



Minutes  
**Special Called Meeting of City Council**  
Village of Volente, TX  
Monday, May 12, 2014  
7 pm.

**Council Members Present**

Frederick Graber, Mayor  
Mark Scott, Mayor Pro Tem  
Judy Graci, Council Member  
Jan Yenawine, Council Member  
Ken Beck, Council Member

**Absent**

**Others Present**

Marc Dickey

**A. ITEMS OPENING MEETING**

**1. Call to Order.**

The meeting was called to order at 8:04 a.m.

**2. Roll Call City Secretary.**

City Secretary, Joan Jackson, called roll. A quorum was established with all members present.

**3. Recommendations from Planning and Zoning on 2 Minor ReSubdivisions Replats from Richard Roucloux with a Variance from the Subdivision Ordinance Section 31.122 Lot Size, and Section 31.122 Easements Utility, and the Zoning Ordinance Section 30.124 Designation for Non- Conforming Lot under Overlay Infill Redevelopment for 8127, 8129, and 8131 Joy Rd. and 8124, 8126, and 8128 Sharon Rd., Volente, Travis County, Texas to combine Original Sandy Shores Subdivision Lots 23, 24, 25 on Joy Rd, and Lots 47, 48, and 49 on Sharon Rd.**

City Manager, Barbara Wilson, explained the variance requests for the minor resubdivisions and the requirements that have to be fulfilled to the Council. She included the review from TRE & Associates and the condition that they require. All of these conditions have now been completed and met. The lots meet the requirements of IR. It is zoned R1 with irregular setback. Utility easement was to have less than a 15' easement and it is now s 5' easement. The setback of the lot is 7.5'. The community well was not plugged but it is approved to be plugged as it is not in use. A shared well agreement is included to tie these two lots together. Council Member Graci asked Marc Dickey to go thru the variances:

Subdivision Ordinance Sec. 31.122, Lot size- the lot sized is less than an acre, it is ½ acre.



Zoning Ordinance Sec. 30.124, Designation for Non-Conforming Lot- asking to be IR because of the narrow lot requirements.

Sec. 31.122 Easements Utility- reduce easement from 15' to 5' easements.

Council Member Yenawine would like to see a list for the process of a minor resubdivision so the next applicant has a smoother transaction. He stated this is an opportunity to come out with a process for minor resubdivision replat. Richard Roucloux, applicant, agreed how important this is for future applicants. The process needs to be streamlined and applicants educated on the process and requirements involved. He pointed out that it is not only City requirements but LCRA has requirements and guidelines that the City has to follow.

Ms. Wilson stated all requirements have been met for this resubdivision and Planning and Zoning Commission does recommend this variance with the following conditions: the sale of the property does go forward and is finalized on the 15<sup>th</sup> of May to Mr. Roucloux; LCRA does sign the resubdivision plats provided; and the existing well is capped.

**4. Discussion and Possible Action on the 2 Minor ReSubdivisions Replats from Richard Roucloux with a Variance from the Subdivision Ordinance Section 31.122 Lot Size, and Section 31.122 Easements Utility, and the Zoning Ordinance Section 30.124 Designation for Non- Conforming Lot under Overlay Infill Redevelopment for 8127, 8129, and 8131 Joy Rd. and 8124, 8126, and 8128 Sharon Rd., Volente, Travis County, Texas to combine Original Sandy Shores Subdivision Lots 23, 24, 25 on Joy Rd, and Lots 47, 48, and 49 on Sharon Rd.**

Councilmember Jan Yenawine made a motion to allow for the resubdivision and combining of these lots, Lot 1 on Joy and Lot 1 on Sharon Street with the variances requested from the Subdivision Ordinance Section 31.122 Lot Size, and Section 31.122 Easements Utility, and the Zoning Ordinance Section 30.124 Designation for Non- Conforming Lot under Overlay Infill Redevelopment for 8127, 8129, and 8131 Joy Rd. and 8124, 8126, and 8128 Sharon Rd., Volente, Travis County, Texas to combine Original Sandy Shores Subdivision Lots 23, 24, 25 on Joy Rd, and Lots 47, 48, and 49 on Sharon Rd. His motion included the reasons 1) we are combining small lots into larger lots, 2) there is a swimming pool on this property and we have had problems with pollution in the swimming pool and 3) there is a well that has not been plugged and contamination can occur and 4) there is an abandoned house with a well problem and a dumping problem so, it is in the Villages best interest to allow Mr. Roucloux to move forward with the subdivision process. We want to move forward with this as it is a gain for the Village.

Council Member Beck made a friendly amendment to the motion to allow the contingency for the approval of the variances that the sale of the property to Mr. Roucloux goes through and closes on the 15<sup>th</sup> of May, LCRA signs the plats and the well on the property is capped. Council Member Yenawine agreed to the amendment to the motion. Council Member Wilder seconded the motion.

The motion passed with all in favor.



## **B. Adjourn**

Council Member Beck made a motion to adjourn. Council Member Wilder seconded the motion. The motion passed with all in favor.

Frederick Graber, Mayor

Joan Jackson,  
City Secretary