



VILLAGE OF VOLENTE

MINUTES

Planning & Zoning Commission Regular Meeting
6:30 P.M., Tuesday, April 25, 2017
16100 Wharf Cove, Volente, Texas.

I. ITEMS OPENING THE MEETING

A. Call to Order- Meeting was called to order by Chairperson Allison Thrash at 6:32 p.m.

B. Call Roll

Present: Commissioners Barrick, Belote, Carufel, Scudder and Chairperson Thrash

Absent: Commissioner Mitchell

Also in attendance: Alternate Cynthia Mallow, Council member Hopkins and City Secretary

A quorum was present.

C. Approval of March 14, 2017 meeting minutes

Commissioner Barrick motioned to approve the minutes of March 14, 2017 with proposed changes, seconded by Commissioner Belote. Motion carried.

II. CITIZEN COMMENTS None.

III. GENERAL BUSINESS AND ACTION ITEMS

Items C and D were moved up in the agenda.

C. Chris Holtkamp, Holtkamp Planning, gave a brief overview of his comprehensive plan proposal. He will submit sample surveys of questions for residents.

D. The Commission discussed refining the scope of work for the comprehensive plan due to budget concerns. The commissioners agreed to work on a list of what may not be needed as well as a list of five to ten areas of focus each would like to see addressed.

Commissioners requested the City Secretary expand the RFP to Land Planners recommended by TML and Land Planners outside the Austin Area/around the state.

The Commission agreed to individually review the "Living in Volente" brochure and update before their next meeting, and Commissioner Mallow offered to research the City of West Lake Hills brochure.

Citizen comment:

Judi Graci, Booth Circle

A. Discussion and possible action on Code of Ethics Oath and Non-Conflict of Interest/Nepotism Oath by Commissioners. (Code of Ordinance Sec. 2.03.001), (Ordinance 2013-O-4 (134), secs. 21.01, 21.03, adopted 12/17/13)

Commissioners discussed the Appointment Disclosure Statement and consensus on the necessity of an Ethics Statement was not reached with all Commissioners.

B. Discussion and possible action on election of P&Z Vice-Chair.

Commissioner Scudder motioned to appoint Commissioner Belote as Vice-Chair, seconded by Commissioner Barrick. Motion carried.

C. Presentation by Comprehensive Plan RFP Consultants.
Item addressed above.

D. Discussion and possible action on status of RFP for consultant work on the update amendment to the Comprehensive Plan and update to the "Living in Volente" brochure.
Item addressed above.

E. Discussion and possible action on the cleanup amendment to the Zoning Ordinance as requested by Council.

1. Clarifications from City Attorney - Commissioners accepted the City Attorney's recommendation to let the current language stand.

2. Commissioners Belote's and Mitchell's clarification of "Restoration of Nonconforming Structure" language. - Commissioners accepted language offered by Commissioners Belote and Mitchell.

3. Clarification of Council's intent regarding Manufactured HUD homes on Chart 5 "Zoning Use Summary Table".

Removed Manufactured HUD homes from the Chart 5.

4. Marinas - Possible Village oversight of the assembly by Marina(s) of slips on the shore and waters of the Village.

The Commission read the city attorney's email suggesting conditional use or licensing permits to address the issue, but made no changes.

Citizen comment:

Jan Yenawine, FM 2769

The Commission agreed that assembly in Marina zoning does not need further regulation or oversight than what is called for in the ordinance, and any nuisances created by assembly work is covered under other ordinances.

5. Clarification of Definitions and Village Oversight of Short-Term Rentals (STR's) and Bed and Breakfasts (B&B's)

The Commission agreed to each research and work on a better definition of B&B

before next month's meeting. Commissioner Belote offered to visit with B&B owner, Anne Steichen. Commissioners agreed to research how other cities treat STRs and B&Bs.

- F. Discussion of future agenda items.
 - 1. Comprehensive Plan
 - 2. Bed and Breakfast
 - 3. Conditional Overlay
 - 4. Village email for commissioners
 - 5. Amplified music at special events

IV. ADJOURNMENT

Meeting adjourned at 9:07 p.m.

Approved this 9th day of May, 2017.

Signed:

Attest:

Allison Thrash, Chairperson

Nicole Vicuña, City Secretary