



VILLAGE OF VOLENTE

MINUTES

Planning & Zoning Commission Special Meeting
and Public Hearing
6:00 P.M., Tuesday, October 30, 2018
Fire Hall 15406 FM 2769, Volente, Texas

I. ITEMS OPENING THE MEETING

A. Call to Order

Chairperson Kristi Belote called to order a special meeting of the Planning and Zoning Commission of the Village of Volente on Tuesday, October 30, 2018, at 6:00 p.m.

B. Call Roll

The following commissioners were in attendance: Judy Barrick, Kristi Belote, and Nancy Carufel. The following commissioner was absent: Phil Mitchell. A quorum was declared. Staff present included Christina Schildgen, City Secretary and Marc Dickey, City Engineer. Also in attendance were Commissioner Sean Ryan and Mayor Pro Tem Chris Wilder of the Village of Volente City Council.

II. CITIZEN COMMENTS

No citizen comments.

III. GENERAL BUSINESS AND ACTION ITEMS

A. Public hearing regarding the variance request on the property at 15779 Booth Circle.

Public hearing opened at 6:01 p.m.

Staff Presentation

Marc Dickey made the staff presentation on behalf of the Village of Volente. In the presentation he mentioned the applicant has an existing main structure lower closer to the lake with a bunk room next to it. In between is a breezeway carport. The proposal is to enclose that area and remodel the bunkroom. They plan to add a bathroom shower to a little building on the property.

The applicant provided an engineer's no-rise letter. The building they are adding is the main reason we are here. The enclosure will have to comply with FEMA guidelines. Marc mentioned that his letter to the Planning & Zoning Commission and City Council should have cited FEMA in prior to 1982 rather than 1974 because that was the first map incorporated for Travis County. Anything before that date is considered pre-firm. If construction happens to a pre-firm structure and it is less than 50% of the value of the

structure then they do not have to comply with finished floor elevations and all the other requirements that go with bringing structures up to 723. They can remodel the existing space.

Marc recommended because it is going to be lower down there that they use materials that comply with the water-proofing and some type of venting that is structural control for enclosures and the new building.

Planning and Zoning Commissioners asked staff questions about the variance request. The project will still go through site development. Permitting process for the building and everything else will go after this. All requirements for flood proofing and venting will be checked during the review process for building permit. A requirement of site development will be showing septic is compliant with the addition of a new bathroom.

Applicant Presentation

Randall Owen stated septic system has been inspected recently. There was a percolation test done for the new bathroom being proposed. The results were positive. The existing septic system that would accommodate the added shower and structure has been determined as adequate.

Marc Dickey mentioned the Village of Volente will need a letter from Eric Harris of LCRA that says you are allowed x amount of square feet. That will be part of the permitting process.

Commissioner Belote asked if there were any questions from the audience and none were raised.

Commissioner Barrick motioned to accept the variances for the property located at 15779 Booth Circle with all the other information they need to come up with. Nancy Carufel seconded the motion. The motion passed unanimously.

Public hearing closed at 6:08 p.m.

IV. ADJOURNMENT

Kristi Belote announced her resignation as chair of the Planning and Zoning Commission effective February 1, 2019. She plans to assist with implementing the VRD ordinance and getting the Village of Volente Comprehensive Plan rolling.

Commissioner Belote moved to adjourn the meeting. The motion passed unanimously by all present, and the meeting adjourned at 6:10 p.m.

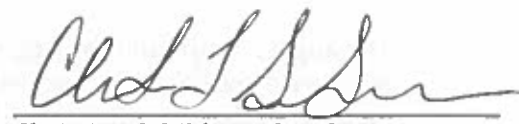
Approved this 13th day of November, 2018.

Signed:



Kristi Belote, Chairperson

Attest:



Christina Schildgen, City Secretary