



Village of Volente

16100 Wharf Cove
Volente, Texas 78641
(512) 250-2075

May 22, 2020

Walker Partners, LLC
Jared Niermann, P.E., of Walker Partners/Freese and Nichols JV

Karen Bondy, General Manager Brushy Creek Regional Utility Authority
1906 Hur Industrial Blvd, Cedar Park, Texas 78613

Re: Village of Volente Site Plan Approval Application – BCRUA MB Site

The Site Plan application submitted for review on May 15, 2020 was deemed *incomplete* for the following reasons and is not considered filed under Chapter 212 of the Texas Local Government Code.

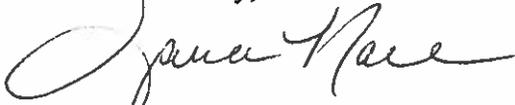
- Section 9.05.007(e) – A petition for a variance shall be submitted in writing by the applicant before requests for site development approvals or permits are submitted for the consideration of the village. The petition shall state fully the grounds for the application, and all of the facts relied upon by the petitioner.
 - o Variances need to be approved separately from the site plan application.
- Section 9.05.061(f)(5) – No site development approvals will be granted nor permits issued until the applicant has provided the village with proof that a tract, lot, or property is a legal tract or legal lot. If the applicant is unable to prove legal tract or legal lot status, then applicant shall apply for subdivision approval in accordance with the village’s subdivision ordinance.
 - o The property needs to be a legal lot prior to submitting for a site plan application.
- Section 9.02.041(a) – Conformity to zoning district requirements - No building shall be erected and no existing building shall be moved, structurally altered, added to or enlarged, nor shall any land, building or premise be used, or designated for use for any purpose or in any manner other than provided for hereinafter in the district in which the building, land, or premises is located.
 - o The site plan cannot be accepted as filed because the current zoning district does not allow for the use that is proposed on the property. There is a required rezoning change, with a Conditional Use Permit for a water intake facility and pumping stations.
- Section 9.05.064(h)(6) – The submittal package is missing the engineer report.
- Section 9.05.064(h)(12) – The submittal package is missing an approved concept plan.
- Section 9.05.064(h)(5) – The submittal has blank sheets for paving details (CB-18), water quality filtration strip details (CB-24-25), traffic control 2 (CZ-5), and the gate details (CB-19). Please update with complete sheets.
- Section 9.05.064(h)(8) - Irrigation plans are missing from the submittal.

- Section 9.05.061 – Applicant shall obtain approvals in the following order: concept plan; zoning; subdivision; site plan; site development permit and nonpoint source pollution control permit; building permit.

Please note the application will expire 45 days after the application was submitted if the necessary or required documents and information are not provided.

If you have any questions or comments, please call our office at 512-250-2075.

Sincerely,

A handwritten signature in black ink, appearing to read "Jana Nace". The signature is fluid and cursive, with a large initial "J" and "N".

Jana Nace
Mayor