

**Village of Point Venture
Village Council Work Session
Wednesday, March 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 7:02 P.M.
- B. Roll Call** – Mayor Hickman acknowledged that Council Members Hestand, Hrubby, Nesheim, Strong and Stuart were present.

C. Lot Clearing Ordinance/Building Ordinance Workshop

Mayor Hickman distributed his notes regarding the lot clearing ordinance and the building ordinance. The Mayor went over items he felt the Council was in agreement on at the last work session regarding lot clearing. Item 1: Citizen must have permit to clear lot which will be issued same time as the building permit, with exceptions as follows: a) trimming limbs or cutting trees 4" or less in diameter (no permit required); b) special situation (permit required), e.g. damaged/diseased trees. Item 2: Building Commission may ask for reforestation plan or relocation of dwelling on plan if indicated in their judgment. Item 3: All stumps/tree debris must be removed in 30 days. (On lots cleared prior to passing of ordinance, stumps/tree debris must be removed within 30 days of notification by Village.) Discussion followed. High points of the discussion were: stop indiscriminate clearing of lots; freedom to build house on lot even if large trees must be cut due to placement of house; need process with set of rules so results can be arrived at in a consistent manner; ordinance should be simple and understandable. Nesheim volunteered to work on developing a consistent repeatable process to cover the majority of situations that might arise. Items to be considered: require specified number of trees determined by size of lot; incentive program to encourage community planting project; focus on result we want when we're done; save whatever trees we can; trees (maybe just oaks) can't be cut down if more than 10 feet from slab; choose size for trees and limbs that can be cut down without permit; and, if notice to remove stumps/tree debris is ignored and Village clears debris, property owner is responsible to repay Village for cost of removal, and if they don't we put a lien on property. It was decided to keep exception a) of Item 1 but size will be determined later. It was also decided to keep exception b) but 'special situation' needs to be well defined.

Discussion began regarding the building ordinance. Item 1: Create 5 person commission to administer law. Commission appointed by Mayor with Council approval. Commission will have full authority to enforce ordinance. – All agreed that it will be a 5 person commission but there should not be mention that the 5 person commission will be the PVPOA Architectural Committee (ACC). It can be the same 5 people serving on the PVPOA ACC but that should not be stipulated in the ordinance. Item 2: Adopt codes per recommendations from McComis & Company, the company currently doing building inspections in Point Venture. – This recommendation was made by the Mayor. It was decided that the Council should adopt good building processes. The lot size and size of houses is stated in the deed restrictions so that cannot be changed. We should demand strict code enforcement. Strong recommended that we develop individual ordinances for each code recommended by McComis. Mayor Hickman stated that Lago Vista adopted all of the codes in one ordinance. Item 3: All jobsites will have portable toilets, silt fences and approved trash receptacles. These will be kept clean and in usable condition at all times. –

This is currently required but not enforced. If included in the ordinance, a penalty can be enforced if a violation occurs. Strong recommended that construction crew vehicles must be kept off the right-of-way except for temporary parking, i.e. unloading supplies. All agreed that this item should be included in the ordinance. Item 4: All deed restrictions will be observed. Violation of deed restrictions will be a violation of this ordinance. – Mayor Hickman will check with the attorney on this item. Strong recommends that we do not refer to the deed restrictions but should repeat them in the ordinance. Item 5: All houses will be built on site and will be architecturally harmonious with the community. – This would restrict the types of homes built in the Village, i.e. no manufactured homes, trailers, log cabins, domes, etc. Strong recommends researching to see what is normal wording used in other building ordinances. The Mayor stated that we should definitely check with the Texas Municipal League (TML) and/or the Village Attorney to ensure we are able to include this. Item 6: Maximum height should not be more than 28 feet above the highest point on the lot. – It was agreed that this should be worded differently and not stipulate 28 feet above the highest point on the lot. Many showed concern that a house that much above the highest point on a lot could block someone's view of the lake. The Mayor stated that the Commission can reject plans for a house to be built that would unreasonably block a view of the lake. Item 7: Garage required. – There was a lot of discussion on this issue. High points: require either garage or covered parking area with storage; require off street parking must be available for at least 2 cars; and, not allowing parking in an unenclosed breezeway or under the house. Item 8: Outbuildings must be attached and architecturally harmonious with the house. – High points of discussion: outbuildings should be same color and material as house; outlaw detached outbuildings; require off street parking for at least two vehicles behind building setback line (25 ft.) but don't require garage; and, specify length of time for parking motor homes, boats, trailers, etc. on property.

D. Anti-Littering Ordinance Workshop – Stuart stated that he was developing a discussion model for anti-littering to see what it takes in Texas to keep Texas beautiful and how to word what the state law says regarding littering. He will research to see who has to witness an act of littering in order for a citation to be written. He will present the Council with recommendations at a later date. The Mayor stated that with an anti-littering ordinance we will be better equipped to handle jobsite littering violations.

E. Adjournment – A motion was made by Nesheim and seconded by Hestand to adjourn the meeting. A vote was taken and the motion passed, 5-0. Mayor Hickman adjourned the meeting at 9:12 P.M.

PASSED AND APPROVED AT THE VILLAGE COUNCIL MEETING HELD ON April 1, 2002

Terry Hickman, Mayor
Village of Point Venture

ATTEST:

Charlotte Banasik, Village Secretary