

**Village of Point Venture
Village Council Work Session
Wednesday, February 20, 2002, 7:00 P.M.
Venture Room at Point Venture
555 Venture Boulevard S.
Point Venture, Texas**

MINUTES

- A. Call to Order** – Mayor Hickman called the meeting to order at 7:04 P.M.
- B. Roll Call** – Mayor Hickman acknowledged that Council Members Hestand, Hruby, Nesheim, Strong and Stuart were present.

C. Lot Clearing Ordinance/Building Ordinance Workshop

Discussion began regarding the development of a lot-clearing ordinance. Mayor Hickman recommended that the Village develop a lot-clearing ordinance and that a permit be required for lot clearing. Items discussed included defining protected trees and specifying tree size. It was agreed that no one should clear-cut a lot. A suggestion was made to grant a permit for lot clearing only when there is a submission of house plans. Pruning of trees was discussed and it was suggested that there be a size stated in the ordinance of limbs and branches that can be pruned without a permit. Also discussed was whether we should require reforestation where feasible, include a requirement that all stumps and tree trash be removed within a specified timeframe, and the possible appointment by the Village Council of the Architectural Control Committee (ACC) as the Building Commission for the Village. Suggested wording for the ordinance was to state that the Building Commission may be comprised of members of the ACC. Another suggestion was that the Building Commission be appointed yearly. Strong and Nesheim agreed to look at some of the vacant lots and Strong would take pictures and they would report back to the Council at the next Village Council meeting. Mayor Hickman stated that it appeared there was general agreement that we would develop a draft of a lot-clearing ordinance to include possible reforestation, penalties, appointing a building commission, and variances to cover issues such as irrigation requirements by the TNRCC and oak wilt.

Discussion began regarding the development of a building ordinance. When we incorporated, we just continued charging \$80 for a building permit, which was what the county was charging. Should the permit fee be increased? Mayor Hickman will find out if there are constraints as to what the charge can be. If there is an increase, it was recommended this be related to the cost of administration and inspections. Also recommended was adoption of the International Building Code and Mayor Hickman stated that he would get a copy of the Code. It appeared there was general agreement that a building ordinance should include the following: Building Commission would be comprised of five members to coincide with the ACC and have power to deal with builders; amount of permit fee; minimum house size requirements; adopt International Building Code; rules for job site cleanliness including penalties or possible revocation of permit if violations occur; rules requiring architectural harmony regarding outbuildings and garages; limit type of house (i.e., no manufactured/pre fab, log cabins, domes, etc.) and color; types of fences allowed; driveway requirements; portable toilets required on construction site; require garage or storage adequate to keep yard free of bikes, equipment, etc.; height restriction; and a grandfather clause. Strong recommended that we do not change the minimum requirements for size of homes currently stated in the deed restrictions. It was stated that

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the building ordinance could not have requirements that are less than those stated in the deed restrictions but that the building ordinance could add to the requirements.

D. Adjournment – A motion was made by Strong and seconded by Hestand to adjourn the meeting. A vote was taken and the motion passed, 5-0. Mayor Hickman adjourned the meeting at 9:14 P.M.

PASSED AND APPROVED AT THE VILLAGE COUNCIL MEETING HELD ON March 4, 2002

Terry Hickman, Mayor
Village of Point Venture

ATTEST:

Charlotte Banasik, Village Secretary