

MEMORANDUM

DATE September 10, 2009
TO VOV City Council
FROM Planning & Zoning Commission
RE Report on Regular Called Meeting, Wednesday, September 2, 2009

Our meeting was called to order at 7:00 p.m. Those present included Chair Allison Thrash, Vice-Chair Judy Graci, Commissioners Jack Hirschhorn, Ruan Lourens and Ron Montanez. Also present were Village Mayor Jan Yenawine, Village Councilmembers Justine Blackmore-Hlista, Matt Hammond and Fred Graber, Village Engineer David Simons and Village Secretary Jennifer Zufelt.

RE Item 2, Citizen Comments. None.

RE Item 3. Discussion and possible action on a Zoning Change for Lake Travis Subdivision No. 5, Lot 17. Applicant Travis County Emergency Services District No. 14 requesting change from R-1, Single Family Zoning to Governmental Zoning.

There were no substantive applicant materials provided Commissioners for review, i.e., no readable maps, charts or plans nor a description of what was being proposed for the property, etc. Commissioners understood and agreed with the reasoning prompting the application; however, Commissioners were not very comfortable at all with making a recommendation to Council without having the opportunity to see and review any maps/plans for the property's future use, etc. Consequently, there was much discussion between the Applicant's Representative Lonnie Moore and Village Representatives, with the end result being that the Applicant would provide the Village Engineer with a readable Map and a Concept Plan for his review/report to Council prior to Council's September 15 meeting. Jack Hirschhorn Moved to Recommend a Conditional Approval of the Application stating, "We do approve of the Concept, although we have not been provided the opportunity to see the Concept Plan", with Judy Graci Seconding, and the vote was Unanimous.

RE Item 4. Discussion of August 18, 2009 Council meeting. Commissioners were provided a review of Council's actions by both Councilmember Justine Blackmore-Hlista and Chair Allison Thrash.

RE Item 5. Discussion and report on the BCRUA. Commissioners were provided an update of BCRUA activities by Vice-Chair Judy Graci and Councilmembers Justine Blackmore-Hlista and Matt Hammond.

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RE Item 6. Discussion and possible action to amend the Water Quality Ordinance Sec. 32.109(c) Non-Point Source Pollution Control Management Performance.

Village Engineer David Simons provided the necessary language below addressing the calculation of Impervious Cover for lots abutting Lake Travis which was thought to have been previously added to this Village Ordinance:

“Portions of a property that lie below the normal pool level of Lake Travis (681 feet above mean sea level) shall be excluded from the gross site area.”

Ruan Lourens Moved to Recommend Approval, with Jack Hirschhorn Seconding, that the Water Quality Ordinance Sec. 32.109(c) be Amended to include the above italicized statement. The Motion passed Unanimously.

RE Item 7. Discussion and possible action on the Volente Grason PDD.

After a brief summary by Councilmember Justine Blackmore-Hlista and Mayor Jan Yenawine as to Council’s actions to date regarding the Volente Grason PDD, and with Applicant Representative Greg Hammond expressing his opposition to several of the proposed edits, Commissioners reviewed the most recent edits of the Volente Grason PDD. Ruan Lourens made a Motion for Conditional Approval of all of the edits (most being the addition of “and the Village Council” in the area of approvals), with Ron Montanez seconding. The Conditional Approval has to do with the language on Pages 16-17. Specifically, that all language having to do with the \$200,000 park improvement fee being paid at the time of final plat of first phase of the development and that the payment amount includes interest rate tied to the CPI, and that all language having to do with the 3.0 acres of park land dedicated to the Village also be dedicated at the time of final plat of first phase of the development, pass the review of Village Attorney Tom Buckle before its adoption. The Motion passed Unanimously.

RE Item 8. Discussion and possible action to Update Comprehensive Plan:

- a) Transportation**
- b) Utilities**
- c) Historical Background**
- d) Land Use**

After much discussion, Commissioners decided to develop an RFP for a qualified consultant to work with P&Z in its effort to update the Village’s Comprehensive Plan. Toward that end, Commissioners are to review and provide input on (A) Transportation and (B) Utilities at its October meeting; the same will be done for (C) Historical Background and (D) Land Use at its November meeting. This input is to aid in putting together a Scope of Work for the RFP. Commissioners will also utilize the three Maps being updated by Jay Engineering in its work.

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RE Item 9. Approval of Minutes: July 8, 2009; August 5, 2009

Ruan Lourens made a Motion to Recommend Approval of the July 8, 2009 Minutes, with Jack Hirschhorn Seconding, and the Motion passed Unanimously. Ruan Lourens made a Motion to Recommend Approval of the August 5, 2009 Minutes with Amendments, with Jack Hirschhorn Seconding, and the Motion passed Unanimously.

RE Item 9. Future Meetings and Agenda Items.

The next Regular Meeting of the City Council is Tuesday, September 15, at 7:00 p.m., and the next Regular Meeting of the Commission is Wednesday, October 7, at 7:00 p.m. Regarding a Joint Meeting of the City Council and P&Z Commission with the Village's Noise Consultant, Commissioners' first choice was October 19 (Monday) and its second choice was October 17 (Saturday).

RE Item 10. Adjourn. Ruan Lourens Moved to Adjourn our Commission meeting at 9:00 p.m., with Jack Hirschhorn Seconding, and it passed Unanimously.

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