



Minutes

Of Regular Meeting of
Planning and Zoning Commission
Of the Village of Volente, Texas
Tuesday August 12, 2014 at 7:00 p.m.
City Hall, 16100 Wharf Cove, Volente TX

1. Open Meeting.
The meeting was called to order at 7:00 p.m. At this time, Chair Allison Thrash read a statement regarding the time line for each item on the agenda and how the meeting will be conducted.
2. Roll Call.
Joan Jackson, City Secretary, called roll. Present was Chair Allison Thrash and Commissioners Babs Yarbrough, Kit Hopkins, Ruan Lourens, and Rett Scudder. Missy Thost was absent.
3. Citizen Comments.
None.
4. Approval of Meeting Minutes for July 8th, 2014.
Ruan Lourens made a motion to approve the July 8, 2014 minutes. Kit Hopkins seconded the motion. The motion passed unanimously.
5. Discussion and Possible Recommendation to the City Council on Ordinance No. 2014-O-11, Regarding the Definition and Operation of Short Term Rentals of Residential Lots of the Village's Zoning Ordinance.
Public Comments:
Roe Fleenor, 7803 Lime Creek, gave testimony regarding a short term rental close to his property. This rental had parties that lasted until early in the morning and very loud noise from a stereo system. His driveway is often mistaken for access to the rental home. He believes the proposed ordinance would be very beneficial and helpful in dealing with this problem. He is concerned about the safety and well-being of his home from strangers who are attending parties close by.

City Administrator, Barbara Wilson, gave information about a short term rental on Jackson Street that is being rented out for parties on weekdays and weekends. This short term rental property has parties with many people, loud music, excessive alcohol, and very late hours of outdoor noise and music. There is also heavy traffic on the street.
Public Comments:
Scott Attwood, 16515 Jackson Street, Volente, testified about the party house on Jackson Street which includes excessive lighting and outdoor music.
Barbara Wilson read statements from residents in the neighborhood.
Terry Cowser, 16407 Jackson Street, has concerns about the loud parties and safety of her family.

Joe and Julie Culin, Sherman Street, have concerns about the rental home regarding the noise and people attending the parties.

Linda Attwood, 15615 Jackson Street, has concerns about her children's safety in regards to strangers attending parties. Also stated that the music is so loud it keeps her family awake at night and the children cannot sleep.

Nancy Carfule, 8138 Joy Rd, questioned what the Planning and Zoning Commission is going to propose and if a survey has been made regarding how many short term rentals there are at the present time in the Village of Volente.

Judy Graci, 15775 Booth Circle, spoke about suggested changes on the proposed ordinance including adding a proposed hotel tax. She said handling these problems with a permit would be the easiest way to take care of this.

The Commission discussed issuing a permit for short term rentals and what the process would be if they needed to terminate the permit. Tom Buckle, City Attorney, explained to the Commission if a permit is issued and there are complaints, this could begin a process of not renewing the permit. A fine can be assessed and the permit terminated, but only if there is enforcement of the ordinance and a case filed in the Village Municipal Court. They also discussed requiring the applicant to purchase additional insurance. Tom Buckle, City Attorney, asked the Commission to give him a list of things to add to the language of the ordinance. The Commission gave direction to Tom Buckle from their discussion and will meet again on September 26, 2014 on the proposed short term rental ordinance.

6. Discussion and Possible Recommendation on Ordinance No. 2014-O-12, Regarding the Organizational Rules of the Planning and Zoning Commission.
The Commission reviewed the Ordinance. Kit Hopkins made a motion to recommend Ordinance 2014-O-12 to the City Council for adoption. Rett Scudder seconded the motion. The motion passed unanimously.
7. Discussion and Possible Recommendation on Ordinance No. 2014-O-09, Regarding the Correction of Mis-Numbered and Unclear Numbering of the Village's Zoning Ordinance.
Ruan Lourens made a motion to recommend Ordinance 2014-O-09 to the City Council for adoption. Kit Hopkins seconded the motion. The motion passed unanimously.
8. Discussion and Possible Recommendation on Ordinance No. 2014-O-10, Regarding the Correction of Mis-Numbered and Unclear Numbering of the Village's Zoning Ordinance.
Kit Hopkins made a motion to recommend Ordinance 2014-O-10 to City Council for adoption. Babs Yarbrough seconded the motion. The motion passed unanimously.
9. Discussion and Possible Recommendation on Ordinance No. 2014-O-08, Regarding the Definition of Pumping Plant, Pumping Station, and Public Water System of the Village's Zoning Ordinance.
Rett Scudder made a motion to recommend Ordinance 2014-O-08 to City Council for adoption. Babs Yarbrough seconded the motion. The motion passed unanimously.
10. Discussion and Possible Recommendation on the Village's 2014 Community Survey.
 - a. Presentation for discussion and possible addition of the questions submitted by the Village's other Committees.

Chair Allison Thrash recommended we use the Village's original survey and add five or six questions to it and send it out to the residents and get the results back as soon as possible. The Commission discussed which questions to add to the survey and if one of the possible additional questions should be about law enforcement.

Public Comments:

Nancy Carufel, 8138 Joy Rd, said the paperwork from off duty law enforcement officers showed there was no justification for hiring them for security.

After much discussion regarding possible questions, the Commission recommends to City Council adding the following questions.

1. Should the Village stay incorporated or unincorporate? A definition of what unincorporation would involve would be added.
2. What is the best way for the Village to keep you informed? It is question 10 from the new survey that was put together from Public Relations Committee.
3. We would like to know your opinions on how well the current Village Government is serving you. This is question #20 on the new survey from Public Relations Committee.
4. Question #5 from Public Works Committee survey regarding street repair and drainage rewritten for clearer understanding to prioritize what type of roadway work do the residents want done.
5. The cost of providing roads and services for entertainment business within the Village exceeds the amount of taxes they provide. The difference is made up from residential property taxes. Choices of A, B, C, and D would follow. This is question #7 from the Public Works Committee.
6. The ability to enforce our ordinances has been an ongoing concern, especially with the possibility of large projects starting in the Village. The regular Travis County police officers cannot enforce Village ordinances, should the Village hire off duty municipal officers when needed? This is an enforcement question from Governmental Relations Committee.

Public Comments:

Judy Graci, 15757 Booth Circle, spoke regarding the unincorporation question giving several examples of what could happen to the value of your property if there was not restrictions on undeveloped property. The value of your property could go down if only Travis County regulations were in place. She said you must include a definition of what unincorporation would involve if that question is included. She also would like the question from the Governmental Relations Committee which she is Chair of to be considered added to the survey.

- b. Methodology Discussion and Recommendations.
 - i. Mail Out
 - ii. Email Option available
 - iii. Hard Copy Return option available.

Barbara Wilson, City Administrator, asked the Commission to look at the Platinum level on Survey Monkey costs. At this level, the Village can add the unlimited questions and include a paper survey as well as the emailed survey at no extra cost. She told the Commission the total cost of the survey including a banner to be displayed in the Village, postcards mailed to let residents know the survey was going to be mailed and postcards reminding the residents to complete the survey and turn it in would be \$2,063.00. We would use the list of Travis Central Appraisal District property owners in the Village of Volente as the list of residents who are mailed surveys.

Ruan Lourens made a motion to add the six additional questions described above to the Original survey with the clarification of definitions in the question regarding unincorporation. Rett Scudder seconded the motion. The motion passed unanimously. Ruan Lourens made an amendment to his motion to include mail and email options for sending and receiving the survey. Kit Hopkins seconded the amendment. The motion passed unanimously.

11. Discussion and Possible Recommendation on Proposed 2014-2015 Budget Amendments to Fiscal Year 2013-2014 from the Planning and Zoning Commission to Council.
- a. Jay Engineering Cost Analysis for Updates to Village of Volente maps.
 - b. Cost Analysis for Implementation of Village of Volente 2014 Community Survey.
- Rett Scudder made a motion to approve the cost analysis for 5 maps at \$750.00 per map with a total cost of \$2,360.00. Babs Yarbrough seconded the motion. The motion passed unanimously.

12. Discussion and Possible Recommendation of the next meeting's calendar and draft agenda.
- a. Chapter Five and Six of the Comprehensive Plan.
 - b. Additional Corrections and Additions to the Zoning Ordinance.
- Babs Yarbrough made a motion to place Short Term Rental Ordinance and the Survey on the August 26, 2014 agenda for the Planning and Zoning Commission. The added that the September 9, 2014 agenda will have the review of Chapters 5 & 6 of the Comprehensive Plan. Kit Hopkins seconded the motion. The motion passed unanimously.

13. Adjourn.
- Rett Scudder made a motion to adjourn. Babs Yarbrough seconded the motion. The motion passed unanimously.

Approved this 13 day of January, 2015.

Signed

JB
Chair of Planning and Zoning

Attest

JV
Julia Vicars, Acting City Secretary