

Village of Volente STR Survey

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Comments

Submitted to the Village of Volente, TX

by:

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Q11b. Please explain why you answered NO on Question 11

- A residential community should be for the people who own the property or those who rent long term. I think that strangers coming in and out of residential areas are an invasion of our privacy.
- A single-family residential community is traditionally a stable one. Property owners living in their homes take good care of their property and respect their neighbors. STRs have a constant influx of strangers in and out, most of whom do not feel any responsibility for the health, safety, or happiness of the permanent residents.
- Actually I thought that the Village rules set out ,prohibited this sort of 'business'. We are a family neighborhood and not a 'rent a house' community!! NOT ZONED for 'BUSINESS' in our community! I also question why this happened and nothing was addressed with the first one??? If these RULES were laid out for our Village years ago WHY were they not ENFORCED?? If you have rules--someone in the 'POWERS THAT BE' should have endorsed them . !!! Totally disgusting we are facing this issue now!
- As more and more of our elderly population sell, more and more STR there are. Multiple people go in together as investments Property values go up causing our property taxes to go up too. The STR nextdoor is secluded so nobody knows when they have a wedding, etc. but me. I don't want to turn into a tattletale but I don't like so many people that I have no idea anything about over there. I'm a widow that lives alone and have had people come on my property. The house 3 down is now a STR also. Probably a matter of time until nextdoor is one too. I have watched the number of people at the STR nextdoor all summer and have thought about how every 3 days the cleaning people wash all the sheets, towels and dishes. All the showers taken, all the pool refills. Eventually, if you can't beat them—join them: I will turn my home into one and move. I miss my community in Houston where everyone knew each other. Who knew I had to return to the city to get the rural advantages.
- Because they come in here and they are not living here. They are renting here. They do not care about the neighbors or the community. They are just here for a week or weekend and people these days have lost respect and caring for others and their property.
- Business use; transients rather than neighbors; high volume of people and activity
- Compatible only if limited to family occupants.
- For all the reasons above. STR's are hotels. They do not encourage or create a community. They provide no improvement to the village and bring a lot of drawbacks that affect the quality of life for those who do live here. We are small and it is difficult to enforce many of the rules, especially when the properties are owned by people outside the area and a "property management company" is the only contact. Their job is only to collect payment. STR's also hurt resale values and have a detrimental environmental impact to the community. We have no shoulder on our roads and we cover the cost of repair ourselves and the extra traffic and congested parking is an issue. Many people are not used to "lake living" and don't realize how sound and light travel differently. Water is a precious resource that gets impacted when we have no municipal water system. In a lake community, neighborly help is necessary and if you have only a faceless company it is a problem...floods, fires, coyotes, etc... It pits neighbors against each other. Multiple cities with more space have banned STR's for these and many more reasons.
- Having a short term rental next door to my home has drastically impacted our ability to peacefully enjoy our property. There was constant noise from the renters all hours of the day. Because the house is 5-10 feet from the property line, you could hear everything. Our family does not feel safe with a short term rental party house next door. What goes on at these short term rentals on

the lake is a loud party 24/7 with as many people as you can to split the cost of the rental. This does not belong in a residential area.

- I answered no because I believe all of the restrictions noted above need to be tightly enforced to make it compatible with locations in the middle of single family residential and I am very concerned of the villages ability to manage that appropriately. I do realize that we existing STRs which are being managed appropriately.
- I did not answer whether or not I want short term rentals. I am not sure under Tx law I can have that. That said, I had one next door. There was an occasional problem, but we talked to the renters and they helped. The owner/operator needs to be involved and available by phone 24/7. Anything that happens that is dangerous call the sheriff.
- I don't want to worry about who is next door this weekend, different strangers every weekend.
- I have a large and quiet lakeside home in a neighborhood of now mostly full time residents. Strs are not compatible. If a property wants to disturb my quiet enjoyment, they should be a good neighbor and ask me personally and politely. If not, they are rude criminals and should be punished.
- I moved here for peace, tranquility and love of wildlife. Not sure STRs are compatible w/my priorities.
- I strongly oppose STR in sfr zoned areas. Full time residents are raising families. Having transients coming and going does not create a neighborhood or a safe environment. The STR increases the average number of occupants by almost double of what a full time resident would add. The amenities are used without discretion of the neighbors, since they are on vacation. Neighbors going to work, church, school or just enjoying their home while strangers come and go nextdoor. It is a business and doesn't belong in SFR. Homes not Hotels.
- I want to know my neighbors.
- In lots with water wells I think they lower the water table. On Booth Circle my well shuts down every day .
- Most of all, the short term renters are not intending to stay quiet like the people staying at hotels. They are tending to like a vocational atmosphere and not caring after they leave.
- My husband and I have had people on our property that were trespassing walking from lake to their STR
- No one wants to move next door to a STR. They will have a negative impact on my primary residence value as well as being a nuisance.
- No peaceful use of our property, drunk people yelling and cussing, no respect for private property
- Our residents did not move here to have to. Deal with all that comes with an STR - we moved here to a quiet country home and live amongst like minded neighbors. especially on residential waterfront - short term means - I'm only going to be here for a very short term - I'm going to do what I want to do regardless - of Consequences. Typically People who rent are at a location to have the most fun possible because they don't have to answer to neighbors. Water magnifies sound - so when an STR is waterfront it affects neighbors all around the water - across coves etc. They do not belong in residential neighborhoods- period. Many cities including Austin are struggling to find solutions for STRs popping up everywhere. 30 day leases are also an issue due to collaboration of many renters making 30 days be just for a weekend - we are ok with long term renters - they become part of the neighborhood
- Out here, people are coming out to the lake to party.
- Owners purchase a home in a neighborhood to live there, at least part time, as a neighbor and member of the community. That is completely different objective than an owner who has purchased a property, not to be a home, but to be a profit- making business. The owners of STR's

are leveraging the assets of the community- the lake, the clean streets lined with nice well kept homes, the residential atmosphere - to make a profit.

- Parties. drunk visitors. too many automobiles
- Repeatedly residents have told you we do NOT want expansion and commercialization. We don't need strangers in our family neighborhoods. You do not have the resources to appropriately manage, and we should not be taxed to pay for people not interested in living in Volente full time.
- Residential areas should remain "residential".
- Safety and quality of life would be compromised
- Security and safety issues from transient guests. Usage is a Hotel, not single family residential.
- Short term rentals are not family friendly
- Single family is just that, single. If you have multiple families in a month, you lose all characteristics of a single family neighborhood. While tenants may not be unruly, or a nuisance to adjoining neighbors, it only takes one incident to change the safety and security of living in your own home.
- Single family residence is not a business. If owner occupied, should have contact with neighbors and get feedback on neighborhood issues.
- Single-family residential zones are designated as such for specific reasons, a primary one being so homebuyers can avoid living next to commercial business and multi-family zones. Persons who purchase SF Residential lots have an expectation of safety, quiet, a sense of sustained community, neighbors whom they can trust and depend on for help, no to little traffic, and other such residential provisions. An STR is a business, a commercial endeavor, almost identical to a hotel stay. An STR has absolutely ZERO compatibility with a homeowners in a single-family residence.
- STR bring no value to the community. STR's are all negative. Noise, trash, crime, parking, trespass.
- STR Tenants more likely live in a party mode. It is not consistent with the peaceful and environmentally friendly Volente culture.
- STR's are short-term rentals at maximum occupancy with a 3 to 4 day turnover. Transient visitors here for a good time and only concerned about their good time. This is not compatible with single family districts.
- Strangers, parties, noise, crime, safety, hotels next to homes is not what I signed up for. If Volente becomes too touristy, I will airbnb my house and move somewhere that doesn't allow them - adding to the problem; which is what I have heard from other long time residents. They will have no choice but to.
- STR's are essentially a way for speculators to milk profits from our beautiful neighborhoods. Speculators don't care that they are degrading the quality of life of the people who live here. I've already had to deal with raucous parties several times as one home owner rents his place as STR.
- STR's are in the gray area of residential zoning. They are lodging businesses operating in residentially zoned areas. At bare minimum Volente needs to firmly address non owner occupied STR's. They are the most problematic, both in Volente and on a national level.
- STRs do not support the characteristics that make Village of Volente an attractive community to live in for individuals, families, and/or retirees.
- STRs that attract large group get together on a regular basis are not compatible for single family neighborhoods because of the increased noise, and crowds (traffic, parking). Small apartments or casitas for a single, couple are not a problem.
- the answer is obvious. What are zoning restrictions for....
- There needs to be areas designated for STR's that way everyone knows up front what to expect. This will also allow better control of these properties.
- They are a commercial business use (hotel) in a single family zoned area.... Illegal.

- Transient renters coming to a lakefront setting are primarily interested in having a party for the short time they occupy a property. They aren't focused on the well being of the neighbors. This creates a potential conflict which interferes with a person's right to enjoy their property in a fashion consistent with a typically quiet neighborhood setting.
- Trespassing, burglaries (already occurred), vandalism, noise
- Volente is a bedroom community. One only needs to look at other cities like Austin to see how STRs can create problems for nearby residents. Volente's proximity to Lake Travis attracts visitors who are understandably interested in having a good time. Unfortunately, some folks' definition of "having a good time" includes raising holy hell. Without an onsite host or manager, enforcement of the STRs guests falls on the nearby Volente residents, who have to endure the bad behavior or become the neighborhood police. Even if enforcement backup is available from the village of Volente or TCSO, it will unlikely be immediate and available at all hours. The owners of the STR are usually non-residents and hence are sheltered from the poor behavior of their guests. In summary, the STR owners enjoy the investment opportunities of the property while the nearby residents have to function as unpaid and annoyed enforcers. On a more positive note, I have seen successful STRs where a portion of a residence is rented while the owners live in the remainder of the residence. This provides an onsite host that is on-call to immediately address complaints if in fact they aren't already on top of the issue at their own residence.
- we depend on neighborhood members to look after one another and their children during emergency events such as wild land fires or mommy can't get home before the bus comes. you loose this with STRs in residential neighborhoods
- We had a STR 2 houses down from us on Booth Circle on the lake. It was rented many times by extremely loud, profane, rude UT fraternities or large groups of similar type party goers.
- We have strs on our street and the noise and traffic have greatly increased. Neighbors have had many disagreements and are no longer speaking to one another. While working my dog on a leash he was attacked by a dog who was allowed to run free. Visitors allow their dogs to use our yard as their bathroom. Walking or riding bikes is not safe any longer because the cars do not follow safe traffic speed limits. Food delivery has greatly increased and those driver drive extremely unsafe due to their need to complete their quotas. Trash cans are left out everyday because there is no one to return them and put them out only for trash day. Late night noise is a problem because visitors do not follow the time restrictions. Parking on the street prohibits easy access to our driveway.
- We picked Volente to buy a home because it is a very stable neighborly community.
- When a neighborhood has STRs the community suffers as a result. Safety, noise, trash , environmental issues are all an issue. The constant influx of strangers into residential family areas is a worry.
- Whether single family or multi-family, properties in Volente should be occupied by owners or long-term renters - people who treat the property as a home and treat their neighbors with respect (hopefully). Owners who seeks to use their Volente home as STR to produce income have a built-in incentive to maximize profits and keep a constant stream of new folks coming through.
- Why limit explanations to No only? Seems one sided and defensive

Q12a. Please explain why you answered YES on Question 12

- As needed for adequate enforcement
- Code Compliance Officer and enforcement costs
- Depends on the amount of short term rentals allowed. In a residential area, issues with short term rentals should be readily addressed in a consistent manner.
- Enforcement is going to take some money. Right now this is the most important “activity” the Village needs to do something about
- Extra fund will be definitely necessary in order to administer the STR business.
- Hire and support an enforcement officer to respond to complaints coming in via the 24/7 hotline.
- I don’t want them - but if they are here they should pay to clean and maintain public spaces. These funds should be raised by the highest str taxes allowed.
- I think that the taxpayers should not have to foot the bill for the over-site of the STRs. The fee structure should cover the cost of the over-site. Perhaps the fee could be different for those who live on the property and those who do not.
- If allowed at all, STR owners need to pay any and all regulation and monitoring expenses.
- If it requires manpower and funds to regulate and enforce STRs, the business should pay a fee.
- If so, STR’s should pay a fee to Village to cover these costs.
- If STRs are approved we need funds to ensure oversight and compliance. This means extra law enforcement.
- If there are going to be STRs allowed we must raise the funds to manage them appropriately
- If Volente allows STRs on some basis, any cost of management and enforcement, including Volente staff time, should be fully supported by fees collected for the STR owners and not by the other Volente residents.
- In order for the village to adequately manage the increased costs of overseeing str’s, the annual budget needs to reflect that
- In order to successfully run the STR program you will need services for checks and balances on a yearly basis to keep the community safe and establish protocol in case issues arise.
- It should fall under the purview of HOA or lacking an HOA, the village mayor and other officials. Some increase in over-site will require some level of funding for setting guidelines and enforcement.
- Make the STR owners fund all expense
- Only if needed to operate w/an enforcement officer if the Sheriff is not method of contact
- Owners of short term rental properties should be charged a large annual fee. Visitors should be charged a tax that goes directly to the village
- Presently the Village has no real oversight, management, control or enforcement over the STRs which already exist in the Village. It’s been a free-for-all as far as STRs are concerned in this Village, as far as enforcement is concerned in this Village. So I feel the Village will have to throw some dollars at this to get things under control. Ultimately, I would prefer to see the expense of this be paid by the STRs themselves.
- Short term rental owners should pay for enforcement via tax or something similar
- STR’s are lodging businesses that don’t collect a hotel tax. Again, businesses operating in residentially zoned areas.
- STRs should pay taxes and licensing fees. These fees should support enforcement of STR activity

- The village is already understaffed and could use more help such an assistant city manager and code compliance officer as well to help manage the increased influx of paperwork and village activities
- Use the fees charged to the homeowner of the str to fund the management of str
- We have no police or code enforcement to monitor or control threatening behavior. STRs add another layer of risk to persons and property.
- We moved here to enjoy our natural surroundings, strs are here to party hard for a few days and then leave.
- We need to have funding for permitting and enforcement
- We need to have paid enforcement to respond to problems.
- Why limit explanations to Yes only? Seems one sided and defensive
- YES, they should, but I seriously doubt THIS WOULD HAPPEN. No one enforced this before so why would I think it would really happen. This is a mess for our wonderful Volente and community that we are EVEN discussing this bad situation!!

Q12b. Please explain why you answered NO on Question 12

- All funds should come from taxes and fees paid by STRs
- Don't waste resources on this matter. Have a basic permit application that is available to all that apply and if the STR owner does have multiple violations of the permit guidelines then revoke the permit.
- Fund would likely be diverted to other uses
- Funds are already being raised in the application fees. Volente needs to enforce.
- I don't think this is necessary.
- I don't want my tax dollars or any money going to raise money for STR
- I just feel each homeowner knows their home & their STR rules on a more personal level to be able to incorporate with each guest is better for the guests than a mgmt. company
- It should not be the responsibility of VoV to support any sort of STRs for personal or business use.
- It's crazy to try to police a 600 person town. Local gov should in their lane please!
- It's not necessary for the Village to get involved.
- No more taxes or fees
- No, if this will be an extra tax to all residents.
- No. No need to do anything
- Not Needed. Waste of resources
- Not sure I understand the question. We hired Granicus and Code Enforcement, let's use them to enforce VoV ordinances.
- Only if the STR's fund it. Otherwise, don't allow them so there is no need to manage them.
- Our village doesn't have the funds to directly and adequately manage STRs without raising taxes.
- Owners manage, local government permits the owner to operate. No additional funding needed. If it is needed, money should come from the permitting process.
- Owners should manage their own property
- Property owner responsible any fees or issues caused
- Property owners should be able to do what they wish with the property as long as not breaking the law.
- raise money for short term rentals? How would you do this? Hopefully from the Owners who collect the rent. I'm already paying higher property taxes because of STR, I do not want to contribute via taxes or otherwise to anything about STR—the owners should pay.
- Really? You think all residents should/would/ or want to be taxed to pay for the management of private business....
- Require basic low expense permitting. In situations where rules are repeatedly broken permits will be suspended or revoked. If needed, create a volunteer committee to review grievances and suggest actions (suspensions or other) to council. Sitting council approves or denies actions at a regular council meeting with regular citizen speaking opportunity
- Short term rentals should be allowed. This can help owner keep their property, as property taxes increase. I have two homes on my property and will only be able to keep my property if I can rent one of them out. I don't think it's necessary for the government to have a dedicated person to manage these properties. I think we should have REASONABLE rules and they should follow those.
- STR are handled and managed by property owners or a third party dedicated to managing rentals. The renters are made well aware of rules and regulations beforehand and age and occupancy requirements are always in place. Renters are generally quiet ppl or families wanting to just get away for a couple of days. Volente is a perfect place for that and will bring opportunities to the

area as well as extra income to property owners. It is an opportunity for home owners to make passive income in a volatile economy and who am I or anyone else to say otherwise? The village does not have to allocate any funds unless there is some increased need for law enforcement on the lake/land or need for road improvements. People should be able to do with their land what they want as long as it is zoned correctly.

- Str management use is not something on which our city needs to waste its limited resources. If you allow them, the annual permit fee should pay for everything and the str owner should get a signed statement from their neighbors that they agree to and the express types if nuisance they will tolerate. The fact we have to go through in a public setting means some people are just rude. The rude should conform to the law and be good neighbors.
- That should be for a RESPONSIBLE property owner to manage. Property owners who refuse to maintain a good relationship with village government and neighbors should risk losing their permit to operate as an STR.
- That should be paid for by the STR owners.
- The tax payer should not be ask to shoulder the cost of business so the business can make a greater profit-
- The Village doesn't have the resources to manage the level of complexity that STRs are becoming. Disallowing STRs in neighborhoods would be the simplest means to avoid the conflicts that history has proven will arise.
- The Village of Volente should not allow short term rentals in residential areas.
- The Village should leave the management of STR's to the owners of their property as they have the most liability and potential issues. These owners take incredible pride in their property and therefore they are always keeping up the property inside and out.
- The VOV is already overtaxing owners, while providing no value. What do we receive for our taxes? What benefit is there. NONE! More regulations, costly permits to improve your own property, neighbor against neighbor. It is ridiculous how people treat each other and much of it is over unnecessary rules. You did not stop BRUCA and that was the ONLY contribution that would possibly have justified this government. We are already over regulated. STOP!
- This is a business that does not belong in SFR. Money should be raised for community not to manage a business. The only one who benefits from the STR is the property owner.
- This is so silly. STRs aren't a problem.
- Volente needs funds to pay for our roads, for when weather damage causes issues, to maybe pay for police presence as well as a host of other things. This would be a huge drain on our limited finances and cause more bad blood between neighbors. Also just hiring, firing and rehiring drains the Village. We are mostly unpaid volunteers who would be taxed with all this extra work. Makes no business sense.
- We are already taxed and get no city services. Use our current tax dollars that seem to get blown
- We do not want any short term rentals in Volente at all.
- We pay significant taxes already.
- We should not have short term rentals in residential neighborhood, therefore we would not need to fund this activity
- We should try to handle this issue within the current mean. We can also try to ask citizens to volunteer if more hands are needed. A swollen budget should always be the last thing to consider.
- We would have to raise taxes to manage short term rentals
- We're a tiny town of 600. we don't need to build a nanny-state and waste resources. Trust your residents to do the right thing.

- Why in the hell would you EVER consider raising taxes on families residents in order to support short term rentals that ONLY benefit people who do not want to live here?? opportunistic parasites.

Q12c. Please explain you answered NEUTRAL on Question 12

- actually the STR owner should bear the cost
- As long as raising funds does not require taxes on those who do not run STRs. The fund raising should only imposter those that will have STR.
- don't want more taxes or government regulations, but also understand there are issues with STR. don't know enough to have a strong opinion either way
- I am not sure this is Village responsibility. Only if the fees are paid by the short term renter/owner.
- I believe it's fair to charge a minor fee to STR applicants to cover costs.
- I think a positive management would be helpful.
- It depends on the fee associated with the application. Should not be excessive
- It seems like this would come from the existing g budget. If not possible, then maybe require/use permit fees. For this purpose.
- Raising funds should only be done if necessary
- We are not doing that now for STR's.
- We've not developed our property yet & do not have strong opinions on the subject.
- Why would this not be covered under current budget?

Q13a. Please explain why you DISAGREE on Question 13

- 2 persons per bedroom is the appropriate size considering the limited water resource and septic loads in the village
- A 6 bedroom house would mean 14 people weather they are couples or not, and that's a party with all that goes with it.
- Agree with this number per adult. There should be an additional number allowed for children.
- Do not allow STR's period. If allowed max. one person per bedroom. Not additional guest.
- Fewer occupants will reduce parties and noise. and drunk visitors.
- Formula exceeds typical occupancy of non STR residences in Volente.
- I believe some STR rentals have bunk beds for families and that would be too restrictive.
- I believe the limit should be 2 per bedroom with a maximum of 8 people per house.
- I believe there should a standard total number of occupants per STR to support the community feel of VoV. Bedrooms can be classified a number of ways and this can lead to an excessively large number of persons at a house which we have witnessed on Beauregard Dr.
- I could jam 12 people in my house, and most neighbors could jam more. My house is built for 5-6 people.
- I disagree because STR's are already a problem. Obviously the current ordinance is having a negative effect on the village. STR's should not be allowed at all.
- I don't agree with STRs in the first place, plus there's no enforcement either way. I've witnessed it first hand
- I don't understand why this is in place.
- If you have a bunk room, your proposed rule now makes that worthless. That's really unfortunate. If you have families wanting rent for a reunion and enjoy the lake, how can that happen with your rule, unless it's a very small family or HUGE house. That's unreasonable. I personally would like to have my family reunion on my property, and have my elders stay with me, as we did when I was a kid. That would not be possible with your proposal.
- If you have five bedrooms that allows 20 people. Not sure what the answer is but something that discourages large gatherings should be in place.
- Issues with short term guests breaking house rules - even this rule as people sleep in the home who are not on the lease - most party guests don't hold responsibility for actions that are a nuisance if they have no skin In The game
- Kids with adults can add in numbers that shouldn't impact
- Maximum of eight
- More than 6 people at a home is a party that is just going to get louder as the day goes on out by the pool and patio.
- People can decide how they want to sleep.
- Should just be 2 per room. Is the additional two acceptable to LCRA who manages every flush? If it's a business, as the state requires a hotel tax, does LCRA require a commercial permit?
- Sometimes there are families looking to book family reunions birthday anniversary celebrations which include their children & grandchildren to all be able to stay together just feel the restrictions wouldn't grant them that desires family time together
- STR's should not be allowed in a residential area
- That's too many individuals not to adversely affect its abutting property owners' enjoyment of their own property.
- The occupancy should not exceed 2 per bedroom.

- This is overcrowding.
- Too high due to septic and water impact
- We shouldn't have to put up with short term rentals.