

MEMORANDUM

DATE May 19, 2009
TO VOV City Council
FROM Planning & Zoning Commission
RE Report on Regular Called Meeting, Wednesday, May 6, 2009

Our meeting was called to order at 7:10 p.m. Those present included Chair Allison Thrash, Vice-Chair Judy Graci, Commissioners Jack Hirschhorn, Ron Montanez and Chris Wilder. Ruan Lourens was not present. Also present were Village Councilmembers Frederick Graber and Justine Hlista-Blackmore, Village Engineer David Simons and Village Secretary Jennifer Zufelt.

RE Item 2, Citizen Comments. Roe Fleenor discussed his observations and concerns regarding the soil stockpiling on Mary Street. Commissioners decided to put the matter on next month's P&Z Commission meeting Agenda.

RE Item 3. Discussion and possible action on the minor plat and site plan application for replat of Lot 13, Lake Travis Subdivision #6, Lake Travis, TX from Engineer Aaron Pesek, for owner Susan Eng.

This application is for the Replat of Lot 13, a site located at 8212 West Drive and consisting of 6.023 acres, with approximately 2.821 acres of it under water when the lake is at 681' MSL. (The underwater portion of the plat is within Travis County's jurisdiction who has waived review of the plat.) The Applicant is proposing to subdivide into two Lots, each greater than one acre. There are existing improvements on what will be subdivided into Lot 1, the current residence of Ms. Eng. The application's impervious cover meets the Village's standard of no greater than 20% and the applicant wishes to pay a parkland fee of \$1250/lot, or \$2500 total.

After much discussion, Ron Montanez moved to recommend Conditional Approval of the Application, with Jack Hirschhorn seconding, and it passed unanimously. The Condition is consistent with the Village Engineer's recommendations, i.e., the approved plat should be held by the Village until all underground utility extensions have been completed and accepted by Time Warner Cable and PEC, and only then would the Village release the plat for recording. NOTE: The Village Engineer also deems it appropriate, and the Commission concurs and therefore recommends, that Council approve a waiver of the 30-day time limit from approval of the minor plat to recording the plat to allow the Applicant time to construct the line extensions after plat approval.

RE Item 4. Discussion of April 21, 2009 Council meeting. Council's actions on the Commission recommendations for the Volente Peak PDD were reviewed and Commissioners were informed that the Village Attorney and Councilmember Justine Hlista-Blackmore had been authorized to prepare and send a demand letter regarding the soil stockpiling on the Isle Estates lot on Mary Street with a 60-day time limit for corrective action.

MEMORANDUM

May 19, 2009

Page Two

RE Item 5. Review of Comprehensive Plan:

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

Commissioners reviewed the Village's entire current Comprehensive Plan:

- (1) Overview - 3 pages;**
- (2) Baseline Analysis - 59 pages;**
- (3) Goals, Objectives and Strategies - 13 pages;**
- (4) Thoroughfare & Transportation Plan - 34 Pages;**
- (5) Parks & Open Space Plan - 9 Pages;**
- (6) Environmental Quality Plan - 20 Pages;**
- (7) Public Water Utilities Plan - 2 Pages;**
- (8) Community Image Plan - 22 Pages;**
- (9) Public Services & Facilities Plan - 5 pages;**
- (10) Future Land Use Plan - 17 Pages;**
- (11) Implementation Plan - 6 Pages; and**
- (12) Appendix A (2004 Citizen Survey Summary)**

After much discussion among Commissioners--with valuable dialogue provided by Councilmember Hlista-Blackmore, who along with Councilmember Gary Murphy, are Council Comprehensive Plan Subcommittee Members--the Commission determined the following areas to which its attention will be initially directed:

- 1) Each Commissioner will review/mark-up the Goals, Objectives & Strategies Section that already includes the Village's Vision Statement, as a starting point for a focused, concise 12-15 page Comprehensive Plan document which, along with other current sections serving as Appendices until each can be further addressed individually, will still represent citizen input from the original 2004 body of work;
- 2) Commissioners will first address the Land Use, Transportation and Utilities Plans (collapsing Mixed Use into the Land Use Plan);
- 3) Commissioners will form recommendations for how use of a Consultant might be applied in this effort, acknowledging that there currently exists \$3,000 in the Village budget for such purpose; and
- 4) Commissioners will begin to form recommendations to Council on Amendments to the Village's Comprehensive Plan.

The Commission also discussed the need for the Village to clarify its relationship with Jacob Limon, i.e., to document cessation of its Letter Agreement with him for service as the Village's Land Planner.

MEMORANDUM

May 19, 2009

Page Three

RE Item 6. Discussion and possible action on the proposed windmill energy conditional use permitting.

Commissioner Judy Graci presented her extensive and helpful research to the Commission. After much discussion Ron Montanez moved, with Chris Wilder seconding, that the recommendation to Council be that Conditional Use permitting of all alternative energy resources, including wind energy, geothermal, solar panels, etc., must conform to all Village ordinances and especially those governing a 35' building height maximum, noise limitations, and setbacks of at least 35' from property lines, electrical lines and inhabited structures. The Motion passed unanimously.

RE Item 7. Approval of Minutes April 1, 2009.

Chris Wilder made a Motion to Recommend Approval of the Minutes, with Ron Montanez Seconding, and the Motion Passed unanimously.

RE Item 8. Future Meetings and Agenda Items.

The next Regular Meeting of the Commission is Wednesday, June 3, at 7:00 p.m. Agenda items will include soil stockpiling on Mary Street and work on the Village's Comprehensive Plan.

RE Item 9. Adjourn. Ron Montanez moved to Adjourn our Commission meeting at 9:25 p.m., with Chris Wilder seconding, and it passed unanimously.

Respectfully submitted,
Allison Thrash, Chair, Planning & Zoning Commission