



MINUTES OF A JOINT WORK SESSION OF THE
CITY COUNCIL & PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, NOVEMBER 1, 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

Commissioner Nancy Carufel

Commissioner Rett Scudder

Commissioner Judy Barrick

Absent

Chair Richard Roucloux

Commissioner Phil Mitchell

1. Open Work Session

Mayor Ken Beck opened the work session at 6:00 p.m.

2. Call Roll

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

3. Discuss citizen comments and feedback from Town Hall

Discussion as to citizen comments regarding commercial lot size.

Mayor Pro Tem Baker suggested seeking expert advice to understand the ramifications of decisions that are being made.

Planning and Zoning replied that they did speak with the City Engineer.

Council Member Hopkins prefers having limitations. Mayor Beck and Council Members Belote and Fogarasi agree to compromise. Council Member Connors agreed to set a limit on C3 only, C1 and C2 do not need limitations.

Council agreed to floor space to be less than 4,000sqft in C1, 8,000sqft in C2, 12,000sqft in C3.

Discussion took place regarding the title Commercial Marina/Entertainment.

Council agreed to change the title to Commercial Marina.

Mayor Beck will contact the City Attorney and the mayor of Jonestown regarding commercial marina conditional uses.

Council moved on to discuss non-conforming structures.

Council Member Belote suggested that Council hold off to make a more informed decision, but not do a survey. Mayor Pro Tem agreed that the Council was elected to make the complex decisions.

Planning and Zoning recommended adding the proposed modification for non-conforming structures at this time.

Council did not agree to add the modifications.

Discussion ensued as to short term rentals (STR). Council Member Belote will contact Citizen Anne Steichen regarding Bed & Breakfast (B&B) versus STRs.

Council Member Fogarasi recommended having classifications for B&Bs.

All P&Z members present suggest that we put in a process for Special Exceptions to allow an increase in height of the portion of a non-conforming structure that crosses into the setback. Council Member Connors is the only one on council that wants it. The rest of council members are open to it, but want to hear from Board of Adjustment, city engineer and city attorney to be sure the restrictions are tough enough and provide enough direction to BOA. Council Member Fogarasi would like to restrict the exception to a remodel, not a tear down and rebuild (the differences between these are only defined in the site development ordinance)

Council Member Hopkins asked for legal review of manufactured home and mobile home definitions.

All council members confirmed that no one needs to recuse themselves from vote on zoning ordinance (Citizen David Gordon had previously suggested that Council Member Connors consider this)

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

- a. Review and edit all sections of proposed ordinance
- b. Review, edit, and possible approval of zoning matrix

Council Member Hopkins would like Mayor Beck to discuss the term “manufactured housing” with the City Attorney to be sure that it is correctly included.

Discussion and edits paring the prohibited uses list to ten.

- c. Review and confirm schedule

Council Member Connors recalled that a resident called for a recusal during Town Hall. Council agreed that a recusal would be unnecessary.

Council Member Fogarasi commented that he is concerned that someone may find a loophole in the non-conforming structures section and would like to limit the ability to do so. He and Council Member Connors will further research possible limitations.

Council approved chart 5 to be included in the ordinance.

Adjourn

Next meeting Monday, November 7th at 6:00 p.m. BOA will be invited to attend.
The meeting adjourned at 8:25 p.m.

Approved this 17th day of January, 2017

Signed:

Attest:

Ken Beck, Mayor

Nicole Vicuña, Acting City Secretary