

VILLAGE OF VOLENTE

ORDINANCE NO. 2014-O-11

AN ORDINANCE OF THE VILLAGE OF VOLENTE, TEXAS AMENDING THE VILLAGE’S ZONING ORDINANCE (ORDINANCE NO. 2004-O-32), CODIFIED AT ARTICLE 30, SECTIONS 30.105 AND 30.133 OF THE VILLAGE’S ZONING REGULATIONS; PROVIDING THE DEFINITIONS OF SHORT TERM RENTAL; DEFINING, REGULATING AND RESTRICTING THE USE OF SHORT TERM RENTAL USAGE IN ZONING CATEGORIES; AND PROVIDING FOR LEGISLATIVE FINDINGS, PURPOSE, PENALTY PROVISIONS, SEVERABILITY, EFFECTIVE DATE, AND PUBLIC NOTICE AND MEETING REQUIREMENTS.

WHEREAS, the Village Council seeks to provide for the orderly and harmonious development of land and use of property within its corporate limits; and

WHEREAS, the Village Council seeks to protect the Village’s economic strength and quality of life through a comprehensive regulatory system imposing land use and development regulations through zoning ordinance provisions, which will ensure an ordered and quality development of property; and

WHEREAS, the Village Council believes that the a definition of “Short Term Rental” should be defined and clarified to ensure that it is fairly applied and enforced; and

WHEREAS, the Village Council finds that the unrestricted use, placement, and operation of Short Term Rentals on residential improved lots can cause aesthetic harm, devalue adjacent properties, result in undesirable overcrowding, and constitute a public nuisance; and

WHEREAS, the Village Council finds that reasonable restrictions on the use and operation of Short Term Rentals protects and enhances property values, create a pleasing environment for residents and the entire community, preserve the quality of life for the Village’s residents, and are in the best interest of the public’s general welfare;

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF VOLENTE, TEXAS, THAT:

Section 1. Legislative Findings.

The recitals above made in the Preamble are hereby deemed to be the Factual and Legislative Findings of the Village Council, and are hereby incorporated within this Ordinance.

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**Section 2. Purpose.**

The provisions of this Ordinance are intended to protect the welfare, convenience and overall enjoyment and quality of life of the citizens of Volente, and to prevent public nuisance.

**Section 3. Amendments to Existing Definitions.**

The Village of Volente’s Zoning Ordinance (Ordinance No. 2004-O-32) and Article 30, Section 30.105 of the Village’s Zoning Regulations are hereby amended so as to define in their entirety the following definitional terms (*in bold italics*):

***Short Term Rental*** means the rental of a residence for less than thirty (30) days. Where permitted in a district, a property owner who desires to rent his or her entire residential structure for a period of less than thirty (30) days, whether leased directly or subleased through another party.

**Section 4. Amendment to Section 30.133 Conditional Use Permit Restricting the Use and location Short Term Rentals.**

The Village of Volente’s Zoning Ordinance (Ordinance No. 2004-O-32) and Article 30, Section 30.133 of the Village’s Zoning Regulations are hereby amended to add Item (c) 17 and to define, place restrictions, and permitting process and requirements upon Short Term Rentals, which are defined and restricted as follows:

***Short Term Rental*** the rental of a residence for less than thirty (30) days. Where permitted in a district, a property owner who desires to rent his or her entire residential structure for a period of less than thirty (30) days, whether leased directly or subleased through another party, shall comply with the following special criteria and conditions:

1. All structures used for Short Term Rentals shall comply with all applicable regulations and ordinances of the Village of Volente;
2. The Application for a Short Term Rental License shall include the following:
  - a. A written verification from the owner of the real property verifying the property will be used for Short Term Rentals;
  - b. A legible copy of the completed and file stamped Texas Questionnaire for Hotel Occupancy tax filed with the appropriate authority;
  - c. A sworn affidavit by the owner of the property to be used for Short Term Rentals that written notification by mail via the United States Postal Service, certified mail, return receipt requested and by first class mail to all owners of real property within 200 feet of the property to be used for Short Term Rentals that the owner has applied for a license

93 hereunder, and if the license is granted, that the property shall be used for Short Term  
94 Rentals, including proof of receipt or rejection of said mailing by said adjacent property  
95 owners. Such notification shall be required for any renewal of said license. The address  
96 to be used for such written notification shall be the address on record with the Travis  
97 County Appraisal District for tax notifications.  
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99 d. The number of bedrooms contained within the single family residence to be used for  
100 Short Term Rentals with the written commitment that the maximum number of  
101 occupants for overnight occupancy of the residence is 4 persons per bedroom.  
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103 e. Proof that General Liability Insurance is currently in effect.  
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105 f. Any additional information on the application form promulgated by the Village, or as  
106 deemed necessary by the Village Administrator, or his designee, to process the  
107 application.  
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109 g. The Village Administrator shall establish the forms and procedures for applying for  
110 the license on-line.  
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112 h. Once the Village Administrator determines that the application is administratively  
113 complete, he/she is authorized to issue the Owner of a Short Term Rental a license for  
114 a period of one year.  
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116 3. Parking by renters or their guests shall be limited to one-side of the right-of-way directly  
117 contiguous to the Short Term Rental, to the garage and to the driveway on the Short Term  
118 rental property, and shall not encroach upon or obstruct ingress and egress to the  
119 neighboring properties;  
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121 4. There shall be no signage or advertisement of the Short Term Rental Use displayed on  
122 the premises of the Short Term Rental property that is visible from the exterior of the  
123 house.  
124

125 5. Holders of a Short Term Rental Use license shall comply and ensure that their tenants  
126 comply with all applicable City Ordinances and state laws regulating litter, waste  
127 disposal, noise, nuisance, and other regulations for the protection of the health, safety,  
128 and welfare of the public.  
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130 6. Tenants of a property used for Short Term Rental Use shall not create a nuisance by way  
131 of noise, damage, odors, inconsiderate or offensive behavior, late night parties, illegal  
132 drug or alcohol use, public urination, public exposure, disturbance of the peace,  
133 disorderly conduct, or any other conduct that may constitute a private or public nuisance.  
134 Nuisance is defined as an activity that unreasonably interferes with the normal use and  
135 enjoyment of properties beyond the boundaries of the Short Term Rental property.  
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137 7. Licenses authorizing the use of single family residential properties as Short Term Rentals  
138 will be for a term of one year. Upon application for a renewal license, the license will

139 automatically be renewed for an additional one year term unless the Owner of the Short  
140 Term Rental shall have been convicted of three or more violations of this ordinance by  
141 proceedings in the Village's Municipal Court.  
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143 8. Any current license will automatically terminate upon the third conviction of a violation  
144 of the provisions of this Ordinance by proceedings in the Village of Volente Municipal  
145 Court. The Owner cannot apply for a new license under this Ordinance for a period of  
146 one year following termination of a license for three violations of the provisions of this  
147 Ordinance.  
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149 9. A license under this Ordinance is not transferable upon sale of the Short Term Rental  
150 Property.  
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152 **Section 5. The Addition of Conditional Permitted Use to Zoning Categories**  
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154 The Village of Volente's Zoning Ordinance (Ordinance No. 2004-O-32) and Article 30, Section  
155 30.112, 30.113, 30.114, 30.115, 30.119, 30.120, 30.121, 30.122, and 30.123 of the Village's  
156 Zoning Regulations are hereby amended to add short term rentals as follows:  
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158 ***Section 30.112 Single Family Residential (e) (1) (A)***  
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160 (e) Authorizing Short Term Rentals as a Conditional Use in this zoning district.

161 (1) Conditional Uses Permitted upon Authorization of Planning and Zoning and the  
162 Village Council.

163 (A) Short Term Rentals  
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165 ***Section 30.113 Single Family Residential 1 Ridge top (f) (1) (A)***  
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167 (f) Authorizing Short Term Rentals as a Conditional Use in this zoning district.

168 (1) Conditional Uses Permitted upon Authorization of Planning and Zoning and the  
169 Village Council.

170 (A) Short Term Rentals  
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172 ***Section 30.114 Single Family Residential Cluster (e) (1) (A)***  
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174 (e) Authorizing Short Term Rentals as a Conditional Use in this zoning district.

175 (1) Conditional Uses Permitted upon Authorization of Planning and Zoning and the  
176 Village Council.

177 (A) Short Term Rentals  
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179 ***Section 30.115 Single Family Residential 2 (e) (1) (A)***  
180

181 (e) Authorizing Short Term Rentals as a Conditional Use in this zoning district.

182 (1) Conditional Uses Permitted upon Authorization of Planning and Zoning and the  
183 Village Council.

184 (A) Short Term Rentals  
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186 **Section 6. Penalty.**

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188 An individual, business, entity, or person who violates this Ordinance or fails to comply with the  
189 conditions of a permit required by this Ordinance commits a Class C misdemeanor. A violation  
190 of this Ordinance is punishable by a fine of up to \$500.00 per violation. Each day of violation is  
191 a separate violation.

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193 **Section 7 Severability.**

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195 If any provision of this Ordinance or the application of any provision to any person or  
196 circumstance is held invalid, the invalidity shall not affect other provisions or applications of the  
197 ordinance which can be given effect without the invalid provision or application, and to this end  
198 the provisions of this Ordinance are declared to be severable.

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201 **Section 8. Effective Date.**

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203 This Ordinance shall take effect immediately upon fulfilment of the the public posting and  
204 newspaper publication requirements of Section 52.012 of the Local Government Code .

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207 **Section 9. Compliance with Public Notice and Meeting Requirements.**

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209 It is hereby officially found and determined that the meeting at which this Ordinance is passed  
210 was open to the public as required and that public notice of the time, place, and purpose of said  
211 meeting was given as required by the Open Meetings Act.

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214 **PASSED AND APPROVED** this, the \_\_\_\_ day of September , 2014, by a vote of the  
215 Volente Village Council of \_\_\_\_\_ in favor, to \_\_\_\_\_ opposed, and with\_\_\_\_\_ abstentions.

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219 **VILLAGE OF VOLENTE**

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225 Frederick Graber, Mayor

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227 **ATTEST:**

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232 Joan Jackson, Village Secretary

## INTRODUCTION<sup>5-1</sup>

An important component of any community is the space devoted to satisfying active and passive recreational needs—the need to relax and play. Parks and open space have been described as the “lungs of the city”.<sup>5-2</sup> The quantity and type of park facilities and open space areas should be a direct reflection of the quality of life enjoyed by residents. The purpose of this Parks and Open Space element of the Comprehensive Plan is to examine and analyze existing recreational opportunities within the Village of Volente, and to provide a master plan for the open space system that is consistent with present and future community needs.

The Comprehensive Plan Steering Committee was charged with the responsibility of assisting in the drafting of the Comprehensive Plan, and of adopting goals and objectives concerning the parks and open space system (see the Goals & Objectives element of the Comprehensive Plan). A preliminary set of goals and objectives were drafted, reviewed and accepted by the Steering Committee, and these goals and objectives should, therefore, represent an accurate cross-sectional opinion from the community regarding recreational opportunities and the future open space system.

## EXISTING PARK AND OPEN SPACE AREAS

There are currently no active public parks within the Village, except for a small (< 0.5 acre) Travis County Park next to VJ’s Grocery, which is maintained by the Volente Neighborhood Association (VNA), but the Village also currently has a small population (estimated at 530 people within the Village limits). There are several restricted-use open spaces created by land developers along the shoreline of Lake Travis, which are maintained by homeowners’ associations.

There are two public parks near Volente on the shore of Lake Travis:

- Sandy Creek Park is about six miles north of the Village along Lime Creek Road and is operated by Travis County;<sup>5-3</sup>
- Cypress Creek Park is about two miles east of the Village, at the intersection of FM 2769 and Bullick Hollow Road and is operated by the LCRA;<sup>5-4</sup>

## PRESERVATION AREAS

The Village of Volente currently has no land within the Village limits designated as “preservation area”. However, the Village is bounded along its north and east incorporated limits by the Balcones Canyonlands Preserve (BCP) tract (see the Baseline Analysis element of the Comprehensive Plan). This preservation tract is reserved for endangered species habitat mitigation and as such has restricted access. Since this land is not available to residents or

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<sup>5-1</sup> From “Comprehensive Plan, Village of Bee Cave, Texas,” August 2000. Prepared By Dunkin, Sefko, & Associates, Inc.

<sup>5-2</sup> “Urban Geography”; Koplun, Wheeler, Holloway, Hodler; 2004

<sup>5-3</sup> Information from [www.co.travis.tx.us](http://www.co.travis.tx.us).

<sup>5-4</sup> Information from [www.lcra.org](http://www.lcra.org).

visitors to the area, it should not be classified as useable "open space".

~~The agreement between the Village and the developer of the proposed Volente Municipal Utility District (MUD) provides for approximately 800 acres of open space preserve land along Volente's north and east incorporated limits (see the Baseline Analysis element of the Comprehensive Plan). The agreement allows the proposed open space preserve to be used for green belts, parks, water quality buffer zones, drainage and water quality facilities, multiple use trails, but with all uses subject to any restrictions that may be imposed by the U.S. Fish and Wildlife Service. The agreement also allows this 800-acre tract to be annexed into the village by mutual consent.~~

## **PARK TYPES AND RECOMMENDED STANDARDS**

Most municipal park systems have a hierarchy of park areas that defines the various types of activities that are to be furnished by each type of park in the system. When a functional classification system is used, parks can be broadly identified by their type, size and service area. Application of this process and approach to drafting and formulating the Parks and Open Space Plan results in parks placed within the appropriate areas of the community, as well as maximizing their cost of improvement. The following describes a commonly used classification system that follows guidelines similar to those set forth by the National Recreation and Park Association (NRPA).

Each park type is discussed below in order to: (1) identify the function of the park; (2) identify recreational activities associated with each park; and (3) define the general service area and the physical relationship of each park to the population residing within its service area.

### **Mini-Park**

A mini-park is a small area used as a children's playground or for use as a passive or aesthetic area by citizens.

- Mini-parks are designed to serve a very small population area. Appropriate size multi-park sites range from 0.25 to 0.3 acres per one thousand persons. These parks normally serve a population base of 500 to 1,000 persons, and they generally range in size from 0.125 to 0.25 acres per park.
- If used, the primary function should be to provide recreational space for preschool-age children and elementary school-age children near their residences.
- Where substantial development of high-density housing is proposed, it is appropriate that the mini-parks be provided as an integral part of the residential development.
- Because of maintenance costs that are required to maintain a mini-park, the future development of any park of this type should be private in nature, if possible, as they are generally not feasible for cities to own.

## **Neighborhood Park**

The neighborhood park, sometimes referred to as a playground, is considered to be one of the most important features of a park system, and is often considered to be one of the major cohesive elements in neighborhood design. Its primary function is the provision of recreational space for the entire neighborhood that surrounds it.

When it is possible to combine an elementary school with this type of park, the two features further enhance the identity of the neighborhood by providing a central location for recreation and education, and by providing a significant open space feature within the neighborhood. A neighborhood park should be located near the center of the neighborhood, and should have a service area of approximately one-half mile to three-fourths mile.

Safe and convenient pedestrian access (walkways or hike and bike trails) is important to a neighborhood park location. Generally, the location should not be adjacent to a heavily traveled major thoroughfare.

Facilities normally provided at a neighborhood park consist of: Playground equipment for small children; a multiple-purpose, surfaced play area; an athletic area (non-lighted) for games such as baseball, football and soccer, and a surfaced area for such sports as volleyball, basketball and similar activities; pavilions for picnics with tables and grills, as well as restrooms and drinking fountains; tennis courts for casual play; a passive area including landscaping, trees and any natural areas;

It is not desirable to light larger athletic facilities due to the fact that lighting is often objectionable to nearby residents.

Neighborhood parks are designed to serve a small population area. These parks ideally range in size from five to 10 acres.

## **Community Park**

A community park, sometimes referred to as a play field, is usually a larger area than a neighborhood park, and is oriented primarily to have active recreational facilities for all ages.

A community park serves several neighborhood areas; therefore, it should be conveniently accessible by automobile, and it should include provisions for off-street parking. Activities provided may include:

- Practice fields for baseball, football and soccer;
- A community building;
- Tennis courts;

- A surfaced multiple purpose play area;
- Some play apparatus;
- A passive area for picnicking; and,
- Other special facilities, such as frisbee and golf, if space is available.

The service radius of a play field is one-half to two miles, and a location adjacent to, or as an integral part of, a middle or high school is considered desirable. Community parks are designed to serve a medium local population area. They generally range in size from 10 acres to 50 acres.

### **Large/Regional Parks**

Areas that are 50 to 100 (or more) acres in size, which provide both passive and active recreational facilities as listed under community parks, are usually classified as large parks (sometimes called athletic fields). It is desirable that a balance of active and passive recreational facilities be provided in a large park. Such facilities may include picnicking, fishing, water areas, camping and hiking and natural areas. Dependent upon location, need, and possibly topography, some community park features may be placed in the large park. These parks are often lighted and have multi-purpose functions

### **Special Park Areas**

Golf courses, historic areas or sites, linear parks/greenbelts, country clubs, zoos, botanical gardens and special athletic and community centers, including civic centers, are considered to be special types of recreational facilities. These park areas can be of any size, and standards for this type of facility are variable and dependent upon the extent of services provided by the special facility.

### **Parkways and Ornamental Areas**

Plazas, street medians, scenic drives and grounds of public buildings and similar facilities are important aspects of the overall park system and should receive careful attention for their development and maintenance.

### **Reservations, Preserves & State Parks**

The use of the automobile has made reservations and preserves increasingly important to urban communities. Large recreational areas on reservoirs which provide camping, picnicking, hiking, boating, fishing and similar activities are often supported in state parks. Areas that are provided in the region for the purpose of protecting wildlife and open space are classified as reservations and preserves.

## Open Space

These areas are natural and are generally left undisturbed, but are not necessarily characterized as preserves. No active uses are usually accommodated in these areas.

## Ridgetops

Volente has a large portion of the Village as yet undeveloped and a great portion of that undeveloped land lies in areas hereby defined as “ridgetops”. Overwhelmingly the survey results showed that the residents of the Village have a strong respect and love of the natural beauty of our area and want to protect our water quality and our natural habitats. Support for these issues came from the responses to question 13-8 where 90.3% of the respondents agreed that Volente should be an environmentally-friendly community - a place where the ecological health of the community is preserved. Also in question 16-3, 97.4% of the residents said we should have as one of our goals protecting the natural environment. Again in question 18-4, 84% of the Village thought we should promote the creation and protection of natural areas/green space. The Steering Committee strongly felt that the ridgetops, along with the lake were our two most important critical environmental features that we wanted to ensure were protected. The Committee felt these features define the Village and give us our unique identity. The residents gave us their go ahead to regulate development in these critically sensitive environmental areas in question 17-4 where 78.3% of us wanted the Village to regulate the type of development close to Lake Travis and the hillsides. The Ridgetop Zoning District was the Steering Committee's instrument for accomplishing this protection. This zoning area was drawn up after intense and repeated discussions and includes the restrictions of R-1 with the addition of a change of minimum lot width and depth, larger side yard setbacks, and a prohibition of cluster housing. The Ridgetop Zoning District applies to all lands that are located:

- on the tops of ridges and along the ridge lines; and
- above elevation 900 feet msl; and
- above natural sloping terrain with slopes equal to or greater than 25%.

The purposes of the ridgetop overlay district are:

- preserve the view of the ridgetops and ridgelines;
- protect the environmental significance of the ridgetops and ridgelines;
- reduce the concentration of residential uses on the ridgetops and ridgelines. In the Ridgetop Zoning District, development is restricted to single family residential;
- encourage compatibility between residential uses and the natural settings of the ridgetops and ridgelines;
- preserve significant natural features, topography, wildlife habitat, and unique vegetation

on the ridgetops and ridgelines;

- restrict the height and spacing of residential structures along the ridgetops and ridgelines;
- provide view parks.

## **NEEDS ASSESSMENT**

The recreational facilities the Village offers its citizens should generally be in accordance with the current needs of the community, as well as with the anticipation or expectation of needs that may arise in the future. Anticipated needs can be forecasted based on sound standards and development guidelines that are related to the population to be served. Expectation of needs is usually determined through the analysis of material and data furnished by persons actively engaged in some type of recreational activity. When both are considered and set forth in a logical plan and program for implementation, a sound Parks and Open Space Plan for active and passive uses can evolve within the community. This section of the study sets forth the needs assessment for determining future facilities. This assessment and evaluation utilizes two approaches for determining park and recreation needs: (1) demand-based, and (2) standard-based.

### **Demand-Based**

This approach, used to assist in assessing future needs, relies on information and data from citizens and user group sources, or other sources familiar with the wants for certain types of facilities. The method used to attain input for this phase of the needs assessment is to consider requests from citizens and user groups, separated by respective activities.

Based on the input gained from a public workshop during which parks were discussed, the following needs were expressed by citizens of the Village of Volente.

- A hiking and bike trail system linking residential areas to other areas throughout Volente. A hike and bike trail system would be required to be compliant with the Americans with Disabilities Act (ADA), and be constructed of a natural surface such as compacted crushed stone (no cement and/or asphalt surfaces);
- Preserving Volente's open space in its natural settings;
- Preserving Volente's historic resources in public park and open space settings;
- Outdoor parks and open spaces with multi-purpose functions.

### **Standard-Based**

This approach is used to assist in assessing future recreational needs by following established, recognized standards for assessing the quantity of park land needed, as well as the number of facilities needed, in order to meet the needs of a given population.

## PARK AREA STANDARD

The types of parks previously discussed identified various parks and open space areas that may be applicable to the Village of Volente's future park and trail system. Recommended standards are summarized in Table 5.1, and are compared to the existing available park and open space areas currently within the Village.

Park Type	Recommended Standards (are per 100 persons)	Acreage Needed for Current Population <sup>(2)</sup>	Acreage Needed for 1900 Persons <sup>(3)</sup>
Neighborhood	0.25 acres	1 acres	5 acres
Community	0.55 acres	3 acres	11 acres
Perpetual Open Space <sup>(4)</sup>	Variable	Variable	Variable
<b>Total Park Area</b>	<b>0.80 acres</b>	<b>4 acres</b>	<b>16 acres</b>
(1)	Based on the National Recreation and Park Association (NRPA) Standards		
(2)	Based on the current estimated population of the Village of approximately 530 people.		
(3)	Based on the ultimate estimated population of the Village, approximately 1,900 people.		
(4)	The Steering Committee recommends 5% of remaining undeveloped lands be set aside for usable open space.		

## PARKS AND OPEN SPACE CONCEPTS AND RECOMMENDATIONS

No facilities or sites are currently provided within the Village of Volente to meet the recreational needs of its residents. The Parks and Open Space Plan (see Plate 5-1) does not reflect a system of urban-style parks. Instead, the Plan attempts to depict a network of green belt trails that would be more useful (and enjoyable) to residents in a semi-rural community. The following sections describe each component of the community's parks and open space system along with recommendations for the long-term use and development of each one. During the formulation of goals and objectives for the Comprehensive Plan, many members of the Steering Committee and local citizens expressed the opinion that the Village should develop a pedestrian-oriented system in order to reduce dependence on the automobile within the Village. In furthering this objective, it is necessary to establish a conceptual plan to consider where and how this can be integrated into future development decisions. The principle elements and recommendations shown on the attached Parks and Open Space Plan (Plate 5-1) are the following:

### Neighborhood Parks

As aforementioned, the village of Volente currently has no park of this type. As Table 5.1 shows, however, the village currently needs at least 1 acre of neighborhood parks and will ultimately need at least 5 acres of neighborhood parks. It is important for residents of the Village to be able to easily walk to a park space within 5 to 10 minutes. Locating small parks intermittently throughout residential areas will help to ensure their accessibility. The location of neighborhood parks should be tailored to the layouts of future residential developments, so their

locations are not shown on Plate 5-1.

## **View Parks**

The concept of this park is to provide the residents of and visitors to the Village of Volente with access to the scenic Hill Country views in and around the Village. In addition, the preserve areas that are located above the village are not accessible to the public, however, the natural views that this area provides should be. By establishing view parks at various high points throughout Volente, such views will be able to be enjoyed by everyone, and not reserved for enjoyment by a single landowner or by residents of a single neighborhood. In addition, the establishment of these parks at the high points would protect ridgetops from intense development that would harm the integrity of these areas.

## **Linkages Throughout the Village**

Due to the fact that large areas of the Village are not yet developed, opportunities exist to create an integrated, continuous “necklace” of trails and pathways throughout the community. Developing a trail system in Volente is likely the best way to allow residents multi-modal access to the various areas throughout the community. Important areas to consider in terms of locations to provide access include old and new residential neighborhoods, park and open space areas, and the Village Municipal Hall. Hike and bike trails should be at least eight feet wide and should be composed of crushed stone (compacted to ensure ADA compliance) or similar material.

The ideal location for these trails, if it were desired and/or necessary, would be running alongside the upland waterways within Volente, as shown on Plate 5-1. This would allow residents and visitors to enjoy these areas without directly impacting them. In addition, such a trail system would give people a chance to experience the significant environmental features of the Village, including the Hill Country views. However, there are several places, particularly between FM 2769 and Lake Travis, which have already been developed, are privately owned, and therefore may not be available for the incorporation of a trail system. The Village should attempt to overcome this limitation by using other areas for the trail system, such as street rights-of-ways, and by working closely with landowners and business owners in order to eventually create an integrated, if not continuous, trail throughout Volente. Participation in the hike and bike trail system should not be mandatory in areas already developed.

Due to the fact that the Village is bisected by two major arterials, the construction of a useable, safe trail system that would not only provide an alternative to the automobile, but would also provide pedestrian access to either side of FM 2769 and Lime Creek Road is a challenge. Pedestrian access across these two arterials would require some form of protected pedestrian cross walk.

## **Community Park**

As aforementioned, the Village of Volente currently has no park of this type. As Table 5.1 shows, however, the Village currently needs at least a 3-acre community park and will ultimately need at least an 11- acre community park. The Steering Committee recommended that a

community park be coupled with the protection and preservation of Volente's historic resources. Such a community park would become the central meeting place for community outdoor gatherings and events. One ideal location to site the community park is around the immediate vicinity of the Village's Municipal Hall/Fire Station site shown on Plate 5-1.

## **Ridgetops**

Ridgetop and ridgeline areas should be maintained to preserve "line of sight" and to avoid defining the ridgetops with houses and other construction. Development should be restricted to single family residential dwellings to achieve this image. Residential clustering or multifamily developments is not recommended for ridgetop areas. Ridgetops may also be designated as "special park areas".

## **OPEN SPACE RESERVATION**

A common policy among communities to ensure the reservation of adequate open space is to require subdivisions to set aside prescribed amounts of the areas of subdivision to be dedicated to open space. These open space areas should be useable by the public for mostly passive recreational activities. The open space reservation could also be used to preserve open areas that have significant cultural or environmental resources. Based upon the Steering Committee's input, it is recommended that up to 5% of the areas of new development within Volente be dedicated to useable open space.

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**MINUTES**  
**OF REGULAR MEETING OF**  
**THE PLANNING & ZONING COMMISSION**  
**OF THE VILLAGE OF VOLENTE, TEXAS**  
**Tuesday, August 12, 2014**  
**7:00 P.M.**  
**City Hall, 16100 Wharf Cove, Volente, Texas.**

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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.

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2. Roll Call.

Joan Jackson, City Secretary, called roll. Members present were Allison Thrash, Babs Yarbrough, Kit Hopkins, Ruan Lourens, and Rett Scudder. Missy Thost was absent.

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3. Citizens Comments.

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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.

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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.

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Public Comments:

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Roe Fleenor, 7803 Lime Creek Rd., Volente, TX 78641 gave testimony regarding a short term rental close to his property. That the short term rental behind his property has parties that last until early in the morning and has very loud noise from a stereo system. His driveway is often mistaken as an 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 the parties close by.

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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 and complaints from four different neighbors. This short term rental property has parties with many people, loud music, excessive alcohol and very late hours of outdoor noise, light and music. There is also heavy traffic on the street.

Public Comments:

43 Scott Attwood, 16515 Jackson Street, Volente, TX testified about the party house on  
44 Jackson Street which includes excessive lighting outdoors and loud music and that they  
45 trespassed on his property.

46 Barbara Wilson read statements from residents in the neighbor:

47 Terry Crossett, 16407 Jackson Street, Volente, TX has concerns about the loud parties  
48 and safety of her family.

49 Joe & Julie Culin, Sherman Street, Volente, TX have concerns about the rental home  
50 regarding the noise and people attending the parties.

51 Linda Attwood, 15615 Jackson Street, Volente, TX has concerns about her children's  
52 safety in regard to strangers attending the parties. She also stated the music is so  
53 loud it keeps her family awake at night and the children cannot sleep.

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

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

60  
61 The Commission discussed issuing a permit for short term rentals and what the process  
62 would be if they needed to terminate the permit. Tom Buckle, City Attorney, explained  
63 to the Commission if a permit is issued and there are complaints, this could begin a  
64 process of not renewing the permit. A fine can be assessed and the permit terminated,  
65 but only if there is enforcement of the ordinance and a case filed in the Villages'  
66 Municipal Court. They also discussed requiring the applicant to purchase additional  
67 insurance. Tom Buckle asked the Commission to give him a list of things to add to the  
68 language of the Ordinance. The Commission gave direction to the City Attorney from  
69 their discussion and will meet again on August 26, 2014 on the proposed Short Term  
70 Rental Ordinance.

71

72 6. Discussion and Possible Recommendation on Ordinance No. 2014-O-12, Regarding the  
73 Organizational Rules of the P&Z Commission.

74 The Commission reviewed the Ordinance. Kit Hopkins made a motion to recommend  
75 Ordinance 2014-O-12 to City Council for adoption. Rett Scudder seconded the motion.  
76 The motion passed unanimously.

77

78 7. Discussion and Possible Recommendation on Ordinance No. 2014-O-09, Regarding the  
79 Correction of miss-numbered and Unclear Numbering of the Village's Zoning Ordinance.

80 Ruan Lourens made a motion to recommend to City Council Ordinance 2014-O-09 for  
81 adoption. Kit Hopkins seconded the motion. The motion passed unanimously.

82

83 8. Discussion and Possible Recommendation on Ordinance No. 2014-O-10, Regarding the  
84 Correction of miss-numbered and Unclear Numbering of the Village's Zoning Ordinance.

85 Kit Hopkins made a motion to recommend Ordinance 2014-O-10 to City Council for  
86 adoption. Babs Yarbrough seconded the motion. The motion passed unanimously.

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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-8 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 5 or 6 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., Volente, TX said the paperwork from the 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 un-incorporate? A definition of what Un-incorporation would involve would need to 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 list from the Public Relations Committee.
4. Question #5 from the Public Works Committee submittal 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 the entertainment businesses 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 Public Works Committee Submittal.
6. The ability to enforce our ordinances has been an ongoing concern, especially with the possibility of large projects starting in the Village. The Village now has a Village Judge and its Municipal Court in place. Since our regular Travis County Sheriff officers cannot enforce Village ordinances, should the Village hire off duty municipal officers when needed? This is an enforcement question from Governmental Relations Committee Submittal.

131 Public Comments:  
132 Judy Graci, 15757 Booth Circle, Volente, TX spoke regarding the un-incorporation  
133 question giving several examples of what could happen to the value of your  
134 property if there was not restrictions on undeveloped property. The value of  
135 your property could go down if only Travis County regulations were in place. She  
136 said you must include a definition of what un-incorporation would involve if that  
137 question is included. She also would like the question from the Governmental  
138 Relation Committee which she is Chair of to be considered added to the survey.  
139

140 b. Methodology Discussion and Recommendations

- 141 i. Mail out
- 142 ii. Email Option available
- 143 iii. Hard Copy Return option available.

144 Barbara Wilson, City Administrator, asked the Commission to look at the  
145 Platinum Level on Survey Monkey costs. At this level, the Village can add  
146 unlimited questions and include a paper survey as well as the emailed survey  
147 at no extra cost. She told the Commission the total cost of the survey including  
148 a banner to be displayed in the Village, postcards mailed to let residents know  
149 the survey was going to be mailed and postcards reminding residents to  
150 complete the survey and turn it in would be \$2063.00. We would use the  
151 list of Travis Central Appraisal District property owners in Village of Volente as  
152 the list of residents to whom the survey is mailed.  
153

154 Ruan Lourens made a motion to add the 6 additional questions described  
155 above to the Original survey with the clarification of definitions in the question  
156 regarding un-incorporation. Rett Scudder seconded the motion. The motion  
157 passed unanimously. Ruan Lourens made an amendment to his motion to  
158 include mail and email options for sending and receiving the survey. Kit Hopkins  
159 seconded the amendment. The motion passed unanimously.  
160

161 11. Discussion and Possible Recommendation on Proposed 2014-2015 Budget Amendments  
162 to Fiscal Year 2013/2014 from the P&Z Commission to Council.  
163

- 164 a) Jay Engineering Cost Analysis for Updates to Village of Volente Maps.
- 165 b) Cost Analysis for Implementation of Village of Volente 2014 Community  
166 Survey.

167 Rett Scudder made a motion to recommend approval to the Village Council of  
168 the cost analysis and update for 5 maps at \$750.00 for the maps at the total cost  
169 of \$2,360.00. Babs Yarbrough seconded the motion.  
170

171 The motion passed unanimously.

172 12. Discussion and Possible Recommendation of the next meeting's calendar and draft  
173 agenda.

- 174 a) Chapter Five and Six of the Comprehensive Plan.

175 b) Additional corrections and additions to Zoning Ordinance.  
176 Babs Yarbrough made a motion to place the Short Term Rental Ordinance  
177 and the survey on the August 26, 2014 agenda for Planning and Zoning  
178 Commission. She included the September 9, 2014 agenda will have the review of  
179 Chapters 5 & 6 of the Comprehensive Plan. Kit Hopkins seconded the motion.  
180 The motion passed unanimously.

181

182 13. Adjourn

183 Rett Scudder made a motion to adjourn. Babs Yarbrough seconded the motion. The  
184 motion passed unanimously.

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187 Approved this 9<sup>th</sup> day of September, 2014.

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191 Allison Thrash, Chair

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195 Barbara Wilson, Acting City Secretary

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Minutes  
Special Called Meeting  
Planning & Zoning Commission  
Of the Village of Volente, Texas  
Tuesday, August 26, 2014  
7:00 p.m.

1. Open Regular Meeting.

The meeting was called to order at 7:08 p.m.

2. Call Roll.

Joan Jackson, City Secretary, called roll. Present was Allison Thrash, Ruan Lourens, Rett Scudder, and Kit Hopkins. Absent was Missy Thost.

3. Citizens Comments.

Lloyd Ward, Dallas, TX Attorney, stated he was representing a short term rental on Brandy Way and questioned the legality of the meeting posting requirements.

Roe Fleenor, 7803 Lime Creek Rd, Volente, TX stated he is affected by the noise and party people at a short term rental close to his home frequently.

Nancy Carufel, 8138 Joy Rd, Volente, TX stated she would like discussion before public comments.

Rick Redmond, Volente, TX stated the rental on Brandy Way has rules and he has collected a fine when the rules were not observed.

Jenny Johnson, 15809 Booth Circle, Volente, TX stated the proposed ordinance was lengthy and resembled an HOA agreement.

Dory Witt, 7328 Reed Drive, Volente, TX stated suggestions and concerns for short term rentals.

Victoria Brown, 16501 Jackson Street, Volente, TX expressed her appreciation to the Commission for addressing the concerns of short term rentals.

Babs Yarbrough, 8100 Joy Rd., Volente, TX 78641 stated concerns about the length and restriction of the proposed short term rental.

Judy Graci, 15775 Booth Circle, Volente, TX addressed changes in Volente in the last year.

Cecilia Trevino Garza, FM 2769, Volente, TX talked about a historical narrative about the incorporation of Volente.

Tom Stevenson, Vacation Rental Owner, sends his business to Volente and wants to continue to support Volente in doing that.

4. Discussion and Possible Recommendation to Village of Volente City Council on the Community Survey.

a. Discussion of ramification of certain questions that are tied to the Comprehensive Plan.

Barbara Wilson, City Administrator, explained about the extra questions the Commission

had decided on adding to the survey. Tom Buckle, City Attorney, said the unincorporation question is not tied to the Comprehensive Plan. The Commission discussed it in length. The Commission was in majority that the question of staying incorporated or not should be on the survey.

The Commission took a break because of a technical computer problem.  
The session was called back into order at 8:20 p.m.

Discussion continued by the Commission. It was decided to review the six additional questions (item b on the agenda) before opening for public comments.

b. Review of the six additional questions to the Original Community Survey.

One of the additional questions deals with enforcement of city ordinances. The Commission discussed the enforcement problem of Ordinances in the Village. They concluded the additional questions are confusing and need clarification or rewording.

Public Comments:

Judy Barrick, 15907 Booth Circle, Volente, TX does want the question of incorporation or not to be on the survey and at the end of the survey so all questions would be answered first.

Nancy Carufel, 8138 Joy Rd., Volente, TX suggested not asking some of the additional questions because of enforcement problems and budget shortfall.

Rick Redmond, Volente, TX commented on where the additional questions came from and who was on the committees that sent them.

Dory Witt, Volente, TX feels the survey needs to go out and please make sure it cannot be skewed and multiple people answering the survey.

Babs Yarbrough, 8100 Joy Rd, Volente, TX is glad the Commission worked through the question about incorporation and likes it at the end of the survey. She asked the Commission to read the questions out loud.

At this time, Allison Thrash, Chair, read the questions out loud.

Joyce Beck, 15911 Booth Circle, Volente, TX had 2 comments on the survey. She has heard discussion that it was very necessary to have the old survey. Same people who took the first survey are not the same ones who will take it now. She would like a couple of informational statements at the beginning of the survey explaining how the results might be used.

Kristi Belote, 15805 Buddy Lane, Volente, TX has done need analysis and is looking at this in a tactical way. She suggested trying not to put much in it at once. She suggested striking some of the questions.

Mike Gold, 8018 Lakeview, Volente, TX said ditto to Kristi's suggestions.

Allison Thrash, Chair, asked for a motion.

Ruan Lourens said the recurring thing he heard was simplification. He would like to get a consultant for help with the survey. Ruan Laurens made a motion not to proceed with the survey until we get

it sorted out by an expert and to table the survey. Commissioner Rett Scudder seconded the motion. The vote was Rett Scudder and Ruan Lourens voting for tabling the survey. Voting no to tabling the survey was Kit Hopkins and Allison Thrash. The vote was a tie and the motion did not pass.

Rett Scudder made a motion not to table the survey, but to not move forward until we reconsider the six additional questions on the survey.

Allison Thrash, Chair, asked if Rett Scudder would amend his motion to reissue the original survey with only the addition of the incorporation question and not use the other additional questions on the survey.

Rett Scudder did not add the amendment and there was not a second to the motion.

Ruan Lourens made a motion to recommend to the Council sending out the original survey adding the incorporation question at the end and a history of the incorporation to the survey. No other additional questions would be added. Kit Hopkins seconded the motion. The motion passed unanimously.

#### 5. Discussion and Possible Recommendation to Village of Volente City Council on the Short-term Rental Ordinance (Rental of Single Family Residential Properties).

##### a. Review of additions and changes from the last Planning and Zoning Meeting and the City Attorney.

Kit Hopkins commented on the proposed ordinance being too restrictive and applying to commercial and residential property. She proposed and went over suggestions that are included in the packet that will simplify the process. Tom Buckle, City Attorney, said he can take these suggestions and work with them. The Commission liked the suggestions and discussed the noise ordinance issue and the lack of enforcement of the noise ordinance. They reviewed input from some of the existing short-term rental operators. Violation of the ordinance was discussed and the procedure for revoking the permit.

#### Public Comments:

Before the public comments, Allison Thrash thanked the community residents who did speak earlier and those that sent in comments to be read. Tom Buckle said these written comments do not need to be read but made part of the record.

Lloyd Ward, Dallas, TX stated to look at a simpler process and look at other cities' short term rentals for help.

Ken Beck, 15911 Booth Circle, spoke for the idea of Village diplomacy. Neighbors solve problems with neighbors.

Babs Yarbrough, Joy Rd, Volente, TX thanked Kit for her suggestions. She said fees have not been discussed. She asked if the nuisance ordinance would be separate from the short term rental ordinance.

Vicky Brown, 16501 Jackson Street, Volente, TX commented about insurance being provided through the renter.

Rick Redmond, Volente, TX asked for clarification about commercial property and that short term rental does not apply to it. He would like to see a special use permit that could be for special events to continue later at night.

Kristi Belote, 15805 Buddy Lane, Volente, TX stated homeowners' policy will not cover renters. She thinks the Home Away Insurance Policy might be better.

Nancy Carufel, 8138 Joy Rd, Volente, TX stated that an ordinance is not needed. She does not want the Village to control short term rentals.

Mike Gold, 8018 Lakeview, Volente, TX cautioned against copying other municipalities ordinances. He likes talking to your neighbors' idea but sometimes they say no.

Ruan Lourens asked if Commission could please review the newly drafted ordinance before it is made public at the next meeting to avoid getting residents upset. Tom Buckle said this would be possible.

Ruan Lourens made a motion to modify the short term rental ordinance according to the suggestions discussed and presented by Kit Hopkins and have it ready for the next Planning and Zoning meeting in September. Rett Scudder seconded the motion. The motion passed unanimously.

Ruan Lourens made a second motion to modify the proposed drafted short term rental ordinance according to the suggestions discussed and presented by Kit Hopkins and have it ready for the next Planning and Zoning meeting in September. Rett Scudder seconded the motion. The motion passed unanimously.

## 5. Adjourn.

Rett Scudder made a motion to adjourn. Kit Hopkins seconded the motion. The motion passed unanimously.

Approved this 9<sup>th</sup> day of September, 2014.

Allison Thrash, Chair

Barbara Wilson, Acting City Secretary

VARIANCE APPLICATION FORM

Date of Submission: 8/15/14

APPLICANT/OWNER INFORMATION

Applicant Brent Mitchell

Address 7303 Reed Dr

Phone 512-289-2134 Fax \_\_\_\_\_ Email brentmitchell@kw.com

Applicants Status: (check one)  Owner \_\_\_\_\_ Tenant \_\_\_\_\_ Contractor \_\_\_\_\_  
*Owner must sign the application or submit a notarized letter of authorization*

Owner: Jeanette Mitchell

Address: See above

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

Ownership: (check one)  Individual \_\_\_\_\_ Partnership \_\_\_\_\_ Corporation \_\_\_\_\_ Other \_\_\_\_\_  
*If ownership is a trust, partnership, corporation, or other legal entity, the applicant must name the partners or principals on a separate attachment.*

PROPERTY DESCRIPTION

Acreage: 3.75

Physical Address: 7403 Macks Canyon

Legal Description: (attach map of area also if available)

Lot(s): 45-47 Block(s): \_\_\_\_\_

Subdivision: Lake Travis #4 Addition: \_\_\_\_\_

Existing Use of Property: R1 Residential

Proposed Agricultural

**VARIANCE DESCRIPTION**

**Applicable Regulation(s):** Section 33.339 (c) sub (2)

**Project Description:** To fence for ag use (goats)

Subject property is vacant/raw acreage

**Variance Sought:** On street side fencing, I wish to use ornamental black chain link fence (see attached image)

**Justification(s):** See variance letter

**Special Condition(s):** See variance letter

**Project Timeline:** upon variance approval, I anticipate 6 months to complete

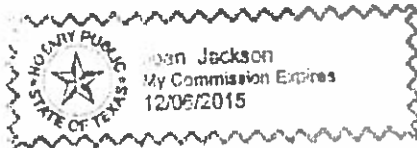
**Attachments:** pictures, City of Austin GIS Map

*(e.g., construction drawings, site plan, survey, photographs, list of names and addresses for all property owners within 500 feet of the footprint of the structure for which a variance is sought.)*



SWORN AFFIRMATION

SUDCRIBED AND SWORN TO BEFORE ME on August 15, 2015, by Brent Mitchell, who is the applicant for a variance as described above, and on whose oath certifies that the above statements are true and correct to the best of the applicant's knowledge.



Joan Jackson  
Notary Public, State of Texas

My Commission expires: 12-6-2015

If the owner of the subject property is not the applicant, by signing below, the owner authorizes the applicant or his authorized representative to make this application on its behalf and to appear before the Village Council.

\_\_\_\_\_  
Owner Date

SUBSCRIBED AND SWORN TO BEFORE ME on \_\_\_\_\_, 20\_\_ by, \_\_\_\_\_, who is the owner of the property for which a variance is sought, and on whose oath certifies that the above statements are true and correct to the best of the owners knowledge.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission expires: \_\_\_\_\_

AGENT AUTHORIZATION FORM

I, Jeanette M. Mitchell

(Print Name)

Owner of Lot 45-47, LAKE TRAVIS No. 4, Book 4, Page 74, TRAVIS Co., Tx

Have authorized Michael Brent Mitchell

of 7303 Reed Drive, Volente, Tx 78641

To represent and act on the behalf of the above named property for the purpose of preparing and

Submitting this application to the Village of Volente for the review and approval of the

LAKE TRAVIS Subd. No. 4

(Name of Subdivision)

Jeanette M Mitchell  
Applicant's Signature

8-7-2014  
Date

THE STATE OF TEXAS

COUNTY OF TRAVIS

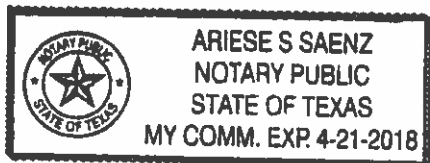
BEFORE ME, the undersigned authority, on this day personally appeared Jeanette M Mitchell

Known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 07 day of August, 2014

Notary Public: Ariese S Saenz

My Commission Expires: 4/21/2018



## Variance Letter

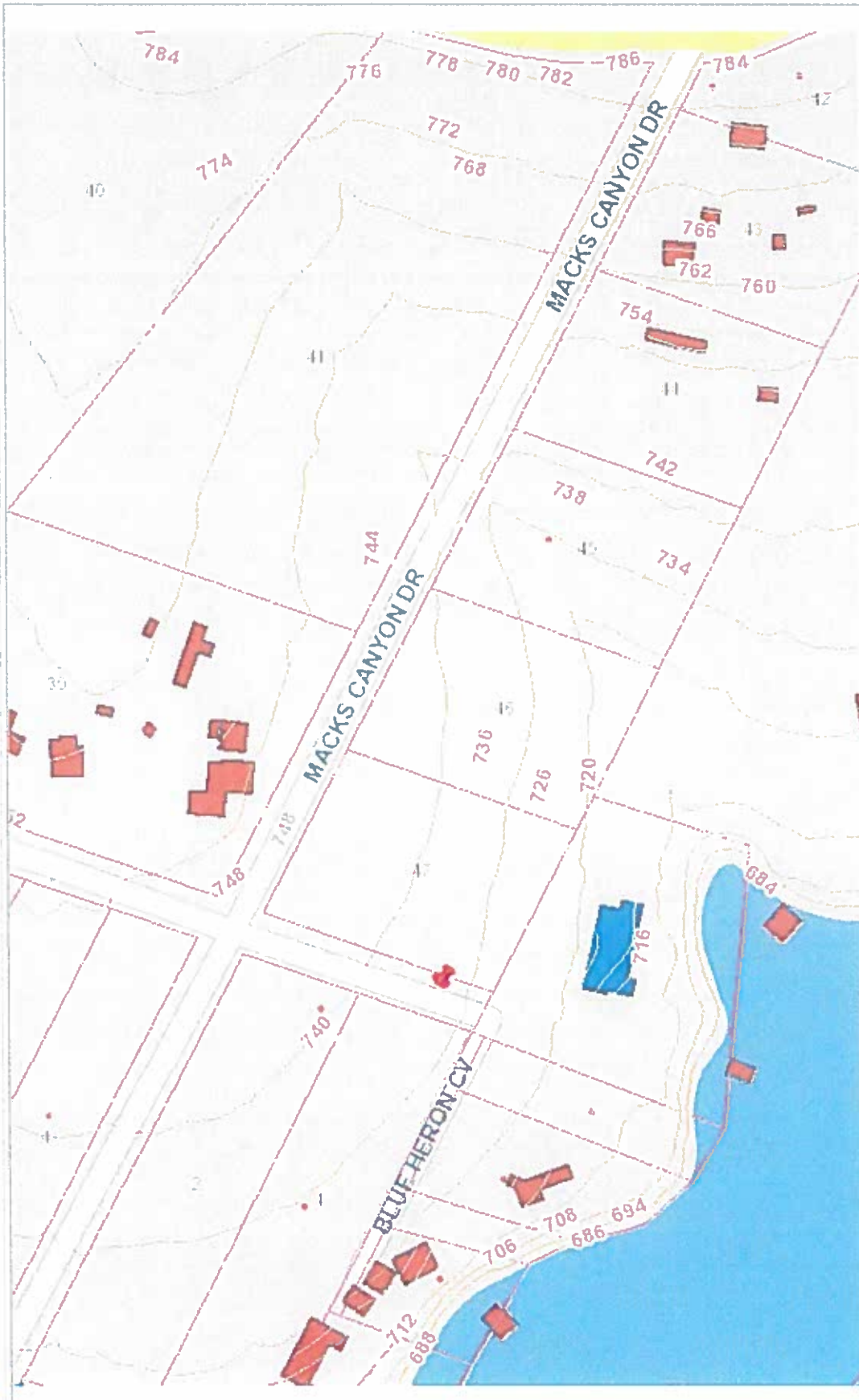
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I am seeking a variance for fencing on the property located at 7403 Macks Canyon. The justifications for this variance are as follows:







- The purpose of the fence is to contain livestock (goats). By fencing the property with ornamental black chain link, it will contain the livestock securely versus iron, wood, stone or stucco.
  - Wood fencing is susceptible to being eaten by the livestock and creates a visual barrier to monitor animals.
  - Iron fencing allows predators to fit between bars and endanger livestock.
  - Stone and stucco fencing requires a trench to be built around the property to support the weight of the fence (wall), which is not possible due to terrain. This fencing also blocks view to monitor animals.
- Fencing contractor recommends ornamental black chain link due to the terrain/topography of the said location, which is susceptible to flooding, as well as the changes in elevation are too extreme to use other types of fencing.
- According to the USDA Soil Conservation and Water Quality Manual, a silt fence is required due to proximity to watershed. The installation and maintenance of a silt fence with any other type of material would either divert water or be too difficult to build/maintain.
- In order to display an aesthetically pleasing and quality built fence, I am upgrading from traditional cedar post and hog wire fencing to an attractive ornamental black chain link fence.
- Property directly across the street from one section of this fence has the exact same ornamental black chain link fence. By using the same fence type, this will give uniformity to the area. (See attached image)
- According to fencing contractor, chain link is much easier to keep in place considering the considerable amount of sheet flow and drainage on and around the property.
- The cost to add wood, iron, stone or stucco fencing is exponentially more costly than ornamental black chain link and will not serve the purpose of the land, which is for agricultural use.

A handwritten signature in black ink, consisting of a stylized, cursive 'B' followed by a vertical line and a flourish.

# CITY OF AUSTIN DEVELOPMENT WEB MAP



## Legend

-  Lot Lines
-  Streets
-  Building Footprints
-  Named Creeks
-  Lakes and Rivers
-  Parks
-  County
- Contours Year 2003
  -  10 Ft Contours
  -  2 Ft Contours
- Building Footprints Year 2003
  -  Large Building (>4000 sq ft)
  -  Building (100-4000 sq ft)
-  Address Points
-  Lot ID
-  Lot Line



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



*Neighbors fence*



Proposed fence type