

Minutes
Special Called Village of Volente Joint Council & P&Z Meeting,
Thursday, May 2, 2013 8:00 a.m.
VVFD and Community Center, 15406 FM 2769, Volente, Texas.

Justine Blackmore Hlista, Mayor Mark Scott, Councilmember Matthew Hammond, Councilmember	Frederick Graber, Mayor Pro Tem Judy Graci, Councilmember Chris Wilder, Councilmember
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A quorum of the Planning & Zoning Commission and the Board of Adjustments may be present.

1. Council: call to order and establishment of quorum
Meeting was called to order by Mayor Blackmore Hlista at 8:00 a.m. City Secretary, Joan Jackson, called roll and established a quorum with all members present except Councilmember Hammond and Councilmember Wilder.
2. P&Z: call to order and establishment of quorum
Meeting was called to order by Ken Beck, President. Roll was called and a quorum was established with members Ken Beck, Babs Yarbrough, and Wyn Estes present. Absent: Missy Thost and Rett Scudder.
3. Pledge to the Flag and reading of the Village Vision Statement
Mayor Pro Tem Graber read the vision statement.

A. General Business and Action Items

1. Consideration and action on variance request by Scott Attwood, 16515 Jackson St., Volente, TX 78641 on Site Ordinance 33.344(D)(9) Drainage: Site development will not be approved if a proposed building or parking area encroaches on the 100 year flood plain;
 - a. Joint discussion by Council and Planning and Zoning Commission
Discussion and action by Council on variance request by Scott Attwood. Commissioner Babs Yarbrough questioned the height of the house. Marc Dickey, building inspector, explained the Village would need a no adverse impact statement from the owner.
 - b. Discussion and recommendation by Planning and Zoning on variance request by Scott Attwood.
Tom Buckle, City Attorney, stated P&Z did not need to recommend to Council for a variance regarding the 100 year flood plain.
 - c. Discussion and action by Council on variance request by scot Attwood.
Councilmember Scott made a motion to approve the variance request by Scott Attwood on site ordinance 33.344(D)(9) Drainage: site development will not be approve if a proposed building or parking area encroaches on the 100 year flood plain because of the circumstances of the current slab existing that will be built on and it will match the neighborhood and the proposed building complies with 33.344(D)(10)(a) the finished floor elevation of a

proposed building is at least at or above the 100 year flood elevation; (b) normal access to a proposed building is by direct connection with an area above the regulatory flood datum; (c) proposed building complies with structural flood damage prevention requirements of the Village's construction codes. Councilmember Graci seconded the motion. All were in favor. The motion passes with Councilmembers Hammond and Wilder absent.

2. Consideration and action on variance request by Scott Attwood, 16515 Jackson St., Volente, TX 78641 on Water Quality Ordinance 32.114 (a) Steep Slopes: All construction and all land disturbing activities shall be limited to those areas with pre-development natural grades of less than twenty-five percent (25%).

- a. Joint discussion by Council and Planning and Zoning Commission.

Marc Dickey, Volente building inspector, explained a report he presented that showed where the existing slab was and the slope contours of the lot. Scott Attwood explained the existing slab will be covered 90% by the new home he plans to build. The impervious cover will be increased by 1200 feet but should not exceed the village's requirements of not more than 20%. His home will line up with the house next door and his septic tank will be in front of the home lake side. The Council and P&Z asked questions regarding the construction that Mr. Attwood or Mr. Dickey were able to answer.

- b. Discussion and recommendation by Planning and Zoning on variance request by Scott Attwood.

Babs Yarbrough made a motion to approve the variance by Scott Attwood for 16515 Jackson Street for Water Quality Ordinance 32.114 Steep Slopes. Wyn Estes seconded the motion. The motion passed with all in favor and members Missy Thost and Rett Scudder absent.

- c. Discussion and action by Council on variance request by Scott Attwood.

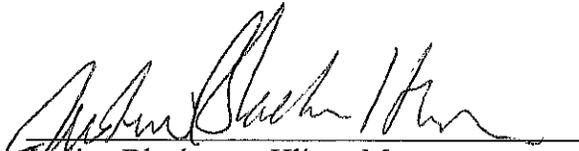
Councilmember Graci made a motion to approve the variance request by Scott Attwood. Mayor Pro Tem Graber seconded the motion. Councilmember Scott modified the motion that the variance is based on building on the existing slab on the property and the special circumstances are the new building will match the previous construction on the street. All were in favor of the motion with Councilmembers Chris Wilder and Matthew Hammond absent. The motion passed.

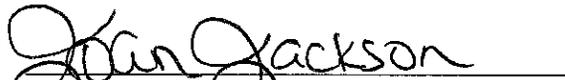
B. Adjourn

Councilmember Scott made a motion to adjourn. Councilmember Graber seconded The motion. All were in favor with Councilmembers Hammond and Wilder absent.

Commissioner Yarbrough made a motion to adjourn planning and zoning.

Commissioner Estes seconded the motion. All were in favor with member Thost and Scudder absent.


Justine Blackmore Hlista, Mayor


Joan Jackson, City Secretary



Ken Beck, P&Z Chairman



Joan Jackson, City Secretary