



MINUTES OF THE  
**PLANNING & ZONING COMMISSION**  
OF THE VILLAGE OF VOLENTE, TEXAS  
JANUARY 12, 2016 at 6:30 P.M.  
City Hall, 16100 Wharf Cove, Volente, Texas.

**Present**

Chair Richard Roucloux  
Commissioner Rett Scudder  
Commissioner Nancy Carufel  
Commissioner Phil Mitchell  
Commissioner Judy Barrick

**Absent**

**Also in Attendance**

Marc Dickey, City Engineer

1. Open Meeting.  
Richard Roucloux, Chair, calls the meeting to order at 6:32 p.m.
2. Call Roll.  
Julia Vicars, City Secretary, calls roll. A quorum is established.
3. Approval of the Minutes from December 8 and December 16, 2015 and January 5, 2016.  
**Commissioner Rett Scudder makes a motion to approve the minutes. Seconded by Commissioner Judy Barrick. The motion carries unanimously.**
4. Citizen Comments.  
None.
5. Presentation and Public Hearing on a variance request from Ross McCuiston for the property at 8301 Lime Creek Rd for variances from the Site Development Ordinance Section 33.340(A) for Building on Slopes greater than 25% and Section 33.341(a-1) for Cut & Fill in excess of 5 feet.  
Marc Dickey, City Engineer, presents the variance request and information about the property. He calls out the drainage easement and water quality buffer zone, so the driveway is placed to avoid those and allow access to the top of the property, which is flat. To maintain the maximum 15% grade, the applicant is requesting construction on slopes and cut and fill to keep the grade at the level needed for fire truck access. Drainage has been diverted and slowed to account for runoff.
6. Discussion and Possible Action on a variance request from Ross McCuiston for the property at 8301 Lime Creek Rd for variances from the Site Development Ordinance

Section 33.340(A) for Building on Slopes greater than 25% and Section 33.341(a-1) for Cut & Fill in excess of 5 feet.

**Commissioner Judy Barrick makes a motion to recommend to Council approval of the variance requests for construction on slopes greater than 25% and for cut and fill in excess of five feet. Seconded by Commissioner Rett Scudder. The motion carries unanimously.**

7. Presentation and Public Hearing on a variance request from Oliver Custom Homes for the property at 8325 Lime Creek Rd for a variance from the Site Development Ordinance Section 33.341(a-1) for Cut & Fill in excess of 5 ft.  
City Engineer Marc Dickey presents on the item and information about the property.
8. Discussion and Possible Action on a variance request from Oliver Custom Homes for the property at 8325 Lime Creek Rd for a variance from the Site Development Ordinance Section 33.341(a-1) for Cut & Fill in excess of 5 ft.  
**Commissioner Rett Scudder makes a motion to recommend to Council the approval of the variance request for cut and fill in excess of five feet. Seconded by Commissioner Judy Barrick. The motion carries unanimously.**
9. Additional review of the proposed Zoning Ordinance and recommendations to Council. The Commission discusses the timeline of working on the document, utility district, parking regulations, as well as a recap of the last meeting and further research needed.
10. Adjourn.  
The meeting adjourns at 7:53 p.m.

Approved this 14 day of June, 2016.

Signed:

\_\_\_\_\_ *RR* \_\_\_\_\_

Richard Roucloux, Chair

Attest:

\_\_\_\_\_ *JV* \_\_\_\_\_

Julia Vicars, City Secretary