

Village of Point Venture

ORDINANCE NO. 2025-05-21

AN ORDINANCE OF THE VILLAGE OF POINT VENTURE, TEXAS AMENDING CHAPTER 4 OF THE VILLAGE OF POINT VENTURE CODE OF ORDINANCES; AMENDING REGULATIONS FOR CONSTRUCTION PERMIT APPLICATIONS AND PLANS AND SPECIFICATIONS ADDRESSING DRAINAGE AND EXTERIOR MATERIALS; ADOPTING DRAINAGE CRITERIA; PROVIDING FINDINGS OF FACT; PROVIDING FOR REPEAL, SEVERABILITY, SAVINGS, PUBLICATION AND CODIFICATION; DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Point Venture ("Village Council") seeks to provide for the public health, safety and welfare of its citizens; and

WHEREAS, pursuant to Section 51.001 of the Texas Local Government Code, the Village of Point Venture may adopt and amend ordinances for the good government, peace and order of the Village, as necessary or proper for carrying out a power granted by law to the Village; and

WHEREAS, pursuant to Section 51.002 of the Texas Local Government Code, the Village of Point Venture may adopt ordinances and rules that are not inconsistent with state law; and

WHEREAS, the Village Council finds that Section 3000.002 of the Texas Government Code prohibits municipal regulation of certain building products and materials and desires to conform its construction regulations with such state law; and

WHEREAS, the Village Council finds that Section 11.086 of the Texas Water Code requires that water may not be diverted in a manner that damages the property of another and desires to ensure applicants for construction projects are aware of such state law; and

WHEREAS, the Village Council finds that the requirement of a drainage study for certain construction permits, prepared in conformance with drainage criteria under the supervision of a registered professional engineer, will reduce the likelihood of improper drainage to or soil erosion on other lots; and

WHEREAS, the Village Council finds the amendments to the construction permit application requirements and plan and specification requirements are necessary and proper for the good government, peace and order of the Village; and

WHEREAS, the Village Council finds that the amendments to the construction permit application requirements and plan and specification requirements are not inconsistent with state law.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF POINT VENTURE, TEXAS:

SECTION 1. Findings of Fact. All of the above recitals and premises are hereby found to be true and correct legislative and factual findings of the Village Council of the Village of Point Venture, Texas and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Ordinance Amendment. The Code of Ordinances of the Village of Point Venture, Texas is hereby amended by deleting Subsection 4.03.004(b)(2) of Article 4.03 of Chapter 4 and substituting therefor a new Subsection 4.03.004(b)(2) of Article 4.03 of Chapter 4 to provide as follows:

“CHAPTER 4 BUILDING REGULATIONS

. . .

ARTICLE 4.03 CONSTRUCTION CODES AND STANDARDS

. . .

4.03.004 Application Requirements

. . .

- (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:

. . .

(2) Details of all exterior materials;”

SECTION 3. Ordinance Amendment. The Code of Ordinances of the Village of Point Venture, Texas is hereby amended by deleting Subsection 4.03.004(b)(11) of Article 4.03 of Chapter 4 and substituting therefor a new Subsection 4.03.004(b)(11) of Article 4.03 of Chapter 4 to provide as follows:

“CHAPTER 4 BUILDING REGULATIONS

. . .

ARTICLE 4.03 CONSTRUCTION CODES AND STANDARDS

. . .

4.03.004 Application Requirements

...

- (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:

...

- (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;"

SECTION 4. Ordinance Amendment. The Code of Ordinances of the Village of Point Venture, Texas is hereby amended by renumbering Subsections 4.03.004(b)(12), (13), (14), (15), (16) of Article 4.03 of Chapter 4 as new Subsections 4.03.004(b)(14), (15), (16), (17), (18) of Article 4.03 of Chapter 4, respectively.

SECTION 5. Ordinance Amendment. The Code of Ordinances of the Village of Point Venture, Texas is hereby amended by adding new Subsections 4.03.004(b)(12) and (13) of Article 4.03 of Chapter 4 to provide as follows:

"CHAPTER 4 BUILDING REGULATIONS

...

ARTICLE 4.03 CONSTRUCTION CODES AND STANDARDS

...

4.03.004 Application Requirements

...

- (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;"

SECTION 6. Ordinance Amendment. The Code of Ordinances of the Village of Point Venture, Texas is hereby amended by adding Subsection 4.03.008(c) of Article 4.03 of Chapter 4 to provide as follows:

“CHAPTER 4 BUILDING REGULATIONS

. . .

ARTICLE 4.03 CONSTRUCTION CODES AND STANDARDS

. . .

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.”

SECTION 7. No adverse impact drainage letter. The Village of Point Venture hereby adopts a “no adverse impact drainage” form letter referenced in Subsection 4.03.004(12) of the Code of Ordinances and attached hereto as Exhibit A. The Village Secretary is hereby directed to maintain such form letter in the Office of the Village Secretary.

SECTION 8. Drainage Criteria. The Village of Point Venture hereby adopts “Drainage Study Criteria” referenced in Subsection 4.03.004(13) of the Code of Ordinances and attached hereto as Exhibit B. The Village Secretary is hereby directed to maintain such criteria in the Office of the Village Secretary.

SECTION 9. Repeal. All resolutions, ordinances, or parts thereof conflicting or inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any other resolution, code or ordinance of the Village, or parts thereof, the terms and provisions of this Ordinance shall govern.

SECTION 10. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The Village Council hereby declares that it would have passed all remaining portions of this Ordinance without the inclusion of the portion or portions declared unconstitutional or invalid.

SECTION 11. Savings. All rights and remedies of the Village of Point Venture are expressly saved as to any and all violations of the provisions of any which have accrued at the time of the effective date of this Ordinance; and such accrued violations and litigation, both civil and

criminal, whether pending in court or not, under such ordinances, shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 12. Publication and Codification. The Village Secretary of the Village of Point Venture is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code. The Village Secretary is further directed to have this Ordinance codified at the next available codification update.

SECTION 13. Open Meeting. The Village Council of the Village of Point Venture finds that the meeting at which this Ordinance passed was conducted in compliance with the Texas Open Meetings Act.

SECTION 14. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Five Hundred Dollars (\$500.00), in accordance with the enforcement and penalty provisions, and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the Village Council of the Village of Point Venture determines that a violation of this Ordinance creates a threat to the public safety, the Village may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

SECTION 15. Effective Date. This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

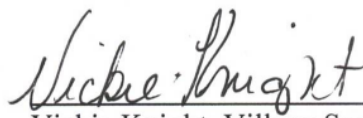
GIVEN FIRST READING AND CONSIDERATION by the Village Council of the Village of Point Venture, Texas on the 16th day of April, 2025.

PASSED, APPROVED AND ADOPTED by the Village Council of the Village of Point Venture, Texas, on the 21st day of May, 2025.



Justin Hamilton, Mayor

ATTEST:



Vickie Knight, Village Secretary

APPROVED AS TO FORM:



Caroline Kelley, Village Attorney

EXHIBIT A
NO ADVERSE IMPACT DRAINAGE LETTER

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

EXHIBIT B
DRAINAGE 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.

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.