

**Village of Volente Special Called Planning & Zoning Commission Meeting,
Wednesday, May 11th, 2011, 7:00 PM
at VFFD and Community Center, 15406 FM 2769, Volente, Texas.
MINUTES**

1. Call to order and establishment of a quorum.

Chairman Beck called the meeting to order at 7:05 PM. Those Commissioners present were Ken Beck, Babs Yarbrough, Sylvia Brunet-Jones and Ruan Lourens. Engineer David Simons and Councilmember Judy Graci were also present.

2. Citizens Comments: No comments

3. Discussion and possible action on the replat application for Final Replat and Site Plan Lot 13C, Lake Travis Subdivision No. 2, Volente, TX. Applicant Ron Murray.

Ron Murray gave his presentation regarding the subdivision of Lot 13 C stating that he wants to build a smaller home for him to have and sell his main home. Mr. Murray asked for seven variances:

1. Zoning Sec. 30.109(i) Average Lot Depth of 200'. Asking for average of 158'
2. Zoning Sec 30.109 (i) Minimum lot depth 125'. Asking 122'
3. Subdivision Sec. 31.122 (b) (4) Sidelines of lots shall be at right angles to straight streets.
4. Subdivision Sec. 31.122 (b) (8) Minimum lot widths 75' Asking for 65'
5. Subdivision Sec. 31.122 Street frontage on front & rear shall be avoided. Stating necessary to achieve 75' street frontage on Arren Terrace.
6. Site Development Sec. 33.327 D 2 a. Provide additional ROW to construct or improve that portion of existing platted streets. Stating would not serve only the applicant.
7. Site Development Sec. 33.332 C. Minimum Buildable area. Asking for 25'.

After much discussion a motion was made by Commissioner Yarbrough to recommend to Council the approval of the variances with deed restrictions and plant notes. Commissioner Brunet-Jones seconded the motion. The motion was approved by three yays, Commissioners Yarbrough, Brunet-Jones and Beck. Commissioner Lourens voted against.

Commissioner Yarbrough made a motion to recommend to Council approval of the subdivision. Commissioner Brunet-Jones seconded the motion. The motion was approved by three yays by Commissioners Yarbrough, Brunet-Jones and Beck. Commissioner Lourens voted against.

4. Update from Council meeting regarding direction to P&Z Commission:

a. impervious cover and water detention

Commissioner's were asked by Council to consider increasing impervious regulations from 20% to 25% on Single Family Residential Lots. Council did not want to change the regulation and stated if someone wanted an increase they could do it through the variance process.

b. swimming pool equipment noise screening.

Council asked Commissioners to look into screening of pool equipment for noise. Commissioner Lourens will research and have a report by next meeting.

5. **Update and discussion regarding the Isle Estates Development and resolutions.**
Chair Ken Beck updated Commissioners on the project in regard to the impervious cover and removing Mary St from the calculations and suggesting storm water harvesting on the lots. The engineers are working to make changes to the plat.
6. **Discussion and possible action regarding storm water detention waivers.**
Commissioner Brunet-Jones made a motion to recommend to Council to repeal Site Development Sec. 33.344 B 7 on the basis that allowing a waiver violates state code and should not be in our ordinances. Commissioner Lourens seconded the motion. The motion passed unanimously.
7. **Discussion and possible action regarding swimming pool equipment noise screening.**
This item was discussed with item # 4 b.
8. **Discussion, review and possible action to make recommendations regarding the Single Family Residential Packet requirements and checklist to Council.**

No action

9. **Discussion and possible action on the review of ordinances in regard to small and irregular existing lots in Volente, and the setbacks and rules regarding effective use of those lots.**

No action

10. Approval of Minutes 4/6/11

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

11. Adjourn

Commissioner Lourens made a motion to adjourn. Commissioner Yarbrough seconded. The motion passed unanimously. The meeting adjourned at 9:45 PM.

PASSED AND APPROVED THIS _____ DAY OF JUNE, 2011

Respectfully Submitted by

Jennifer Zufelt, City Secretary