



VILLAGE OF VOLENTE

MINUTES

Planning & Zoning Commission Regular Meeting
6:30 P.M., Tuesday, September 12, 2017
Fire Hall 15406 FM 2769, Volente, Texas

I. ITEMS OPENING THE MEETING

A. Call to Order

Chairperson Allison Thrash called to order a regular meeting of the Planning and Zoning Commission of the Village of Volente on Tuesday, September 12, 2017, at 6:33 p.m.

B. Call Roll

The following commissioners were in attendance: Judy Barrick, Kristi Belote, Nancy Carufel, Phil Mitchell and Allison Thrash. The following commissioner was absent: None. A quorum was declared. Also in attendance was the Commission liaison Council member Kit Hopkins and Alternate Commissioner Cynthia Mallow.

C. Approval of August 8th and 24th, 2017 Minutes.

Commissioner Carufel moved to approve the minutes of August 8th and 24th, 2017 as presented. Commissioner Barrick seconded the motion. The motion passed unanimously by all present.

II. CITIZEN COMMENTS

Judy Schlotzhauer, 16415 Jackson, believes the current STR ordinance is very helpful and adequate.

III. GENERAL BUSINESS AND ACTION ITEMS

A. Presentation and Q and A by Janice Hurley Hollis, Head of Industry Relations for BedAndBreakfast.com

B. Discussion and Possible Recommendation on updating and replacing Short-Term Rental Ordinance with Vacation Rental Dwelling Ordinance.

Citizen comments:

- Anne Steichen believes there should be an STR ordinance and a separate B&B ordinance. Use the nuisance ordinance to regulate.
- Babs Yarbrough inquired about the problems the village is having with STR's.
- Robert Mokry summarized his issues with the STR/B&B next door to his residence and presented the attached suggestions and additions for the new ordinance.
- Richard Horton, who spoke on behalf of Kathy Langer, Joy Rd., believes that accountability will help solve many problems.
- Bill Connors, likes the idea of separating B&B's and STR's.
- Jan Yenawine believes the village needs a simple ordinance with a significant fine.

- Babs asked what the fire code is for occupancy on a home.
- Cynthia Mallow agrees that the village should follow Austin’s ordinance, and the village needs clear guidelines.
- John Lyle stated that the village has to be careful of vindictive neighbors, that it’s slippery slope.
- Richard Horton asked what the penalty is for operating without a license.

Chairperson Allison Thrash called for a brief break at 7:55 p.m. and reopened the meeting at 8:05 p.m.

The commissioners agreed to the following assignments:

- The entire commission will research fines and process, and Austin regulations
- Commissioners Barrick and Carufel Texas Bed and Breakfast Association and Fredericksburg’s regulations
- Chairwoman Thrash will research State of Texas Bed & Breakfast licensing
- Commissioners Belote and Mitchell will research violations and penalties

C. Discussion, Review and Possible Action on Submitted Proposals for Land Planning Consultant for Comprehensive Plan Update Amendment as Requested by Council.

City secretary will make copies of the correct comprehensive plan draft for commissioners to do a high level review and categorize into two categories:

1. no consultant review needed
2. consultant review needed

D. Discussion of Future Agenda Items.

IV. ADJOURNMENT

Commissioner Mitchell moved to adjourn and Commissioner Belote seconded. The motion passed unanimously by all present, and the meeting adjourned at 8:40 p.m.

Approved this 14th day of November, 2017.

Signed:

Attest:

Allison Thrash, Chairperson

Nicole Vicuña, City Secretary