

VILLAGE OF VOLENTE

AMENDING ORDINANCE NO. 2015-O-03

AN ORDINANCE OF THE VILLAGE OF VOLENTE, TEXAS AMENDING THE VILLAGE'S SHORT TERM RENTAL ORDINANCE 2014-O-11 AS PART OF ZONING ORDINANCE (ORDINANCE NO. 2004-O-32), CODIFIED AT ARTICLE 30, SECTION 30.133 ITEM 17 SHORT TERM RENTAL OF THE VILLAGE'S ZONING REGULATIONS; PROVIDING FOR A DIFFERENT 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, in the course of reviewing this Ordinance and its provisions, the Village Council has given careful consideration to the unique qualities of the Village, including its demographics, inhabitants, history, geography, natural resources, existing structures, property values, workforce, commercial base, public facilities and infrastructure; 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, tend to create additional enforcement issues and costs, and constitute a public nuisance and general health, safety, and welfare issues for both neighboring residents and rental clientele.

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.

Section 2. Purpose.

The provisions of this amending Ordinance are intended to provide sufficient time for the Planning and Zoning Commission to review and recommend possible changes to Council on some of the requirements in the Conditional Use Section 30.133 of the Zoning Ordinance, in regards the

Conditional Use of Residential Property for Short Term Rental Use.

Section 3. 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 Item (c) 17 of the Village's Zoning Regulations are hereby amended to follows:

The Effective Date will be change to February 28th, 2015 instead of January 21st, 2015.

Section 4. Effective Date.

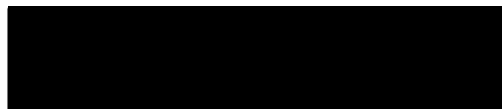
This Ordinance shall take effect immediately after the fulfillment of the public posting and newspaper publication requirements of Section 52.012 of the Local Government Code.

Section 5. Compliance with Public Notice and Meeting Requirements.

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

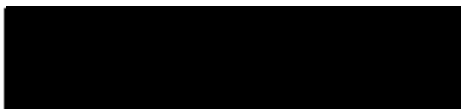
PASSED AND APPROVED this, the 20th day of January, 2015, by a vote of the Volente Village Council of 4 in favor, to 1 opposed, and with 0 abstentions.

VILLAGE OF VOLENTE



Ken Beck, Mayor

ATTEST:



Julia Vicars, Acting Village Secretary