

**Planning & Zoning Commission Regular Called Meeting,
Wednesday, August 5th, 2009, 7:00 PM
VFFD and Community Center, 15406 FM 2769, Volente, Texas.**

Notice is hereby given that the Planning & Zoning Commission of the Village of Volente will hold a Regular Meeting at 7:00 PM, Wednesday, the 5th day of August, 2009, at the VVFD & Community Center, 15406 FM 2769, Volente, Texas, at which time the following items will be discussed, to-wit:

A Quorum of the Council and or Board of Adjustment may be present.

1. Call to order and establishment of a quorum. Meeting called to order at 7:00 P.M. Present were Allison Thrash, Judy Graci, Jack Hirschhorn, Ron Montanez and Ruan Laurens. Council Member Justine Blackmore-Hlista, Engineers David Simons and Marc Dickey were also present.
2. Citizen Comments: None
3. Discussion and possible action on a variance request from Water Quality Ordinance Section 32.109 (c) Impervious Cover for property at 8136 Joy RD, Sandy Shores Subdivision. Requester is Partners in Building for property owners Gary and Beverly Cowser. **Ruan Laurens made a motion to recommend to Council for provisional approval of the variance based on the engineer's calculations to be provided before Council meeting. Ron Montanez seconded. All agreed.**
4. Discussion of July 21, 2009 Council meeting.
 - a. Direction to Planning & zoning to review noise ordinance.
 - b. Direction to Planning and Zoning to review the recommended changes to the Volente PDD.
Justine Blackmore-Hlista updated P&Z and gave direction from Council on reviewing the noise ordinance and some changes and clarifications to the Volente PDD. A joint meeting will be scheduled TBA. Greg Hammonds was also present and presented Commissioners with a letter. (See Attached) stating he was disappointed that efforts were being done to change what everyone has worked on for four years.
5. Discussion and report on the BCRUA. Judy Graci updated commission on activity of the BCRUA.
6. Discussion and possible action regarding short-term and long-term issues concerning Village water supply and drought conditions such as but not limited to the following: Brian Nasky had asked Commissioners to consider the current water issues from the severe drought.

a) Requiring all building permits to submit a copy well report to the Village to receive a certificate of Completion. **Judy Graci made a motion to recommend to Council that a report be given to the Village on well location and specifications before a certificate of occupancy is issued. Ruan Laurens seconded, all agreed.**

b) Moratorium on all new wells drilled in the Village Limits with replacement wells excluded. Attorney Tom Buckle advised that this is not legal.

c) Limitation of water usage in the Village:

1. Irrigation systems turned off, hand watering only
2. Limit size of Lawns to one or two times the footprint of the house structure.
3. Water only at night before 9A.M.
4. Watering allowed only once or twice a week
5. Reducing household usage to minimums

d) Establish a fine structure for violation and authorize the VFD to write citations.

Ron Montanez made a motion to ask Jay Engineering to put a proposal together for a water supply for the Village. Jack Hirschhorn seconded all others agreed.

7. Discussion and possible action to update Comprehensive Plan:

A) Proposal to update Village Maps. Engineer David Simons submitted a proposal for updating the maps for the Village. Ruan Laurens made a motion to authorize the Mayor to sign the proposal with Ron Montanez seconding. All agreed. Total sum for all \$2300.00 See attached proposal.

B) Transportation- **No action**

C) Utilities **No Action**

D) Historical background- **No action**

E) Land Use - **No action**

8. Approval of minutes July 8, 2009. **No action**

9. Future Meetings and Agenda Items. Next regular meeting will be September 2, 2009, 7:00 AM. Agenda items will be noise ordinance, Volente PDD, BCRUA update and Comprehensive plan.

10. Adjourn. Ruan Laurens made a motion to adjourn with Ron Montanez seconding. All agreed.

Meeting adjourned at 10:20 PM.

PASSED AND APPROVED THIS ____ DAY OF SEPTEMBER

Allison Thrash, City Secretary

Jennifer Zufelt, City Secretary

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