

**Village of Volente Planning & Zoning Commission  
Regular Meeting, Wednesday, February 2, 2011, 7:00 PM  
at VFFD and Community Center, 15406 FM 2769, Volente, Texas.**

**MINUTES**

**1. Call to order and establishment of a quorum.**

Chair Ken Beck called the meeting to order at 7:00

**2. Citizens Comments:** No comments

**3. Discussion and possible action on a variance application from homeowner Gary Cowser, 8136 Joy RD., regarding Sec. 33.339 Site Development ordinance.**

**C. Fences in Single-Family Residential Areas: 3. Gates designed for vehicular access shall be set back from the property line a minimum of twenty-five feet (25').**

Commissioners reviewed the issue that this is an infill lot and that the intent of the ordinance was so cars would not be sitting on Lime Creek Rd while waiting for gate to open. Ruan Lourens made a motion to recommend approval of the variance to Council. Silvia Brunet-Jones seconded the motion. All agreed. The motion was approved unanimously.

**4. Presentation from CMA Engineer, Jacy Warwick, regarding plans for the development of the former VJ's property.**

This item was taken out of order. CMA Engineer Jacy Warwick gave an informal presentation of the plans for the former VJ's site showing a sketch of the building which will have three business's of which are to be a restaurant/ bakery, convenient store and package store. The three adjoining lots will be used for parking and water well. Commissioners were able to ask questions and all agreed it was a nice plan. Present were the Owner Anthony Estes, Lorayne Boyd, the Architect, Construction manager and the engineer for the project.

**5. Discussion, review and possible action to make recommendations regarding the Single Family Residential Packet requirements and checklist to Council.**

Chair Ken Beck presented a spread sheet with comparison of what is in the present SFR Packet for Volente and what other communities require. Each commissioner will complete the spread sheet of their assigned communities. Ken Beck will write a report for Council.

**6. Discussion, review and possible action to make recommendations to Council regarding the Comprehensive Plan Brochure.**

Sample of the document was reviewed. Babs Yarbrough had concerns of the cost to print and how many were to be printed and how they will be distributed.

Commissioner Silvia Brunet Jones left the meeting at 8:00PM

**7. Approval of Minutes 1/12/11**

Ruan Lourens made a motion to approve the minutes. Babs Yarbrough seconded the motion. The motion was approved unanimously.

**8. Adjourn**

Next regular meeting will be March 2, 2011

Ruan Lourens made a motion to adjourn with Babs Yarbrough seconding. Motion was approved unanimously. Meeting adjourned at 8:15 P.M.

Respectfully Submitted by:

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Jennifer Zufelt, City Secretary

PASSED AND APPROVED THIS 2nd DAY OF MARCH, 2011