



**REGULAR MEETING OF THE VILLAGE COUNCIL
VILLAGE OF POINT VENTURE
Wednesday, April 16, 2025, at 6:30 PM
555 Venture Blvd S
Point Venture, TX 78645**

*"Partnership with the community. Foster community pride.
Preserve and enhance the natural beauty of our environment."*

Agenda

A. Items Opening Meeting

1. Call to Order
2. Pledge
3. Roll Call

B. Mayor Report

2025 Roadway Project begins April 22.
Wildfire danger and Firewise principles.

C. Public Comments

Public comment section to address Council.
Village Council may only make a factual statement or a recitation of existing policy in response to an inquiry regarding subjects not on this agenda.

**D. Travis County Sheriff's Report
Emergency Services and Code Enforcement Report
Animal Control Report**

E. Items to Consider


1. Approval of minutes March 19, 2025 Regular Council Meeting.
2. Review draft zoning text amendment ordinance amending Chapters 2, 3 and 6 of the Village Zoning Ordinance providing regulations for low-speed vehicles and golf cart rentals and sales in Commercial (C) Districts and approve staff moving forward with preparation of ordinance, notice, and setting public hearing, as required.
3. Review draft zoning text amendment ordinance amending Chapters 3 and 6 of the Village Zoning Ordinance providing regulations for temporary signs in Commercial (C) Districts and approve staff moving forward with preparation of ordinance, notice, and setting public hearing, as required.
4. Review draft zoning text amendment ordinance amending Chapters 3, 5 and 12 of the Village Zoning Ordinance amending yard requirements for Single-Family-1 (SF-1) and Single-Family-2 (SF-2) Districts and providing a variance procedure for the impervious coverage requirements and approve staff moving forward with preparation of ordinance, notice and setting public hearing, as required.
5. Review draft zoning text amendment ordinance amending Chapters 2, 3, 6, 7 and 9 of the Village Zoning Ordinance removing the Industrial District (I) and providing regulations for certain industrial uses in Commercial (C) Districts and approve staff moving forward with preparation of ordinance, notice and setting public hearing, as required.

6. Review draft ordinance amending Chapter 4 of the Village Code of Ordinances amending regulations for application requirements for new and major remodeling projects and approve staff moving forward with preparation of ordinance.
7. Review draft ordinance amending Chapter 4 of the Village Code of Ordinances amending outdoor/exterior lighting regulations and approve staff moving forward with preparation of ordinance.
8. Discuss planning and possible dates for National Night Out.

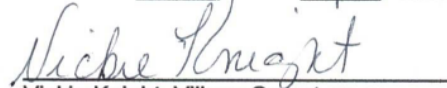
F. Council Reports

1. Financial Report
 - March Cash in Banks
 - CapMetro FY2025 Allocation
 - Investment Policy
 - Budget Workshops
 - TCAD preliminary estimate of 2025 valuation of properties
2. Building Department
 - March building report
3. Village Services
 - March CCC report
4. Public Works
 - March public works report

G. Adjourn


Justin Hamilton, Mayor
Village of Point Venture

I certify that a copy of the above Notice was posted on the Village Office Bulletin Board, in a place convenient to the public, in compliance with Chapter 551 of the Texas Government Code at 3 p.m. on 4/11, 2025.


Vickie Knight, Village Secretary
Village of Point Venture

Notes to the Agenda:

1. The Council may vote and/or act upon each of the items listed in this Agenda.
2. Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or Village boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the bodies, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission or committee subject to the Texas Open Meetings Act.
3. The Village Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.
4. This agenda has been reviewed and approved by the Village's legal counsel, and the presence of any subject in any Executive Session portion of the agenda constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting, considering available opinions of courts of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c), and the meeting is conducted by all participants in reliance on this opinion.

***This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request.**

**REGULAR MEETING OF THE VILLAGE COUNCIL
VILLAGE OF POINT VENTURE**

Wednesday, March 19, 2025, at 6:30 PM

555 Venture Blvd S

Point Venture, TX 78645

*"Partnership with the community. Foster community pride.
Preserve and enhance the natural beauty of our environment."*

Draft Minutes

A. Items Opening Meeting

1. Call to Order - Mayor Justin Hamilton called the meeting to order at 6:30 PM.
2. Pledge - Mayor Justin Hamilton led the Pledge of Allegiance.
3. Roll Call - Village Secretary called roll: Present were: Mayor Justin Hamilton, Mayor ProTem Scott Staeb, Councilmember Daniel Mershon, Councilmember Bobby Amidon, Councilmember Kevin Davis, and Councilmember Jeff Schroeder. A quorum was present. Village attorney Caroline Kelley, Hyde Kelley LLP, in attendance.

B. Consent Agenda

1. Approval of Minutes February 19, 2025, Regular Council Meeting.
2. Approval of Minutes March 11, 2025, Council Workshop.
Mayor ProTem Scott Staeb made a motion to approve minutes of February 19, 2025, and March 11, 2025, as presented. Councilmember Bobby Amidon seconded the motion. Councilmembers vote in agreement. Motion carries.

C. Mayor Report – No report

Public Comments – No comments

D. Travis County Sheriff's Report

Deputy Nick McCaughey had no concerns within the community to report. There has been an uptick in automobile burglaries in Travis County but not in our North Shore area at this time. Mayor ProTem Scott Staeb asked if Travis County deputys could also occasionally patrol through our Point Venture park. Mayor Hamilton will inquire with Point Venture POA regarding installation of a number keypad at park gate for all emergency personnel entrance to POA park – Travis County deputy and Travis County Fire/ESD.

Emergency Services and Code Enforcement Report

Greg Johnston, with Travis County ESD No. 1, offered to add POA park patrol while code enforcement is performing weekly on-site patrol. Fire Marshall Chris Colunga submitted list of Village of Point Venture lots that have been inspected, observed and documented as possible non-compliant with Chapter 7 Article 7.05.006. Village will send courtesy letters to all property owners listed to hopefully solicit compliance. Travis County Fire/ESD No. 1 will begin compliance notices for properties remaining out of compliance.

Animal Control Report

Tony Reynolds, Animal Control Officer, presented February engagement summary:

- 2 Deceased Animal Response/Removal (-)
- 2 At Risk Animal Response (-)
- 2 Nuisance Animal Response/Consultation (flat)
- 6 Dog at Large/General Dog Calls (-)

- 6 Complaints (unreasonable noise/aggressive dog/other) (+)
 - 2 General Inquiry/Research Ask (flat)
- Urban and Wildlife Biologists on site Wednesday 2/26 with follow up to our deer survey.
Speed data sign has been moved, data reports will be shared with Travis County deputy.

E. Items to Consider

1. Discuss and possibly act upon application for replat of lots 398 and 399.
Mayor Justin Hamilton introduced this item. Property owner is requesting these adjacent lots be replatted as one larger lot, owner intends to construct a new single-family home.
Mayor ProTem Scott Staeb made a motion to approve application for replat of lots 398 and 399 to become one lot 398A as presented. Councilmember Jeff Schroeder seconded the motion. Councilmembers vote in agreement. Motion carries.
2. Discuss and possibly act on regulations and enforcement of Village Code Chapter 4 Article 4.08 Outdoor/Exterior Lighting.
Caroline Kelley provided Council confidential information considered attorney-client privileged communication.
Mayor ProTem Scott Staeb made a motion to waive attorney-client privileged communication to speak with Caroline Kelley in open meeting. Councilmember Kevin Davis seconded the motion. Councilmembers vote in agreement. Motion carries.
The Village outdoor/exterior lighting ordinance was adopted in 2021. This ordinance contains some elements which require technical expertise and evidence must be proven to establish a violation of this ordinance. To vigorously enforce this outdoor/exterior lighting ordinance the Village will need equipment to measure lumen output and training of staff in providing calculation of square footage and measurement of lumen output. Otherwise, civilian complaint mechanism would be required. It is not impossible for a civilian to provide this type of technical data, but it would be quite challenging.
Councilmember Kevin Davis made a recommendation to repeal Ordinance 2021-02-17 regulations for single-family and two-family residential outdoor lighting requirements. Mayor ProTem Scott Staeb seconded the motion. Councilmembers vote in agreement. Motion carries.
Council will review updates to this ordinance for amending at future Council meeting.
3. Discuss and possible determination of traffic bump material and re-installation post road maintenance project completion.
Council discussed replacement of the four speed bumps that will be removed for roadway project.
Mayor ProTem Scott Staeb made a motion to approve expenditure of \$1,800 for asphalt speed bump to be replaced at the entrance of Point Venture after completion of the roadway project. Councilmember Kevin Davis seconded the motion. Councilmembers vote in agreement. Motion carries.
4. Discuss planning and possible dates for National Night Out.
Mayor ProTem Scott Staeb made a motion to postpone this item discussion until the April Council meeting. Councilmember Bobby Amidon seconded the motion. Councilmembers vote in agreement. Motion carries.

F. Council Reports

1. Financial Report

Mayor Justin Hamilton reported February monies in bank:

Security State Bank & Trust – Money Market	\$ 94,981.03
Security State Bank & Trust – Operating Account	\$1,116,477.36
TexPool- Money Market	\$328,588.43
TexPool – Road Fund	\$1,005,796.18
TexPool – Time Warner	\$ 38,725.25

Total cash in banks**\$2,584,568.25****2. Building Department**

Mayor Justin Hamilton reported on February building project activities. There were no permits issued for single-family home in February. There were no Certificates of Occupancy issued in February.

3. Village Services – No report**4. Public Works – Roadway project to begin first of April.****G. Adjourn**

Mayor ProTem Scott Staeb made a motion to adjourn. Councilmember Daniel Mershon seconded motion to adjourn. **Mayor Justin Hamilton adjourned the meeting at 7:17 PM.**

Justin Hamilton, Mayor
Village of Point Venture

Vickie Knight, Village Secretary
Village of Point Venture

**This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request.*

Item E2 Low Speed Vehicles/Golf Cart Sales/Rental in Commercial District (Comparison assumes Industrial District is Removed)

**VILLAGE OF POINT VENTURE, TEXAS
CODE OF ORDINANCES**

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CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS

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EXHIBIT A ZONING ORDINANCE

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CHAPTER 2 DISTRICTS AND ZONING MAP

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1.1.2.2 ZONING USE SUMMARY TABLE

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**Figure 1.1.2.2
ZONING USE SUMMARY TABLE**

P = Permitted Use
C = Conditional Use
-- = Not Permitted
*** = Special Regulations – See District Regulations**

	RESIDENTIAL DISTRICTS					NON- RESIDENTIAL DISTRICTS
RETAIL, COMMERCIAL, PERSONAL SERVICES USES	A	SF-1	SF-2	MF-1	OSPR	C
. . .						
<u>Low speed vehicles and golf cart rentals and sales</u>	--	--	--	--	--	<u>P-*</u>
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CHAPTER 3 DEFINITIONS

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Low Speed Vehicle: Four-wheeled vehicles with electrical, combustion, or combination

electrical and combustion engines meeting National Highway Safety Administration Standards for low-speed vehicles as outlined in 49 CFR 571.500.

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CHAPTER 6 REGULATIONS APPLICABLE TO NONRESIDENTIAL DISTRICTS

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1.1.6.1 COMMERCIAL DISTRICT (C)

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(d) Supplemental Use Regulations.

(1) Low speed vehicle and golf cart rentals and sales must comply with the following:

- (A) No more than a total of ten low speed vehicles and golf carts stored or offered for rental or sale shall be allowed on a lot;
- (B) Temporary signs are prohibited on the lot on which low speed vehicles and golf carts are stored or offered for rental or sale, except each low speed vehicle and golf cart may have attached one sign that does not exceed 14"x10" in size;
- (C) No low speed vehicle or golf cart stored or offered for rental or sale may be located in a parking space required to serve a commercial establishment; and
- (D) No low speed vehicle or golf cart stored or offered for rental or sale shall be parked in a driveway or the right of way.

Item E3 Temporary Signs Prohibition

VILLAGE OF POINT VENTURE, TEXAS CODE OF ORDINANCES

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CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS

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EXHIBIT A ZONING ORDINANCE

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CHAPTER 3 DEFINITIONS

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Temporary Sign: A temporary sign is any outdoor device not permanently affixed to a building, wall, or structure, displayed to convey messages through visual communication or attract the attention of the public. Temporary signs include but are not limited to banners, posters, inflatable tube signs, feather signs, A-frame/sandwich boards, portable signs, and bandit signs.

CHAPTER 6: REGULATIONS APPLICABLE TO NONRESIDENTIAL DISTRICTS

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1.1.6.1 COMMERCIAL DISTRICT

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(e) Temporary Signs. Temporary signs are prohibited.

Item E4 SF Yard Requirements; Definition for Impervious Coverage; Variance Requirements for Impervious Coverage

**VILLAGE OF POINT VENTURE, TEXAS
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CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS

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EXHIBIT A ZONING ORDINANCE

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CHAPTER 3 REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS

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Impervious Coverage: Any type of human-made surface that prevents the infiltration of water into the natural ground, including but not limited to rooftops, patios, driveways, sidewalks, roadways, parking lots, paved parking areas, and decks, but excluding approved drainage structures and water surface areas of any human-made swimming pool, spa, pond, or water reservoir.

. . .

Yard, Front: A yard extending across the front of a lot between the side lot lines and being the minimum horizontal distance between the street line and the main building including any projections of the usual uncovered steps, uncovered balconies, or uncovered porches. On corner lots, the lot may front ~~yard shall be considered as parallel to the on either~~ street ~~upon which the lot has its least dimension.~~

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CHAPTER 5 REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS

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1.1.5.2 SINGLE-FAMILY - 1 (SF-1)

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(b) Area Requirements.

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(4) Yard Requirements ~~—Main Structures.~~

(A) Minimum Front Yard (feet): 25

(B) Minimum Side Yard ~~(feet): 7.5~~

~~(C) Minimum Side Yard of Corner Lots (feet): 7.5~~

~~(D) Minimum Side Yard of allowable nonresidential use (feet): 30~~

Item E4 SF Yard Requirements; Definition for Impervious Coverage; Variance Requirements for Impervious Coverage

~~(E) Minimum and~~ Rear Yard ~~(feet): 25~~: The equivalent of any existing deed restrictions or easements but in no circumstances less than 7.5 feet

~~(F) C~~ Maximum ~~Lot~~ Impervious Coverage: ~~45 per Lot~~: 50%

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1.1.5.2.1 SINGLE-FAMILY - 2 (SF-2)

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(b) Area Requirements.

. . .

(4) Yard Requirements—~~Main Structures.~~

(A) Minimum Front Yard (feet): 25

(B) Minimum Side Yard ~~(feet): 7.5~~

~~(C) Minimum Side Yard of Corner Lots (feet): 7.5~~

~~(D) Minimum Side Yard of allowable nonresidential use (feet): 30~~

~~(E) Minimum and~~ Rear Yard ~~(feet): 25~~: The equivalent of any existing deed restrictions or easements but in no circumstances less than 7.5 feet

~~(F) C~~ Maximum ~~Lot~~ Impervious Coverage: ~~45 per Lot~~: 50%

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CHAPTER 12 BOARD OF ADJUSTMENT

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1.1.12.1 BOARD OF ADJUSTMENT

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(d) Variances. The Village Council acting as the zoning board adjustment shall have the power to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter will result in unnecessary hardship and so that the spirit of this chapter shall be observed and substantial justice done, including the following:

. . .

Item E4 SF Yard Requirements; Definition for Impervious Coverage; Variance Requirements for Impervious Coverage

(5) In addition to the requirements provided in subsection 1.1.12.1(d)(4), an application for a variance to subsection 1.1.5.2(b)(4)(c) or subsection 1.1.5.2.1(b)(4)(c) shall require the submission of (1) a drainage study prepared under the supervision of a registered professional engineer licensed to practice in the State of Texas, showing that the proposed variance will have no adverse impact attributable to drainage or soil erosion on other lots, and (2) a no adverse drainage impact letter with all required attachments, signed by all property owners. The form for such letter shall be available from the office of the village secretary.

NO ADVERSE DRAINAGE IMPACT LETTER

**** SITE EXHIBIT WITH EXISTING AND PROPOSED DRAINAGE FLOW LINES MUST BE ATTACHED ****

Property Address: _____

Date Submitted: _____

Contact Information

Property Owner

Name: _____

Telephone #: _____

Email: _____

Project Description

Construction of this project will not alter the existing drainage patterns and will not adversely affect any of the adjacent neighbors or downstream properties.

I acknowledge that Section 11.086 of the Texas Water Code states that no person may divert or impound the natural flow of surface waters in a manner that damages the property of another and that I may be held responsible if a person's property is injured by an overflow of water resulting from this project.

Property Owner Signature

Item E4 Background Drainage Study Criteria

Village of Point Venture Drainage Study Criteria Required Technical Information to be Submitted for Review

All plans must be prepared under the supervision of a registered professional engineer licensed to practice in the State of Texas. The engineer shall affix his seal and signature to each plan sheet and any reports or calculations submitted to support his plans. Appropriate hydrologic design calculations and data to be submitted for city review include, at a minimum:

- A. A vicinity map indicating a north arrow, boundary lines of the site, and other information necessary to locate the project site.
- B. A drainage area map with scale and north arrow shown, and including the following:
 1. Existing and proposed topography of the site at two-foot minimum interval contours (for delineating large off-site contributing areas, a separate drainage map with USGS contours is acceptable).
 2. Physical improvements on the site, including existing structures and proposed development.
 3. Existing and proposed subbasin areas labeled with acreage and identification.
 4. Time of concentration flow paths for existing and proposed conditions.
- C. If the Rational Method is used, one drainage table for existing conditions and one for proposed conditions, showing the following for each subbasin:
 1. Drainage area number or identification.
 2. Drainage area.
 3. Times of concentration.
 4. Rainfall intensities for the 2, 10, 25, and 100-year frequency storms.
 5. Runoff "C" values.
 6. Peak flow rates for the 2, 10, 25, and 100-year storm eventsBackup calculations must be provided for the times of concentration and runoff "C" values used in the tables.
- D. If the Soil Conservation Service (SCS) methods are used, one drainage table for existing conditions and one for proposed conditions, showing the following for each subbasin:
 1. Drainage area
 2. Times of concentration
 3. Runoff curve numbers
 4. Peak flow rates for the 2, 10, 25, and 100-year frequency storm events
 5. Existing and proposed drainage easements
 6. If detention and/or other stormwater control facilities are existing or planned, their location must be shown and stage/storage and stage/discharge tables must be included.Backup calculations must be provided for the times of concentration and runoff curve numbers used in the tables.
- E. A drainage report, including the following sections as required:
 1. Project Overview
 2. Existing Hydrologic Condition Analysis
 3. Proposed Hydrologic Conditions Analysis
 4. Detention Analysis and Design
 5. Conveyance Systems Analysis and Design

The engineering report should be a comprehensive supplemental report containing all technical information and analysis necessary for the proposed project. This report should contain all of the calculations, conceptual design analysis, reports and other information used in the design of the project.

Item E4 Background Drainage Study Criteria

Section 1. Project Overview

The project overview should provide a general description of the existing conditions on the site, the proposed development, the area of the site, the size of the improvements, and a summary of the pre-developed and post-developed drainage conditions of the site.

Section 2. Existing Site Hydrology

This section should include a discussion of assumptions and site parameters used in analyzing the existing site hydrology. Each subbasin acreage, C values or runoff curve numbers, and times of concentration used to determine existing flow characteristics, along with basin maps, graphics and exhibits for each subbasin affected by the development should be included.

Each subbasin contained within, or flowing through, the site should be individually labeled. The subbasin labels must match the labels used in the hydrologic computations (if the subbasin is "A", the calculation set must be labeled subbasin "A").

Section 3. Developed Site Hydrology

This section should include a brief narrative, mathematical and graphical presentation of parameters selected and values used for the developed site conditions, including subbasin acreage, C values or curve numbers, and times of concentration.

Section 4. Detention Analysis and Design (if required)

This section should include all assumptions, calculations, equations, references, storage/volume tables, stage/discharge tables, graphs and any other aids necessary to clearly show results and methodology used to determine the storage facility volumes. A clear sequence of how the storage facility size was determined should be provided. The location of the detention facility with contours necessary to calculate the storage volumes available from zero to the maximum head, and location and sizes of all outlet structures must be shown on a topographic map.

Section 5. Conveyance System Analysis and Design

This section should present the detailed analysis of any existing conveyance systems and the analysis and design of the proposed stormwater collection and conveyance system for the development. This information should be presented in a clear, concise manner that can be easily followed, checked and verified. All pipes, culverts, inlets, channels, swales, and other stormwater conveyance appurtenances must be clearly labeled and correspond to the engineering plans. The minimum information should include street, inlet and pipe flow tables.

Verification of capacity and performance should be provided for each element of the conveyance system. Show design velocities and flows for all drainage facilities within the development as well as those off-site areas affected by the development.

Notes: Local engineering standard of care documentation which should be required for a proper drainage study of any multifamily or commercial development proposed within the Village of Point Venture's jurisdiction.

This material is based on the City of Austin's Drainage Criteria Manual and is similar to what is done throughout Williamson and Travis Counties. Also, the drainage study shall use NOAA Atlas 14 Storm Event Rates for the local area.

Item E5 Removal of Industrial District and Uses not Allocated to a District

**VILLAGE OF POINT VENTURE, TEXAS
CODE OF ORDINANCES**

CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS

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EXHIBIT A ZONING ORDINANCE

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CHAPTER 2 DISTRICTS AND ZONING MAP

1.1.2.1 ZONING DISTRICTS ESTABLISHED

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Figure 1.1.2.1

ABBREVIATED DESIGNATION	ZONING DISTRICT NAME
A	Agricultural
SF-1	Single-Family 1
SF-2	Single-Family 2
MF-1	Multifamily 1
OS/P/R	Open Space/Parks/Recreational
C	Commercial District
I	Industrial District

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Figure 1.1.2.2

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	RESIDENTIAL DISTRICTS					NON-RESIDENTIAL	
RESIDENTIAL USES	A	SF-1	SF-2	MF-1	OSPR	C	I
Single-family (SF) detached dwelling	P	P	P	--	--	--	--

Item E5 Removal of Industrial District and Uses not Allocated to a District

Home based business within a SF dwelling	P	P	P	--	--	--	--
Single-family--zero lot line	--	--	--	--	--	--	--
Single-family attached - townhomes	--	--	--	P	--	--	--
Duplex	--	--	--	P	--	--	--
Multifamily dwelling	--	--	--	P	--	--	--
Real estate model home	--	C	C	--	--	--	--
Vertically mixed use multifamily residential and retail	--	--	--	C	--	--	--
Bed and Breakfast	--	--	--	C	--	--	--
Manufactured home detached dwelling park	--	--	--	C	--	--	--
Guest house, caretaker or security quarters for SF dwelling	P	P	P	--	--	--	--
Accessory structure with restrictions	P	P	P	--	--	--	--
SF parking garage	P	P	P	--	--	--	--
SF swimming pool	P	P	P	--	--	--	--
SF hobby shed	P	P	P	--	--	--	--
SF horse stable, private	P	P	P	--	--	--	--
SF tennis court	P	P	P	--	--	--	--
	RESIDENTIAL DISTRICTS					NON-RESIDENTIAL	
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	MF-1	OSPR	C	I
Amusement establishment	--	--	--	--	--	C	--

Item E5 Removal of Industrial District and Uses not Allocated to a District

Animal boarding, kennel or shelter	C	--	--	--	--	--	--
Automobile fueling station	--	--	--	--	--	C	--
Automobile parts sales	--	--	--	--	--	C	--
Automobile service establishment	--	--	--	--	--	C	--
Bakery/confectionery retail establishment	--	--	--	--	--	C	--
Building material sales	--	--	--	--	--	--	--
Business service and sales	--	--	--	--	--	P	--
Carwash	--	--	--	--	--	C	--
Cash and retail lending service establishment Cash and retail lending service establishment provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street	--	--	--	--	--	--	--
Commercial greenhouse or nursery	C	--	--	--	--	--	--
Commercial stable	--	--	--	--	--	--	--
Dry-cleaning retail establishment	--	--	--	--	--	C	--
Establishments > 75% revenue from alcohol sales	--	--	--	--	--	C	--
Exercise and sports establishment	--	--	--	--	--	C	--
Financial institution	--	--	--	--	--	P	--
Home and residence services	--	--	--	--	--	P	--
Hotel	--	--	--	C	--	C	--

Item E5 Removal of Industrial District and Uses not Allocated to a District

Insurance	--	--	--	--	--	P	--
Medical and state licensed health services	--	--	--	--	--	P	--
Merchandise rental	--	--	--	--	--	C	--
Nursery, garden, landscape material sales	P	--	--	--	--	C	--
Outdoor or drive-thru sales or service	--	--	--	--	--	C	--
Personal services	--	--	--	--	--	P	--
Pet grooming and care services	P	--	--	--	--	C	--
Pharmacy	--	--	--	--	--	P	--
Private clubs and organizations (indoor)	--	--	--	C	--	C	--
Professional service and sales	--	--	--	--	--	P	--
Recreational vehicle park	C	--	--	--	--	--	--
Real estate	--	--	--	--	--	P	--
Restaurant	--	--	--	--	C	P	--
Retail sales	--	--	--	--	--	P	--
Retail storage facilities	--	--	--	--	--	C	P
Second-hand/used goods/pawn shop Provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street	--	--	--	--	--	C	€
Tattoo service and similar body artwork Tattoo service and similar body artwork establishment provided the lot on which a similar establishment is located is more than	--	--	--	--	--	C	€

Item E5 Removal of Industrial District and Uses not Allocated to a District

one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street							
Technical service and sales	--	--	--	--	--	P	€
Vapor smoking services	--	--	--	--	--	C	€
Vehicle display and sales	--	--	--	--	--	C	€
Vehicle parking garage	--	--	--	--	--	--	--
Vertically mixed use retail and multifamily residential	--	--	--	--	--	--	--
Veterinarian service, animal clinic Veterinary clinics and kennels without outdoor runs, provided that no kennel or building shall be closer than fifty (50) feet to any residential district	C	--	--	--	--	C	--
	RESIDENTIAL DISTRICTS					NON-RESIDENTIAL	
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	MF-1	OSPR	C	I
Cemetery or mausoleum	P	--	--	--	--	--	--
Church or place of worship	P	P	P	P	--	C	--
Community recreational use	--	C	C	C	P	--	--
Community swimming pool	--	--	--	--	P	--	--
Country club	--	--	--	--	C	--	--
Day care and educational facility - privately-owned	C	--	--	C	--	P	--

Item E5 Removal of Industrial District and Uses not Allocated to a District

Educational facility - public	P	P	P	-	--	--	--
Federal, State or Village owned or controlled facilities	P	P	P	P	P	P	P
Franchise-holding facilities and utilities	P	P	P	P	P	P	P
Golf course	--	C	C	--	C	--	--
Municipal uses	P	P	P	P	P	P	P
Nursing home or assisted living facility	P	--	--	P	--	--	--
Open Space Preserves	P	P	P	P	P	P	P
Public parks and playgrounds	P	P	P	P	P	P	--
Public recreational facilities	P	P	P	P	P	P	--
Wind energy, utility or telecommunication tower	C	--	--	--	--	--	€
	RESIDENTIAL DISTRICTS					NON-RESIDENTIAL	
AGRICULTURAL USES	A	SF-1	SF-2	MF-1	OSPR	C	I
Animal husbandry, livestock	P	--	--	--	--	--	--
Crop cultivation, forestry, farming	P	--	--	--	--	--	--
Dairy farm	P	--	--	--	--	--	--
Wholesale plant nursery	P	--	--	--	--	--	--
Horse stables, riding academies and equestrian boarding	P	--	--	--	--	--	--

Item E5 Removal of Industrial District and Uses not Allocated to a District

	RESIDENTIAL DISTRICTS					NON-RESIDENTIAL	
INDUSTRIAL USES	A	SF-1	SF-2	MF-1	OSPR	C	I
Auto, tool or equipment rental	--	--	--	--	--	C	P
Boat/RV Storage	--	--	--	--	--	C	P
Bottling operations	--	--	--	--	--	--	--
Broadcasting stations and studios, radio and television	--	--	--	--	--	C	P
Commercial cleaning or laundry plant	--	--	--	--	--	C	P
Concrete batch plant—Temporary	--	--	--	--	--	--	--
Concrete batch plant—Permanent	--	--	--	--	--	--	--
Asphalt batch plant	--	--	--	--	--	--	--
Data center and software design	--	--	--	--	--	P	P
Information assembly, broadcasting, carriers	--	--	--	--	--	C	P
Information data processing	--	--	--	--	--	P	P
Information distribution, publication, production	--	--	--	--	--	C	P
Information telecommunication, sellers	--	--	--	--	--	P	P
Machinery, heavy equipment, truck sales and service	--	--	--	--	--	C	P
Manufacturing—Apparel, leather and other finished products	--	--	--	--	--	--	--

Item E5 Removal of Industrial District and Uses not Allocated to a District

Manufacturing—electrical, appliance, instrument, controller	--	--	--	--	--	--	--
Manufacturing—device, parts, vehicle	--	--	--	--	--	--	--
Manufacturing - die, tooling, equipment, machinery	--	--	--	--	--	—C	P
Materials bending, cutting, machining, molding, welding	--	--	--	--	--	—C	P
Medical or scientific laboratory	--	--	--	--	--	—C	P
Open storage and open processing operations	--	--	--	--	--	--	--
Outside sales and storage	--	--	--	--	--	—C	P
Packaging of parts and materials prev manufactured	--	--	--	--	--	--	--
Parts assembly, materials sorting prev manufactured	--	--	--	--	--	--	--
Printing and publishing industries	--	--	--	--	--	C	P
Professional, scientific and technical services	--	--	--	--	--	P	P
Storage of flammable liquids and materials	--	--	--	--	--	—C	€
Trade contractor office and dispatch	--	--	--	--	--	—C	€
Truck repairs and service	--	--	--	--	--	—C	P
Trucking and other courier services	--	--	--	--	--	—C	P
Warehousing and distribution facilities	--	--	--	--	--	—C	P
Wholesale enterprises w/o materials storage and distribution	--	--	--	--	--	—C	P

. . .

Item E5 Removal of Industrial District and Uses not Allocated to a District

CHAPTER 3 DEFINITIONS

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~~(ci) Site Plan:~~ A Plan approved by the Village prior to commencement of any development within commercial, ~~non-residential~~ or ~~industrial~~ multifamily districts showing use of the land, to include locations of buildings, drives, sidewalks, parking areas, drainage facilities, and other structures to be constructed and demonstrating compliance with the requirements of this ordinance.

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CHAPTER 6: REGULATIONS APPLICABLE TO NONRESIDENTIAL DISTRICTS

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1.1.6.2 INDUSTRIAL DISTRICT (I)

~~(a) Purpose.~~ The zoning of property as “I” industrial is intended to provide for areas for information technology, research and development, small scale manufacturing, wholesale, warehouse and transportation uses that will generate job opportunities for the citizens of the Village. Regulations are set in place to allow for industrial uses that meet guidelines to reduce the impact on adjacent non-manufacturing development from potentially incompatible uses and conditions. The uses in this district shall be limited to ensure that they do not create any offensive noise, vibration, smoke, dust, and/or odor. Screening and landscaping is to be utilized in conjunction with industrial uses to mitigate impacts from industrial uses on residential districts.

~~(b) Area Requirements.~~

~~(1) Lot Size.~~

~~(A) Minimum Lot Area: 1.0 acre (43,560 sq. ft.)~~

~~(B) Minimum Lot Width: One Twenty-five hundred (125) feet~~

~~(C) Minimum Lot Depth: One Twenty-five hundred (125) feet~~

~~(2) Minimum Building Size: None~~

~~(3) Maximum Building Size: No more than 50% area coverage for all buildings. This is inclusive of all structures.~~

~~(4) Yard Requirements – Main Structures.~~

~~(A) Minimum Front Yard (feet): Forty (40) feet~~

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CHAPTER 7: SITE PLAN REQUIREMENTS

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1.1.7.3 SITE PLAN REQUIREMENTS

Item E5 Removal of Industrial District and Uses not Allocated to a District

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- (r) Signage plans shall include signs drawn to scale, illumination type, height and construction (material and style) and location for all proposed and existing signs.
- (s) Illumination plans shall be provided that show the illumination of the building and structures and the lighting levels within the site and within twenty (20) feet of the site, including foot candle site plan showing no light trespass to surrounding homes and compliance with ~~night sky~~outdoor/exterior lighting ordinances.

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- (w) Documentation and demonstration of compliance with the specific development standards applicable to the commercial and ~~industrial zoning~~multifamily districts.

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CHAPTER 9: LANDSCAPING REQUIREMENTS

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1.1.9.1 PURPOSE

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- (b) Required Landscaping Standards.

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~~(4) For the Industrial District a minimum of two (2) trees shall be planted for every five thousand (5,000) square feet of floor area within the site.~~

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Item E6 Adoption of Drainage Study Criteria; Inclusion of Drainage Study and No Adverse Impact Letter for Certain Construction Applications

**VILLAGE OF POINT VENTURE, TEXAS
CODE OF ORDINANCES**

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CHAPTER 4 BUILDING REGULATIONS

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ARTICLE 4.04 CONSTRUCTION CODES AND STANDARDS

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4.03.004 APPLICATION REQUIREMENTS

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(b) Regular, full permitting. For new construction and major remodeling projects, applicants shall submit one full set and a digital set of certified working drawings and specifications, with each page signed and dated by a licensed architect, designer or engineer, plus:

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- (1) All required site elevations (see section 4.03.007(b), below);
- (2) Details of all exterior materials, ~~including samples of paint color, roofing and exterior finish;~~
- (3) All protrusions beyond the building envelope, including patios, decks, swimming pools, antennae;
- (4) Inspection fees, plan reviews, general contractors cash bond, and building permit fees for lots upon which construction will occur; (please see fee schedule);
- (5) Most recent registered survey by a licensed surveyor showing required elevations (refer to survey, section 4.03.007(a) below), including a plot plan, (footprint);
- (6) A foundation plan, certified by a registered professional engineer, and a culvert design;
- (7) Floor plans;
- (8) Electrical plan;
- (9) Roof and ceiling framing plans;
- (10) Typical cross section;
- ~~(11) Culvert/drainage plan; (Refer to section 9.02.006 lot clearing.)~~

Item E6 Adoption of Drainage Study Criteria; Inclusion of Drainage Study and No Adverse Impact Letter for Certain Construction Applications

- (11) Drainage plan for all construction, landscaping and clearing in compliance with the standards set forth in Subsection 9.02.006(d) of this Code;
- (12) A no adverse drainage impact letter with all required attachments, signed by all property owners. The form for such letter shall be available from the office of the village secretary;
- (13) For projects other than construction of single-family structures and single-family accessory structures, a drainage study, in conformance with the village's drainage criteria, prepared under the supervision of a registered professional engineer licensed to practice in the State of Texas, showing the completed construction will have no adverse impact attributable to drainage or soil erosion on other lots;
- (14) ResCheck energy calculations in accordance with IECC;
- (15) A profile of any excavation or cut-in work, including dimensions and specifications of the required retaining wall(s), including material to be used, with adequate drainage plan and proper safety/barrier fence(s) on top. Any retaining wall 4 ft. and higher must have an engineer design/and completion letter;
- (16) A copy of occupational licenses/certifications, issued by the state, for all electricians, plumbers and HVAC mechanical contractors;
- (17) Verification of electrical hook-ups from PEC and water/sewer hook-ups from WCID-Point Venture, or verification that generators and water tanks will be on site;
- (18) If any portion of the property is located in the floodplain, a floodplain development permit application must be submitted for approval before work is begun. It is valid for one year. An elevation certificate is required before, during and at the final inspection, when construction is complete.

...

4.03.008 PLANS AND SPECIFICATIONS

...

- (c) Drainage study criteria. The village hereby adopts the village drainage study criteria which sets forth the technical requirements for any drainage study required under any village ordinance. In the event of any conflict between the village code of ordinances and the village drainage study criteria, the village code of ordinances shall prevail. The village drainage study criteria shall be maintained in the office of the village secretary.

NO ADVERSE DRAINAGE IMPACT LETTER

**** SITE EXHIBIT WITH EXISTING AND PROPOSED DRAINAGE FLOW LINES MUST BE ATTACHED ****

Property Address: _____

Date Submitted: _____

Contact Information

Property Owner

Name: _____

Telephone #: _____

Email: _____

Project Description

Construction of this project will not alter the existing drainage patterns and will not adversely affect any of the adjacent neighbors or downstream properties.

I acknowledge that Section 11.086 of the Texas Water Code states that no person may divert or impound the natural flow of surface waters in a manner that damages the property of another and that I may be held responsible if a person's property is injured by an overflow of water resulting from this project.

Property Owner Signature

Item E6B Background Drainage Study Criteria

Village of Point Venture Drainage Study Criteria Required Technical Information to be Submitted for Review

All plans must be prepared under the supervision of a registered professional engineer licensed to practice in the State of Texas. The engineer shall affix his seal and signature to each plan sheet and any reports or calculations submitted to support his plans. Appropriate hydrologic design calculations and data to be submitted for city review include, at a minimum:

- A. A vicinity map indicating a north arrow, boundary lines of the site, and other information necessary to locate the project site.
- B. A drainage area map with scale and north arrow shown, and including the following:
 - 1. Existing and proposed topography of the site at two-foot minimum interval contours (for delineating large off-site contributing areas, a separate drainage map with USGS contours is acceptable).
 - 2. Physical improvements on the site, including existing structures and proposed development.
 - 3. Existing and proposed subbasin areas labeled with acreage and identification.
 - 4. Time of concentration flow paths for existing and proposed conditions.
- C. If the Rational Method is used, one drainage table for existing conditions and one for proposed conditions, showing the following for each subbasin:
 - 1. Drainage area number or identification.
 - 2. Drainage area.
 - 3. Times of concentration.
 - 4. Rainfall intensities for the 2, 10, 25, and 100-year frequency storms.
 - 5. Runoff "C" values.
 - 6. Peak flow rates for the 2, 10, 25, and 100-year storm eventsBackup calculations must be provided for the times of concentration and runoff "C" values used in the tables.
- D. If the Soil Conservation Service (SCS) methods are used, one drainage table for existing conditions and one for proposed conditions, showing the following for each subbasin:
 - 1. Drainage area
 - 2. Times of concentration
 - 3. Runoff curve numbers
 - 4. Peak flow rates for the 2, 10, 25, and 100-year frequency storm events
 - 5. Existing and proposed drainage easements
 - 6. If detention and/or other stormwater control facilities are existing or planned, their location must be shown and stage/storage and stage/discharge tables must be included.Backup calculations must be provided for the times of concentration and runoff curve numbers used in the tables.
- E. A drainage report, including the following sections as required:
 - 1. Project Overview
 - 2. Existing Hydrologic Condition Analysis
 - 3. Proposed Hydrologic Conditions Analysis
 - 4. Detention Analysis and Design
 - 5. Conveyance Systems Analysis and Design

The engineering report should be a comprehensive supplemental report containing all technical information and analysis necessary for the proposed project. This report should contain all of the calculations, conceptual design analysis, reports and other information used in the design of the project.

Item E6B Background Drainage Study Criteria

Section 1. Project Overview

The project overview should provide a general description of the existing conditions on the site, the proposed development, the area of the site, the size of the improvements, and a summary of the pre-developed and post-developed drainage conditions of the site.

Section 2. Existing Site Hydrology

This section should include a discussion of assumptions and site parameters used in analyzing the existing site hydrology. Each subbasin acreage, C values or runoff curve numbers, and times of concentration used to determine existing flow characteristics, along with basin maps, graphics and exhibits for each subbasin affected by the development should be included.

Each subbasin contained within, or flowing through, the site should be individually labeled. The subbasin labels must match the labels used in the hydrologic computations (if the subbasin is "A", the calculation set must be labeled subbasin "A").

Section 3. Developed Site Hydrology

This section should include a brief narrative, mathematical and graphical presentation of parameters selected and values used for the developed site conditions, including subbasin acreage, C values or curve numbers, and times of concentration.

Section 4. Detention Analysis and Design (if required)

This section should include all assumptions, calculations, equations, references, storage/volume tables, stage/discharge tables, graphs and any other aids necessary to clearly show results and methodology used to determine the storage facility volumes. A clear sequence of how the storage facility size was determined should be provided. The location of the detention facility with contours necessary to calculate the storage volumes available from zero to the maximum head, and location and sizes of all outlet structures must be shown on a topographic map.

Section 5. Conveyance System Analysis and Design

This section should present the detailed analysis of any existing conveyance systems and the analysis and design of the proposed stormwater collection and conveyance system for the development. This information should be presented in a clear, concise manner that can be easily followed, checked and verified. All pipes, culverts, inlets, channels, swales, and other stormwater conveyance appurtenances must be clearly labeled and correspond to the engineering plans. The minimum information should include street, inlet and pipe flow tables.

Verification of capacity and performance should be provided for each element of the conveyance system. Show design velocities and flows for all drainage facilities within the development as well as those off-site areas affected by the development.

Notes: Local engineering standard of care documentation which should be required for a proper drainage study of any multifamily or commercial development proposed within the Village of Point Venture's jurisdiction.

This material is based on the City of Austin's Drainage Criteria Manual and is similar to what is done throughout Williamson and Travis Counties. Also, the drainage study shall use NOAA Atlas 14 Storm Event Rates for the local area.

Item E7 Outdoor Lighting

VILLAGE OF POINT VENTURE, TEXAS CODE OF ORDINANCES

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CHAPTER 4 BUILDING REGULATIONS

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ARTICLE 4.08 OUTDOOR/EXTERIOR LIGHTING

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4.08.002 Definitions

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Initial lamp lumen means the product of the initial number of lumens produced by the light emitting elements of an individual luminaire, multiplied by the luminaire efficiency. If the efficiency is not known, assume ~~70 percent for a single family or two family residential luminaire and~~ 100 percent for a multifamily or ~~nonresidential~~commercial luminaire.

. . .

Outdoor or Exterior lighting means temporary or permanent lighting that is installed, located or used in such a manner to cause light to be cast outdoors. Any multifamily or ~~nonresidential~~commercial fixture that is installed indoors but causes light to shine outside is considered outdoor lighting for the purpose of administering these regulations (See figure A).

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4.08.003 Scope And Applicability

All outdoor or exterior lighting for multifamily and commercial structures shall be installed in conformance with the provisions of this article, applicable electrical codes, energy codes, and building codes, except as provided herein.

- (a) New Construction. All outdoor or exterior lighting associated with newly constructed ~~residential~~multifamily and ~~nonresidential~~commercial structures permitted after the effective date of this article shall comply with these requirements and other applicable regulations unless otherwise exempted.
- (b) Renovations and Repairs. All ~~residential~~multifamily and ~~nonresidential~~commercial renovations or repairs requiring a permit after the effective date of this article shall comply with these requirements and other applicable regulations unless otherwise exempted. All renovations or repairs that include installation or replacement of exterior or outdoor lighting in excess of 6,200 lumens within any 90-day period shall require a permit.

. . .

- (d) Exemptions and Exceptions.

. . .

Item E7 Outdoor Lighting

- (5) Holiday lights from November 15th to January 15th between 6:00 a.m. and midnight, except that flashing holiday lights are prohibited on nonresidentialcommercial properties and discouraged on residentialmultifamily properties.

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4.08.004 Procedures And Compliance

~~(a) Single family and Two family Residential~~Multifamily and Commercial Outdoor Lighting.

- ~~(1) Upon receipt of single family or two family residential building permit application, Village Building Services shall provide either a summary or a copy of these requirements. Continued pursuit of a permit shall serve as acknowledgment that the applicant has been notified of these outdoor lighting regulations.~~

- ~~(2) Compliance with outdoor lighting requirements for single family or two family residences will be reviewed onsite, and verified before issuance of a Certificate of Occupancy. A separate lighting permit apart from the building permit is not required. However, the Assistant Building Official may require manufacturer's data on any outdoor light fixture or lamp as part of that review.~~

- ~~(b)~~(a) Multifamily and Nonresidential Outdoor Lighting. All applications for multifamily and nonresidentialcommercial building permits or land use planning review, including subdivision construction plans, which include installation of outdoor lighting fixtures shall include lighting plans conforming to the provisions of these regulations. Submittals shall include the following information as applicable to each specific project:

. . .

~~(e)~~(b) Compliance.

. . .

~~(d)~~(c) Enforcement.

. . .

~~(e)~~(d) Violation; Penalties.

. . .

4.08.005 Lamps, Fixtures, Shielding And Output Limits

. . .

(c) Output Limits.

- (1) Total outdoor light output (excluding governmental owned street lights used for illumination of public rights-of-way and outdoor recreation facilities) of any

Item E7 Outdoor Lighting

~~nonresidential~~commercial property shall not exceed 100,000 lumens per acre in any contiguous illuminated area.

- (2) Total outdoor light output (excluding governmental owned street lights used for illumination of public rights-of-way and outdoor recreation facilities) of any ~~residential~~multifamily property shall not exceed 25,000 lumens per acre in any contiguous illuminated area.

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4.08.08 Lighting Curfews

- (a) ~~Nonresidential~~Commercial outdoor or exterior lighting shall not be energized more than 30 minutes after closing or the completion of activities, unless reduced to 25% or less of the total light output allowed.

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Village of Point Venture
Cash In Banks
As of March 31, 2025

	Mar 31, 25	Mar 31, 24
Checking/Savings		
Banks		
1010 · Security State - Money Market	94,989.10	94,894.35
1015 · Security State - Operating Fund	1,112,511.45	1,055,652.24
1030 · TexPool - Money Market	329,798.08	313,998.04
1046 · TexPool - Road Fund	1,009,498.88	719,166.54
1047 · TexPool TimeWarner	38,867.78	37,005.71
Total Banks	2,585,665.29	2,220,716.88
Total Checking/Savings	2,585,665.29	2,220,716.88

Village of Point Venture

Building Department – March 2025

In the month of March there were no permits issued for single-family home. There were no Certificates of Occupancy issued. Quick permits issued for outdoor cargo lift and home generator.

NEW HOMES ISSUED PERMITS

2010	8
2011	8
2012	6
2013	12
2014	23
2015	18
2016	36
2017	53
2018	30
2019	31
2020	28
2021	27
2022	33
2023	4
2024	3
2025	1

CERTIFICATE OF OCCUPANCIES ISSUED

2010	11
2011	6
2012	4
2013	5
2014	15
2015	18
2016	38
2017	33
2018	58
2019	24
2020	34
2021	17
2022	23
2023	30
2024	2
2025	0