



MINUTES OF A SPECIAL CALLED MEETING OF THE
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
WEDNESDAY, JULY 22ND, 2015 at 6:30 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Special Called Meeting

Chair Jeff Browning calls the meeting to order at 6:32 p.m.

2. Call Roll

Absent – Phil Mitchell. Richard Roucloux, Rett Scudder, Jeff Browning, Judy Barrick, also in attendance is Marc Dickey, City Engineer.

3. Citizen Comments

None.

4. Presentation and Public Hearing

Marc Dickey, City Engineer presents the applicant's plans. He calls out the floodplain, existing house, and proposed new structure.

David Gordon, 15761 Booth Circle, states he lives two doors down from the lot. He says there is a gentle slope at the top of the lot, and that the house.

Carey Witt says that the applicant is trying to maintain the value of the lot by placing the house where views are able to be attained.

Marc states that the existing house is in the floodplain, but there is a 1600 sq ft increase to the home. For the construction on slopes, the existing house is on all the steep slopes. She would be extending a portion of the house over the 25% slopes.

Richard Roucloux asks if the house has been engineered to be built specifically on this type of slope.

Carey Witt states that this is a plan to minimize disturbance, and the floor elevation would be one foot above the floodplain.

Rett Scudder asks if the A/C and mechanicals have to be above the 722 as well.

Carey answers that instead the mechanicals and rainwater harvesting have to be secured to the property.

Marc states that the electrical controls have to be up higher than the floodplain but the mechanical do not have to be.

Marc states that he has reviewed the plans and the applicant has received her variances from BOA.

Marc says that the site plan will still go through the comment process and typically for structures like this the applicant would require an engineer letter of no adverse impact.

5. Discussion and Possible Action

Richard Roucloux makes the motion to grant the variance for building on slopes over 25% and building in the floodplain for Lori Ratcliffe. Seconded by Rett Scudder.

HARDSHIPS

The lot has inherent natural and unique geographical aspects that make it necessary to build in the floodplain and on the slope.

The existing structure is already there and this is using near the same footprint.

Carries unanimously.

6. Adjourn

Meeting adjourns at 6:47 p.m.

Passed and Approved this 11th day of October, 2016.

Signed:

Richard Roucloux, Chair

Attest:

Julia Vicars, City Secretary