Village of Volente

Planning and Zoning Meeting Packet

February 16, 2021, 6:30pm via Zoom

1. Application for Re-Zoning
2. Zoning Map
3. Metes and Bounds Description of 5.217 Acre Tract of Land
4. Maintenance Building Overall Site Plan
5. Conditional Use Permit Application
6. Volente Code of Ordinances Section 9.02.057
7. Volente Code of Ordinance Section 9.02.192
8. Public Notice
9. Publisher's Affidavit
10. Notice of Public Hearings Sent to Property Owners within 300 feet

16100 WharfCove, Volente, TX 78641
Phone: (512)250-2075
www.villageofvolente-tx.gov

APPLICATION FOR RE-ZONING

(INCLUDE NECESSARY SUPPORTING MATERIAL)

ADDRESS OF PROPERTY: Southwest corner of Bernard St. and Jackson St. ROW, current road ends at Bernard Street cul-de-sac in Volente, TX			**NUMBER OF ACRES:** 5.215	
LEGAL DESCRIPTION (SUBDMSION, SECTION, LOT Lot 1, Block 1, B.C.R.U.A. Addition		**CURRENT ZONING:** SR	**PROPOSED RE-ZONING:** UD	
PROPERTY OWNER FIRM: Brushy Creek Regional Utility Authority	**CONTACT NAME:** Ms. Karen Bondy	**TELEPHONE:** 512-215-9151	**E-MAIL** kbondy@bcrua.org	
MAILING ADDRESS: 221 E. Main Street		**CITY:** Round Rock	**STATE** Texas	**ZIP CODE** 78664
APPLICANT FIRM: Walker Partners / Freese and Nichols Joint Venture	**CONTACT NAME:** S. Jared Niermann, P.E.	**TELEPHONE:** 512-382-0021	**E-MAIL** jniermann@walkerpartners.com	
MAILING ADDRESS: 804 Las Cimas Parkway, Ste. 150		**CITY:** Austin	**STATE** Texas	**ZIP CODE** 78746

PROJECT AND PURPOSE FOR WHICH RE-ZONING CHANGE IS SOUGHT:

The property being rezoned is part of Phase 2 of the Regional Water System improvement project performed by the Brushy Creek Regional Utility Authority (BCRUA). The project provides raw water to the cities of Round Rock, Cedar Park and Leander. Overall, the project includes a deep-water intake on the Sandy Creek Arm of Lake Travis, approximately 11,000 linear feet of subsurface tunnels, and a pump station located adjacent to the City of Cedar Park's Water Treatment Plant on Lime Creek Road. The 5.215-acre property will be utilized as the site of a maintenance building which will support operation and maintenance to the intake, including invasive mussel control systems.

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION:

That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I have received, read and understand the terms and conditions of this request, and agree to compliance with all applicable codes and ordinances of the City. I authorize the City or their representatives to visit and inspect the property for which this application is being submitted.

S. Jared Nie

APPLICANT SIGNATURE

S. Jared Niermann, P.E.

PRINTED NAME

07/09/2019

DATE

PERMIT NUMBER:

AMOUNT RECEIVED: $ 4,149.60

NOTES:

Walker Partners
engineers ★ surveyors
FREESE AND NICHOLS

804 Las Cimas Parkway, Suite 150
Austin, Texas 78746

January 21, 2021

Village of Volente
16100 Wharf Cove
Volente, TX 78641

Attn: Pat McLemore

Re: BCRUA Maintenance Building Site for Deep Water Intake
Conditional Use Permit Application Amendment
Walker Partners Project No.: 3-00670.01

Dear Pat McLemore and Members of the Planning and Zoning Commission for the Village of Volente:

Walker Partners/Freese and Nichols Joint Venture is submitting this amendment to our Conditional Use Permit delivered to the Village on July 24, 2019. The Village asked that the requested conditional use for our property be changed from "water intake facilities and pumping stations" (Volente Code Section 9.02.057(c)(2)) to "facilities required by public or private utility providers" (Volente Code Section 9.02.057(c)(3).

In our original cover letter, dated July 24, 2019, for the Conditional Use Permit Application, please delete the paragraph beginning "We are requesting that the..." in its entirety and replace it with the following:

> "We are requesting that the 5.215-acre property in Volente be approved for a conditional use permit for the construction and operation of "facilities required by public or private utility providers" as mentioned is acceptable for a property zoned as UD – Utility District in the Volente Code of Ordinances Section 9.02.057(c)(3). Per Section 9.02.141(d)(2)(A), we have included our rezoning application here as well for your consideration as the current zoning is SR – Single Family Residential and must be rezoned to UD – Utility District."

Also, please delete in its entirety the completed Village of Volente Conditional Use Application form submitted with our original Conditional Use Permit Application and replace it with the amended and completed application form attached.

Please feel free to reach me at 512-382-0021 or jniermann@walkerpartners.com if you have any questions or need additional information to support your review.

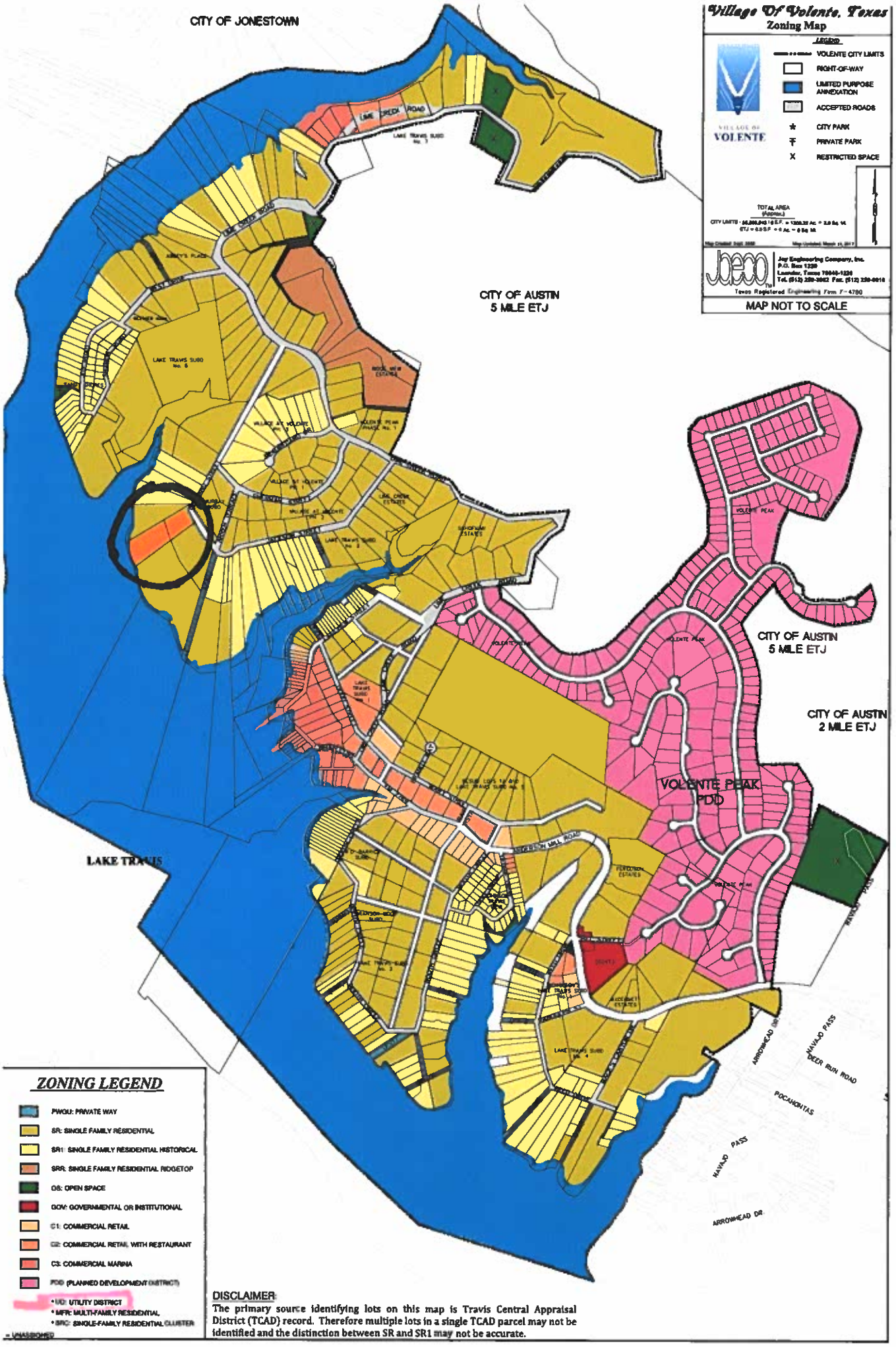
Sincerely,
Walker Partners/Freese and Nichols J.V.

S. Jared Niermann, P.E.
Project Manager

Attachments: Conditional Use Permit Application

Electronic Delivery

Cc: Ms. Karen Bondy, BCRUA General Manager
Mr. Dan Thost, Volente Mayor
Ms. Kit Hopkins, Volente Councilmember
Mr. Marc Dickey, Volente Engineer
Ms. Erin Flanagan, Freese and Nichols Project Manager
Project File



DISCLAIMER:
The primary source identifying lots on this map is Travis Central Appraisal District (TCAD) record. Therefore multiple lots in a single TCAD parcel may not be identified and the distinction between SR and SR1 may not be accurate.

METES AND BOUNDS DESCRIPTION
OF A
5.217 ACRE TRACT OF LAND
SITUATED IN THE JOHN STEWART SURVEY NO. 551
AND THE ROBERT FOSTER SURVEY NO. 31,
TRAVIS COUNTY, TEXAS

BEING A 5.217 ACRE (227,259 SQUARE FOOT) TRACT OF LAND SITUATED IN THE JOHN STEWART SURVEY NO. 551 AND THE ROBERT FOSTER SURVEY NO. 31, TRAVIS COUNTY, TEXAS; SAID 5.217 ACRE TRACT BEING COMPRISED OF A PORTION OF TRACT 1, ALL OF TRACT 2 (CALLED 1.069 ACRES) AND A PORTION OF TRACT 3 (CALLED 10.068 ACRES) WITH ALL 3 TRACTS BEING DESCRIBED IN A WARRANTY DEED TO GARY L. GROSS AND WIFE, CATHY L. GROSS, AS RECORDED IN VOLUME 11546, PAGE 1498 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), AND ALSO BEING A PORTION OF THAT CERTAIN CALLED 5.163 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO GARY L. GROSS AND WIFE, CATHY L. GROSS, AS RECORDED IN VOLUME 12817, PAGE 1043, R.P.R.T.C.T.; SAID 5.217 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the northernmost corner of the herein described tract and said Tract 2, same being the easternmost corner of Lot 1, Lake Travis Subdivision No. 6, recorded in Volume 4, Page 157 of the Plat Records of Travis County, Texas (P.R.T.C.T.), and also being on the westerly right-of-way (R.O.W.) line of Bernard Street (having a width of 50 feet at this location), and being located at Texas State Plane Coordinate grid position N=10,135,754.8226 and E=3,057,450.2885;

THENCE, South 28 degrees 30 minutes 50 seconds West, with the common westerly R.O.W. line of said Bernard Street and the easterly line of said Tract 2, same being the easterly line of said Lot 1, a distance of 104.96 feet to a 1/2-inch iron rod found for a corner of the herein described tract and marking the northernmost corner of said Tract 1, same being the northernmost corner of Lot 12, Lake Travis Subdivision No. 2, recorded in Volume 4, Pages 82-83, P.R.T.C.T., said point also marking the intersection of the westerly R.O.W. line of said Bernard Street and the southwesterly R.O.W. line of Jackson Street (having a width of 50 feet at this location);

THENCE, South 33 degrees 24 minutes 12 seconds East, with the common southwesterly R.O.W. line of said Jackson Street and the northeasterly line of said Tract 1, same being the northeasterly line of said Lot 12, a distance of 170.19 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for a corner of the herein described tract;

THENCE, South 51 degrees 48 minutes 33 seconds West, departing the southwesterly R.O.W. line of said Jackson Street, traveling partway across the interior of said Tract 1, same being said Lot 12, partway across the interior of said Tract 3, same being said 10.068 acre tract, and partway across the interior of said 5.163 acre tract, a distance of 910.86 feet to a 1/2-inch iron rod with orange plastic cap stamped "Wallace Group" set for the southernmost corner of the herein described tract and being on the southwesterly line of said 5.163 acre tract;

Description of a 5.217 acre tract (continued)

THENCE, with the southwesterly line of said 5.163 acre tract, the following three (3) courses and distances:

1) North 09 degrees 54 minutes 18 seconds West, a distance of 53.10 feet to a 1/2-inch iron rod found for a corner of said 5.163 acre tract and the herein described tract;

2) North 33 degrees 22 minutes 57 seconds West, a distance of 70.89 feet to a 1/2-inch iron rod found for a corner of said 5.163 acre tract and the herein described tract;

3) North 15 degrees 24 minutes 59 seconds West, a distance of 189.50 feet to a 1/2-inch iron rod found for the westernmost corner of said 5.163 acre tract and the herein described tract, same marking the southernmost corner of that certain called 2.763 acre tract of land described in a Special Warranty Deed to Jean I. Ringer, as recorded in Volume 13203, Page 148, R.P.R.T.C.T.;

THENCE, with the common northwesterly line of said 5.163 acre tract and the southeasterly line of said 2.763 acre tract, the following two (2) courses and distances:

1) North 56 degrees 56 minutes 36 seconds East, a distance of 98.46 feet to a 1/2-inch iron rod found for a corner of the herein described tract;

2) North 56 degrees 49 minutes 43 seconds East, a distance of 428.18 feet to a 1/2-inch iron rod found for a corner of the herein described tract, said point marking the common northernmost corner of said 5.163 acre tract, the easternmost corner of said 2.763 acre tract, and the westernmost corner of said 1.069 acre tract;

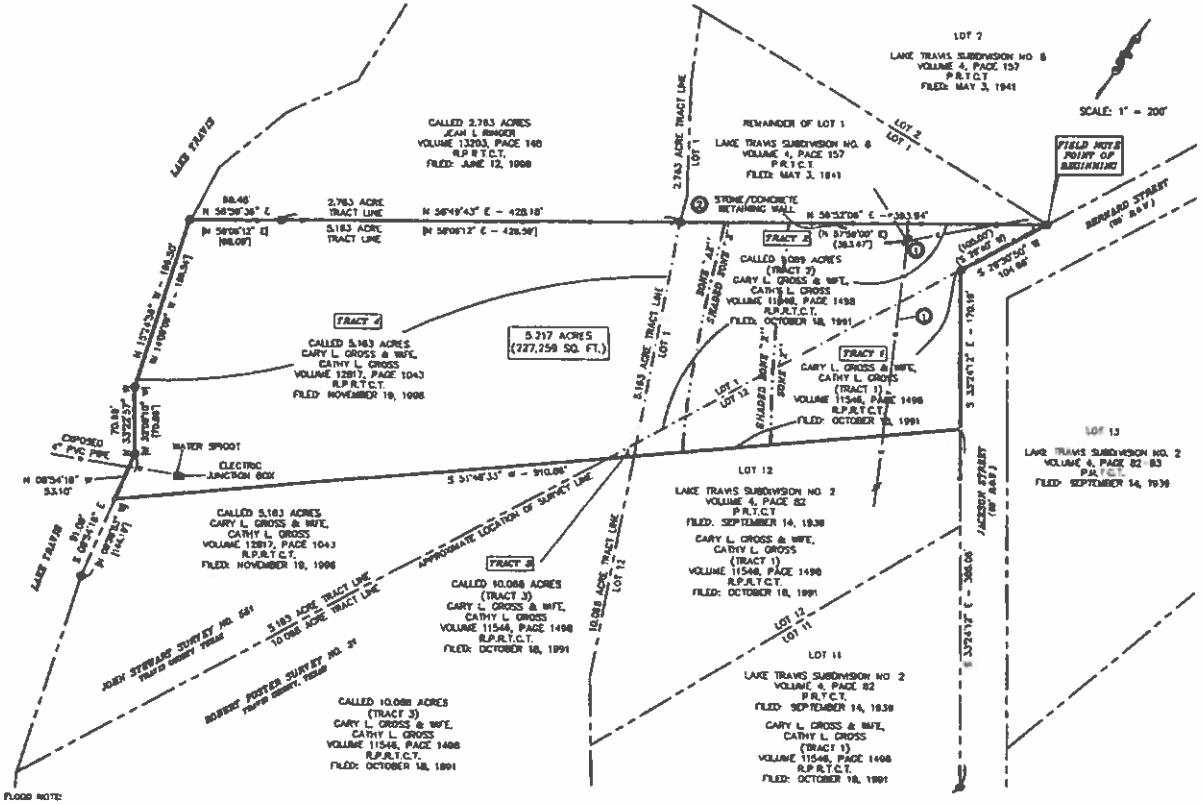
THENCE, North 56 degrees 52 minutes 06 seconds East, with the northwesterly line of said 1.069 acre tract, and traveling across the interior of said Lot 1, a distance of 393.94 feet to the **POINT OF BEGINNING** and containing 5.217 acres (227,259 square feet) of land, more or less, based on the survey and drawing made by The Wallace Group, Inc., Round Rock, Texas in July of 2013.

That I, Daniel M. Flaherty, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

Daniel M. Flaherty, R.P.L.S. No. 5004
The Wallace Group, Inc.
One Chisholm Trail, Suite 130
Round Rock, Texas 78681
Ph. (512) 248-0065
22951-FN05.doc

STATE OF TEXAS
REGISTERED
DANIEL M. FLAHERTY
5004
PROFESSIONAL
LAND SURVEYOR

07-29-2013
Date



TITLE COMMITMENT NOTE:

ONLY THOSE EASEMENTS AND THAT INFORMATION LISTED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT FILE NO. 8060122, (EFFECTIVE DATE: APRIL 10, 2013, ISSUED DATE: APRIL 18, 2013) AND REQUESTED BELOW WERE CONSIDERED FOR THIS SURVEY. NO OTHER EASEMENT RESEARCH WAS PERFORMED BY THE WALLACE GROUP, INC.

SCHEDULE B:

- 1 THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW (WE MUST EITHER INSERT SPECIFIC RECORDING DATA OR DELETE THIS EXCEPTION): VOLUME (VOL.) 12817, PAGE 1043, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (TRACT 4)
- 10a. RIGHTS OF PARTIES IN POSSESSION (OWNER'S POLICY ONLY)
- 10b. A PIPELINE EASEMENT RESERVED ACROSS SUBJECT PROPERTY IN DEED OF RECORD IN VOL. 899, PAGE 560, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 2) – AFFECTS AND IS A "BLANKET" TYPE EASEMENT.
- 10c. AN ELECTRIC TRANSMISSION OR DISTRIBUTION LINE OR SYSTEM EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS DESCRIBED IN VOL. 878, PAGE 633, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 3) – THE EASEMENT DESCRIPTION IS TOO VAGUE FOR THE SURVEYOR TO DETERMINE IT'S LOCATION WITH ANY CERTAINTY.
- 10d. AN ELECTRIC TRANSMISSION LINES AND SYSTEMS EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC., AS DESCRIBED IN VOL. 822 PAGE 465, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACTS 1 AND 3) – THIS IS A "BLANKET" TYPE EASEMENT AND DUE TO THE VAGUENESS OF THE DESCRIPTION THE SURVEYOR IS UNABLE TO DETERMINE IF IT AFFECTS THE SUBJECT TRACTS.
- 10e. RIGHTS OF THE LOWER COLORADO RIVER AUTHORITY TO INUNDATE AND OVERFLOW ANY PORTION OF THE SUBJECT PROPERTY LYING BELOW THE 715' MEAN SEA LEVEL CONTOUR LINE AND RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 834, PAGE 173, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3) – AFFECTS
- 10f SUBJECT TO RIGHTS OF ACCESS PREVIOUSLY GRANTED BY D.C. REED OR HIS DEVISEES TO AND FROM THE WATER OF LAKE TRAVIS OVER AND ACROSS SUBJECT PROPERTY, SET OUT IN THE DEEDS OF RECORD IN VOL. 645, PAGE 545, VOL. 648 PAGE 258, VOL. 680, PAGE 192, VOL. 688, PAGE 17, VOL. 708, PAGE 140, VOL. 713, PAGE 338, VOL. 738, PAGE 478, VOL. 742, PAGE 431, VOL. 781, PAGE 625, VOL. 794, PAGE 657, VOL. 771, PAGE 615, VOL. 813, PAGE 484, VOL. 867, PAGE 488, VOL. 872, PAGE 27, VOL. 894, PAGE 284, VOL. 1058, PAGE 300, AND VOL. 7788, PAGE 363, ALL OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 3)
- 10g A 20' EASEMENT LOCATED ALONG THE HIGH WATER LINE FOR THE PURPOSE OF PASSAGE AND USE BY THE PUBLIC FOR PUBLIC SPORTS AND AMUSEMENTS, AS RESERVED BY THE LOWER COLORADO RIVER AUTHORITY IN SPECIAL WARRANTY DEED OF RECORD IN VOL. 12817, PAGE 1043, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 4) – AFFECTS BUT CANNOT BE PLOTTED WITHOUT DETERMINING THE HIGH WATER LINE.
- 10h. RIGHTS OF THE LOWER COLORADO RIVER AUTHORITY TO INUNDATE AND OVERFLOW ANY PORTION OF THE SUBJECT PROPERTY LYING BELOW THE 715' MEAN SEA LEVEL CONTOUR LINE AND RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 12817, PAGE 1043, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 4) – AFFECTS
- 10i. RIGHTS OF THE LOWER COLORADO RIVER AUTHORITY TO INUNDATE AND OVERFLOW ANY PORTION OF THE SUBJECT PROPERTY LYING BELOW THE 670' MEAN SEA LEVEL CONTOUR LINE AND RELEASE OF DAMAGES AS SET FORTH IN INSTRUMENT RECORDED IN VOL. 908, PAGE 314, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. (TRACT 5) – TRACT 5 IS NOT PART OF THIS SURVEY.
- 10j. ALL OF THE OIL, GAS AND OTHER MINERALS, THE ROYALTIES, BONUSES, RENTALS, AND ALL OTHER RIGHTS IN CONNECTION WITH THE SAME, ALL OF WHICH ARE EXPRESSLY EXCEPTED HEREFROM AND NOT INSURED HEREUNDER, AS THE SAME ARE SET FORTH IN AN INSTRUMENT RECORDED IN VOL. 12817, PAGE 1043, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THESE INTERESTS HAVE NOT BEEN TRACED SINCE SUCH RESERVATION/CONVEYANCE. (TRACT 4)

LAND TITLE SURVEY

OF

5.217 ACRE TRACT OF LAND
SITUATED IN THE
JOHN STEWART SURVEY NO. 551,
AND THE ROBERT FOSTER SURVEY NO. 31,
TRAVIS COUNTY, TEXAS,
AND
BEING COMPRISED OF

TRACT 1: A PORTION OF LOT 12, OF LAKE TRAVIS SUBDIVISION NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 82, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS
AND
TRACT 2: A PORTION OF LOT 1, OF LAKE TRAVIS SUBDIVISION NO. 6, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 4, PAGE 157, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS
AND
TRACT 3: A PORTION OF THAT CERTAIN 10.088 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO GARY L. GROSS AND WIFE, CATHY L. GROSS, AS RECORDED IN VOLUME 11548, PAGE 1498, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
AND
TRACT 4: A PORTION OF THAT CERTAIN 5.183 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO GARY L. GROSS AND WIFE, CATHY L. GROSS, AS RECORDED IN VOLUME 12817, PAGE 1043, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", SHADED ZONE "X", AND NON-SHADED ZONE "X" AS SHOWN ON THE COMMUNITY PANEL NO. 481028 0210H, 481097 0210H, AND 481098 0210H OF THE FLOOD INSURANCE RATE MAP NO. 48453C0210H FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 26, 2008. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO MODIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

GENERAL NOTES:

1. ALL PROPERTY CORNERS FOUND ARE CONTROL MONUMENTS.
2. SUBJECT TO ANY AND ALL COVENANTS, RESTRICTIONS, EASEMENTS AND CONDITIONS THAT MAY BE APPLICABLE
3. THE UTILITIES SHOWN HAVE BEEN LOCATED FROM A FIELD SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON, COMPRISE ALL SUCH UTILITIES IN THE AREA. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT.

BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE GRID COORDINATE SYSTEM (CENTRAL ZONE, NAD83) WHICH IS BASED ON LEICA'S CENTRAL TEXAS COOPERATIVE CORS RTK NETWORK.

"STATEMENT OF POSSIBLE ENCROACHMENTS"

1. OVERHEAD ELECTRIC LINE, POWER POLES AND GUY WIRES CROSSING THE NORTHERLY PORTION OF THE SUBJECT TRACT IS NOT COVERED BY AN EASEMENT IN THE SCHEDULE B ITEMS.
2. STONE/CONCRETE RETAINING WALL CROSSING THE NORTHWESTERLY LINE OF THE SUBJECT TRACT IS NOT COVERED BY AN EASEMENT IN THE SCHEDULE B ITEMS.

SURVEYORS CERTIFICATE.

TO: BRUSHY CREEK REGIONAL UTILITY AUTHORITY AND STEWART TITLE GUARANTY COMPANY:

I, DANIEL M. FLAHERTY, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5004, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND AND THAT THE SAME IS TRUE AND CORRECT. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY AND THE MEASUREMENTS IN THIS SURVEY ARE WITHIN THE TOLERANCE PRESCRIBED THEREIN.

THIS SURVEY REFLECTS THE BOUNDARY LINES OF THE HEREIN DESCRIBED LAND WHICH "CLOSE" BY MATHEMATICAL CALCULATIONS. THE TOTAL ACREAGE INCLUDED IN THE HEREIN DESCRIBED LAND IS 5.217 ACRES.

DANIEL M. FLAHERTY, R.P.L.S. #5004
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PHONE: (512) 248-0065

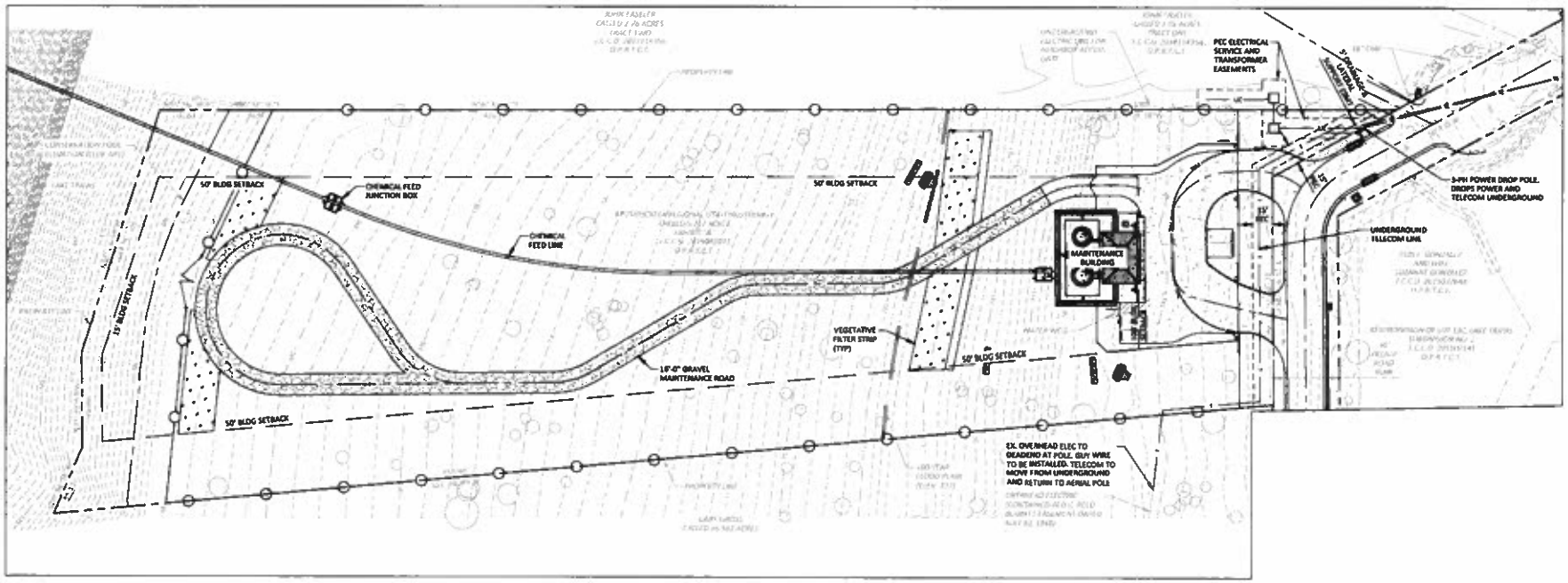
07/29/13

STATE OF TEXAS
REGISTERED
DANIEL M. FLAHERTY
5004
PROFESSIONAL
LAND SURVEYOR

PREPARED FOR:
WTM ENGINEERING, INC.
4401 WEST GATE BOULEVARD, SUITE 400
AUSTIN, TEXAS 78745
(512) 912-6163

PREPARED BY:
The Wallace Group, Inc.
One Chisholm Trail, Suite 130, Round Rock, Texas 78681 (512) 248-0065
Engineers • Architects • Planners • Surveyors
Waco • Killeen • Dallas • Round Rock

SCALE: 1" = 200'	JOB NO.	FIELDBOOK NO.	SURVEY DATE	FILE NAME	DRAWN BY	DRAFT DATE	CHECKED BY	PLAT #
© 2013 ALL RIGHTS RESERVED	22951	177/3	07-03-2013	22951-SURVEY	TAB	07-18-2013	DMF	D-2039



REV.	DESCRIPTION	DATE

DRAWN	A. ARCHER
DESIGNED	J. NIERMANN
CHECKED	J. NIERMANN
APPROVED	A. PETRASEK
PROJECT NO.	3-00670

Walker Partners engineers ★ surveyors

FREESE AND NICHOLS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER S. JARED NIERMANN #122045 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

PRELIMINARY FOR REVIEW ONLY

BRUSHY CREEK REGIONAL UTILITY AUTHORITY

PHASE 2
RAW WATER DELIVERY SYSTEM

MAINTENANCE BUILDING OVERALL SITE PLAN

DRAWING NO.

VILLAGE OF VOLENTE
CONDITIONAL USE PERMIT APPLICATION

Applicant's Name: WALKER PARTNERS / FREESE AND NICHOLS JOINT VENTURE **Contact Phone:** 512-382-0021

Mailing Address: 804 LAS CIMAS PKWY, STE. 150, AUSTIN, TX 78746

Property Address (if different): SOUTHWEST CORNER OF BERNARD ST. AND JACKSON ST. ROW, CURRENT ROAD ENDS AT BERNARD STREET CUL-DE-SAC IN VOLENTE, TX

Legal Description of Property: LOT 1, BLOCK 1, B.C.R.U.A. ADDITION

Conditional Use Requested:

- ☐ Water Storage Tanks or Towers
- ☐ Telecommunications Facilities
- ☐ Restaurant, Cafes, Bars and Similar Uses
- ☐ Warehouse, convenience store, offices, Retail Shop and Similar Uses
- ☐ Alcoholic beverages
- ☐ Commercial in "OS" Zone
- ☒ Other uses as identified in the specific district/definition of the use → ☒ FACILITIES REQUIRED BY PUBLIC OR PRIVATE UTILITY PROVIDERS (per Volente Code of Ordinances Section 9.02.057 (c)(3))
- ☐ Vacation Rental Dwellings
- ☐ Commercial, Recreational or Amusement Development
- ☐ Marinas and Similar Uses
- ☐ Parking Lots
- ☐ Schools – Public and Denominational
- ☐ Amusement Park
- ☐ Utility Districts

Additional Information: PART OF THE PHASE 2 OF THE REGIONAL WATER SYSTEM IMPROVEMENT PROJECT PERFORMED BY THE BRUSHY CREEK REGIONAL UTILITY AUTHORITY (BCRUA). SITE WILL SUPPORT OPERATION AND MAINTENANCE TO THE INTAKE, INCLUDING MUSSEL CONTROL SYSTEMS.

Photos included? ☐ Yes ☒ No **Site Plan included?** ☒ Yes ☐ No

Signature of Applicant X S. Jack Nix **Date** 01/21/2021

The City Council may grant a conditional use permit for the above listed uses, with the recommendation of the Planning and Zoning Commission, and with approval by 75% affirmative votes. The City Council may impose additional conditions on the permit, as appropriate. See Section 9.02.141(4)(E)

For City Use Only

Application fee paid: $649.60 **Received by:**

Date of Publication of Public Hearing Notice: 1/28/2021 **Notices Mailed:** 1/30/2021

P&Z Meeting Date: February 16, 2021 **City Council Meeting Date:** February 11, 2021

Staff Notes:

Walker Partners
engineers ★ surveyors
FREESE AND NICHOLS

804 Los Cimas Parkway, Suite 150
Austin, Texas 78746

January 21, 2021

Village of Volente
16100 Wharf Cove
Volente, TX 78641

Attn: Pat McLemore

Re: BCRUA Maintenance Building Site for Deep Water Intake
Conditional Use Permit Application Amendment
Walker Partners Project No.: 3-00670.01

Dear Pat McLemore and Members of the Planning and Zoning Commission for the Village of Volente:

Walker Partners/Freese and Nichols Joint Venture is submitting this amendment to our Conditional Use Permit delivered to the Village on July 24, 2019. The Village asked that the requested conditional use for our property be changed from "water intake facilities and pumping stations" (Volente Code Section 9.02.057(c)(2)) to "facilities required by public or private utility providers" (Volente Code Section 9.02.057(c)(3).

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> "We are requesting that the 5.215-acre property in Volente be approved for a conditional use permit for the construction and operation of "facilities required by public or private utility providers" as mentioned is acceptable for a property zoned as UD – Utility District in the Volente Code of Ordinances Section 9.02.057(c)(3). Per Section 9.02.141(d)(2)(A), we have included our rezoning application here as well for your consideration as the current zoning is SR – Single Family Residential and must be rezoned to UD – Utility District."

Also, please delete in its entirety the completed Village of Volente Conditional Use Application form submitted with our original Conditional Use Permit Application and replace it with the amended and completed application form attached.

Please feel free to reach me at 512-382-0021 or jniermann@walkerpartners.com if you have any questions or need additional information to support your review.

Sincerely,
Walker Partners/Freese and Nichols J.V.

S. Jared Niermann, P.E.
Project Manager

Attachments: Conditional Use Permit Application

Electronic Delivery

Cc: Ms. Karen Bondy, BCRUA General Manager
Mr. Dan Thost, Volente Mayor
Ms. Kit Hopkins, Volente Councilmember
Mr. Marc Dickey, Volente Engineer
Ms. Erin Flanagan, Freese and Nichols Project Manager
Project File

(4) Light retail for convenience shopping (includes ship store).

(5) Restaurant with or without alcohol.

(6) Boat, watercraft and other rental activity.

(7) Commercial amusement (indoor) and commercial amusement (outdoor).

(8) Boat services, repair and towing.

(Ordinance 2016-O-173, sec. 30.123, adopted 11/15/16)

Sec. 9.02.057 Utility District - District "UD"

(a) Purpose. This district is intended to provide appropriate areas for uses that provide important community services often requiring large amounts of land. The site for a permitted use of the UD District should also contain adequate space for required off-street parking and for buffering from residential districts.

(b) Permitted uses. Electrical and telephone substations for local use. Permitted uses adjacent to residential properties must receive prior authorization and approval by the planning and zoning commission and council before beginning any development project including site development, tree removal, construction of facilities, and operations.

(c) Conditional uses permitted upon authorization of council.

(1) Telecommunications facilities - See the village's telecommunications ordinance.

(2) Water intake facilities and pumping stations.

(3) Facilities required by public or private utility providers.

(4) Public or private utility substations and distributing centers, regulation centers, and underground stations.

(5) Water storage tank and water towers.

(6) Public water systems. Such a system must have at least fifteen (15) service connections or serve at least twenty-five (25) individuals at least sixty (60) days out of the year. This term includes:

(A) Any collection, treatment, storage, and distribution facilities under the control of the operator of such system and used primarily in connection with such system, and any collection or pretreatment storage facilities not under such control which are used primarily in connection with such system.

(B) Two (2) or more systems with each having a potential to serve less than fifteen (15) connections or less than twenty-five (25) individuals but owned by the same person, firm or corporation and located on adjacent land will be considered a public water system when the total potential service connections

in the combined systems are fifteen (15) or greater or if the total number of individuals served by the combined systems total twenty-five (25) or greater at least sixty (60) days out of the year.

(C) Without excluding other meanings of the terms "individual" or "served," an individual shall be deemed to be served by a water system if he lives in, uses as his place of employment, or works in a place to which drinking water is supplied from the system. As defined by section 290.38(66) [290.38(69)] of TAC [title 30,] chapter 290, subchapter D (the regulations of the Texas Commission on Environmental Quality).

(7) Accessory uses incidental to any of the foregoing conditional uses.

(d) Conditions and limitations.

(1) See Chart 1.

(2) See Chart 2.

(3) Buffering and screening of loading and storage facilities shall comply with the village's site development ordinance.

(4) That the use not be objectionable because of odor, excessive light, smoke, dust, noise, vibration, or similar nuisances and that such odor, smoke, dust, noise, or vibration does not exceed the permitted levels established by village regulations when measured at the property line.

(5) Sidewalks, driveways, and parking lots must be surfaced in a non-dusting, non-erodible and pedestrian friendly material (excluding the portion of the property used for parking that is within the floodplain).

(Ordinance 2016-O-173, sec. 30.124, adopted 11/15/16)

Sec. 9.02.058 Planned Development District - PDD

(a) Permitted uses. A PDD may be comprised of a combination of residential, multi-family, and commercial uses. Each designated PDD District will have unique standards and requirements that are described in the adopting ordinance for that district. A PDD can also include utilities, but only those directly related to the proposed development.

(b) Description of a PDD. The outer boundary of each PDD zoning district shall be shown on a map. Each PDD must be wholly contained within the incorporated village city limits and cannot extend either into the future village's extraterritorial jurisdiction or into another village's extraterritorial jurisdiction. The village, however, may conditionally approve a preliminary site development plan (defined below) contingent on the areas outside of the village's city limits being annexed into the village prior to approval of the final site development plan. Said map will include a descriptive legend, the specific boundaries of the area proposed for use authorized for in any other district, and percentage of the total area of such PDD which will comprise each such separate use, and all notations, references, and other information shown thereon, shall be adopted by ordinance.

Sec. 9.02.192 Administrative procedures for changes and amendments to zoning regulations and districts

(a) Application.

(1) Each application for zoning, a conditional use permit, or for an amendment or change to the existing provisions of this article shall be made in writing on an application form available at the village, filed with the village, and shall be accompanied by payment of the appropriate fee. The application shall also be accompanied by additional information materials, such as plans, maps, exhibits, legal description of property, architectural elevations, and information about proposed uses, as deemed necessary by the village, in order to ensure that the written request is understood. A conceptual site plan shall be submitted as prescribed in the village's site development ordinance, along with any application for a conditional use permit.

(2) All zoning applications shall be accompanied by a notarized statement verifying land ownership and, if applicable, authorization of a land owner's agent to file the change request.

(3) If it requires public improvement, all applications for zoning changes and amendments shall be accompanied by a traffic impact analysis, which scope and content shall comply with the village's site development ordinance.

(4) Official submission date and completeness of application.

(A) For the purpose of these regulations, the "official submission date" shall be the date upon which a complete application, that contains all elements and information required by this article, is first submitted to the village. No application shall be deemed officially submitted until the village determines that the application is complete and a fee receipt is issued by the village. Failure by the village to make a determination of completeness within ten (10) calendar days following the date on which the application was first received by the village, shall result in the application being deemed complete, and the "official submission date" shall become the tenth (10th) calendar day following initial receipt of the application by the village.

(B) Zoning-related applications which do not include all required information and materials will be considered incomplete, shall not be accepted for official submission by the village, and shall not be scheduled on a commission agenda until the proper information is provided to the village.

(b) Public hearing and notice.

(1) For zoning or rezoning requests involving real property, or for conditional use permits, the commission shall hold at least one (1) public hearing on each application. For proposed changes to district boundaries including rezoning requests, notice of the commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing before the fifteenth (15th) day of the before [before the date of] the public hearing. Written notice of the public hearing to occur before the commission shall also be sent to all owners of property, as indicated by the most recently approved village tax roll, that is located within the area of application

and within two hundred feet (200') of any property affected thereby, said written notice to be sent before the tenth (10th) day before the hearing date. Such notice may be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, with first class postage paid, in the United States mail.

(2) For requests involving proposed changes to the text of this article, notice of the commission hearing shall be accomplished by publishing the purpose, time and place of the public hearing before the fifteenth (15th) day before the date of the public hearing. Changes in the text of this article which do not change district boundaries, or which do not involve specific real property, do not require written notification to individual property owners.

(3) The village may, at its option, establish additional rules and procedures for public notification of proposed zoning changes or development proposals such as site plans, plats and developer agreements, which may include, but not be limited to, the posting of a sign(s) on any property that is proposed for a zoning change or development by the applicant or its agent(s). Adherence to such rules and procedures, if so established by the village, shall be the responsibility of the applicant and shall be required as part of a zoning change.

(4) Parliamentary procedures shall be established by the council.

(c) Failure to appear. Failure of the applicant or representative to appear before the commission or the council for more than one (1) hearing without an approved delay by the council, shall constitute sufficient grounds for the commission or the council to table or deny the application unless the village is notified in writing by the applicant that the applicant will be unable to appear, at least seventy-two (72) hours prior to the hearing.

(d) Commission consideration and recommendation.

(1) The commission shall function in accordance with the applicable provisions in the village's Code of Ordinances.

(2) The commission shall hold a public hearing on a zoning or rezoning request, or application for conditional use permit, or a proposed text amendment to this article. After all public input has been received and the public hearing closed, the commission shall make its recommendations on the proposed zoning request application, and conceptual site plan, if submitted, stating its findings, its overall evaluation of the request, and its assessment regarding how the request relates to the village's comprehensive plan. The commission may, on its own motion or at the applicant's written request, defer its recommendations until it has had an opportunity to consider other information or proposed modifications to the request which may have a direct bearing thereon. If the commission elects to table the request, such tabling shall specifically state the time period of the tabling by citing the meeting date whereon the request will reappear on the commission's agenda.

(3) When the commission is ready to act upon the zoning request, it may recommend approval of the request as it was submitted by the applicant, approval of the request subject to certain conditions, or disapproval of the request. The commission's recommendation will be automatically forwarded to the council for a second (2nd) public hearing thereon.

(4) If the commission recommends denial of the zoning change request, it shall provide written reasons to the applicant for the denial, if requested by the applicant. The commission chairperson shall inform the applicant of the right to request reasons for the denial.

(e) Council consideration and approval.

(1) Applications forwarded from the commission to the council. Every application or proposal shall be automatically forwarded, along with the commission's recommendation, to the council for setting and holding of public hearing thereon following appropriate public hearing notification as prescribed in subsection (b)(2) above.

(2) Council action on zoning, rezoning, conditional use permits and text amendment requests. After a public hearing is held before the council regarding the zoning application, the council may approve the request in whole or in part, deny the request in whole or in part, table the application to a future meeting, specifically citing the council meeting to which it was tabled, or it may refer the application back to the commission for further study.

(A) Council approval of a zoning application forwarded with a commission recommendation of approval or approval subject to certain conditions shall be by affirmative vote of the majority of the council members present and voting.

(B) Council approval of a zoning application forwarded with a commission recommendation of denial shall be by affirmative vote council [sic] of at least seventy-five percent (75%) of the entire council membership.

(C) If the council approves the amendment request, then subsection (e)(4) below will apply.

(D) If the council denies the request, then no other zoning application may be filed for all or part of the subject tract of land, or for that portion of this article, or in the case of a text amendment request submitted by a property owner or citizen, for a waiting period of six (6) months following the denial. In the instance that the request was initiated by the council and involved a proposed amendment to the text of this article, then there is no waiting period before the request can be reconsidered.

(E) The council may, at its option, waive the six (6) month waiting period if, after due consideration of the matter at a scheduled and posted meeting, it is determined that denial of the request was based upon erroneous or omitted information, or if substantial new information pertaining to the request is discovered.

(3) Protests. For zoning requests involving real property, an affirmative vote of at least seventy-five percent (75%) of all members of the council shall be required to approve any change in zoning when written objections are received from land owners of twenty percent (20%) or more of the land area covered by the proposed change, or of the land area within two hundred feet (200') of the subject property, in compliance

with the provisions of section 211.006 of the Texas Local Government Code. If a protest against such proposed amendment, supplement or change has been filed with the village, duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the area of the land included in such a proposed change or those immediately adjacent to the area thereof extending two hundred feet (200') therefrom, such amendments shall not become effective except by an affirmative vote of at least seventy-five percent (75%) of all members of the council.

(4) Final approval and ordinance adoption. Upon approval of the zoning amendment request by the council, the applicant shall submit all related material with revisions, if necessary, to the village for the preparation of the amending ordinance. The zoning request shall be deemed approved at the time the council makes a decision to approve the request as submitted or with certain conditions. However, the amending ordinance will not be prepared or formally adopted until a correct description and all required exhibits have been submitted to the village.

(Ordinance 2016-O-173, sec. 30.139, adopted 11/15/16)

Sec. 9.02.193 Ordinance interpretation

In the interpretation and application of the terms and provisions of this article, the following regulations shall govern:

(1) Liberally construed. In the village's interpretation and application, the provisions of this article shall be regarded as minimum requirements for the protection of the public health, safety, comfort, convenience, prosperity, and welfare. This village [article] shall be regarded as remedial and shall be liberally construed to further its underlying purposes.

(2) Highest standards govern. Whenever a provision of this article and any other provision of this article, or any provision in any other law, ordinance, resolution, rule or regulation of any kind contains any restrictions covering the same subject matter, whichever restrictions are most restrictive or impose higher standards or requirements shall govern.

(3) Resolution of conflicting interpretations. Where there arises a question concerning the meaning or intent of a provision of this article, a written decision setting forth the manner in which said provision shall be interpreted and administered is encouraged. In the event any interested party takes exception to such a decision the matter may be appealed to the board of adjustment.

(4) Written decisions binding. Any final written decision made as provided in subsection (3) above shall be archived and shall govern interpretation of this article until such time as an amendment of this article shall nullify such decision, or the decision is overruled or rescinded by the council.

(5) State law. The terms, provisions and conditions of this article shall be interpreted and applied in a manner consistent with state law and chapter 211 of the Texas Local Government Code.

(6) Comprehensive plan. All zoning applications shall conform to the comprehensive plan for the village and be consistent with all of the elements thereof.

(A) Where the proposed zoning application is inconsistent with one (1) or more of the elements of the comprehensive plan, the applicant may petition the village for amendment to the particular element or elements of the comprehensive plan either prior to, or concurrent with, submitting a zoning request. Inconsistency with the provisions of the comprehensive plan shall be grounds for disapproval of the zoning application by the village.

(B) Where the proposed zoning is for a district or category provided for in this article but that is not included on the comprehensive plan existing on the date of this article, or not existing on the date of such application, the applicant shall propose an amendment to the comprehensive plan and provide information and documentation in support of such amendment.

(7) Consistency with village ordinances. All development projects within the corporate limits of the village shall be in conformance with the village's Code of Ordinances. Where the proposed development requires a zoning classification or approval other than that currently applying to the property to be developed, the developer shall make appropriate application to secure the necessary zoning classification or approval required for the proposed development [so that the development] would comply with this article.

(Ordinance 2016-O-173, sec. 30.140, adopted 11/15/16)

Sec. 9.02.194 Fees

To defray the costs of administering this article, the applicant seeking zoning approvals shall pay to the village, at the time of submittal, the prescribed fees as set forth in the village's current fee ordinance approved by the council. (Ordinance 2016-O-173, sec. 30.141, adopted 11/15/16)

Sec. 9.02.195 Amendments

The council may, from time to time, adopt, amend and make public rules and regulations for the administration of this article. This article may be enlarged or amended by the council after public hearing, due notice of which shall be given as required by law. (Ordinance 2016-O-173, sec. 30.142, adopted 11/15/16)

Sec. 9.02.196 Violations

Except as otherwise provided for in this article, it shall be unlawful for any person, firm or corporation to develop, improve or sell any lot, parcel, tract or block of land within the village's territorial jurisdiction, unless such lot, parcel, tract or block of land conforms with this article. (Ordinance 2016-O-173, sec. 30.143, adopted 11/15/16)

PUBLIC NOTICE

The Village of Volente Planning & Zoning Commission will meet on Tuesday, February 16, 2021 at 6:30 P.M via Zoom to hold a public hearing and to consider the following:

The public may participate in this Zoom meeting by connecting through the following link:

https://us02web.zoom.us/j/820 6173 1030
ID: 820 6173 1030
Password: 78641

AND

The Village of Volente City Council will meet on Wednesday, February 17, 2021 at 6:30 P.M. via Zoom to hold a public hearing to consider the following:

The public may participate in this Zoom meeting by connecting through the following link:

https://us02web.zoom.us/j/820 6173 1030
ID: 820 6173 1030
Password: 78641

1) Hold a public hearing and consider action rezoning of parcels of land including 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 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. Applicant: Walker Partners on behalf of Brushy Creek Regional Utility.

2) Hold a public hearing and consider action on Conditional Use Permit for 5.217 acres, 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, 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. Applicant: Walker Partners on behalf of Brushy Creek Regional Utility.

The virtual meetings will OPEN FOR PARTICIPANT ENTRY approximately 30 minutes (6:00 P.M.) prior to the beginning of each meeting. For information concerning these matters email city.secretary@volentetexas.gov.

PUBLISHER'S AFFIDAVIT
HILL COUNTRY NEWS

RECEIVED 2/2/21

State of Texas
County of Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY, this day personally appeared Kirsten Foltz and after being by me duly sworn, says that she is an authorized representative of the Hill Country News, a newspaper published in Williamson & Travis Counties, Texas, and that the Notice, a copy of which is hereto attached, was published in said newspaper on the following dates:

January 28th A.D. 2021

Kirsten Foltz

SUBSCRIBED & SWORN TO before me, this the 28th day of Jan A.D. 2021

GINNY BROCK
Notary Public, State of Texas
Comm. Expires 12-07-2022
Notary ID 11435146

Ginny Brock
Notary Public in and for the State of Texas

Village of Volente
Notice of Public Hearings

February 16, 2021, Tuesday at 6:30pm Planning & Zoning Commission Meeting	February 17, 2021 Wednesday at 6:30 Village of Volente City Council Meeting

The Planning and Zoning Commission will hold a Public Hearing on February 16, 2021 at 6:30pm concerning the Brushy Creek Regional Utility Authority (BCRUA) request to have the property at the southwest corner of Bernard St. and Jackson St. re-zoned. **This property is located at 16621 Jackson Street, Volente Texas 78641.**

The Village of Volente City Council will hold a Public Hearing on February 17, 2021, at 6:30pm concerning the Brushy Creek Regional Utility Authority (BCRUA) request to have the property at the southwest corner of Bernard St. and Jackson St. re-zoned. **This property is located at 16621 Jackson Street, Volente Texas 78641.**

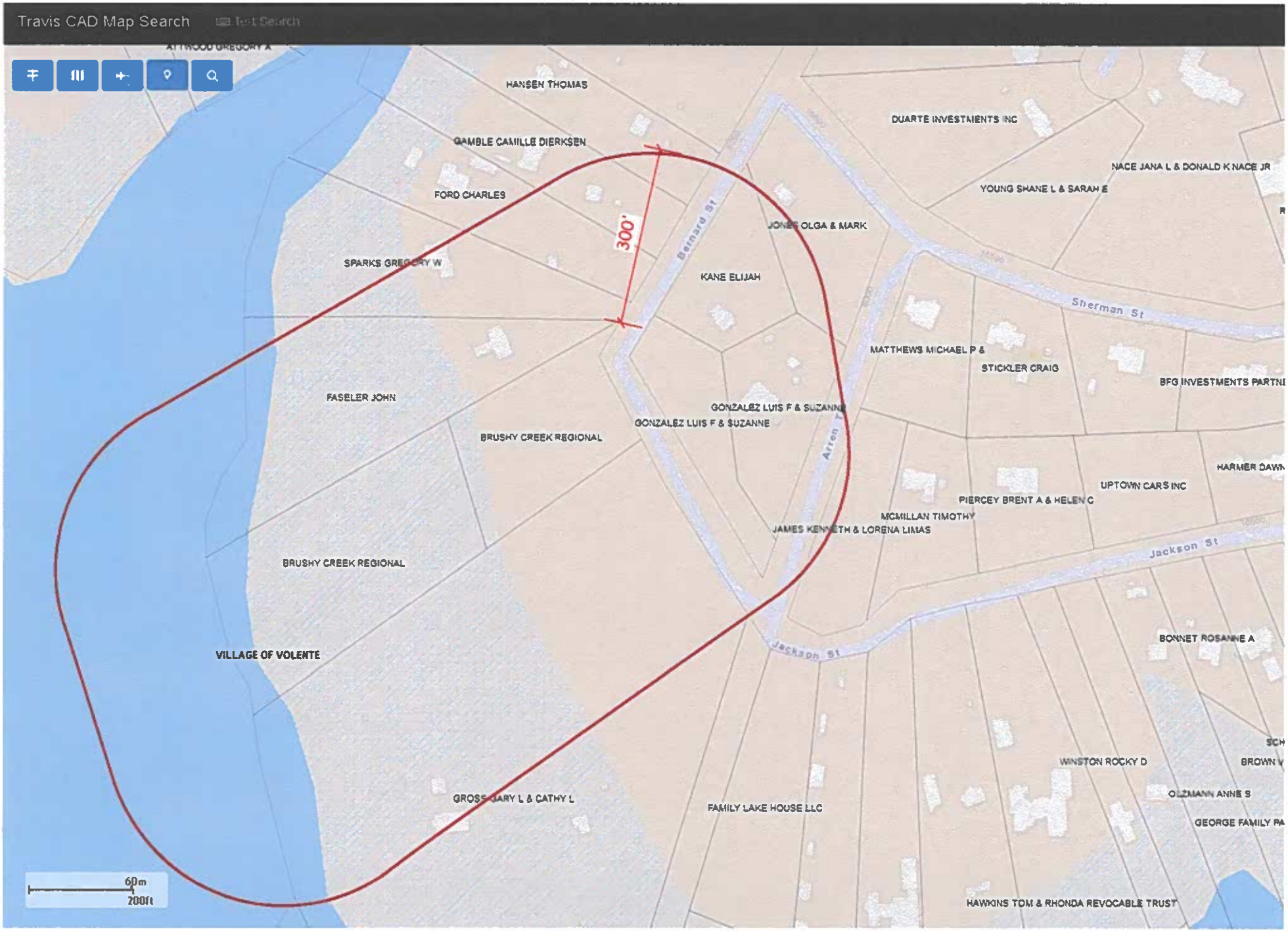
The current zoning on this property is Single-Family Residential (District SR) and the BCRUA is requesting a change to a Utility District (District UD). The requested Conditional Use Permit (CUP) will be for the same property and the same usage. The BCRUA plans to construct their maintenance building on this property.

You are receiving this Notice because Village records identify you as an owner of property located within 300' of the property seeking a zoning change. You are welcome to view the BCRUA applications and their supporting documentation at the Village Office. However, due to recommended COVID-19 precautions, visits to the Village Office are by appointment only. If you wish to schedule an appointment, you may do so by calling (512) 250-2075, or emailing us at city.secretary@volentetexas.gov.

Additional information about the BCRUA project can also be reviewed on the Village's Official Website at: villageofvolente-tx.gov.

We encourage your attendance at these Hearings—which will be held via Zoom—especially if you have questions or comments regarding this Application. Zoom meeting IDs and Passwords are the same for both meetings. **ID: 820-6173-1030 Password: 78641**
If you are unable to attend, you are welcome to submit your public input to the above email address.

Attached to this letter is a copy of the Public Hearing Notice that was published in the Hill Country News on January 28, 2021.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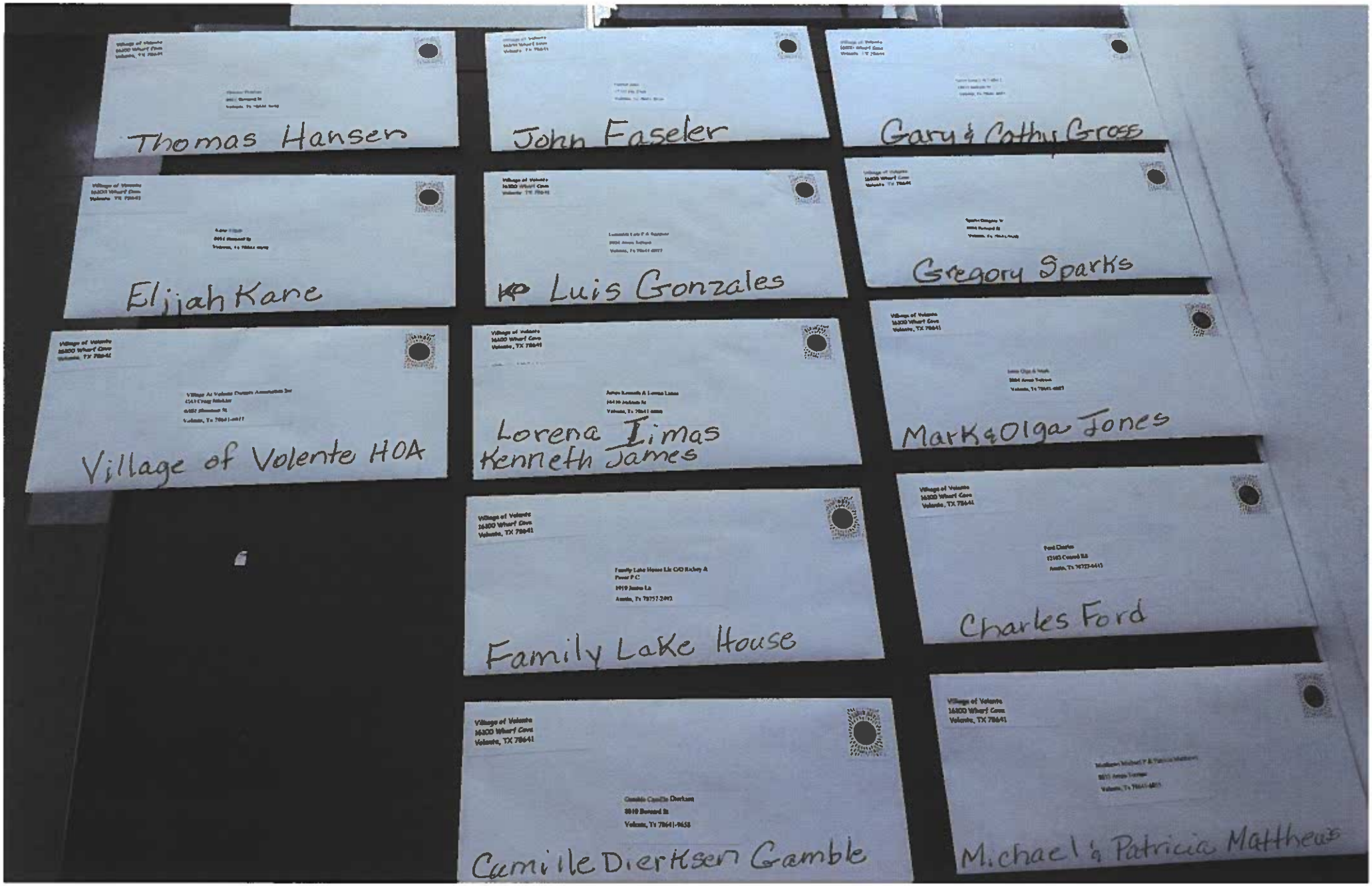
FORD CHARLES
SPARKS GREGORY W
FASELER JOHN
BRUSHY CREEK REGIONAL
BRUSHY CREEK REGIONAL
VILLAGE OF VOLENTE
GROSS GARY L & CATHY L
FAMILY LAKE HOUSE LLC
300'
Bernard St
KANE ELIJAH
GONZALEZ LUIS F & SUZANNE
GONZALEZ LUIS F & SUZANNE
Arren
JAMES KENNETH & LORENA LIMAS
DUARTE INVESTMENTS INC
NACE JANA L & DONALD K NACE JR
YOUNG SHANE L & SARAH E
Sherman St
MATTHEWS MICHAEL P &
STICKLER CRAIG
BFG INVESTMENTS PARTNE
HARMER DAWN
UPTOWN CARS INC
PIERCEY BRENT A & HELEN C
MCMILLAN TIMOTHY
Jackson St
Jackson St
BONNET ROSANNE A
WINSTON ROCKY D
OLZMANN ANNE S
GEORGE FAMILY PA
HAWKINS TOM & RHONDA REVOCABLE TRUST
60m
200ft

Name	Maddy	Mcity
Family Lake House Llc C/O Richey & Paver P.C	1910 Justin Ln	Austin, Tx 78757-2492
Faseler John	15212 Fm 2769	Volente, Tx 78641-9139
Ford Charles	12103 Conrad Rd	Austin, Tx 78727-6413
Gamble Camille Dierksen	8010 Bernard St	Volente, Tx 78641-9658
Gonzalez Luis F & Suzanne	8024 Arren Terrace	Volente, Tx 78641-6027
Gross Gary L & Cathy L	16613 Jackson St	Volente, Tx 78641-6043
Hansen Thomas	8012 Bernard St	Volente, Tx 78641-9658
James Kenneth & Lorena Limas	16416 Jackson St	Volente, Tx 78641-6060
Jones Olga & Mark	8034 Arren Terrace	Volente, Tx 78641-6027
Kane Elijah	8011 Bernard St	Volente, Tx 78641-9658
Matthews Michael P & Patricia Matthews	8033 Arren Terrace	Volente, Tx 78641-6055
Sparks Gregory W	8004 Bernard St	Volente, Tx 78641-9658
Village At Volente Owners Association Inc C/O Craig Stickler	6501 Sherman St	Volente, Tx 78641-6011


Thomas Hansen
John Faseler
Gary & Cathy Gross
Eljjah Kane
Luis Gonzales
Gregory Sparks
Village of Volente HOA
Lorena Limas
Kenneth James
Mark & Olga Jones
Family Lake House
Charles Ford
Camille Dierksen Gamble
Michael & Patricia Matthews

Village of Volente
16100 Wharf Cove
Volente, TX 78641

Fassler John
15212 Ste 2769
Volente, Tx 78641-9139

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Gross Gary L & Cathy L
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Gonzalez Luis F & Suzanne
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Sparks Gregory W
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Volente, Tx 78641-9658

Gregory Sparks

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Volente, TX 78641

James Kenneth & Lorena Limas
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Volente, TX 78641

Jones Olga & Mark
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Volente, Tx 78641-6027

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Village of Volente
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Volente, TX 78641

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Austin, Tx 78727-6413

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Volente, TX 78641

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Volente, Tx 78641-6060

Village of Volente
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Volente, TX 78641

Jones Olga & Mark
8034 Arren Terrace
Volente, Tx 78641-6027

Mark & Olga Jones

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Volente, TX 78641

Family Lake House Llc C/O Richey &
Paver P.C
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Austin, Tx 78757-2492

Family Lake House

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Volente, Tx 78641-9658

Thomas Hansen

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Volente, TX 78641

Faseler John
15212 Fm 2769
Volente, Tx 78641-9139

John Faseler

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Volente, Tx 78641-9658

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