Nancy Carufel, and Phil Mitchell. Commissioner Rett Scudder is absent.
3. Citizen Comments.
Jan Yenawine states there are no professional vendors here, which is negligent of the Commission. He advises that they not move forward without expert advice.
Allison Thrash, 15100 FM 2769, agrees with Jan. Reads aloud a statement to the Planning and Zoning Commission describing what she feels are the expectations of the community.
4. Discussion on the expectations and directions of Council regarding the review of the Zoning Ordinance.
Chair Richard Roucloux reads aloud an email from Mayor Ken Beck that states the direction and expectations of Planning and Zoning.
5. Presentations.
Commissioner Nancy Carufel makes a motion to postpone this item until the next meeting. Seconded by Commissioner Phil Mitchell. The motion carries unanimously.
 - a. Mayor Pro Tem Connors
 - b. Carey Witt
6. Review and edits of the latest version of the proposed Zoning Ordinance. (Nancy Carufel & Judy Barrick)
 - a. Setbacks
The Planning and Zoning Commission uses Chart 1 to address the proposed setbacks and edit as follows:
R-1R is okay as proposed on all setbacks.
SRC setbacks are okay as proposed.
SR1 would have a 1000 sq. ft minimum house size for below one acre down to ½ acre with a 500 sq. ft minimum for ½ acre and below.
R-2/MFR is okay as proposed.
SR is okay as proposed except for the front setback, which would remain at the existing 50 feet.
C1 okay as proposed.
C2 okay as proposed.
GOV & OS okay as proposed.
C3 setbacks are recommended as remaining as existing, with none of the proposed changes being found acceptable by the Commission.
 - b. Updated Definitions from Ordinance 2004-O-32
The Commission discusses the need to remodel in the Zoning Ordinance, based on the label of Chart 1 which states it applies to both New and Remodel. The possibility of changing the word Remodel to

Reconstruction on the title of Chart 1 was discussed as well. Ultimately, the Commission agrees to revisit the definitions section for the definition of remodel and the definition of cluster housing.

c. Utility District Definition

The Planning and Zoning Commission requests that the City Attorney provide them with verbiage necessary to insert an Utility District into the Zoning categories.

d. Commercial District C3

The Commission discusses the jump from the 100 foot setback to the 35 foot setback for the front setback of properties zoned C3. Impervious cover for these properties was also discussed. Staff is to research LCRA's requirements of Commercial Impervious Cover.

e. Definition of Remodel

The Commission plans on revisiting the definitions section at a later date, possibly upon review of the Site Development ordinance.

7. Continue Page by Page Review of the proposed Zoning Ordinance.

This item was not addressed and is assumed to be tabled until the next meeting.

8. Questions for the City Attorney and/or City Engineer.

The Commission discussed researching or asking for opinion on the following topics from Attorney and Engineer, to be formally requested at a later date:

1. Setbacks for the Utility District.
2. TCEQ's possible ban on commercial properties having greater than 20% impervious cover.
3. Height definition clarification

9. Adjourn.

The meeting adjourns at 8:36 p.m.

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

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary