



MINUTES
OF A SPECIAL CALLED MEETING OF THE
CITY COUNCIL
OF THE VILLAGE OF VOLENTE, TEXAS
TUESDAY, FEBRUARY 24, 2015 at 6:30 P.M.
16100 Wharf Cove, Volente, Texas 78641

1. Open Regular Meeting.
Mayor Ken Beck called the meeting to order at 6:30 p.m.
2. Call Roll.
Julia Vicars, City Secretary called roll. Council Members Bill Connors, David Springer, Kristi Belote, Babs Yarbrough, Mayor Pro Tem Mark Scott, and Mayor Ken Beck were present.
3. Citizens Comments.
None.
4. Discussion and Possible Action 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
Mayor Ken Beck details the variance before Council and its history of review by the Planning and Zoning Commission.
Barbara Wilson, City Administrator, and Jeff Browning, Chair of Planning and Zoning, give a summary of the variance request.
 - b. Applicant Presentation
 - c. Citizen Comments

Council Member Babs Yarbrough makes a motion to approve the Variance Request for 8420 Lime Creek. Seconded by Council Member David Springer. Carries unanimously.
5. Discussion and Possible Action on the Variance Request from Rogelio Malvaiz of Malvaiz Builders, Authorized Agent for Zahir and Michelle 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
Mayor Beck details the variance before Council and its history of review by the Planning and Zoning Commission including Tom Buckle, City Attorney’s opinion that the Village cannot require an existing pole, placed prior to incorporation, to be removed for underground utilities.

Jeff Browning, Chair of the Planning and Zoning Commission, informs Council that variances for this section of the ordinance have been granted before.

Barbara Wilson, City Administrator, details the new developments in the building project. Charlie Tanner, of Pedernales Electric Cooperative, visited the site and told the builder he had to buy a transformer for the pole.

Jeff Browning, Planning and Zoning Commission Chair, says the variance, as presented to the Planning and Zoning Commission, made the need for a variance seem like it was financially motivated with no other hardships.

b. Applicant Presentation

Applicant and Authorized Agent were not present.

c. Citizen Comments

Nancy Carufel, 8138 Joy Rd:

States that the discussion amongst Council is reminiscent of the discussion the Planning and Zoning Commission had at their last meeting. Asks that the requirements PEC proposed to the builder be researched, as they do not seem appropriate.

Council Member Connors states that this variance is a prime example of the ordinances not being “one size fits all” and requiring review.

Mayor Ken Beck states that this is a good area to mark for Council review.

Council Member David Springer makes a motion to postpone this variance for the next Council Meeting. Council Member Kristi Belote seconds. Carries unanimously.

6. Ratification of the Comprehensive Plan, allowing for an Ordinance Number to be Assigned by Staff. Mayor Ken Beck says that the Comprehensive Plan was adopted by Council but was never assigned an ordinance number. To correct that, this item is asking Council to ratify the Comprehensive Plan from 2004.

Barbara Wilson says that there is needing to be an effective date, signatory page, and second page added that she is working with the City Attorney on completing.

Council Member Bill Connors moves to ratify the ordinance of the Comprehensive Plan allowing for an ordinance number to be assigned by staff with an addendum of a severability clause, effective date, and signatory page. Seconded by Council Member Kristi Belote. Carries unanimously.

7. Close Special Called Meeting and enter Work Session.

Special Called Meeting closes at 7:18 p.m. and Council enters into Work Session.

8. Discussion and Possible Action on Developing a Joint Plan and Process for Reviewing the Comprehensive Plans and Ordinances.

a. Staff Presentation

Mayor Ken Beck summarizes the need for a plan to increase efficiency and decrease the length of time for review the Comprehensive Plan and Ordinances.

