



PHOTO BY FREDERICK GRABER



GETTING TO KNOW

Volente

WELCOME

The Village of Volente has prepared this booklet for new, existing and prospective residents. Our hope is that it will serve as a user-friendly reference guide and answer many of the questions you have about life in our quaint village. We also want to share important information about the Village of Volente Comprehensive Plan, a document prepared for and by the citizens of Volente in 2003 to guide the future of our community.

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LOCATION & SIZE

The Village of Volente is a small, lakeside community located in the Texas Hill Country, 18 miles northwest of downtown Austin. The village is approximately two square miles in size and bordered by the spectacular Lake Travis on one side and the lush Balcones Canyonlands Preserve on the other.

POPULATION

As of July 2010, there were approximately 500 homes in the village. A Planned Development District (PDD) was approved in 2009 that could eventually result in the construction of approximately 300 new homes. As of July 2010, there were also 100 unbuilt lots within village (but outside the PPD). As such, the village could eventually grow to as many as 900-1000 homes, but no more.

GOVERNMENT

The Village of Volente is a Type B General Law municipality, governed by a mayor and five city council members elected to two-year staggered terms. The style of government is known as “weak mayor – strong council,” meaning that the mayor does not vote unless to break a tie. The mayor is the chief administrator of the village and is ultimately responsible for the administrative functions of the village office. The village office is staffed by a small number of employees providing support in policy planning, implementation and enforcement. In addition, the village hires professional consultants as needed for expertise in specific areas. The Village Council holds a regular meeting once a month, and may hold special called meetings, joint meetings and work sessions as necessary.

The Village Council appoints the seven members of the Planning and Zoning Commission (P&Z), which is responsible for researching and developing plans and ordinances for land use and infrastructure. The P&Z reviews the Village of Volente Comprehensive Plan and ensures that village ordinances support the goals of the plan. The P&Z also reviews subdivision and site development plans to ensure they meet the goals of the comprehensive plan and the requirements of the ordinances. The P&Z advises and makes recommendations to the Village Council in these areas, but does not have authority to take action on their own. The P&Z holds a regular meeting once a month, and may hold special called meetings and work sessions as necessary.

The Village Council also appoints the seven members of the Board of Adjustments (BOA), which is responsible for considering and acting on requests for variances from the zoning ordinance. A “variance” is essentially permission to deviate from established zoning rules in order to make effective use of a property. A request for a variance must meet strict requirements to be approved by the Board of Adjustments. The Board of Adjustments meets as-needed.



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VOLENTE VISION STATEMENT

The Village of Volente has invested a great deal of time and resources planning for its future. The village adopted its first comprehensive plan on October 19, 2004. The citizen-driven plan was based on extensive public input gathered through a community-wide survey, meetings, forums and hearings.

In 2003, a committee composed of dozens of local Volente citizens, developed the following vision statement for the community:

“We the citizens of the Village of Volente believe in:

- Civic Pride
- Environmental Awareness
- Minimal Government
- Diversity and Friendship
- Privacy and Individuality

We are dedicated to remaining united and working together as friends, neighbors and citizens for the protection and preservation of the natural beauty and uniqueness of our country village and family way of life.

We will endeavor to protect the quality of life for future generations and ourselves. We envision a cohesive lakeside village that promotes harmony and diversity of community, inclusive of all socio-economic strata and age groups. We will protect our environment and ensure responsible and appropriate land use. We will keep our village safe from injury, crime and pollution. We will preserve our right to remain private in our daily lives, but at the same time promote civic pride and sense of community.

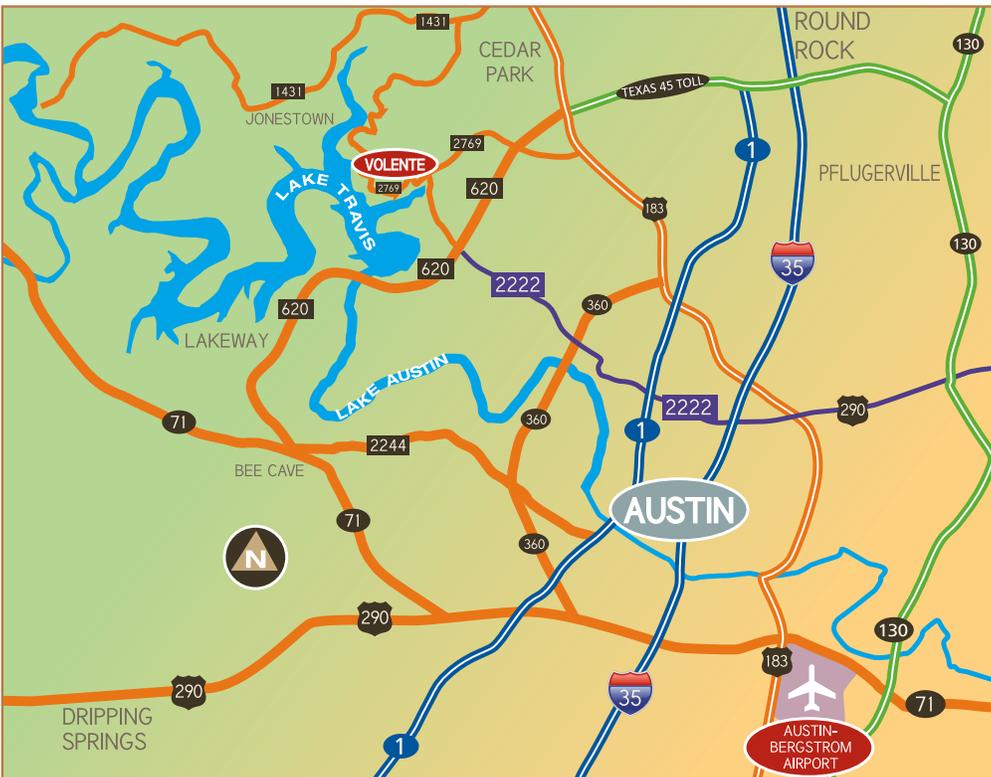
We believe in minimal government regulation and taxation. As empowered citizens we will constructively participate in, question and oversee our elected government. We understand the community will face challenges and a sufficient level of government will be provided to protect this vision and our core values.”

VILLAGE HISTORY

Although the Village of Volente did not exist as a municipal entity until its incorporation in February 2003, the area is rich in history. In the earliest days, the region’s population was concentrated in nearby Cypress Creek, the site of a grist mill and cotton gin built by Thomas and Lucy Anderson. By 1876, the population began to shift toward Volente and the settlement grew large enough to warrant its own post office.

Local tradition offers several possible explanations for the origin of the name “Volente.” According to one story, Lucy Anderson suggested it from a book she was reading. Another story is that the name was an Indian word meaning “God Willing.” What we do know for certain is that the word “volente” comes from the Latin word “to be willing.”

The completion of the Mansfield Dam and the subsequent formation of Lake Travis in the 1930’s and 1940’s, forever changed the area landscape. During this time, local real estate developer, Monty Dodd, was such a major player that the community was called “Dodd City” for many years before it switched back to Volente. By 1959, Volente had a church, a marina and a population estimated at about 250 residents. In 1961, the Volente Volunteer Fire Department was chartered. By 1989, the Volente population stood at about 400 residents.



MAP BY FREDERICK GRABER



VOTING IN VOLENTE

Volente residents have several opportunities each year to vote.

The State of Texas allows residents to vote in the days and weeks before an election to make the voting process more convenient and accessible. This is called “Early Voting” and it usually takes place the 17 days before each election and ends 4 days before each election.

During Early Voting, it is possible to vote at multiple locations throughout Travis County, including supermarkets and shopping malls. However, on election day, Volente citizens that want to vote must do so at the Volente Fire Station.

For more information about voting in Texas, including how to register to vote or vote by mail, visit the Secretary of State’s website at www.votetexas.org.



PHOTO BY MARK SCOTT

FIRE PROTECTION & EMERGENCY SERVICES

The Village of Volente Fire Department (VVFD) provides fire protection for the citizens of Volente and is located at 15406 FM 2769. The VVFD is governed by a nine-member Board of Directors, elected by voters within the Travis County Emergency Services District #14 (ESD).

Village of Volente residents also are served by Travis County ESD #14, which is governed by a five-member commission whose members are appointed by the Travis County Commissioner’s Court.

MUNICIPAL COURT

The role of the municipal court is to hear cases in which the village has otherwise been unable to achieve compliance with provisions of the code of ordinances. The judge’s ruling may result in fines on residents or developers who fail to comply with ordinances.

SCHOOLS

The Village of Volente is located in the award-winning Leander Independent School District. Children are zoned to attend Grandview Hills Elementary School, Four Points Middle School and Vandergrift High School.

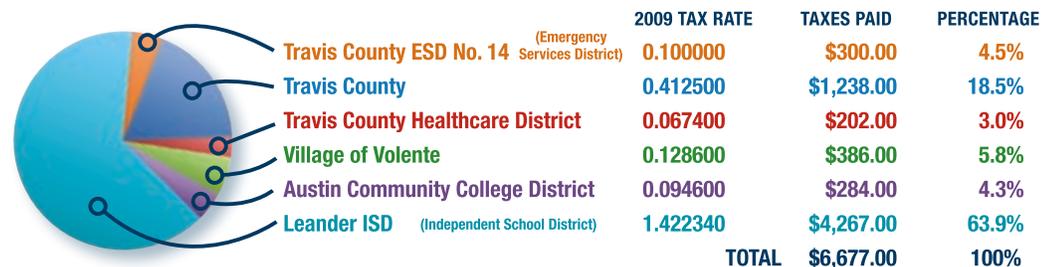
In addition to the excellent public schools, the village is located close to several private schools, both religious and secular. Austin Community College’s Cypress Creek Campus is only minutes away as is Concordia College, a private four-year college.

TAXES

Volente’s ad valorem (property) tax is one of the lowest among lakeside communities at .1286 cents per \$100 of property value. The Village Council strives to keep ad valorem taxes at a minimum and annually adopts a balanced budget that includes office administration, code enforcement, road and right-of-way maintenance, professional services and a variety of other items that support policy implementation. The budget balances expenditures against expected revenues.

Where do your taxes go?

For the 2010/2011 year, Volente’s tax rate is 0.1286. Here is an example of where your property taxes go if you own a \$300,000 home in Volente. The largest amount of taxes is paid to Leander ISD.





Comprehensive Plan

OVERVIEW

Volente citizens voted to incorporate in 2003. Shortly thereafter, local citizens joined together to develop a “master plan” for the village, known hereafter as the “comprehensive plan.” The comprehensive planning process started with a detailed citizen survey developed by local residents. After the survey results were tallied, committees were formed to focus on different sections of the plan and dozens of public forums and community meetings were organized to gather input from village residents, businesses, developers and other stakeholders.

The overall goal of the Village of Volente Comprehensive Plan is to present a cohesive strategy for responsibly managing the village’s growth. Four of the most important components of the plan include:

■ PROTECTING VOLENTE’S QUALITY OF LIFE

The Village of Volente is a quiet lakeside community with a superb quality of life. The 2003 citizen survey sent a clear message that our residents are committed to preserving the natural, rural and residential environment that makes living here so unique.

■ PROTECTING THE ENVIRONMENT

The 2003 citizen survey also made it clear that protecting the environment is a high priority among Volente residents. As such, many of the ordinances and regulations derived from the comprehensive plan are aimed at protecting watersheds and other sensitive environmental features. The village regularly performs outreach to citizens, communities and other agencies in support of protecting our natural environment.

■ PROMOTING RESPONSIBLE LAND USE

Located in the heart of Central Texas, the Village of Volente is in one of the fastest growing regions in the country. However, because the village is landlocked between Lake Travis and the Balcones Canyon Preserve, the village will never grow beyond 900-1000 homes.

■ ENSURING ADEQUATE ROADS & PUBLIC INFRASTRUCTURE

Results from the 2003 citizen survey made it clear that Volente residents favor minimal taxation and services. One of the top priorities for the community is to make sure that our roads are safe, efficient and properly maintained. Locally elected officials periodically evaluate the village’s road and public infrastructure needs to ensure maintenance, improvement and expansion plans are developed that protect and benefit the local residents.

THE PROCESS OF DEVELOPING ORDINANCES AND REGULATIONS





Comprehensive Plan

FOCUS AREAS

As described earlier, the Village of Volente developed a comprehensive plan shortly after incorporating in 2003. The following pages provide a *high-level summary* of the comprehensive plan. The full plan, which is more than 300 pages in length, can be downloaded from the Village of Volente website at www.villageofvolente-tx.gov.



THOROUGHFARES AND TRANSPORTATION

GOAL: *Provide an acceptable level of mobility and accessibility for the residents of the Village of Volente that is safe, with the least detrimental effects.*

Volente must plan thoroughfares and transportation systems to handle anticipated growth in a way that maximizes safety and minimizes congestion, environmental impact and community impact. Also, Volente must maintain its existing roads and rights-of-way to ensure safe and continued function. Planning and maintenance of thoroughfares must be accomplished in a way that exercises fiscal responsibility, such that the burden on resources is minimized wherever possible without risking safety or increasing impacts.

The Village’s transportation plan must address regional access *through* Volente and local mobility *within* Volente. Regional access through Volente is provided primarily by two, two-lane thoroughfares (FM 2769 and Lime Creek Road). The capacity and configuration of these roads is unlikely to change due to the surrounding topography and growth patterns. The Texas Department of Transportation (TXDOT) is responsible for FM 2769 and Volente is responsible for the portion of Lime Creek Road within the city limits. Travis County is responsible for the remainder of Lime Creek Road. These roads may require upgrades to improve controlled turning, sight distances and flow. Volente works closely with TXDOT and Travis County

to ensure proper maintenance of these thoroughfares and their rights-of-way and to plan upgrades as needed. Local mobility must be planned such that residential capacity and flow are adequate, while scenic vistas and environmental features are preserved and community impact is minimized. Streets within Volente are mostly considered “collector” streets, which collect traffic from neighborhoods as residents travel to and from activity centers and thoroughfares. Existing streets within Volente are maintained as necessary to preserve safety and function. New subdivisions are required to perform a Traffic Impact Analysis to ensure adequate integration with the existing system of roads. In addition, new roads must be designed to meet guidelines for safety, drainage and storm run-off.

Monies for thoroughfare and transportation infrastructure and maintenance are scarce, so the proper administration of the transportation plan requires coordination of capital improvements with TXDOT and Travis County. In addition, new subdivision developments must participate in the plan by dedicating rights-of-way, performing traffic impact analyses and contributing road impact fees. Zoning and land use controls will also help minimize the financial burden on the village related to roadway maintenance.



ENVIRONMENTAL QUALITY

GOAL: *Provide an environment of clean air, clean water and clean land for the citizens of Volente and provide a safe, sustainable habitat for wildlife, while attempting to maintain the Volente vision of minimal government, regulation and spending.*

Promoting clean air and clean water are priorities for the village. The comprehensive plan identifies specific activities aimed at attaining and maintaining health-based air quality standards and reducing the risk from toxic air pollutants. In addition, the comprehensive plan describes activities and regulations to protect drinking water, support economic and recreational activities in our lakes and rivers and provide healthy habitats for fish, plants and other wildlife. The village has enacted a water quality ordinance that has strict



Comprehensive Plan

FOCUS AREAS

pollutant removal standards for development in watersheds. In addition, the water quality ordinance provides impervious cover requirements to help protect water quality. The ordinance also has strict erosion control requirements to prevent run-off into waterways during and after construction.

Volente expects developers and businesses to use best management practices to prevent both air and water pollution. The village regularly works with professional consultants to help define pollution prevention standards. Volente also works with other communities, agencies and groups to promote awareness of potential environmental impacts of various development activities.

Focus Area
3
COMMUNITY IMAGE
GOAL #1: *Determine and regulate by master planning, ordinances and zoning how and where development occurs in the village.*

GOAL #2: *Improve and protect the quality of life for the citizens of Volente.*

The citizen survey found that most Volente residents feel strongly about maintaining the unique atmosphere of the village. The community strongly believes in policies that maximize Volente's natural beauty and unique character and minimize any negative impact of future development. Promoting the existing visual aesthetic and quiet, peaceful environment is fundamentally important to Volente.

The citizen survey and community forums found that local residents support large residential lots, with substantial setbacks and green buffers between homes. Residents also support protecting trees and promoting native landscapes. In addition, the community supports reasonable restrictions on construction on steep slopes to prevent damage from erosion, drainage and run-off.

The "Community Image" element of the comprehensive plan provides a foundation for the creative application of good land planning design principles and practices in the Village of Volente. It integrates land planning design considerations into the growth and development processes of the village such that the unique feel of the village is maintained and a sense of community is reinforced among the people who live here.

The "Community Image" element identifies guidelines for ordinances and zoning that control how and where development occurs and that improve and protect the quality of life for the citizens. Guidelines include:

- Maintain a discreet sense of identity for Volente,
- Support a diverse and livable community,
- Establish non-residential property uses that complement and sustain the community,
- Encourage building, building façade and architectural treatments which compliment the visual aesthetics of the existing community,
- Encourage landscaping standards which complement the visual aesthetics of the existing community and which contribute to the environmental quality of the community,
- Establish sign and advertisement standards that protect the visual aesthetics of the community,
- Establish sign maintenance, repair and removal guidelines to ensure community safety,
- Establish outdoor lighting regulations to preserve the integrity of nighttime darkness and provide for public safety,
- Regulate the siting of wireless communication facilities to minimize their aesthetic impact on the existing community, while meeting the needs of its citizens to enjoy the benefits of a wireless communications services community,
- Restrict public nuisances and dangers so that they do not detract from the quality of life of the existing community, as well as the natural beauty and wildlife of the village,
- Regulate non-residential parking and loading to secure safety and to lessen congestion on public streets, and
- Regulate home occupations and home-based businesses to minimize annoyance and inconvenience to neighboring property owners within the residential area and to allow reasonable and comfortable enjoyment of adjacent and nearby properties by their owners and occupants.



Comprehensive Plan

FOCUS AREAS

Focus Area

4

PARKS AND OPEN SPACES

GOAL: *Preserve in an unimpaired state the natural and cultural resources and values of the open spaces, green spaces, greenbelts, buffer zones and significant cultural sites of the village for the enjoyment, education and inspiration of the citizens of Volente, and to further a sense of community.*

An important component of any community is the space devoted to satisfying active and passive recreational needs. Parks and open space have been described as the “lungs of the city.” Volente is committed to developing parks and open spaces that will support active and passive recreation. In addition, the village is committed to promoting the conservation and protection of open, green spaces, natural settings, sensitive environmental features and native habitats. Currently, there are no active public parks within the village, except for a small (< 0.5 acre) Travis County park. There are several restricted-use open spaces created by land developers along the shoreline of Lake Travis, which are maintained by homeowners’ associations and two county parks outside of but nearby Volente. Volente is bordered on one side by several hundred acres of Balcones Canyonlands Preserve land, which is a green conservation area as opposed to a public park.

Volente’s Parks and Open Spaces plan (*see map on page 16*) calls for a community park, neighborhood view parks and neighborhood linkages through trails and pathways. Volente has enacted ordinances that require the dedication of open spaces or contribution to parkland funds whenever land is developed. The dedicated parkland fund will be used to research and create community parks and trails within Volente in support of the plan.

The Village has also passed ordinances establishing building standards designed specifically to protect ridgetops, ridgelines, creeks, cliffs and other sensitive environmental features from damage. Volente works with other agencies such as the Balcones Canyonlands

Preserve to promote and protect green spaces and wildlife habitats and encourage community involvement with conservation.

Focus Area

5

PUBLIC SERVICES AND FACILITIES

GOAL: *Provide public services to the extent necessary to protect the citizens’ vision for the Village of Volente, bearing in mind that the community desires minimal taxes and minimal services.*

Volente residents made it clear throughout the planning process that they favored minimal taxes and services. In response, the village runs a minimal office that is responsible for the administration, communication and coordination of governmental functions. The village relies on Travis County for police protection, on Emergency Services District 14 for emergency services, the Lower Colorado River Authority (LCRA) for inspection and permitting of septic systems and on interlocal agreements with several other entities for services not provided by the village. Rather than hiring dedicated in-house personnel or expertise, the Village generally hires professional consultants for specialized services as necessary. The village currently maintains no public facilities, but rather rents space from the Volente Fire Department (which is part of ESD 14). A community center may be beneficial to the residents and could be constructed on donated parkland as funding allows.

As the village grows to an estimated 900-1000 homes over the coming years, the needs and desires of the citizens for services may change. Periodically, the village will re-survey residents to solicit their views on the levels of public services that are desired and their willingness to fund such services.



Comprehensive Plan

FOCUS AREAS

Focus Area

6

PUBLIC WATER UTILITIES

GOAL: *Ensure that the citizens of Volente have an uninterrupted supply of safe drinking water and have a reliable environmentally-safe means to treat and dispose of wastes.*

Existing homes in the village have private residential water wells or lake pumps and onsite sewage facilities (septic systems). The consensus from the planning process was that the village should refrain from providing public water utility services, unless it is practical and necessary. The primary concern is the cost involved in retro-fitting infrastructure into existing homes to provide water and wastewater services, which would likely result in significantly higher taxation for residents.

Citizens also expressed the desire for ordinances that protect sources of drinking water from contamination and water wells from damage, and ensure that the design, construction and operation all septic system comply with LCRA standards.

While Volente is not involved with providing water or wastewater services, the village stays aware of conditions that could impact water availability or water quality for residents and communicates with citizens and other agencies as appropriate.

Focus Area

7

FUTURE LAND USE

GOAL: *Through land use and zoning controls, protect the vision that the citizens of Volente have for their community.*

Volente residents made it known during the planning process that they support ordinances and land use regulations that promote low-density, environmentally friendly residential development and limited commercial/retail development. Volente residents expressed the desire that retail uses be small-scale, serving nearby neighborhoods. In addition, residents

wanted regulations that would protect the integrity of residential neighborhoods by requiring “step down” buffering between residential and non-residential areas.

It should be noted that the Future Land Use Plan (see map on page 17) is not the official zoning map of the village. The Future Land Use map is designed to guide future land use decisions such that development is compatible with and complements existing and planned uses, open spaces, green spaces, parks and thoroughfares. In essence, the Future Land Use Plan is intended to provide an overall framework for guiding the actions of the different entities responsible for determining the Village of Volente’s future. The plan must be kept updated and current with respect to changing conditions and trends, in order for the village to enjoy the benefits of coordinated development over a long period of time.

In accordance with the Future Land Use Plan, the village has adopted a zoning map that reflects the desire to protect existing residential neighborhoods while allowing for non-residential uses within particular zones. Categories for residential, commercial light use, commercial medium use, commercial heavy use and industrial use have been defined. However, the village currently only has zones for residential use and light/medium/heavy commercial uses within the city limits. Residential areas are protected by “step down” buffers between commercial and residential lots. Requests for changes to zoning designations must be considered in the context of the Future Land Use Plan, since changes in zoning may have negative impacts on surrounding uses. Requests for changes in zoning must go through a rigorous public hearing process to determine the suitability of the change.



LAKE TRAVIS: THE JEWEL OF THE HILL COUNTRY

Lake Travis is a reservoir on the Colorado River and is considered one of the cleanest lakes in Texas. The reservoir was formed in 1942 by the Lower Colorado River Authority (LCRA). Lake Travis has the largest storage capacity of the seven reservoirs known as the Highland Lakes, and stretches 65 miles (105 km) upriver from western Travis County in a highly serpentine course into southern Burnet County to Max Starcke Dam, southwest of the town of Marble Falls.

Because of its volume, the lake serves as the primary flood control reservoir of the Highland Lake chain. The level of the lake can therefore vary dramatically, depending on the amount of rainfall in the Colorado River basin upstream. Despite this, the lake furnishes one of the most desired locations in the region for outdoor recreation, including fishing, boating, swimming, scuba diving, picnicking and camping.

Lake Travis has been stocked with several species of fish intended to improve the utility of the reservoir for recreational fishing. Fish present in Lake Travis include Largemouth Bass, Guadalupe Bass, White Bass, Striped Bass, Catfish and Sunfish.



Environmental Protection

The natural beauty of the Village of Volente is one of the main features that draw people to the area. The 2003 citizen survey found that village residents are committed stewards of the local environment and cherish the stunning vistas, ridgetops and native landscaping that define the area. Village residents also place a strong value on the dark skies and have supported restrictions on both light and noise pollution.

■ WATERSHEDS

Watersheds are environmentally fragile areas that, in addition to serving as the source of drinking water, provide recreational opportunities and biological diversity. The United States Environmental Protection Agency defines a watershed as “the area of land where all of the water that is under it or drains off of it goes into the same place.” The Volente area alone is home to more than nine streams that flow out of the hills above the Village and feed into our major watershed, Lake Travis. Village of Volente ordinances have provisions for protecting water quality within the Lake Travis watershed, including strict regulations for impervious cover, nonpoint source pollution controls and limitations on construction on steep slopes.

■ IMPERVIOUS COVER

One of the best known ways to protect watersheds is limiting the amount of impervious cover. The term “impervious cover” refers to non-porous surfaces such as roads, parking lots, roofs, driveways, sidewalks and other areas that prevent rainfall from directly infiltrating into the ground.

Setting reasonable limits on impervious cover can reduce storm water run-off and other sources of pollutants into Lake Travis. To protect local water quality, Volente has enacted regulations limiting impervious cover for new residential and commercial developments. Current impervious cover limits are set at 20 percent for residential and 35 percent for commercial developments. Concrete patios, paving stones and interlocking pavers are also considered impervious cover, as are swimming pool water surface areas if the backwash system discharge has chlorine concentration greater than 0.1 milligrams per liter. Uncovered deck surfaces that have drainage spaces between the boards and are located over pervious or natural ground count as 50 percent of impervious cover. All other decks count as 100 percent impervious cover.



PHOTO BY FREDERICK GRABER



PROTECTING LAKE TRAVIS

The Lower Colorado River Authority (LCRA) is a Texas conservation and reclamation district operating with no taxing authority. Its mission is to “provide reliable, low-cost utility and public services in partnership with our customers and communities and to use our leadership and environmental authority to ensure the protection and constructive use of the area’s natural resources.

The LCRA is responsible for enforcing the Lake Travis Nonpoint Source Pollution Control Ordinance. LCRA staff routinely monitors water quality of the Colorado River and Lake Travis. Two sites near the Volente shoreline that are monitored on a regular basis are Big Sandy Cove and LCRA’s Travis County Park.

To report problems, contact the LCRA at 1-800-776-5272, extension 6843.

■ NON POINT SOURCE POLLUTION CONTROL

Volente has Non Point Source (NPS) Pollution Control regulations designed to ensure that storm water run-off does not contribute extensive pollution to lakes and streams. The NPS regulations specify requirements for impervious cover, vegetative filters and pollutant removal for development within the watershed. In addition, the NPS ordinance requires best management practices for construction site maintenance to control erosion and run-off that can foul waterways. Volente’s standards incorporate recommendations from the LCRA, the Texas Commission on Environmental Quality and the City of Austin.

■ PROTECTING STEEP SLOPES

Development on slopes carries a significant risk of damage to sensitive environmental features. All construction and all land disturbing activities are prohibited in areas with pre-development natural grades of greater than twenty-five percent (25%). Driveway slopes are limited to 15 percent grade. Cuts into natural grade and fills over natural grade are limited to five feet (5'). Disturbed slopes must be stabilized by techniques approved by the village. Any construction and stabilization must conform with best management practices for erosion control, terracing and water quality as defined in the LCRA Technical Manual at <http://www.lcra.org/water/quality/watershed/index.html>.



Construction



SOME KEY REQUIREMENTS FOR HOME BUILDING ARE:

LOT SIZE

Minimum one acre

IMPERVIOUS COVER

Maximum 20 percent

SET-BACKS

Front, side, rear setbacks apply

BUILDING HEIGHT

Height is set at a maximum 35 feet

LIGHT POLLUTION

All outdoor lighting must be designed to adhere to the village's Dark Skies ordinance.

FLOODING

Building within the floodzone is strictly regulated. Make sure you are fully informed about any construction in the flood zone as you design your new home or renovate an existing structure.

SLOPES

Construction is prohibited on slopes with grades greater than 25%.

WATER QUALITY CONTROL

When building or renovating your home, plan for a surprisingly high volume of water on even the slightest of slopes. Serious erosion and sedimentation can occur with a single heavy rain. The village has regulations that require control of erosion and run-off during construction.

As you begin the process of building or renovating your home in Volente, we encourage you and your builder to review the detailed information on ordinances and residential permit applications posted on our village website at www.villageofvolente-tx.gov. In addition to a residential permit application, home builders must submit engineered site plans and site development plans for approval to the Planning & Zoning Commission. Ensuring the proper maintenance of construction sites (e.g. erosion controls, silt fences) is a high priority for the village building inspectors.

■ BUILDING A HOME IN VOLENTE

The process for developing and building a single family residence is described in the Single Family Residential Permit Packet available on the village website. **The following is a high-level overview only.** For complete details and specific instructions on the application and building process, please consult the village website.

To build a home in Volente, both a site development and a building permit are required. For the site development permit, you will need a site development drawing sealed by a licensed engineer that complies with the applicable village ordinances. Some of the regulations that affect the design and construction of your home include: height restrictions, front/back/side yard setbacks, impervious cover, slope restrictions and cut and fill limitations. You will also need structural foundation plans sealed by a licensed engineer. If your home is on a septic system, you will also need to supply proof that you've applied for an Onsite Septic System Facility (OSSF) permit from the LCRA (which is the permitting authority within the Volente area).

The site plans will be reviewed by village building inspectors for compliance with village ordinances. If the site plan is approved, then the builder must schedule a pre-construction meeting with the village. The pre-construction meeting will cover rules for trash, portable restrooms, erosion and sedimentation controls, construction entrance and other construction regulations. Construction site maintenance, particularly erosion and sedimentation controls, is a high priority within the village.

Once a building permit is issued, construction can begin. Construction sites will be routinely inspected for compliance with ordinances and regular building inspections will occur at scheduled points during construction. For more information regarding the building inspection process, please consult the Single Family Residential Permit Packet on the village website.



PHOTO BY MARK SCOTT



COMMERCIAL DEVELOPMENT

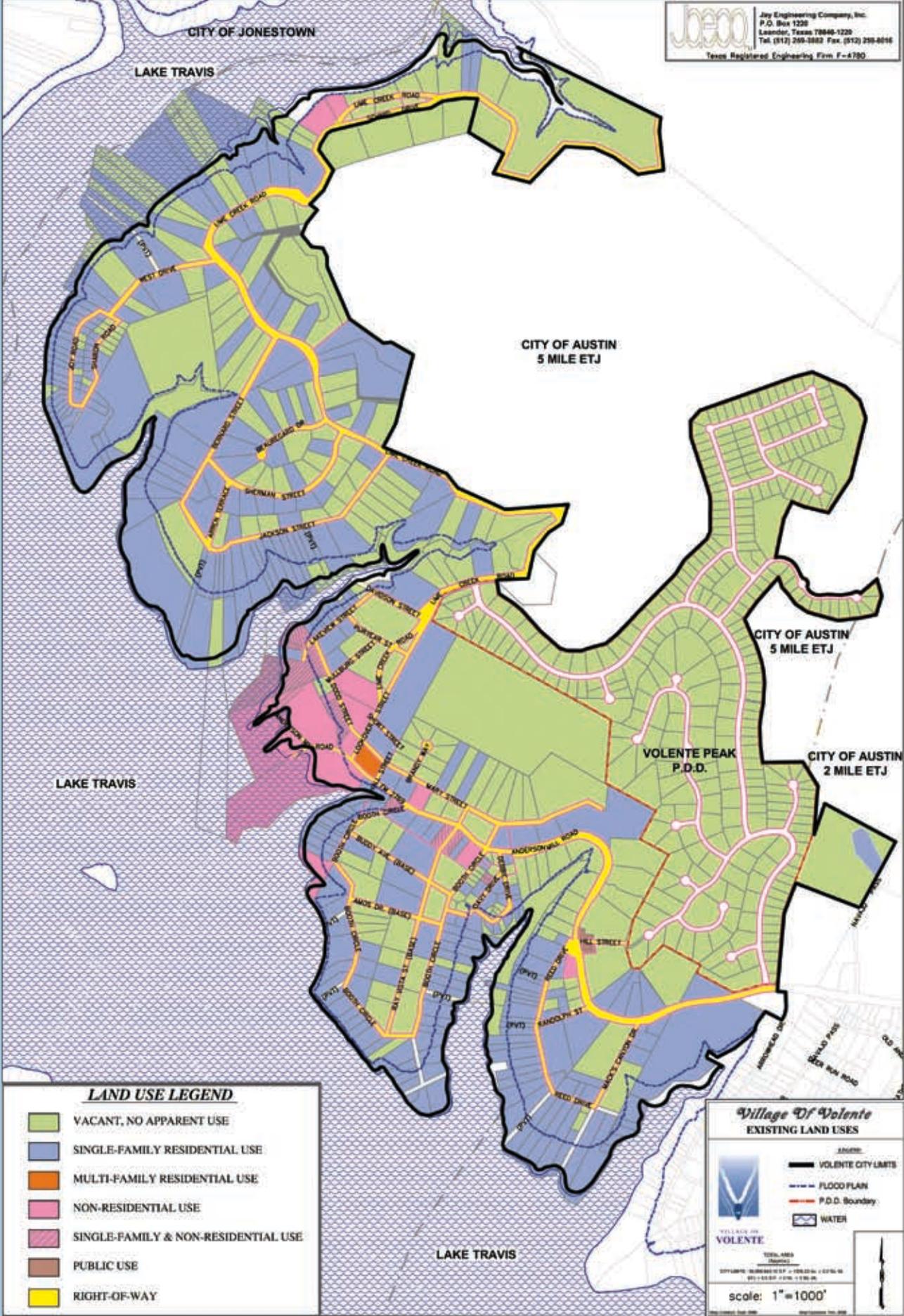
The Village of Volente Comprehensive Plan established specific zoned areas where the village would like to direct any future commercial business development. These areas tend to be at or near historic centers of the village or located on or near Lake Travis. In keeping with the desires articulated by local residents during the comprehensive planning process, the Village of Volente welcomes small businesses that deliver services or meet the needs of a quiet, residential, lakeside community. Commercial development is carefully supported by village ordinances. Should you be interested in commercial development, please contact the village office for detailed guidelines and a checklist for commercial development.

THE VILLAGE OF VOLENTE HAS SEVERAL ORDINANCES RELATED TO RESIDENTIAL HOME CONSTRUCTION:

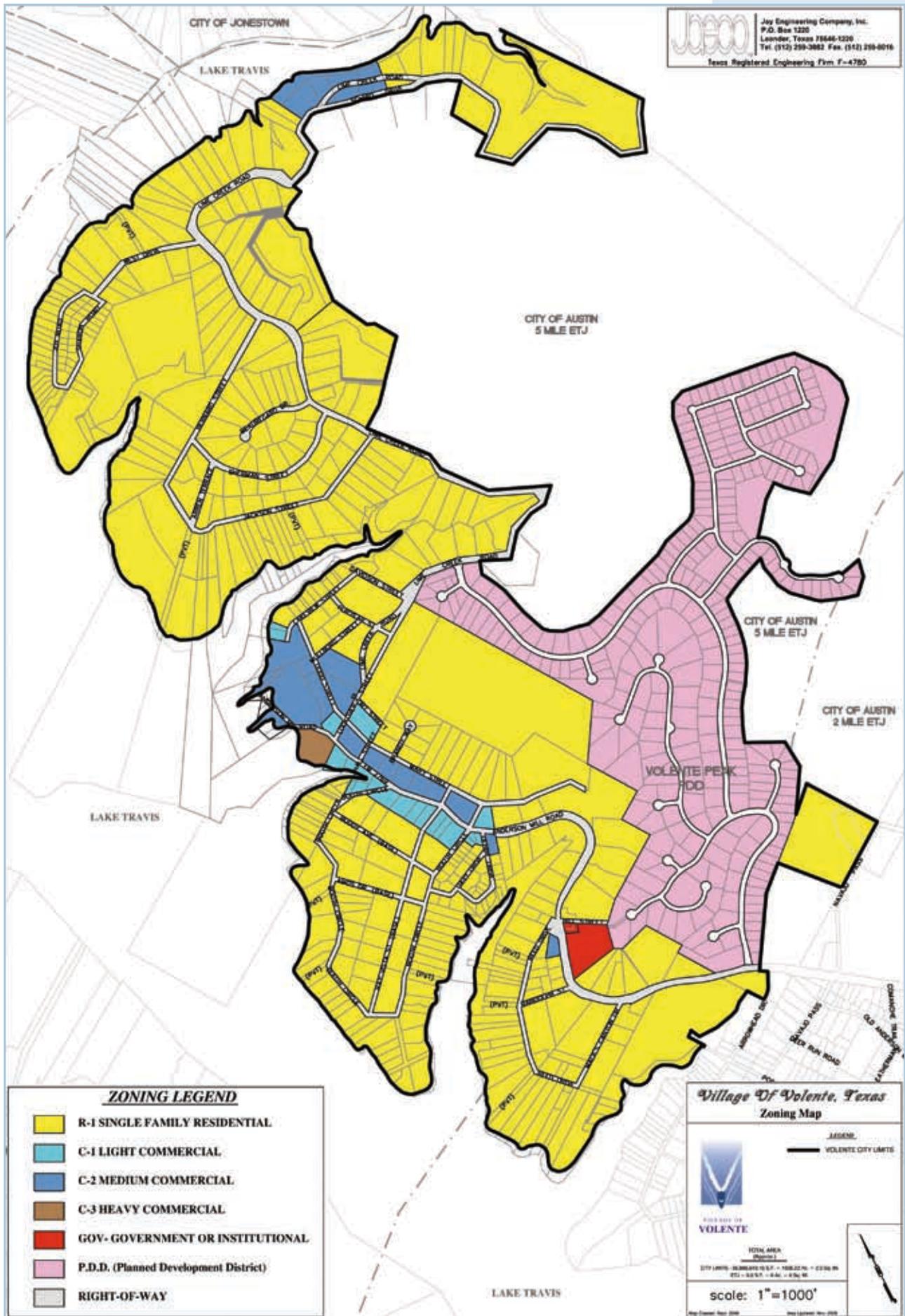
ORDINANCE	PRIMARY PURPOSE
ZONING ORDINANCE	Promote the public health, safety and welfare of current and future Village of Volente residents by establishing a framework for the responsible development and use of land within the village.
SITE DEVELOPMENT ORDINANCE	Establish standards related to drainage, erosion and sedimentation control, water quality, landscaping, slope, tree protection and cut and fill.
WATER QUALITY ORDINANCE	Protect watershed and water quality of Lake Travis and local streams.
SUBDIVISION ORDINANCE	Provide standards for the platting, development and use of land within subdivisions in the Village of Volente and its Extra Territorial Jurisdiction (ETJ).
DRIVEWAY ORDINANCE	Establish standards related to the design and construction of residential driveways.
DARK SKIES ORDINANCE	Protect and preserve beautiful night views of stars. Reduce glare and other light pollution that detracts from villager's quality of life.
NOISE ORDINANCE	Manage construction noise from heavy machinery and equipment and residential noise/nuisances.
TREE ORDINANCE	Protect and encourage the planting of native species to promote the natural beauty and of the area.

Note: This table is designed as a high-level summary only. For a comprehensive listing of all Volente ordinances, visit the village website at www.villageofvolente-tx.gov and click on "Ordinances."

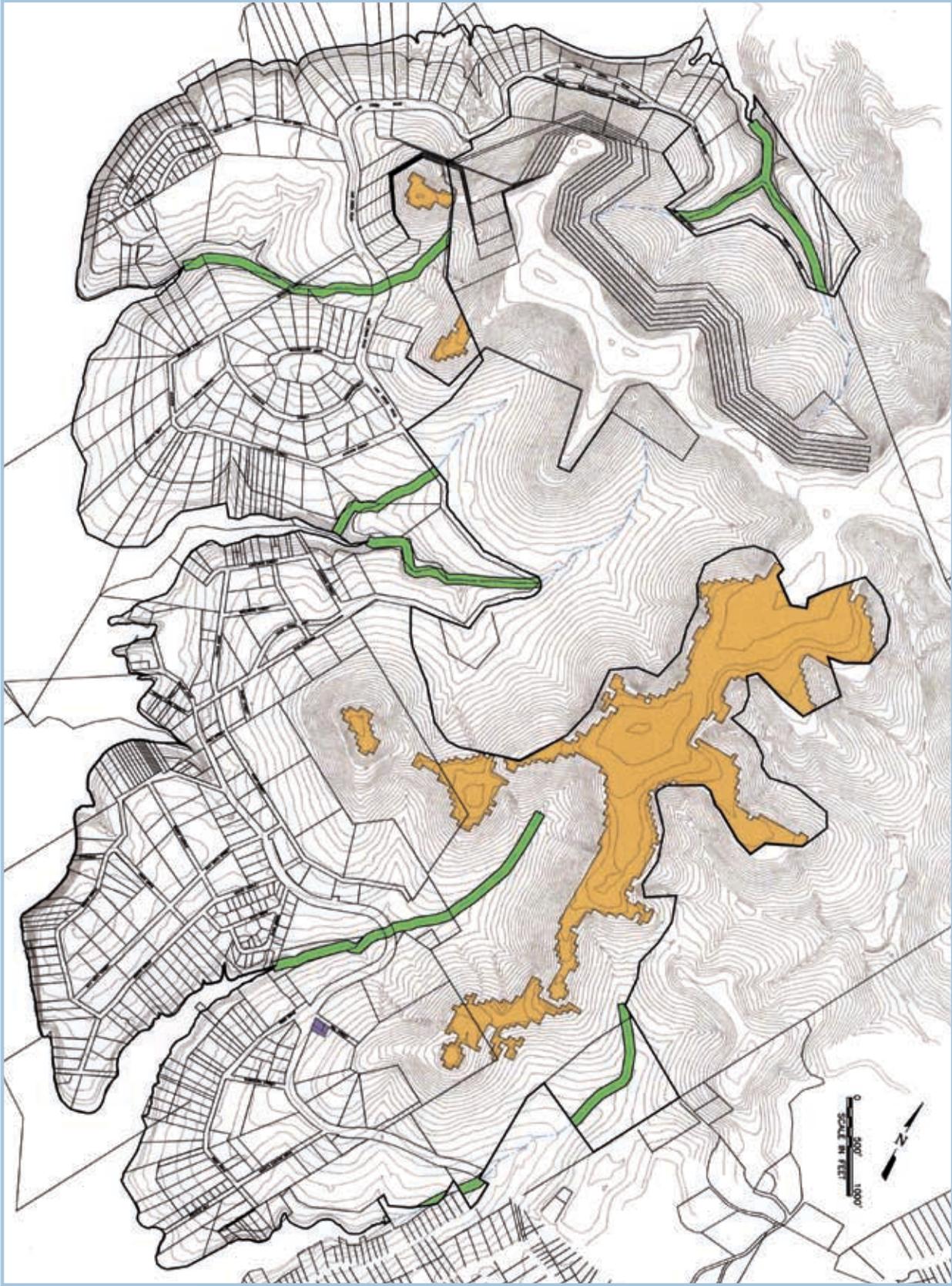
Land Uses Map



Zoning Map



Parks and Open Spaces Map

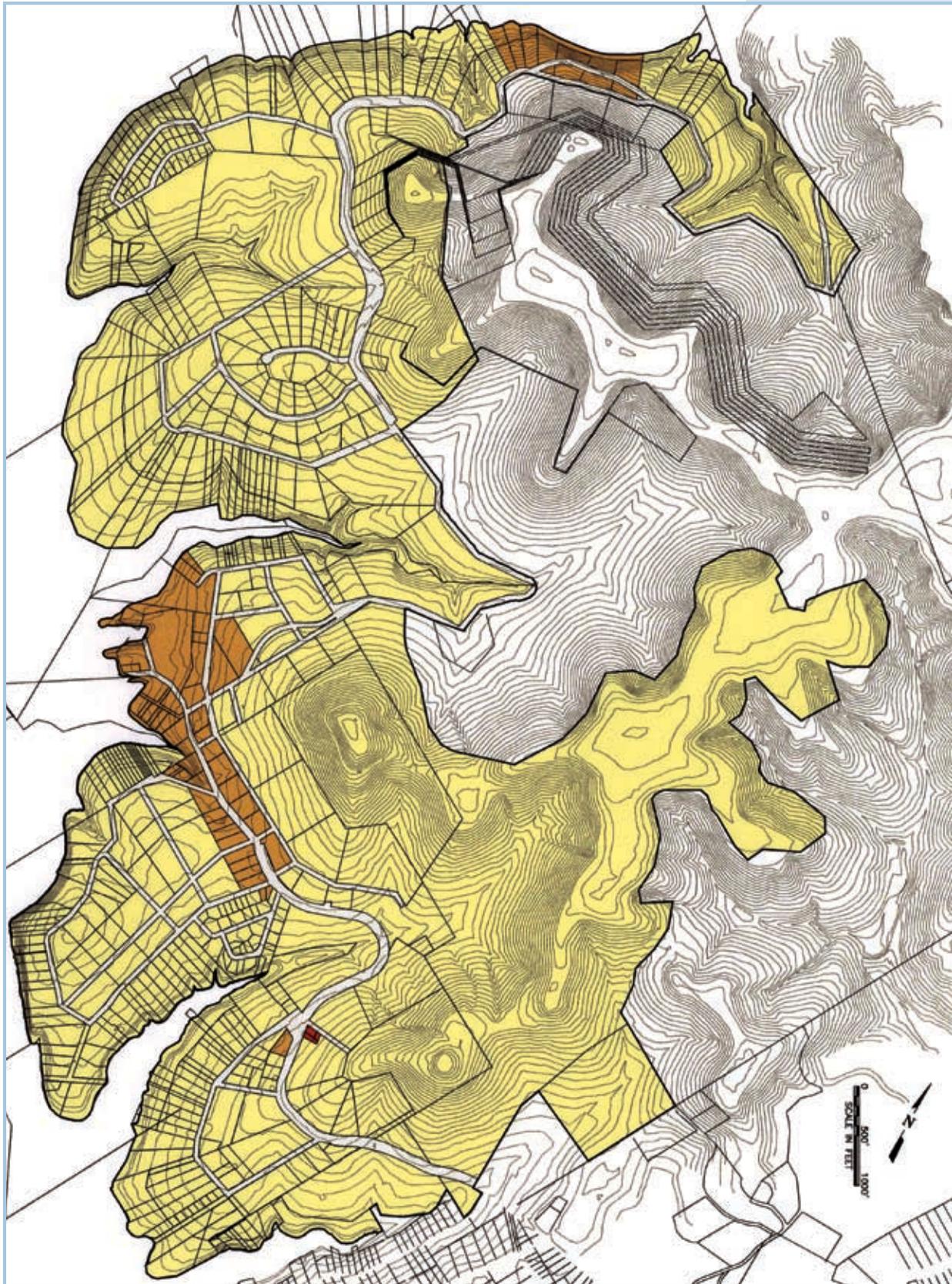


LEGEND

- CENTERLINE OF UPLAND WATERWAY
- WATER QUALITY BUFFER ZONE AND PUBLIC OPEN SPACE
- VILLAGE MUNICIPAL HALL/FIRE STATION
- RIDGETOP OVERLAY AND LOCATION FOR VIEW PARK(S)

NOTES: UP TO 20% OF UNDEVELOPED ARE TO BE DEDICATED AS PARKS AND OPEN SPACE

Future Land Use Map



LEGEND

-  RESIDENTIAL USE
-  COMMERCIAL AND NON RESIDENTIAL USE
-  GOVERNMENTAL USE
-  STREET AND THOROUGHFARE



FAQs

A SAMPLE OF VOLENTE WILDLIFE

White-tailed Deer

Their characteristic tails are held erect when fleeing to display the white underside; the rest of their body is reddish-brown in summer and grayish-brown in winter. Fawns less than six months of age have bright white spots scattered on their coats.



Tarantula

The spiders can grow to 4 inches in length and are very hairy with a dark brown coloring. Females may live

for 25 years while males rarely live over two or three months after maturity. Tarantulas use burrows, natural cavities under logs or stones, spaces under loose bark of tree trunks and even old rodent burrows as shelters. Bites from Texas tarantulas are generally not serious to humans.

Bluebonnet

The Bluebonnet flower is the state flower of Texas and a spectacular feature of the Volente landscape, especially during the springtime. Bluebonnets are a striking, blue wildflower that usually start blooming in mid-March and peak the second week of April. Throughout the wildflower season, you will find families taking photographs of their children knee deep in these gorgeous flowers. A sight to be enjoyed by all!



Indian Blanket

This is another wildflower native to Volente and the Texas Hill Country. Along with Bluebonnets, the Indian Blanket is the most commonly viewed wildflower along Texas

highways. These pink and red flowers are part of the sunflower family and usually boast a bold yellow border. The Indian Blanket blooms in late April through May and is thought to signal the beginning of the long, Texas summer.

■ WHAT SCHOOLS SERVE THE VILLAGE OF VOLENTE?

ANSWER: The Village of Volente is located in the Leander Independent School District. School-age children are zoned to attend Grandview Hills Elementary School, Four Points Middle School and Vandergrift High School. School bus service is provided. For families interested in private school, both religious and secular, the area offers a wide range of choices. For very young children, the village is close to several licensed child care facilities and pre-schools.

■ IS THE VILLAGE OF VOLENTE LOCATED IN A FLOOD ZONE?

ANSWER: Only lakeside property in the village is located in the 100-year flood zone. For many years, the floodplain elevation for the 100-year flood on Lake Travis was 716 feet above mean sea level (msl). However, a 2005 study by the U.S. Army Corps of Engineers found that the actual flood plain elevation of Lake Travis was 722, instead of 716 feet. In response to and to participate in the Federal Flood Insurance Program, the Village of Volente recently amended its site development ordinance to restrict construction in the flood zone unless the finished floor elevation of a proposed building is 722 feet above msl.

■ WHAT IS THE BALCONES CANYONLAND PRESERVE?

ANSWER: Residents of the Village of Volente are fortunate to live so close to one of the most stunning and biologically diverse nature preserves in Texas. The Balcones Canyonland Preserve (BCP) is a system of federally protected reserves that was established to protect several endangered species and a host of other wildlife. The BCP currently encompasses more than 27,000 acres and when complete will include 30,000 acres in total. For information about hiking opportunities and educational tours offered at the BCP, contact (512) 854-9437 to speak with the Travis County Environmental Specialist and/or BCCP Coordinator. Visit their website: www.co.travis.tx.us/tnr/bccp/bc_preserve.asp.

■ WHAT TYPE OF WILDLIFE LIVE IN THE VOLENTE AREA?

ANSWER: The Village of Volente is home to a wide variety of wildlife, including protected species such as the endangered Golden-cheeked Warbler and Black-capped Vireo. Deer are prevalent so residents should be vigilant when driving, especially at night. It is also advised to plant deer-resistant plants when landscaping. The village is home to grey foxes, raccoons, snakes, bats and other native wildlife. Coyotes also inhabit the area and can be a danger to small children and pets. Volente is also home to a variety of insects, including scorpions, centipedes, spiders and tarantulas. Well-sealed structures will help prevent these potentially dangerous critters from entering your home.

■ DOES THE VILLAGE OF VOLENTE HAVE A MUNICIPAL UTILITY DISTRICT?

ANSWER: The Village of Volente does not have a Municipality Utility District (MUD). Existing Volente homes are served by well water and septic tanks. However, the village has approved a Planned Development District of approximately 300 new homes called Volente Peak which will be served by a MUD.



PHOTO BY MARK SCOTT

A SAMPLE OF VOLENTE WILDLIFE

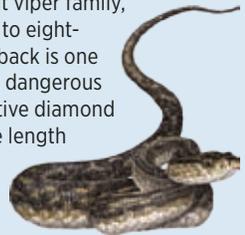
Nine-banded Armadillo

The Nine-banded Armadillo is a cat-sized, armored, insect-eating mammal. Similar in form to an anteater, the bony, scaled shell of the armadillo protects it from attacks by predators. Unfortunately, armadillos often fall victim to automobiles and are frequently found dead on roadsides.



Western Diamondback Rattlesnake

A member of the pit viper family, the venomous, six- to eight-foot-long diamondback is one of the world's most dangerous snakes. The distinctive diamond pattern running the length of the snake's body serves as camouflage. A nocturnal species, diamondbacks often spend their days coiled quietly in the shade where they can easily move in and out of the sun to regulate their body temperature.



Black-capped Vireo

The Black-capped Vireo is a migratory songbird that builds its nest in very specialized habitat, just a few feet off the ground. Central Texas provides habitat for the last viable populations of this species.



PHOTO BY MICHAEL MALE



PHOTO BY STEVE MASLOWSKI, USFWS

Golden-cheeked Warbler

The Golden-cheeked Warbler nests nowhere else in the world except in the oak-juniper woodlands of Central Texas. This migratory songbird builds nests of bark strips from mature Ashe juniper (locally called "cedar") which it binds with spider webs that it collects in its beak. These colorful native Texans can be found from early March through July and August.

WHAT TYPE OF GREEN SPACES ARE IN VOLENTE?

ANSWER: Look around our village and you will see lush green forest, pristine ridge tops and spectacular lake views. This is no accident. In fact, one of the priorities outlined in the village's comprehensive plan are large lot sizes for residential development with ample green space and buffers. What's more, most of the village's subdivisions were deeded so that all homeowners collectively own open lots that were set aside to provide lake access to all subdivision residents. In addition to the natural green, undeveloped space, the village has a small park located across the street from the fire hall with picnic tables and other facilities for public gatherings. A two-acre community park has been proposed in a location that will be determined at a later date.

WHAT TYPE OF RECREATION ACTIVITIES ARE AVAILABLE?

ANSWER: Volente offers its residents a wide range of recreational opportunities, including sailing, swimming, water skiing, fishing, biking, jogging, scuba diving and camping. In addition, community events are held throughout the year, including pancake breakfasts, dances, fish fries, farmers markets and seasonal festivals.

WHAT COMMERCIAL MARINAS ARE THERE IN VOLENTE?

ANSWER: There are four marinas currently serving Volente - Sandy Creek Marina, Dodd Street Marina, Highland Lakes Marina and VIP Marina.

WHERE IS THE CLOSEST COMMERCIAL AVIATION AIRPORT?

ANSWER: The closest airport to Volente is Austin-Bergstrom International Airport (ABIA), which is just east of I-35 and a few short miles from downtown Austin. For more information about ABIA, visit: www.ci.austin.tx.us/austinairport/.

WHAT LAW ENFORCEMENT AGENCIES SERVE VOLENTE?

ANSWER: The Village of Volente is served by the Travis County Sheriff's Office. Code enforcement is provided by Village employees. Volente does not have a municipal police department. Please be aware that all residential and business alarms must be registered with the Travis County Sheriff's Office. Failure to register an alarm is a Class C Misdemeanor, punishable by a fine of up to \$500. For more information contact the Alarm Unit at (512) 854.4768 or visit www.co.travis.tx.us/sheriff. The waters of Lake Travis are protected by the LCRA.

VILLAGE OF VOLENTE OFFICE

Hours: Mon & Wed 9am-Noon/1:30 - 5pm
Tues & Thurs 8am-Noon
Friday Closed
15403 Yenawine Way, Volente, TX
78641
(512) 250-2075
volente@villageofvolente-tx.gov
www.villageofvolente-tx.gov

VOLENTE NEIGHBORHOOD ASSOCIATION (VNA)

The VNA represents all properties located along FM 2769, Bullick Hollow Road, Lime Creek Road and properties located along all roadways that originate either directly, or as tributary from these roads.
www.volente.org

ANDERSON MILL GARDENERS

Long-standing local club dedicated to preserving local history and educating Volente residents and the public about gardening in the village's challenging conditions.
(512) 258-2613

LOWER COLORADO RIVER AUTHORITY (LCRA)

Quasi-governmental entity with jurisdiction over Lake Travis and its waters; sets standards for nonpoint-source pollution control and septic systems.
(512) 473-3200
(800) 776-5272, Ext. 6843 (to report water pollution, oil spills, etc)

PROTECT LAKE TRAVIS ASSOCIATION

Local group committed to protecting Lake Travis and its watershed from any events and conditions that could affect the health and safety of area residents, recreational users of the lake, and wildlife and to protect the aesthetic natural beauty and recreational quality of the area.
(512) 258-0892
www.protectlaketravis.org

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

General supervision and oversight of public water and sewer districts and utilities.
www.tceq.state.tx.us
(512) 239-1000
Environmental Complaints Hot Line:
(888) 777-3186

FIRE

VOLENTE FIRE DEPARTMENT
Call 9-1-1 (emergencies)
(512) 258-1114 (non-emergencies)
www.vvfd.net

EMERGENCIES
TRAVIS COUNTY EMERGENCY SERVICES DISTRICT #13
9-1-1
Medical, non-medical, fire, police

TRAVIS COUNTY SHERIFF'S OFFICE: WEST COMMAND
(512) 854-9728

PERMITS FOR CONTROLLED OUTDOOR BURNING
Volente Fire Department
(512) 258-1114

WATER
No public system.
Homes in Volente rely on wells or water pumped from Lake Travis.

SEWER/WASTE-WATER
No public system.
Homes in Volente rely on septic tanks. LCRA approves all septic tank systems.

ELECTRICITY
Pedernales Electric Cooperative
(888) 554-4732
www.pec.coop

NATURAL GAS
No public providers
Volente residents rely on private propane and commercial enterprises.

PHONE/CABLE/DATA
AT&T
(800) 559-7928
Time Warner Cable
(512) 531-7815

WASTE DISPOSAL & RECYCLING
TX Disposal System
(512) 421-1340
(800) 375-8375

BULKY ITEMS PICK-UP
Volente regularly notifies residents of scheduled pick-ups.
Contact Village office at
(512) 250-2075
www.villageofvolente-tx.gov

RECYCLING BATTERY & HAZARDOUS ITEM DISPOSAL
(512) 974-4343
www.ci.austin.tx.us/sws/residential_hazardous_waste.htm

ANIMAL CONTROL

Austin/Travis County Health and Human Services Department's Animal Protection program
3-1-1

MAIL
Closest Post Office
801 S Highway 183
Leander, Texas
(800) ASK-USPS

LIBRARY
Cedar Park location closest to Volente
(512) 401-5600

HOSPITALS
Seton Northwest Hospital
11113 Research Boulevard, Austin
(512) 324-6000
University Medical Center Brackenridge
601 East 15th Street, Austin
(512) 324-7000
STARflight
(800) 531-STAR (7827)
Helicopter service is available to transport critically injured or ill patients to the Level I Trauma Center in Austin (University Medical Center Brackenridge) when ambulance service is not fast enough.

NEWSPAPERS
Austin American-Statesman
(512) 445-4040
Hill Country News/Four Point News
(512) 259-4449
North Lake Travis Log
(512) 267-4449
Community Impact
(512) 989-6808

TRANSPORTATION
Public transportation
Capital Metro
(512) 474-1200
www.capmetro.org
Airport
Austin-Bergstrom International Airport (ABIA)
www.ci.austin.tx.us/austinairport

EDUCATION
Leander Independent School District
www.leanderisd.org
Grandview Hills Elementary (grades K-5)
(512) 570-6800
Four Points Middle School (grades 6-8)
(512) 570-3700
Vandergrift High School (grades 9-12)
(512) 570-2300