



**VILLAGE OF VOLENTE, TEXAS
MINUTES**

Planning & Zoning Commission Meeting
February 16, 2021, 6:30 P.M.

I. ITEMS OPENING THE MEETING

- A. Call to Order: Chairman Phil Mitchell called the meeting to order at 6:40 P.M.
- B. Call Roll and Establish Quorum: City Secretary called roll. Officers Present: Commissioners Brooks (arrived at 6:41), Craufel (arrived at 6:46 P.M.), Scherer, Thost, and Chairman Mitchell. Quorum was established.

Also Present: Mayor Dan Thost, Mayor Pro Tem Ed Racht, City Attorney Cristian Rosas-Gillet, and City Secretary Sonja De La Fuente.

II. CITIZEN COMMUNICATIONS

There were no general citizen communications.

III. PUBLIC HEARINGS

- A. Rezoning

City Engineer, Marc Dickey presented the report for this item.

Jared Niermann and Aaron Archer with Walker Partners provided additional detailed information regarding the project.

There was extensive discussion held among the Planning & Zoning Commissioners, Mr. Niermann and Mr. Archer with Walker Partners.

Commissioner Craufel asked if the people who have a driveway affected by them taking right of way were OK with it. Marc Dickey advised that they met with all citizens on-site in the cul-de-sac as well as a team of people on Jackson and on the other side. Mayor Thost shared that all affected landowners have been notified as outlined in the meeting packet. She also asked if electric people are working on Sharon for this project. Aaron Archer advised they are not. Finally, she about the gravel roadway and its uses related to construction. Aaron explained the Interlocal Agreement that is being considered at

this time is prohibiting construction from the shoreline, so that is how the project is being designed.

Commissioner Scherer asked about a gravel maintenance road that goes from behind the building to the lake and asked if it is necessary and visible from the lake. Jared advised the maintenance road is needed to maintain the site and has been agreed to. Finally, she asked about overhead electrical. Jared explained they will be undergrounding all electrical. Aaron explained there is an existing overhead line, and a portion will be undergrounded, except for the portion that goes over the Gross family property.

Chairman Mitchell asked about the chemical metering pumps and the noise emitted. Aaron

Tom Blauvelt asked if the Jackson Street extension is no longer needed. Mr. Archer confirmed that is correct. He also asked if the chemical copper sulfite would be used annually or monthly? Mr. Archer explained it would be used throughout the year, dosed through the system, not directly into the lake. Initially, five or six times per year.

Councilmember Racht advised that both chemicals would require a substantial amount of ingestion to cause any type of reaction. The amount used is minimal. Aaron confirmed that.

Mayor Thost asked suggested it may depend upon the mating habits of the zebra mussels. Aaron advised that is being taken into consideration as well.

Commissioner Thost asked about the lighting around the facility and the dark skies ordinance. Aaron advised there would be task lighting only that would be turned on by an operator and it would be on a timer to turn automatically turn off.

Motion by Commissioner Scherer and seconded by Commissioner Brooks to approve the recommendation to Council regarding Brushy Creek Regional Utility Authority (BCRUA) to rezone 5.217 acres more or less; generally located at the southwest corner of Bernard St and Jackson St ROW in the John Stewart survey No. 551 and the Robert Foster Survey No. 31, in Travis County and comprising parts of Lake Travis Subdivision No. 2 and 6. Currently the property is zoned "SR" Single Family Residential. The applicant is proposing to rezone the property to "UD" Utility District in accordance with Sec 9.02.057 of the Volente Code of Ordinances. The property will be utilized as the site for a maintenance building which will support operation and maintenance of a deep-water intake. Motion passed 5-0.

B. Conditional Use Permit

Marc Dickey, City Engineer, presented the report for this item.

Jared Niermann with Walker Partners provided additional information.

There was discussion held among the Planning & Zoning Commissioners, City Engineer Dickey, Mr. Niermann and Mr. Archer with Walker Partners.

City Attorney Cristian Rosas-Gillet provided clarification regarding a conditional use permit. He explained that a conditional use permit is only for the particular use it is approved and issued, and that that it cannot be enlarged, extended, or relocated unless another use is approved.

Mayor Thost reiterated that if their plan changes, it would have to come back to the Village for approval.

Aaron Archer with Walker Partners also explained that when the land was purchased, the covenants outlined very narrow restrictions as to what could be built at the site.

Motion by Commissioner Thost and seconded by Commissioner Craufel to approve the recommendation to Council regarding Brushy Creek Regional Utility Authority (BCRUA) Conditional Use Permit for 5.217 acres more or less; generally located at the southwest corner of Bernard Street and Jackson Street ROW in the John Stewart Survey No. 551 and the Robert Foster Survey No. 31, in Travis County and comprising parts of Lake Travis Subdivision No. 2 and 6, authorizing the conditional use permitted for Utility District under Volente Code of Ordinances sec. 9.02.057 (c)(3) Facilities required by public or private utility providers. Motion passed 5-0.

IV. ADJOURNMENT

Motion by Commissioner Scherer and seconded by Commissioner Craufel to adjourn the meeting at 7:25 P.M. Motion passed 5-0.

Exhibit to Minutes:

Agenda, Packet & Recording:

<https://www.villageofvolente-tx.gov/index.asp?SEC=83467F4D-9C6F-4377-A255-773544F1E1FD&DE=F2D99B67-EC99-4545-A6C2-36D55AFA7707>