



MINUTES OF A SPECIAL CALLED JOINT MEETING OF THE  
**CITY COUNCIL/PLANNING AND ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS

At the Fire Hall located at  
15406 FM 2769, Volente, TX 78641  
**SATURDAY, JANUARY 14, 2017 10:00 A.M.**

**MINUTES**

**A. ITEMS OPENING THE MEETING**

1. Call to Order – Mayor Beck called the meeting to order at 10:03 a.m.
2. Call Roll

City Council

Present: Beck, Fleenor, Fogarasi and Yenawine

Absent: Baker and Hopkins

A quorum was present.

Planning and Zoning

Present: Roucloux

Absent: Barrick, Carufel, Mitchell, Scudder

A quorum was not established for the Commission.

Also in attendance: City Secretary and City Attorney (10:05 a.m.)

**B. GENERAL BUSINESS AND ACTION ITEMS**

Mayor Beck gave a brief review of the last public hearing then he introduced commercial zoning. Councilmember Fogarasi asked the public for their feedback regarding commercial zoning.

1. **PUBLIC HEARING** to consider public comments on adopting the proposed changes to commercial zones on the zoning map.

**Citizen comments:**

- Judy Graci, Booth Circle, stated that the annexed surface water should be on the map.
- Linda Carter asked why her land went from C2 to C3.
- Kristi Belote, 15805 Buddy Lane, stated the reason for changing zone names was to further clarify by calling them exactly what they were.

- Bill Connors, 8016 Lakeview, further clarified the definitions of C1 & C2.
- Cecilia Trevino-Garza, FM 2769, requested a topographic overlay on the zoning map.
- Shawn Ryan, Sherman, asked of vested uses transfer in a sale to the new owner.
- Scott Spurlin, Booth, would like to see a new development process.
- Allison Thrash, stated that the website has the comp plan, topo map, etc.
- Kyle Christian, FM 2769, told Council that they are doing a good job with the map.
- Kellie Rush-Frie, FM 2769, stated that she is very pleased with the ordinance and the map.
- Terry Spurlin, Booth, Thanked Council for their hard work.
- Sam Furman, 7505 Reed, thanked Council for their work and consideration, the map strikes a balance.
- Bill Connors, Lakeview, explained the marina conditions in the past ordinance.
- Babs Yarborough, 8100 Joy Rd., would like to see Council make it easy and affordable to combine SR1 lots.
- Linda Carter, 16120 Wharf Cove, asked if she would have to reapply for a restaurant permit if she had one previously.  
City Attorney replied that she would because she stopped the use.

Mayor Beck announced the commercial prospects in the village of Volente.

- Joyce Beck, Booth Circle, thanked all councils that have worked on the process.

### C. ADJOURNMENT

Mayor Beck adjourned the meeting at 11:20 a.m.

**PASSED AND APPROVED ON JULY 18, 2017**

Signed:

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Ken Beck, Mayor

Attest:

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Nicole Vicuña, City Secretary