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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.

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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.

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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.

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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.

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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.  
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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.  
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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.  
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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.  
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- 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 The motion passed unanimously.  
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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.

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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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