

Village of Volente Newsletter #3

July 21, 2004

Dear Neighbors,

A public hearing has been scheduled for this Saturday, July 24th at 10 a.m. at the VVFD Fire Hall & Community Building to give you an opportunity to express your views and provide input for preparation of a “Draft” Comprehensive Plan and “Draft” Zoning Ordinance. The following documents are available for viewing at www.volente.net, VJ’s, or the Village Office (please call 250-2075 to make arrangements):

- Draft Baseline Analysis
- Draft Comprehensive Plan Chapters
- Draft Comprehensive Plan Goals, Objectives and Strategies
- Community Survey Results Summary
- Committee Report to Council re: Interpretation of Survey Results
- Basic Components of the Draft Zoning Ordinance

A “Draft” Comprehensive Plan and “Draft” Zoning Ordinance will be prepared based upon the work of the Comprehensive Plan Steering Committee and the input from this initial public hearing of citizen’s comments. These draft documents will be available shortly after the initial public hearing.

This newsletter is intended to give you some background on the preparation and intended use of the Comprehensive Plan and Zoning Ordinance. We invite citizens of the Village to become involved in the process of taking the Comprehensive Plan and Zoning Ordinance from draft form to final form for approval by your City Council. The public hearing on the 24th is the first of several meetings to be held as necessary to solicit responses from Volente citizens.

The members of the Comprehensive Plan Steering Committee would like to inform you of the work that has gone into the creation of the “Draft” Comprehensive Plan and the “Draft” Zoning Ordinance. The Comprehensive Plan Steering Committee has been working diligently for three months to create a comprehensive plan that will represent citizens’ views and guide our Village as we continue on the path of self-rule with minimal government.

The Committee is comprised of individuals that come from varied backgrounds and are intended to represent a cross-section of our community. The diversity of this group has allowed us to consider the critical issues before our community from many vantage points. The end result is a Comprehensive Plan and Ordinances that



VILLAGE OF VOLENTE

Jan Yenawine
MAYOR

Dan Thost
MAYOR PRO-TEM

Scott Attwood
COUNCILMAN

Bill Connors
COUNCILMAN

Ron Montanez
COUNCILMAN

Carey Witt
COUNCILMAN

we hope will be embraced by the majority of Village residents. The Steering Committee would like everyone to realize that every attempt has been made to accommodate differing viewpoints. There were several guiding principles utilized by the Steering Committee and they come from the community's desires as expressed in the 2004 Community Survey, as follows:

- 1) Maintain the Village's rural atmosphere and allow development that does not detract from this image;
- 2) Encourage low-density housing by allowing large lot developments;
- 3) Require future development to maximize green space by limiting impervious cover (e.g., roads, parking areas, buildings, swimming pools and other construction limiting the absorption of water by covering the natural land surface). This will serve to minimize stormwater runoff pollution that could threaten our most precious resource--Lake Travis--and it will assure that the Village will continue to be a community with a natural setting;
- 4) Allow limited commercial development that will provide necessary services for the citizens of the Village;
- 5) Provide for the necessary framework for the Village to operate and do so with minimal government regulations; and
- 6) Minimize the impact on the citizens' current way of life due to these regulations.

The fifth guiding principle proved challenging, as today's society requires a minimum amount of complexity in government policies, regulations and guidelines in order to accomplish the desired results: (a) protect the citizens of the Village, and (b) protect the Village from a legal standpoint.

The Committee as a whole studied, discussed, debated and ultimately came to consensus on what are the citizens' desires regarding significant issues faced by the Village. The community's responses to the survey questions were used as the basis for the Committee's decisions. After agreeing upon the will of the citizens, the Committee formed smaller sub-committees to define individual elements of the Comprehensive Plan further. The members of the Committee and Subcommittees are as follows:

<u>Committee Members</u>	<u>Responsibility</u>
Brian George & Carey Witt	Thoroughfare Plan
Jack Hirschhorn & Martha Norris	Parks and Open Space Plan
Dean Ripley & Richard Roucloux	Public Services/Facilities Plan
Carl Campbell	Utilities Plan
Roe Fleenor & Cat Smith	Environmental Quality Plan
David Gordon & Allison Thrash	Community Image Plan

The Village's Environmental Engineer, John King, P.E., and the Village's Land Planner, Jacob Limon assisted the Steering Committee. The Village owes a debt of gratitude to both gentlemen for leading us through this challenging and time-consuming process. John and Jacob brought a vast amount of professional knowledge and experience into our process and kept us on task.

Following is a brief summary of the purposes/make-up of the Comprehensive Plan and Zoning Ordinance.

The Comprehensive Plan is a long-range planning tool that will be used as a guideline for the Planning and Zoning Commission and City Council on decisions made concerning the layout of our community, future development within the Village and basic services for our citizens. It will serve as a guideline for Village ordinances such as the preparation of the zoning, subdivision, and water quality ordinances. Essentially, the plan is comprised of recommendations and statements that reflect the intent of our citizens in the areas of community image, public services/facilities, transportation and roadway network (thoroughfare), parks & open space, utilities, and environmental quality. The Comprehensive Plan is intended to be a dynamic document that can be modified or added to as time and conditions change.

The Zoning Ordinance is intended to be more of a static document upon which the citizens and future developers of the Village's open spaces can rely. The Zoning Ordinance establishes:

- **residential and non-residential zoning districts and defines permitted and prohibited uses within the districts;**
- **procedures for adopting and enforcing zoning regulations;**
- **standards for use of land and permissible structures located within various districts (location, height, size, building density, green space requirements, etc.);**
- **provisions for governing non-conforming uses and structures; and**
- **procedures for separation between zoning districts and screening requirements.**

Both documents can be modified with a vote from the City Council following recommendations from the Planning and Zoning Commission, should the collective vision for the Village change.

The Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance, once developed, provide the Village with a methodical means to direct the form the Village takes as the open land is developed, so that citizens' property rights are preserved and the Village maintains the community image desired by its residents.

The desire of the Comprehensive Plan Steering Committee and the Council is for citizens to read and discuss the information listed in the 1st paragraph of this newsletter and eventually the drafts of the Comprehensive Plan and Zoning Ordinance with their neighbors and provide feedback to the City Council either at the public hearings or through e-mail, telephone calls or regular mail. Feedback should be either in the form of acknowledgement that the Steering Committee has captured the intent of the community as expressed in the Community Survey, or suggestions on how to improve the documents if the proposed modifications will better serve the community at-large.

There will be ample opportunities for community input into these important documents. Depending upon feedback from the community, additional public hearings and/or workshops will be held as necessary to assure the Comprehensive Plan and Zoning Ordinance reflect the collective desires of the community. Feedback from the community will be posted with responses/answers to comments/questions on the pertinent suggestions that may arise.

The Comprehensive Plan Steering Committee and the Council appreciate the time it takes for you, the citizens, to become involved in this process and to provide us with your views and comments. We hope to see you at the upcoming public hearing or at future meetings and look forward to your comments and ideas. Let us hear from you!

Sincerely,
Your Council

Volente City Office
15403 Hill Street
Volente, TX 78641

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U.S. Postage Paid
Leander, TX
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Village of Volente Newsletter #3: Draft Zoning Ord. & Comp. Plan



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VOLENTE

PLEASE PLAN TO ATTEND!

Saturday, July 24th

**1st Public Hearing on the Zoning Ordinance and
Comprehensive Plan**