



MINUTES
Of the
PLANNING & ZONING COMMISSION
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, FEBRUARY 10, 2015 at 7:00 P.M.
City Hall, 16100 Wharf Cove, Volente, Texas.

1. Open Regular Meeting.
Jeff Browning, Chair, calls the meeting to order at 7:00 p.m.
2. Call Roll.
Chair Jeff Browning, Commissioners Judy Barrick, Rett Scudder, and Phil Mitchell in attendance. Also present is Nancy Carufel, Alternate.
3. Citizen Comments.
None.
4. Approval of the Minutes from January 13, 2015.
Commissioner Rett Scudder makes a motion to approve the minutes from January 13, 2015 with a change to line 53 and 54. Seconded by Alternate Nancy Carufel. Carries unanimously.
5. Discussion and Possible Recommendation to the Village of Volente City Council on the Variance Request from Rogelio Malvaiz of Malvaiz Builders, Authorized Agent for Michelle and Zahir Arifi, 8102 Lime Creek Road, for a variance from the Site Development Ordinance regarding Underground Utility Requirements, Section 33.351 Electric Cable, Telephone, and Telecommunications Utilities.
 - a. Staff Presentation
Barbara Wilson, City Administrator details the application for a variance including the letter from the Authorized Agent, plats, and pictures.
 - b. Applicant Presentation
Rogelio Malvaiz, Authorized Agent for the Applicant details the ongoing project, permitting process, and the request for variance. States that poles are already in place and for the convenience of the Homeowner a variance should be granted to allow above ground electrical lines.
 - c. Citizen Comments

Richard Rocloux, 8140 Joy Road, states that the original owner of the subdivision sold the properties as Calavan Estates. He adds that before the properties ever became Calavan Estates, there was a bunkhouse on the property of which the pole at the bottom of the property served.

Commissioner Rett Scudder makes a motion to deny the variance.

Commissioner Judy Barrick seconds. The motion passes with Commissioners Rett Scudder, Phil Mitchell, and Judy Barrick voting in favor to deny the variance. Alternate Nancy Carufel votes against denying the variance.

6. Discussion and Possible Recommendation to the Village of Volente City Council on the Variance Request for James "Rick" Remore of Venture Four Architects, Authorized Agent for Susan and Richard Dooley, 8420 Lime Creek Road, for a variance from the Site Development Ordinance regarding Development on Slopes over 25 degrees and Construction in the Floodplain, Section 33.340 Slopes Limits and Section 33.344 Drainage.

- a. Staff Presentation

Barbara Wilson, City Administrator, details the application for variance including the letter from the City Engineer, plats, and pictures. This path would serve as a safe route to get people and equipment to the boat dock.

- b. Applicant Presentation

Rick Remore, Authorized Agent for the Applicant, states that their hope is to create a 5'10" wide path that would bring the impervious cover total for the property to 20%. This path would allow people to safely access the water with a golf cart.

- c. Citizen Comments

None.

Commissioner Judy Barrick makes a motion to approve the variance with the correction to the impervious cover percentage on the plat and the conditions on the plat for future development would be followed. Seconded by Alternate Nancy Carufel. Carries unanimously.

7. Discussion and Possible Action on a Recommendation to City Council to amend the ordinance that governs Planning and Zoning to change the regular meeting time from 7:00 PM to 6:30 PM.

Alternate Nancy Carufel makes a motion to recommend to Council to change the regular meeting time of the Planning and Zoning Commission to 6:30 p.m. Seconded by Commissioner Phil Mitchell. Carries unanimously.

8. Discussion and Recommendation of the Next Meeting's Agenda and the Possibility of a Special Called Meeting for a Workshop on Zoning Ordinances.

- a. Confirm Date of Meeting

Possibility of a Special Called meeting discussed, but not scheduled.

- b. Topics for Agenda

Tasks from Council.

- c. Variances
None at the time.

9. Adjourn.
Meeting adjourned at 8:27 p.m.

Passed and Approved this 10 day of March, 20 15.

Signed:

JB
Jeff Browning, Interim Chair

JV
Julia Vicars, City Secretary