



MINUTES OF A WORK SESSION
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
JANUARY 5, 2015 AT 3:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

Present

Richard Roucloux, Chair
Rett Scudder, Commissioner
Nancy Carufel, Commissioner
Judy Barrick, Commissioner
Phil Mitchel, Commissioner

Absent

Also in Attendance

1. Open Work Session.
Richard Roucloux, Chair, calls the meeting to order at 3:02 p.m.
2. Call Roll.
Julia Vicars, City Secretary, calls roll. A quorum is established.
3. Further review of a newly created Utility District.
 - a. Section Verbiage
 - b. Limitations & Requirements
It is recommended by the Commission that Council, while reviewing Site Development, needs to reference the zoning Utility District, Section E to define and/or make recommendations on noise screenings and buffer zones.
 - c. Chart 1
The Commission discusses the setbacks, impervious cover, lot size, and lot width that would be appropriate for a property zoned UD
 - d. Discussion on Industrial
4. Review of the Proposed Zoning Districts
 - a. Single Family Residential District "SR"
 - b. Single Family Residential Historical District "SR1"
 - c. Single Family Residential 1 Ridgetop District "SRR"
 - d. Single Family Residential Cluster District "SRC"
 - e. Multi Family Residential District "MFR"
 - f. Open Space District "OS"
 - g. Private Way for General Use District "PWGU"
 - h. Governmental or Institutional District "GOV"
 - i. Commercial Retail District "C1"
 - j. Commercial Retail District "C2"
 - k. Commercial Marina/Entertainment District "C3"
 - l. Utility District "UD"

The Commission reviews each zoning district for purpose, permitted uses, conditional uses, and any potential conditions and limitations specific to each section. Edits were made for cohesiveness and applicability of the general rules to each category.

- 5. Other edits and continuation of a page by page review of the proposed Zoning Ordinance. The Commission continues a page by page review of the document, noting formatting and edits to change.
- 6. Questions for the City Attorney and/or City Engineer and direction to Staff.
None at this time.
- 7. Adjourn.
The meeting adjourned at 5:05 pm.

Approved this 12 day of January, 2016.

Signed:

RR
Richard Roucloux, Chair

Attest:

JV
Julia Vicars, City Secretary