



MINUTES OF A JOINT WORK SESSION OF THE
CITY COUNCIL & PLANNING AND ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, DECEMBER 13, 2016 at 4:00 P.M.
At 16100 Wharf Cove, Volente, TX 78641

1. Mayor Pro Tem Steve Baker opened the work session at 4:05 p.m.

2. Call Roll

City Council

Present: Baker, Hopkins, Fogarasi, Yenawine, and Fleenor

Absent: Beck

A quorum was declared.

Planning and Zoning

Present: Roucloux, Scudder, Mitchell, Barrick, and Carufel

Absent: None

A quorum was declared.

3. Review, discussion and possible action on the proposed Zoning Map

Frank Phelan, Jay Engineering, spoke about the process of creating the new map and where he found the information to create the map.

City Attorney Tom Buckle recommends putting roads that the Village maintains on the zoning map and create a roadway map to show all.

Roucloux voiced his concern that P&Z did not control the process of creating the map. Mayor Pro Tem explained that Council had only discussed whether SR and SR1 need be identified separately and the rest of direction to Jay was done by the Mayor.

To determine SR1, Jay used TCAD map files and put it into a CAD package to measure the front footage. (not the width at the front setback line)

Mayor Pro Tem Baker suggested that Jay prepare a spreadsheet of all lots listing the acres, date platted, width, old district, proposed district... to make it easier to compare old and new maps and validate the SR vs SR1... the rest of council did not think it was needed. Fleenor expressed concern about people taking private claim of the ROW's. All agreed to note on map that all ROW's are not identified.

Roucloux asked if residents have a path to correct zoning if their properties are incorrectly zoned. Buckle replied that there is.

P&Z and Council agreed that only the "VOV accepted to maintain" ROW's should be on the map and a separate map for all the ROW's that exist should be created.

All agreed that P&Z will own the process going forward and take the revisions pointed out today and guide Jay through the edits and verify the rest of it. City secretary will be point person for P&Z to work with getting updates to Jay.

Tom confirmed that if someone meets the criteria for SR1 they can continue the project without the map being done.

Discussion as to the timeline for public hearings. Everyone agreed to add a joint meeting on Jan 4th so P&Z can recommend to council.

- 12/16 posting
- 12/19-12/22 mailing
(City Secretary can circulate the Jay revisions to P&Z members without having a meeting per Tom)
- 1/4 6:00 joint meeting for P&Z to present map to council
- 1/7 residential hearing
- 1/14 commercial hearing
- 1/17 council meeting

Everyone agreed to keep the road lines but color them the color of the surrounding zone. The map will not show platted but unaccepted roads.

4. Adjourn

The meeting was adjourned at 6:10 p.m.

Approved this 21st day of February, 2017.

Signed:

Ken Beck, Mayor

Attest:

Nicole Vicuña, City Secretary