



Minutes  
Of Special Called Meeting of  
**THE PLANNING & ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
Tuesday, June 3, 2014  
7:00 P.M.,  
City Hall, 16100 Wharf Cove, Volente, TX

1. Open Meeting and Roll Call.  
Allison Thrash, Chair, opened the meeting at 7:04 p.m.  
Joan Jackson, City Secretary, called roll. Present was Allison Thrash, Babs Yarbrough, Rett Scudder, Missy Thost, and Ruan Laurens. A quorum was established.
2. Discussion on Variance Request from Dr. & Ashley Kerr, 16500 Jackson Street, Volente, TX 78641 asking for a variance from Zoning Ordinance, Sec. 32.109(c) Impervious Cover (2) Impervious cover shall not exceed the following: (A): Single Family residential use: 20%.
  - a. Staff Presentation.  
Barbara Wilson, City Administrator, gave the presentation regarding the variance. She explained the impervious cover that is presently on the site. Dr. Kerr's total coverage now is 21.7%. They are asking for an additional 155 sq. feet of impervious cover to add an addition to the home on a current patio and partially under the current porch. The addition will enlarge the home for family and make it ADA compatible. The Kerrs have recently completed zero-scaped low water use drip system landscaping with native plants on their sloping front yard. A 25' drainage easement is graded and fully seeded with native plants/flowers as part of the landscaping improvement. The Highland Lakes Watershed Ordinance that has been adopted by the Village was included in the Commissioner's packet.
3. Close Open Meeting.  
Allison Thrash, Chair, closed the meeting at 7:20 p.m.
4. Open Public Hearing on Variance request.
  - a. Public Comments.  
The public hearing on the variance request was opened at 7:20. There were not any comments from the public.



5. Close Public Hearing on Variance request.  
Allison Thrash, Chair, closed the public hearing at 7:21 p.m.
6. Open Public Meeting.  
Allison Thrash, Chair, opened the public meeting at 7:21 p.m.  
The Commission did not have any questions. They expressed their appreciation to the Applicant and to Staff for the completeness of the packet and the presentation.
7. Action and Recommendation to Council on Variance request from Zoning Ordinance, Sec. 32.109 Jackson Street, Volente, TX 78641 from Dr. & Ashley Kerr, for variance from Zoning Ordinance, Sec. 32.109(c) Impervious Cover (2) Impervious cover shall not exceed the following: (A): Single Family residential use: 20%.  
Babs Yarbrough made a motion to recommend approval of the variance request. Rett Scudder seconded the motion and it was unanimously approved. Barbara Wilson suggested amending the motion to include the hardships presented of the unusual architecture of the home designed with pillars that makes enlarging the home very difficult and would require massive restructuring. Babs Yarbrough made a motion to approve granting the variance with the hardship described above and the current mitigation plan the Kerrs have implemented with their landscaping. Rett Scudder seconded the amendment to the motion. The motion with the amendment passed unanimously. This recommendation will be forwarded to the City Council.
8. Adjourn.  
Ruan Laurens made a motion to adjourn at 7:27 p.m. Babs Yarbrough seconded the motion. The motion passed unanimously.

Approved this 10th day of June , 2014.

Allison Thrash,  
Chair

Joan Jackson, City Secretary