

**Village of Volente Regular Called Planning & Zoning Commission
Meeting, Wednesday, September 7th, 2011, 6:00 PM
at VFFD and Community Center, 15406 FM 2769, Volente, Texas.**

MINUTES

1. Call to Order

Meeting was called to order at 6:00 p.m. by Ken Beck.

2. Roll Call

City Secretary, Joan Jackson, called roll. Ken Beck, Missy Throst, Babs Yarbrough, Ruan Lourens, and Felix DeHerrera were all present.

3. Minutes Approval

No minutes were presented for approval.

4. Discussion and Action on amending site development ordinance.

After much discussion regarding the ordinance, a motion was made by Babs Yarbrough to submit to City Council the following proposals:

Site Development Ordinance shall be amended to state that if a lot or home owner can show the construction disturbance area has a slope of less than or equal to 10%, the requirement for an engineered site plan would be waived. The slope would be verified by Village personnel utilizing a map prepared by David Simons showing the 2' contour lines available for our area with shading to indicate areas of more than 10% slope. The applicant for the building permit would still have to:

- a. Not have any cut or fill of greater than 4 (four) feet.
- b. Not require any variance to zoning or to the SDO.
- c. Submit an accurate boundary survey that shows all setbacks and easements drawn in by the applicant.
- d. Submit a site plan drawn by the owner to scale and/or dimensioned on the boundary survey.
- e. Calculate the impervious cover percentage once all construction is complete and demonstrate that it is less than 20%
- f. Submit erosion and sedimentation control plans, tree protection control plan, and a basic water quality plan (a model of which will be prepared by mark Dickey).

g. Ensure that all other ordinance provisions are adhered to such as height, etc.

4. Provision should be made for an applicant to submit a request for a waiver of the engineered site plan for a building area that may be more than 10% but less than 15%. The applicant should present a topographical survey substantiating this request. The Village should delegate this decision to the Village engineer.

5. If an applicant requests that the new building or the addition will be close to a side property line, the following requirements must be met--the building may be no less than 15' from a side lot boundary as long as there is no fill planned for the area between the building and the lot line, and may be no less than 20' from a side lot boundary if fill is going to be used against the slab of the building. All other setback boundaries must be adhered to.

These provisions would apply to residential construction only, and would apply to new home construction as well as the addition of accessory structures.

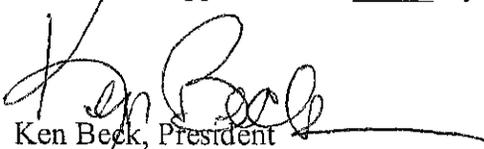
Ruan Lourens seconded the motion. All were in favor.

The Planning and Zoning Commission agreed to address the area of home or building remodels at our next meeting.

5. Adjourn

Felix DeHerrera made a motion to adjourn. Ruan Lourens seconded the motion. All were in favor.

Passed and Approved this 11 day of December, 2011.


Ken Beck, President

Attest:


Joan Jackson,

City Secretary and Assistant to the Mayor