

**Village of Volente Planning & Zoning Commission**  
**Regular Called Meeting, Wednesday, April 1st, 2009, 7:00 PM**  
**VFFD and Community Center, 15406 FM 2769, Volente, Texas.**

1. Call to order and establishment of a quorum. Meeting was called to order at 7:10 PM. Present were Allison Thrash, Judy Graci, Ron Montanez, Jack Hirschhorn, Ruan Laurens and Chris Wilder. Also present were Council members Justine Blackmore-Hlista, Fred Graber, Village Attorney, Tom Buckle and Village Engineer David Simons.
2. Citizen Comments: No Comments
3. Discussion and possible action on the minor plat application for replat of Lot 13, Lake Travis Subdivision # 6, Lake Travis, TX from Engineer Aaron Pesek, for owner Susan Eng. This item was withdrawn by the applicant.
4. Discussion and possible action on the Volente Peak Planned Development District: Grason Volente is requesting the following items:
  - a) PDD Ordinance Section 30.124 (a) (i) Exempt the PDD from the expiration requirements of this section. **Greg Hammonds gave background to commission and stated reasons for the request of extension to be Economic turmoil and needs flexibility until the market is ready as financing is difficult now.**
  - b) Zoning Ordinance; Section 30.109 to allow temporary utilities to serve two temporary residential units. **Ron Montanez made the motion with Judy Graci seconding. Agreed to modification 4to 1**
  - c) Zoning Ordinance: Volente Peak PDD Section 4 (a) (6) One-half acre PDD lots. Part B modification will exempt the project from the minimum 1000 square foot residential unit requirement for the two temporary manufactured homes required for the confirmation of the MUD. **Chris Wilder made the motion with Ron Montanez seconding. Agreed to Modification 5to 0. Condition to be located in particular location (refer to Map 13) for a term of 365 days and to allow temporary utilities.**
  - d) Subdivision Ordinance: Section 31.115 (i) and (l) to extend the preliminary plat and site plan to 10 years with a provision for a 2 year extension. **Ruan Laurens made the motion with Chris Wilder seconding. Agreed to the modification 4-1**
  - e) Site Development Ordinance: Section 33.315 (k) to extend expiration of the site plan to 10years with provision for a two year extension. **This was agreed upon in the above motion.**
  - f) Site Development Ordinance: Section 33.317 to extend expiration of the site development permit to 10years with a provision for a 2 year extension. **Greg Hammonds amended the request to two (2)**

**years with one year extension. Judy Graci made the motion with Chris Wilder seconding to the amended modification. Agreed to modification 5-0.**

g) Site Development Ordinance: Section 33.325 to allow slopes steeper than 3:12 with structural controls or recommendations from a professional geotechnical/structural engineer. **Ron Montanez made motion, Chris Wilder seconded, to amend Volente PDD to permit to permit roadside slopes up to vertical with the use of structural retaining walls with at maximum height of 20 feet. All agreed. 5-0**

h) Site Development ordinance section 33.333 to allow joint use driveways 24'-30' in width within the public right of ways and 15' in width outside public right of ways. **Applicant withdrew this request.**

i) Site Development Section 33.342 (b) (9) (E) (iii) to waive requirement of 15' access drive around the perimeter of detention/retentions pond. **Motion made by Chris Wilder and seconded by Ruan Laurens, to recommend the modification. All agreed 5-0**

j) Site Development section 33.342 (b)(9) (E)(vii) to waive the requirement of a minimum 15% grade for an access drive and allow up to 20% grade for such access drives. **This was included in the motion above to recommend the modification.**

k) Site Development section 33.342 (b) (9) (E) (vii and viii) to waive the requirement of stone stabilized access road for detention ponds, area inlets and headwalls. **Motion made by Chris Wilder and seconded by Ruan Laurens to recommend the modification with comment noted that any portion of the access drive found not to be stable would be stabilized, but stone stabilization would not be required. All agreed 5-0**

l) Site Development Section 33.392 (a) (1) & (2) waive the requirements of 15' front PUE's and 15' side lot PUE's and allow front lot PUE's abutting the right of way to be 10' in width and side lot line PUE's to be 5' in width. **Motion made by Ruan Laurens and seconded by Ron Montanez to recommend requiring 10' utility easements along street right- of-way, 10' shared utility easements across side lot lines, and no rear lot utility easements. The applicant must meet PEC easement requirements if they exceed what the Village will accept. All agreed 5-0.**

m) Site development Section 33.318 to allow the use of temporary building permit process for the construction of two temporary residential units in lieu of the site development permit and building permit process prescribed by the Village code. **Ruan Laurens made a motion with Chris Wilder seconding to recommend the amendment to waive building permits for two manufactured homes to be placed on lots 5 and 6 and to notify the Village when they are in place. The term of one year will start once the utilities are connected. All agreed. 5-0**

n) Noise Ordinance: request exemption from this ordinance of the codes for the infrastructure and residential construction proposed for this subdivision. **Chris Wilder made a motion and Ruan Laurens seconded not to recommend exemption from the noise ordinance. All agreed. 5-0**

o) Site development Section 33.317 (f) (3) (B) (ii) Geologic element. Requesting and exemption from the requirement to locate wells within the one mile of the project and to discuss a plan to protect these water supplies within the geologic report for this project. **Judy Graci made motion and Chris Wilder seconded to recommend this amendment. All agreed 5-1**

p) site development: section 33.339 9e) (3) (4) (5) utility lines. Request and exemption from these options of the code requiring a hydrologist certify that the proposed development will have no adverse impact on ground water supplies of neighboring wells due to the utility line construction propose within the project. **This recommendation was included in the motion above.**

q) modification site development section 33.347 (c) (3) (F) (i), request an exemption from the exterior design standard for construction of its water and wastewater facilities to serve this project. **Chris Wilder made motion with Ron Montanez seconding to accept the amendment with the condition that lift stations and pump buildings are appropriately screened. All agreed. 5-1**

5. Discussion and possible action regarding Pedernales future plans and upgrade. **Attorney Tom Buckle discussed the meeting between PEC, Council and him. He reported that the goal of PEC is to phase out lines that run through the Village.**

6. Review of Comprehensive Plan: **No action. Will be on next months agenda.**

- a) Land Use
- b) Transportation
- c) Utilities
- d) Mixed use

7. Discussion and possible action on the proposed windmill energy conditional use permitting. **No action. Will be on next months agenda.**

8. Approval of minutes March 4, 2009. **Ron Montanez made a motion with Chris Wilder seconding to approve the minutes. All agreed.**

9. Future Meetings and Agenda Items. Next regular meeting will be May 6, 2009 at 7:00 PM. Noise ordinance, comprehensive plan and windmill energy conditional use will be agenda items.

10. Adjourn. Judy Graci made motion and Ron Montanez seconded to adjourn at 10:10 PM.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF MAY 2009.

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Allison Thrash, Planning & Zoning Chair

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Jennifer Zufelt, City Secretary