



MINUTES OF A JOINT WORK SESSION OF THE
CITY COUNCIL & PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
MONDAY, OCTOBER 24, 2016 at 6:00 P.M.
At 16100 Wharf Cove, Volente, TX 78641

Present

Mayor Ken Beck

Mayor Pro Tem Steve Baker

Council Member Kristi Belote

Council Member Bill Connors

Council Member Kit Hopkins

Council Member Andy Fogarasi (arrived at 6:15 p.m.)

Chair Richard Roucloux

Commissioner Nancy Carufel

Commissioner Judy Barrick

Commissioner Rett Scudder

Absent

Commissioner Phil Mitchell

1. Open Work Session.

Mayor Ken Beck opened the work session at 6:02 p.m.

2. Call Roll.

Nicole Vicuña, Acting City Secretary, called roll. A quorum was declared.

Council and the Commission agreed to take solicited comments from the audience during the session.

Chairman Richard Roucloux thanked the Council for the joint session. He stated that the Commission is now up to speed but they have a few issues they are hoping to address during the session.

3. Update, discussion, and edits on the proposed zoning ordinance.

a. Review and edit all sections of proposed ordinance

Discussion ensued as to whether to define terms simply because it exists in the Village, ie. boarding house, cluster homes. Decided that a term must be used within the document to be defined, or could be added to the matrix of uses.

All agreed to revisit swimming pools as impervious cover when Water Quality Ordinance is revised.

Chairman Roucloux expressed the Commission's concern that omitting the definition of condominium may allow the opportunity for someone to create condominiums in any zone.

Condominiums to be added to prohibited uses lists.

Council will decide where to put apartment definition.

Discussion ensued as to the Manufactured Home definition regarding Texas Occupants Code and HUD Code.

At this time, 7:30 p.m., Councilman Fogarasi departed the work session.

Continued discussion, revisions, and edits to all sections of Division 2.

Skipped Division 3, sections 30.126 through 30.135 because no substantive changes have been made.

Discussed sections 30.136 and 30.137, nonconforming structures.

Mayor Beck presented his Proposed Modification for Nonconforming Structures attachment.

Discussion, edits and revisions were made to the attachment to include it in the proposed ordinance.

Some debate took place regarding the Board of Adjustment and height allowance for nonconforming structures. The point of contention continues to be setting a height guideline within the setback.

Continued overview of Division 5, sections 30.138 through 30.150, followed by Charts 1 through 4.

- b. Review, edit, and possible approval of zoning matrix

All in agreement to include the zoning matrix in the proposed ordinance, as well as including prohibited uses.

At this time, 9:11 p.m., Commissioner Scudder departed the work session.

Discussion ensued as to the legal reasons for including apartments and condominiums. It was decided to leave condominiums out and put apartments in C3, conditional uses.

Mayor Pro Tem Baker asked clarifying questions that will enable him to complete the matrix.

- c. Review and confirm schedule

Joint work session scheduled for November 1st to review citizen suggestions from Town Hall.

4. Adjourn.

There being no further business to discuss, the meeting was adjourned at 9:57 p.m.

Approved this 17th day of January, 2017

Signed:

Attest:

Ken Beck, Mayor

Nicole Vicuña, Acting City Secretary