

Village of Volente Planning & Zoning Commission
Regular Called Meeting, Wednesday, April 1st, 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 1st day of April, 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.

2. **Citizen Comments:** This is an opportunity for citizens to address the Planning & Zoning Commission concerning an issue of community interest that is not on the agenda. Citizen Comments should be limited to no more than 3 minutes. The Open Meetings Act limits the Council's responses to these citizen's comments to: (a) answering with a statement if current policy; (b) answering with a statement of fact; (c) deciding whether to put the item on a future agenda for discussion. Comments on posted agenda items should be made when the agenda item comes before Council.

3. Discussion and possible action on the minor plat application for replat of Lot 13, Lake Travis Subdivision # 6, Lake Travis, TX from Engineer Aaron Pesek, for owner Susan Eng.

4. Discussion and possible action on the Volente Peak Planned Development District: Grason Volente is requesting the following items:

a) PDD Ordinance Section 30.124 (a) (i) Exempt the PDD from the expiration requirements of this section.

b) Zoning Ordinance; Section 30.109 to allow temporary utilities to serve two temporary residential units.

c) Zoning Ordinance: Volente Peak PDD Section 4 (a) (6) One-half acre PDD lots. Part B modification will exempt the project from the minimum 1000 square foot residential unit requirement for the two temporary manufactured homes required for the confirmation of the MUD.

d) Subdivision Ordinance: Section 31.115 (i) and (l) to extend the preliminary plat and site plan to 10 years with a provision for a 2 year extension.

e) Site Development Ordinance: Section 33.315 (k) to extend expiration of the site plan to 10 years with provision for a two year extension.

f) Site Development Ordinance: Section 33.317 to extend expiration of the site development permit to 10 years with a provision for a 2 year extension.

g) Site Development Ordinance: Section 33.325 to allow slopes steeper than 3:12 with structural controls or recommendations from a professional geotechnical/structural engineer.

h) Site Development ordinance section 33.333 to allow joint use driveways 24'-30' in width within the public right of ways and 15' in width outside public right of ways.

i) Site Development Section 33.342 (b)(9)(E)(iii) to waive requirement of 15' access drive around the perimeter of detention/retentions pond.

j) Site Development section 33.342 (b)(9) (E)(vii) to waive the requirement of a minimum 15% grade for an access drive and allow up to 20% grade for such access drives.

k) Site Development section 33.342 (b)(9)(E)(vii and viii) to waive the requirement of stone stabilized access road for detention ponds, area inlets and headwalls.

l) Site Development Section 33.392 (a) (1) & (2) waive the requirements of 15' front PUE's and 15' side lot PUE's and allow front lot PUE's abutting the right of way to be 10' in width and side lot line PUE's to be 5' in width.

m) Site development Section 33.318 to allow the use of temporary building permit process for the construction of two temporary residential units in lieu of the site development permit and building permit process prescribed by the Village code.

n) Noise Ordinance: request exemption from this ordinance of the codes for the infrastructure and residential construction proposed for this subdivision.

o) Site development Section 33.317 (f) (3) (B) (ii) Geologic element. Requesting and exemption from the requirement to locate wells within the one mile of the project and to discuss a plan to protect these water supplies within the geologic report for this project.

p) site development: section 33.339 9e) (3) (4) (5) utility lines. Request and exemption from these options of the code requiring a hydrologist certify that the proposed development will have no adverse impact on ground water supplies of neighboring wells due to the utility line construction propose within the project.

q) modification site development section 33.347 (c) (3) (F) (i), request an exemption from the exterior design standard for construction of its water and wastewater facilities to serve this project.

5. Discussion and possible action regarding Pedernales future plans and upgrade.

6. Review of Comprehensive Plan:

- a) Land Use
- b) Transportation

- c) Utilities
- d) Mixed use
- 7. Discussion and possible action on the proposed windmill energy conditional use permitting.
- 8. Approval of minutes March 4, 2009
- 9. Future Meetings and Agenda Items
- 10. Adjourn

If you have questions or comments, please contact the Village Office at (512) 250- 2075.

The Village of Volente reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any enforcement of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.086 (Economic Development).

The Village of Volente is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the Village Office at (512) 250- 2075 at least 48 hours in advance.

I certify that a copy of the _____, agenda of items to be considered by the Council of the Village of Volente was posted on the Village Office Window on _____.

Jennifer Zufelt, City Secretary

I certify that the attached notice and agenda of items to be considered by the Village Council was removed by me from the Village Office window on ____ day of _____, 2009_____