

**Village of Point Venture  
COUNCIL REGULAR MEETING  
Wednesday, September 16, 2020 at 6:30 PM  
411 Lohmans Ford Rd.  
Point Venture, TX 78645**

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

In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020 and guidance provided by the Governor's Office, members of the Village Council participated remotely in compliance with the Texas Open Meetings Act, as temporarily modified by the Texas Governor, and Council Rules of Procedure. Members of the public participated by joining at:

Join Zoom Meeting

<https://us02web.zoom.us/j/85201902351?pwd=SUhnQ3RWU3ZJRzM2bE1IU1M2dlFrdz09>

Meeting ID: 852 0190 2351

Password: Council

### **Minutes**

#### **A. Items Opening Meeting**

1. Call to order - Mayor Eric Love called the meeting to order at 6:30 PM
2. Pledge - Mayor Eric Love led the Pledge of Allegiance
3. Invocation - Mayor Eric Love
4. Roll Call - Vickie Knight called roll. Present were Mayor Eric Love, Councilmember Shelly Molina, Councilmember Stephen Perschler, Councilmember Don Conyer. Absent: Mayor ProTem Lance Clinton. A quorum was present.
5. Consent Agenda
  - a. Approval of Minutes for August 13, 2020 Special Called Meeting and Budget Workshop
  - b. Approval of Minutes for August 19, 2020 Regular Council Meeting
  - c. Approval of Minutes for August 31, 2020 Special Called Meeting**Councilmember Stephen Perschler made a motion to accept and approve consent agenda. Councilmember Don Conyer seconded the motion. All present approved. Motion carried.**

#### **B. Public Comments – Mayor Eric Love asked for public comment and relayed the following procedure:** Public comment section to address Council. This is the only time during the meeting the public may address Council

- a) With any item on this agenda
- b) May speak for up to 3 minutes
- c) May only request to speak one time during the meeting

Member of P&Z Commission, Carl Eckhardt, spoke to Council regarding importance of involvement between P&Z and Council for the recommendation and approval process for commercial development and construction within Point Venture.

#### **C. Mayor's Report**

Mayor Eric Love requested councilmember contact mayor directly when an absence from a council meeting is necessary. ILA with Capital Metro was amended to extend fiscal year 2019/20 funding for one (1) additional year. ILA for Covid-19 related expenditures CFR grant funding was signed.

#### D. Travis County Sheriff's Report

Detective Pasak reported on the sheriff's August and Labor Day activity. Travis County speed sign data has been received and Detective Pasak will be able to share this data. Detective Pasak did report that Travis County speed sign and Village speed sign appear to indicate the same pattern of data. Point Venture seems to have approximate 10% vehicle traffic speeding above 30 MPH.

#### Emergency Services Report

No update to report.

#### E. Items to Consider

1. Discuss and take action to adopt fiscal year 20/21 budget – Ordinance 2020-09-01 as attached Exhibit A.  
**Councilmember Don Conyer made a motion to adopt fiscal year 2020/21 budget by Ordinance 2020-09-01. Councilmember Stephen Perschler seconded the motion. All present approved. Motion carried.**
2. Discuss and take action to adopt 2020 ad valorem tax rate of 0.1224/\$100 per Ordinance 2020-09-02 as attached.  
**Councilmember Shelly Molina made a motion to adopt 2020 tax rate of 0.1224/\$100 by Ordinance 2020-09-02. Councilmember Stephen Perschler seconded the motion. All present approved. Motion carried.**
3. Discuss appointment of Planning and Zoning member.  
Councilmember Shelly Molina read email of interest and short bio submitted by Duane Gatlin, homeowner of nine years in Point Venture, for council consideration as appointment for Planning and Zoning Commission. **Councilmember Stephen Perschler made a motion to appoint Duane Gatlin as member to Planning and Zoning Commission. Councilmember Don Conyer seconded the motion. All present approved. Motion carried.**
4. Discussion regarding determining hierarchy of code enforcement procedure.  
In order to effectively, clearly and fairly enforce Village ordinances the Council will review and update current written ordinances where necessary. Updates to Ordinance 2017-12-02 Building Ordinance have been received from Village attorney for council review. A draft of building ordinance updates should be ready for Council review in October.
5. Approve signing ILA for MyGovernmentOnline Software.  
**Councilmember Stephen Perschler made a motion to approve two (2) year interlocal contract for licensing SCPCD software to assist building permit and code enforcement processes. Councilmember Shelly Molina seconded the motion. All present approved. Motion carried.**
6. Discuss vote on official ballot for 2020 TML Health Benefits Pool Board of Trustees.  
Councilmembers Perschler, Molina and Conyer agreed to authorize Mayor Eric Love to vote on behalf of Council for TML Health Benefits Pool Board of Trustees.

#### F. Council Reports

1. Treasurer's Report – Mayor Love gave financial report highlighting August YTD budget versus actual report which can be located in Council digital packet found on Village website.
2. Building Department - Councilmember Molina reported Council has interest in enforcing builder violations to deter builders from any continuance of clearing lots without permit and the storing of equipment and/or materials on property lots.

3. Code Enforcement – Councilmember Shelly Molina reiterated importance of proactive enforcement of code violations and having starting point with the more obvious violations.
4. Animal Control – Nothing to report
5. Village Services – The Village will have a new website in the very near future. Municipal Impact has been chosen to host Village website.
6. Public Works - Councilmember Stephen Perschler commented on quality of the work project completed on Peckham. Reclamite road project will hopefully be scheduled in October. We will continue to identify areas for culverts to be cleared out to enhance drainage.

**G. Announcements**

- H. Adjourn** Councilmember Shelly Molina made a motion to adjourn the meeting. Councilmember Don Conyer seconded the motion. **Mayor Eric Love adjourned the meeting at 7:16 PM.**

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**Eric Love, Mayor**

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*Attest: Vickie Knight, Village Secretary*

**Village of Point Venture  
COUNCIL REGULAR MEETING  
Wednesday, October 21, 2020 at 6:30 PM  
411 Lohmans Ford Rd.  
Point Venture, TX 78645**

*"Partnership with the community. Foster community pride.  
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In an effort to mitigate the spread of COVID-19 by avoiding meetings that bring people in group setting, and in accordance with the Texas Governor's Declaration of Disaster enacted March 13, 2020 and guidance provided by the Governor's Office, members of the Village Council will be participating remotely in compliance with the Texas Open Meetings Act, as temporarily modified by the Texas Governor, and Council Rules of Procedure. Members of the public may participate by joining at:

Join Zoom Meeting  
<https://us02web.zoom.us/j/85201902351?pwd=SUhnQ3RWU3ZJRzM2bE1IU1M2dFRdz09>

Meeting ID: 852 0190 2351

Password: Council

One tap mobile +13462487799,,85201902351#,,,,0#,,8827739# US (Houston)

Meeting ID: 852 0190 2351

Password: 8827739

**Find your local number: <https://us02web.zoom.us/j/85201902351>**

### Minutes

#### A. Items Opening Meeting

1. Call to order – Mayor Eric Love called the meeting to order at 6:33 PM
2. Pledge – Mayor Eric Love led the Pledge of Allegiance
3. Invocation – Mayor Eric Love
4. Roll Call – Vickie Knight called roll. Present were Mayor Eric Love, Mayor ProTem Lance Clinton, Councilmember Shelly Molina, Councilmember Stephen Perschler. Absent: Councilmember Don Conyer. A quorum was present.
5. Consent Agenda  
*Consent Agenda will be voted on in one motion unless council member asks for separate discussion.*
  - a. Approval of Minutes for September 16, 2020 Regular Council Meeting.
  - b. Approval sale gas powered limb chipper, no less than \$250.
  - c. Mayor's designation of Tommy Low as Floodplain Administrator.**Councilmember Stephen Perschler made a motion to accept and approve consent agenda. Councilmember Shelly Molina seconded the motion. Mayor ProTem Lance Clinton abstained as he was not present for September 16, 2020 council meeting. Consent agenda cannot be approved, lack of majority vote. Items will re-present at November regularly scheduled meeting.**

#### B. Public Comments

Public comment section to address Council. This is the only time during the meeting the public may address Council

- a) With any item on this agenda
- b) May speak for up to 3 minutes
- c) May only request to speak one time during the meeting.

Resident concern regarding home seemingly utilized as an auto mechanic repair shop. This concern has been addressed by the POA management and Village code enforcement. Resident inquired regarding Halloween guidelines provided by Travis County or CDC. Austin Public Health has issued Halloween recommendations which will be posted to Village website.

#### C. Mayor's Report

Mondays with Mayor is still Zoom meeting but also now offered 'live' at the Village office. There was

a very recent meeting with Charter Communications director of government affairs, Ed Serna, regarding the Spectrum public education and government grant paid quarterly to the Village of Point Venture. The grant funds cover capital outlay for camera and sound equipment. There would also be a requirement for a dedicated connection at the approximate cost of \$750 per month. At the November council meeting on November 18, the new councilmembers will be seated.

**D. Travis County Sheriff's Report**

Travis County Sheriff's Office sent a Safe Gun Storage incentive brochure. Detective Pasak continues to submit monthly activity reports and monthly schedules.

**Emergency Services Report**

Nothing new to report.

**E. Items to Consider**

1. Review and further discussion of updates to building ordinance 2017-12-02.  
Updates have been in discussion since May, Mayor ProTem Lance Clinton requested clarification whether general provisions requiring permit for decks and application requirements that deck requires quick permit were consistent information. Councilmember Shelly Molina will review to clarify these two requirements. No further discussion.

**F. Council Reports**

1. Treasurer's Report - Vickie Knight gave brief overview of fiscal year end 2020 preliminary financials. Village 2020 budget did provide \$68,000 transfer from Village operating to designated road fund. TexPool Designated Road Fund now has a balance of \$554,246.65.
2. Building Department – September had no new building permits issued.
3. Code Enforcement – Nothing to report.
4. Animal Control – Nothing to report.
5. Village Services – Mayor ProTem shared that the new Village website was now live.
6. Public Works - Councilmember Perschler shared that crack seal project is nearing completion. The Council approved reclamite treatment with 2021 budget to complete treatment for roads not previously treated in 2017. Venture Blvd S and Venture Drive have been recently repaired and the reclamite treatment would not be beneficial at this time. The Village is continuing to request and receive estimates for culvert and right of way clean out to assist with water overflow drainage. Current areas considered are portion of Venture Drive and location at Staghorn/Valley Hill.
7. P&Z Commission - Mayor Eric Love shared report received from Gary Abbott with the P&Z Commission. The P&Z Commission has created a plat checklist; is underway to finalize the site planning process and site plan checklist; preparing dark sky ordinance for Council consideration; approved two (2) plat changes.

**G. Announcements – No further announcements.**

**H. Adjourn** Mayor ProTem Lance Clinton made a motion to adjourn the meeting. Councilmember Stephen Perschler seconded the motion. No dissent. **Mayor Eric Love adjourned the meeting at 7:16 PM.**

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**Eric Love, Mayor**

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*Attest: Vickie Knight, Village Secretary*

**Village of Point Venture**  
**Profit & Loss Budget vs. Actual**  
 October 2019 through September 2020

Ordinary Income/Expense	<u>Oct '19 - Sep 20</u>	<u>Budget</u>	Adjust
<b>Income</b>			
<b>Cap Metro</b>			
4010 - Capital Metro Income	19,500.00	0.00	
4012 - Cap Metro Income Offset	0.00	0.00	
<b>Total Cap Metro</b>	<u>19,500.00</u>	<u>0.00</u>	
<b>Fines</b>			
4105 - Pet Impounding Fee	0.00	200.00	
4025 - Fines	620.00	1,200.00	
4016 - Court Fines	132.00	0.00	
<b>Total Fines</b>	<u>752.00</u>	<u>1,400.00</u>	
<b>Franchise Fees</b>			
4140 - Sanitation Franchise	18,939.34	20,000.00	
4020 - Electric Franchise	29,976.89	26,000.00	
4015 - Communication Franchise	3,247.65	6,500.00	
4000 - Cable Franchise	21,858.54	21,000.00	
<b>Total Franchise Fees</b>	<u>74,022.42</u>	<u>73,500.00</u>	
<b>Inspection Fees</b>			
4159 - BC Inspection Fee	32,903.00	21,744.00	
4152 - BC Admin Fee	21,300.00	32,400.00	
<b>Total Inspection Fees</b>	<u>54,203.00</u>	<u>54,144.00</u>	
<b>Permits</b>			
4110 - Pet Registration	1,135.00	1,100.00	
4065 - Lot Clearing Permit	0.00	0.00	
4095 - Building	6,780.00	4,320.00	
4096 - FEMA	0.00	500.00	
4100 - Remodel	3,220.00	500.00	
<b>Total Permits</b>	<u>11,135.00</u>	<u>6,420.00</u>	
<b>Trash and Recycling Service</b>			
4150 - Trash Service	30,902.32	28,000.00	
4151 - Recycle Service	0.00	0.00	
<b>Total Trash and Recycling Service</b>	<u>30,902.32</u>	<u>28,000.00</u>	
<b>Tax Income</b>			
<b>Property Taxes</b>			
4125 - Current Year Taxes	278,968.40	272,380.00	
4130 - Prior Years Taxes	1,148.80	800.00	
<b>Total Property Taxes</b>	<u>280,117.20</u>	<u>273,180.00</u>	
<b>Other Taxes</b>			
4085 - Mixed Beverage Tax	8,162.63	8,000.00	
4135 - Sales & Use Tax Revenue	94,960.93	55,000.00	
<b>Total Other Taxes</b>	<u>103,123.56</u>	<u>63,000.00</u>	
<b>Total Tax Income</b>	<u>383,240.76</u>	<u>336,180.00</u>	
<b>Interest Earned - Bank</b>			
4062 - Interest Income - Banks etc	7,650.44	9,000.00	

**Village of Point Venture**  
**Profit & Loss Budget vs. Actual**  
 October 2019 through September 2020

	<u>Oct '19 - Sep 20</u>	<u>Budget</u>	Adjust
Total Interest Earned - Bank	7,650.44	9,000.00	
Miscellaneous			
4080 · Records Request	0.00	0.00	
Total Miscellaneous	0.00	0.00	
Total Income	581,405.94	508,644.00	
Gross Profit	581,405.94	508,644.00	
Expense			
Capital Outlay			
6405 · Capital/Road Expenditures Fund	68,000.00	68,000.00	
6426 · Capital Gain/Loss	-3,510.00	0.00	
6419 · Street Culvert improve/repair	24,675.00	4,000.00	
6625 · Equipment	0.00	0.00	
Total Capital Outlay	89,165.00	72,000.00	
Maintenance and Repair			
6615 · Building	3,299.78	1,000.00	
6416 · Crack Seal	14,592.15	15,000.00	
6444 · Materials	0.00	0.00	
6180 · Equipment & Supplies	7,133.63	8,000.00	
6605 · General Repairs/Maintenance	2,109.98	3,000.00	
6325 · Office Equipment Repair	0.00	0.00	
6450 · Signs & Repairs	8,495.92	8,400.00	
6417 · Street Sweeping	0.00	2,000.00	
6610 · Vehicle Maintenance	4,736.74	5,000.00	
Total Maintenance and Repair	40,368.20	42,400.00	
Trash and Other Muni Expense			
6170 · Dumpster	13,199.26	18,000.00	
6171 · Recycling	535.20	1,000.00	
6172 · Brush Removal/Grinding	7,500.00	8,000.00	
6470 · Trash Service Expense	24,486.96	24,000.00	
Total Trash and Other Muni Expense	45,721.42	51,000.00	
Professional Expenses			
Attorney			
6600 · Attorney Fees	20,406.32	20,470.00	2,300.00
Total Attorney	20,406.32	20,470.00	
6595 · Engineering	18,422.50	18,500.00	
6590 · Audit	5,000.00	5,200.00	
Total Professional Expenses	43,828.82	44,170.00	
Education and Training			
6465 · Training/Schools	3,100.00	3,450.00	
Total Education and Training	3,100.00	3,450.00	
Insurance Expense			
6520 · Property/GL/WC Insurance	13,832.14	14,100.00	
6045 · Treasurer Bond	400.00	400.00	
Total Insurance Expense	14,232.14	14,500.00	

**Village of Point Venture**  
**Profit & Loss Budget vs. Actual**  
 October 2019 through September 2020

	<u>Oct '19 - Sep 20</u>	<u>Budget</u>	Adjust
<b>Animal Control Costs</b>			
6396 · Animal Extraction	1,730.00	2,000.00	-500.00
6370 · Dog Tags Blanks	101.55	150.00	
6397 · Rabies Testing Fees	0.00	0.00	-1,600.00
6380 · Boarding	0.00	0.00	
6385 · Food Supplies	91.64	100.00	-100.00
6395 · Veterinarian Fees	200.00	300.00	-100.00
<b>Total Animal Control Costs</b>	<b>2,123.19</b>	<b>2,550.00</b>	
<b>Administration Expenses</b>			
<b>General Office Expense</b>			
6331 · Office Cleaning	785.72	3,500.00	
6332 · Furniture & Fixtures	0.00	1,800.00	
6330 · Office Supplies & Equip	7,659.76	3,200.00	
6335 · Postage	320.20	550.00	
6651 · Emergency Coop Fund	0.00	0.00	-4,000.00
6575 · Miscellaneous	0.00	0.00	
6576 · Discretionary	1,004.71	1,000.00	
<b>Total General Office Expense</b>	<b>9,770.39</b>	<b>10,050.00</b>	
<b>Printing and Publication Expens</b>			
6580 · Printing and Reproduction	1,658.20	1,550.00	1,500.00
6340 · Legal Notices and Filings	1,755.50	2,100.00	1,000.00
<b>Total Printing and Publication Expens</b>	<b>3,413.70</b>	<b>3,650.00</b>	
<b>Other General Expense</b>			
6050 · Books and Publications	344.20	250.00	
6500 · Election Expense	-226.77	2,000.00	
6098 · National Night Out	237.92	1,000.00	
6577 · Uniforms	198.82	350.00	
6285 · Fire House Supplies	0.00	0.00	
<b>Total Other General Expense</b>	<b>554.17</b>	<b>3,600.00</b>	
<b>Total Administration Expenses</b>	<b>13,738.26</b>	<b>17,300.00</b>	
<b>Dues Fees and Subscriptions</b>			
6160 · Court Fees	94.80	500.00	
6485 · TravisCounty Tax Collection Fee	2,131.80	2,200.00	
6165 · Dues/Memberships/Publications	1,761.27	2,000.00	
6015 · Appraisal District Service Fees	1,209.70	1,500.00	
6065 · Certification/Subscription	4,609.88	4,700.00	1,500.00
<b>Total Dues Fees and Subscriptions</b>	<b>9,807.45</b>	<b>10,900.00</b>	
<b>Contracted Services</b>			
<b>Security Expenses</b>			
6105 · Deputy	16,655.00	27,000.00	-3,000.00
6090 · Contract Deputy Auto	7,230.00	16,000.00	
<b>Total Security Expenses</b>	<b>23,885.00</b>	<b>43,000.00</b>	
<b>Other Contracted Services</b>			
6097 · Accounting Services	0.00	0.00	-16,000.00



**Village of Point Venture**  
**Profit & Loss Budget vs. Actual**  
 October 2019 through September 2020

	<u>Oct '19 - Sep 20</u>	<u>Budget</u>	Adjust
6345 - Admin Staff	0.00	0.00	
6102 - Field	0.00	0.00	
6056 - Inspection Fee	38,583.50	39,000.00	3,000.00
<b>Total Other Contracted Services</b>	<b>38,583.50</b>	<b>39,000.00</b>	
<b>Interlocal Agreement</b>			
6300 - Interlocal Agreements	0.00	0.00	
6096 - Animal Control Contract Svcs	0.00	0.00	-1,500.00
Interlocal Agreement - Other	0.00	0.00	
<b>Total Interlocal Agreement</b>	<b>0.00</b>	<b>0.00</b>	
<b>Total Contracted Services</b>	<b>62,468.50</b>	<b>82,000.00</b>	
<b>Wages, Benefits and Payroll Exp</b>			
6700 - Salaries	129,395.77	129,200.00	17,500.00
6720 - Benefits	15,397.44	16,780.00	-3,500.00
6730 - P/R Tax Expense	9,737.77	9,900.00	500.00
6675 - Payroll Expenses	2,854.55	3,300.00	3,000.00
6740 - Personnel costs	0.00	300.00	
<b>Total Wages, Benefits and Payroll Exp</b>	<b>157,385.53</b>	<b>159,480.00</b>	
<b>Bank related charges and fees</b>			
6030 - Check Order	0.00	0.00	
6035 - Return Check	0.00	0.00	
6040 - Service Charges	99.13	300.00	
<b>Total Bank related charges and fees</b>	<b>99.13</b>	<b>300.00</b>	
<b>Travel</b>			
6290 - Fuel	1,124.47	1,000.00	
6635 - Lodging	307.98	750.00	
6640 - Mileage and Travel	492.96	350.00	
6650 - Meals	186.64	400.00	
<b>Total Travel</b>	<b>2,112.05</b>	<b>2,500.00</b>	
<b>Utilities</b>			
6082 - Electric Expense	1,347.81	1,700.00	
6070 - Communications			
6078 - Mobile/Cell Apps & Service	314.80	800.00	
6080 - Telephone Service	2,642.27	2,120.00	
6081 - TV/Internet Service	548.06	720.00	
<b>Total 6070 - Communications</b>	<b>3,505.13</b>	<b>3,640.00</b>	
<b>Total Utilities</b>	<b>4,852.94</b>	<b>5,340.00</b>	
<b>Total Expense</b>	<b>489,002.63</b>	<b>507,890.00</b>	
<b>Net Ordinary Income</b>	<b>92,403.31</b>	<b>754.00</b>	
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
8010 - Other Surplus Expense	0.00	0.00	
<b>Total Other Expense</b>	<b>0.00</b>	<b>0.00</b>	
<b>Net Other Income</b>	<b>0.00</b>	<b>0.00</b>	
<b>Net Income</b>	<b>92,403.31</b>	<b>754.00</b>	<b>0.00</b>

VILLAGE OF POINT VENTURE, TEXAS

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE VILLAGE OF POINT VENTURE, TEXAS; ADOPTING AMENDMENTS TO ORDINANCE NO. 2017-12-02, CODIFIED AS CHAPTER 4, “BUILDING REGULATIONS”, ARTICLE 4.03, “CONSTRUCTION CODES AND STANDARDS”; PROVIDING CRIMINAL PENALTIES UP TO \$2,000.00 PER VIOLATION; PROVIDING FINDINGS OF FACT; PROVIDING REPEALER, SEVERABILITY, AND SAVING CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Village Council of the Village of Point Venture, Texas (the “Village Council”) adopted Ordinance No. 2017-12-02, codified as Chapter 4, “Building Regulations”, Article 4.03, “Construction Codes and Standards”, thereby repealing Ordinance Nos. 2000-12-02, 2003-10-02, 2004-11-01, 2001-12-01, 2004-12-02, 2006-06-01, 2012-06-01, and all other conflicting ordinances, in order to adopt comprehensive regulations to provide for the safe and orderly development of buildings and real property within the Village’s incorporated limits; and

**WHEREAS**, the Village Council has determined it to be in the best interest of the public to further amend the regulations related to the construction, design, repair, and maintenance of residential buildings and appurtenances within the Village’s incorporated limits; and

**WHEREAS**, the Village Council adopts the amendments herein to protect the health, welfare, and safety of the Village of Point Venture and its residents.

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

**Section 2. Amendments.**

**2.1.** Chapter 4, “Building Regulations”, Article 4.03, “Construction Codes and Standards”, Section 4.03.001, “Statement of purpose; enforcement; penalty”, of the Village of Point Venture Code of Ordinances is hereby amended to read entirely as follows:

**Sec. 4.03.001 Statement of purpose; enforcement; penalty**

(a) All village ordinances relating to construction and building structures are administered and enforced by the village building official/assistant building official. In order to facilitate an orderly and efficient process for the review of permit applications and inspections of permitted construction, the building official/assistant building official has promulgated these building guidelines, which summarize the village's ordinances related to construction and building structures.

(b) Violation of article; penalty.

(1) It shall be unlawful for any builder, person or company to perform any work in violation of any building code within the Village.

(2) It shall be unlawful for any builder, person or company to alter a lot, begin construction or perform any work not in accordance with a set of plans approved by the Village.

(3) It shall be unlawful for any builder, person or company to fail to follow any directive or order issued by the building official/assistant building official of the Village.

(4) It shall be unlawful for any builder, person or company to perform any work or allow any work to be performed or allow any activities on any lot where a stop work order has been issued by the building official/assistant building official until such time as the same the building official/assistant building official has rescinded the stop work order. The building official/assistant building official may, by written order, approve limited work be performed for safety purposes or in the furtherance of rescinding the stop work order, without first rescinding said order.

(5) It shall be unlawful for any builder, person or company to remove, move, alter, deface or obstruct any sign, letter, memo or other notice posted by the building official/assistant building official of the Village.

(6) Notice of noncompliance will be conveyed to the owner by certified mail and a stop work order will be posted at the construction site. Failure to comply with the village's ordinances and/or failure to cease all construction upon posting of a stop work order is a violation of the village's ordinances and may subject the violator to criminal prosecution and/or civil liability.

(7) Any person violating any provision of this article shall, upon conviction, be fined in an amount not to exceed two thousand dollars (\$2000.00), plus court costs and administration fees, as applicable. Each day that a provision of this article is violated shall constitute a separate offense. An offense under this article is a class C misdemeanor. Repeat violations may be subject to enhanced penalties.

**2.2.** Chapter 4, "Building Regulations", Article 4.03, "Construction Codes and Standards", Section 4.03.003, "General provisions applicable to all construction and improvement activity", of the Village of Point Venture Code of Ordinances is hereby amended to read entirely as follows:

**Sec. 4.03.003    General provisions applicable to all construction and improvement activity**

- (a) Each proposed building, dwelling or other structure within the village must have a building permit issued by the village before any construction work is done on site. In order to obtain a building permit, the property owner must submit the items required under section 4.03.004 below to the building official/assistant building official.
- (b) Maximum height for any new building or other structure, or the modification of any building or other structure that increases the existing height of such building or other structure, may not exceed the maximum height allowed under the Zoning Ordinance, as amended.
- (c) A building permit and a builder's bond are required, reference section 4.03.011 below. It is valid for one year, then must be extended or reapplied for.
- (d) All construction sites must be adequately surrounded by silt fencing to control runoff from the construction site. Silt fencing installations shall strictly adhere to the standards provided by the Lower Colorado River Authority (LCRA) publication "Erosion and Sediment Control: A Guide for Individual Building Sites", as may be amended from time to time.
- (e) The installation and/or use of water wells and/or septic systems is prohibited. Applicants shall comply with the water and sewer connection regulations provided by Travis County Water Control Improvements District (WCID).
- (f) No structure, nor appurtenance thereof, may be built, or relocated below 723' MSL without the permittee having first received a floodplain development permit, as required under Ordinance 2009-11-01 [codified as article 4.05], or a variance as provided therein.
- (g) Construction, construction materials, and all related activity, materials, and items of any nature, are strictly prohibited from being placed or stored in roadway or ribbon curb. Construction, construction materials, and all related activity, materials, and items of any nature, must not impede the natural drainage flow of the ditch or drainage easement. The building official or assistant building official reserves the right to have material moved from utility easement whenever it is deemed necessary at the owner's sole expense.
- (h) Applicants proposing to construct or improve a townhouse shall submit plans and specifications for said construction or improvements first to the Board of Directors of Point Venture Townhouse, Inc. (PVTHI). Upon approval by PVTHI, plans and specifications will be submitted to the PVPOA-ACC for approval. Approval of both the Board of Directors of the PVTHI and the PVPOA-ACC, will be forwarded to Village building services for approval and permitting.
- (i) Underground springs may be present in the type of subsurface formations which underlie the village. State law requires an engineering study of the site prior to construction in order to assure protection of the foundation from the deteriorating effects of this natural erosion element.
- (j) A permit is required from the village building official/assistant building official for the design and construction of swimming and boat docks. The permit is valid for one year, then request to extend and re-permitting is required. The owner of a townhouse shall apply first to the Board of Directors of PVTHI for approval. No boat dock will be approved for installation at/on an unimproved property (i.e., no vacant lots). Storage areas, restrooms, and installed air conditioning are prohibited on boat docks. Use of a boat dock for sleeping

or camping is prohibited. Boat docks exceeding 1,499 sq. ft. are required to have additional permits from the LCRA.

(k) Abandonment of a project shall be deemed to occur if either:

- (1) There is no construction activity within a consecutive 90-day period; or
- (2) The project has not been completed within 365 days, and no application for an extension of time has been submitted to the village building official/assistant building official.

(l) **No decks or patios may be constructed without a permit.** Applicants shall submit to the village plans as to material to be used, color, location on property, type, and highest elevation in regard to the house being built. No deck or patio will be approved with the deck flooring higher than the highest finished floor in the house. All decks should first be approved by the PVPOA-ACC prior to plan submittal to the village building official/assistant building official. "Proposed" or "future" decks described on original building plans will not be approved; and applications for such must be submitted at the time the owner intends to commence construction on such decks, in the manner provided in this article.

**2.3.** Chapter 4, "Building Regulations", Article 4.03, "Construction Codes and Standards", Section 4.03.004, "Application requirements", of the Village of Point Venture Code of Ordinances is hereby amended to read entirely as follows:

#### **Sec. 4.03.004 Application requirements**

(a) Quick permitting. Permits issued for qualifying minor and limited scope projects that do not require items from subsection (b). The following improvements may require the submittal of an application, drawings and specifications, all required fees, and acquisition of appropriate permitting, prior to commencement of work (this is not an exhaustive listing of all projects that may require a permit):

- (1) Water heater replacement.
- (2) Roof replacement.
- (3) Solar panels installation.
- (4) **Deck**, pergola and carport additions.
- (5) Boat docks.
- (6) Swimming pools, hot tubs, and fountains deeper than 24".
- (7) Driveways and driveway extensions.

(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:

- (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 Sec 9.02.006 lot clearing)
  - (12) ResCheck energy calculations in accordance with IECC;
  - (13) 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;
  - (14) A copy of occupational licenses/certifications, issued by the state, for all electricians, plumbers and HVAC mechanical contractors;
  - (15) 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;
  - (16) Written approval from the PVPOA-ACC, indicating the proposed project complies with all applicable PVPOA-ACC rules and requirements;
  - (17) 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.
- (c) Major remodeling projects. Any remodeling, repairs, or additions that do not qualify for the quick permit are considered major remodeling. Major remodeling projects may or may not involve changes to the electrical, plumbing, mechanical or structural elements. Inspection fees may be required depending on type of work to be performed. Submitted documentation and inspection schedules may be modified by the building official/assistant building official or approved representative.
- (d) Resubmittal fee. If there are any changes to an originally approved new construction or major remodeling plan involving electrical, plumbing or structural changes, there will be a resubmittal fee, depending upon the scope of the change (to be determined by the building official/assistant building official), and possible corresponding additional inspection fees.

2.4. Chapter 4, “Building Regulations”, Article 4.03, “Construction Codes and Standards”, Section 4.03.005, “Approval process”, of the Village of Point Venture Code of Ordinances is hereby amended to read entirely as follows:

**Sec. 4.03.005 Approval process**

(a) Submittal of plans and specifications to building official/assistant building official. All required documents and information identified in section 4.03.004(b), above, shall be submitted to the village no later than thirty (30) days prior to the date construction commences.

(b) Plans; approval and rejection.

(1) Approval of applications shall be based on the village’s findings of strict compliance with all applicable ordinances and building codes. Reason(s) for rejection of a submittal will be given in writing.

(2) Rejection. In the event the building official/assistant building official rejects an application, disapproved plans will be returned to the applicant.

(3) Approval. Upon approval of an application, plans will be kept in the permanent files of the village for inspection purposes. Applicants will be notified of the approval, and building permits will be available for pick up from the village office.

(4) Upon approval of a building permit, such building permit shall expire if commencement of approved construction has not begun within ninety (90) days of issuance of such permit or if approved construction has not been completed within one (1) year. Additionally, an approved building permit shall expire if, following commencement of construction and prior to completion of construction, construction ceases for a period of ninety (90) consecutive days. No construction on a project for which a building permit has expired may be conducted or continued unless a new permit is applied for and issued by the village for that project.

(5) If, for whatever reason, an application is rejected and an applicant fails to make necessary corrections for re-review and approval, or if a permit is issued and subsequently expires, applicants shall forfeit any permit fees paid. At that time, the village will retain any inspection fees incurred, plus an administrative fee, and a plan review fee, and refund the remainder to the applicant. The village will retain materials submitted in connection with an application for thirty (30) days following a rejection. Thereafter, the village may retain or destroy said materials.

2.5. Chapter 4, “Building Regulations”, Article 4.03, “Construction Codes and Standards”, Section 4.03.006, “Construction”, of the Village of Point Venture Code of Ordinances is hereby amended to read entirely as follows:

**Sec. 4.03.006 Construction**

(a) Site clearing. No digging or site clearing is allowed other than core samples for the foundation engineering. If any portion of the subject property lies within the floodplain, a floodplain permit application must be submitted for any alterations to the property. Burning

brush or trash is strictly prohibited, and is a violation of Ordinance 2012-08-01 [codified as article 7.04]. Burning any material of any nature constitutes grounds for prosecution and revocation of all permits held by the violator and/or his/her supervisors or assignees.

(b) Commencement and completion of construction.

(1) Completion. Construction may begin immediately upon issuance of applicable permits. Each project must be completed within twelve (12) months from the start of the project.

(2) Sanitary facilities. Portable toilet facilities and construction trash containers must be in place on the site at the time construction work is commenced, and must be removed when construction is completed. Such facilities shall not be placed in the right-of-way. Permittees shall make a good faith effort to screen sanitary facilities from public view, to the extent practicable, provided that the building official/assistant may direct permittees to relocate such facilities to a location the building official/assistant finds appropriate on the project site.

(3) Safety fence. A “safety fence” must be erected around the perimeter of the lot during construction, with one opening sufficient in size for safe ingress and egress of personnel and vehicles. “Safety fence” means a lightweight, strong, mesh, highly visible barrier, typically orange in color, typically of polyethylene or plastic material, commonly used for construction sites, delineation, and crowd control or as a visual barrier, capable of containing litter within its interior.

(4) Noise control. Construction starting and ending times are as follows: Monday through Friday starting at 7:00 a.m. and ending no later than 6:00 p.m. On Saturday work shall not start until 9:00 a.m. and must end no later than 6:00 p.m. Construction is not allowed on Sunday or any observed holiday.

(c) Premises during construction.

(1) During the period of construction, the premises of the building site shall be kept free of trash and debris in as orderly and neat a condition as possible, using trash receptacles provided by owner or owner’s contractor. Site condition is subject to periodic inspection by the building official/assistant building official. It is the responsibility of the owner/builder to see that roads and streets adjoining the building site are maintained free of debris (e.g. wood scraps, gravel, trash, rock and mud) originating from the construction site property. No construction vehicles, supply vehicles or other vehicles associated with construction site shall be parked in front of or block any neighboring property; loading and unloading on short term basis only allowed but in no instance shall such loading or unloading parking exceed 30 minutes.

(2) No equipment, trailers or vehicles shall be placed or stored on the building site overnight, unless screened from public view.

(3) No equipment or materials shall be placed, stored or housed on vacant lots or lots adjoining the building site, nor may roads be made through any lots to obtain ingress or egress to or from the building site, nor may vehicles be parked on adjoining lots. Storing, placing, or in any way intruding on neighboring properties shall constitute an offense under this article.



(4) During construction, where topography requires it, a stabilized driveway, including a culvert approved as to size, and a suitable road base, is required for vehicular access to the property.

(d) Certificate of occupancy. No building shall be occupied until a certificate of occupancy is issued by the village and the permittee has remedied (i.e., paid) any and all outstanding penalties, fines, and/or outstanding administrative matters. Upon completion of construction of a building, and upon receipt of documentation (approved final inspection report from the inspection company) showing that the building was constructed in compliance with all applicable codes and ordinances, the village building official/assistant building official may issue a certificate of occupancy. The certificate of occupancy will be issued after the project has passed the village's site inspection, conducted by the building official/assistant building official, to ensure that:

- (1) Constructed as approved on the applicant's permit;
- (2) The exterior is completed which means that the yard has to be stabilized either with rock, grass, and comply with Village landscaping requirements and standards (see Zoning Ordinance, Chapter 9) prior to receiving a certificate of occupancy;
- (3) There was no damage done to the right-of-way or adjacent property;
- (4) All construction materials have been removed (i.e. debris, dumpster, port-a-can, silt fences, etc.);
- (5) All structures were built in compliance with all applicable codes and ordinances of the village, and all reinspections have been paid in full to the inspection company;
- (6) House address numbers are clearly marked on the curb of the property, as well as the main structure.

**2.6.** Chapter 4, "Building Regulations", Article 4.03, "Construction Codes and Standards", Section 4.03.007, "House elevation and location, survey, building codes", of the Village of Point Venture Code of Ordinances is hereby amended to read entirely as follows:

**Sec. 4.03.007 House elevation and location, survey, building codes**

(a) Survey. Most recent survey of the lot must accompany the plans submitted for building official/assistant building official approval. The survey shall be made by a registered land surveyor, who shall prepare and certify a drawing showing:

- (1) Key lot elevations, including the major corners of the lot;
- (2) Any portion of lot in the 723' floodplain;
- (3) Front building line and all side and rear setbacks;
- (4) A reference benchmark ("RB") in the center of the street in front of the house; the RB shall be tied into a permanent benchmark in order to establish true elevations for the property.

Approval of the proposed plans assumes that the required documentation submitted by the property owner or builder is accurate. The village building official/assistant building

official expressly disclaims any liability for damages that may arise as a result of inaccuracies in the documentation submitted, including, but not limited to, inaccuracies in the surveys and/or discrepancies between surveys and recorded plats.

(b) Elevations and location. All permittees shall obtain an elevation certificate prior to receiving a certificate of occupancy. The submitted plans shall show the highest elevation of the roof, exclusive of the chimney, and lowest finished floor elevation, based on the reference benchmark. The building official/assistant building official will use this data to:

- (1) Determine whether any portion of the structure is in the floodplain; and, if so, whether the permittee has obtained a floodplain development permit, or variance, as described in section 4.03.003(f), of this article; and
- (2) Ensure the maximum height for any new building or other structure, or for the modification of any building or other structure in the village that increases the existing height of such building or other structure, does not exceed the maximum height allowed in the Zoning Ordinance, as amended.

No structure shall be placed on any lot which (by reason of high walls or fences, excessive height, specially peaked roof design, etc.) unreasonably will obscure the view of Lake Travis from a dwelling located or reasonably to be located upon an abutting lot (and for this purpose “abutting lot” includes a lot separated only by a street).

(c) Easements, setbacks and rights-of-way.

- (1) No permanent portion of a dwelling (**including driveway**), except eaves, may be placed over easements and within setbacks.
- (2) Building official approval of an installation over an easement or setback may be issued:
  - (A) If the terrain of the lot does not permit building without encroachment;
  - (B) With the proviso that any utility companies, cable companies, Point Venture Property Owners Association, the village, and/or the WCID will have full access as required; and
  - (C) That removal or replacement of any improvement within an easement or setback will be at the owner’s expense.

**2.7.** Chapter 4, “Building Regulations”, Article 4.03, “Construction Codes and Standards”, Section 4.03.012, “Swimming pools, spas, and hot tubs”, of the Village of Point Venture Code of Ordinances is hereby amended to read as follows (with deletions in strikethrough text and additions in underline text):

**Sec. 4.03.012 Swimming pools, spas, and hot tubs**

The following inspections shall be completed and approved for the installation and/or construction of any swimming pool, spa, or hot tub. If one of the above inspections fails, a reinspection shall be completed prior to proceeding to the following inspection.

- (1) Plan review. Applicants shall submit one (1) certified and one (1) digital set of plans to the building official/assistant building official for permit approval. All

proposed construction shall be performed and completed in accordance with the plans and specifications approved by the building official/assistant building official and other applicable ordinances and code requirements.

(2) Layout inspection. To be requested after pool system is laid out, marked on the ground, with paint or string lines and property lines located.

(3) Silt fence. Silt fence shall be installed on run off sides of construction.

(4) Foundation. Inspections may be required, as determined by the village.

(5) Electrical rough inspection. To be requested after excavation is completed, with all rough plumbing, reinforcement, electrical wiring with grounding, and bonding is completed.

(6) Plumbing rough inspection. To be requested after excavation is completed, with all rough plumbing gas lines to be in place and tests on pressure to be verified. Minimum test pressure for P.V.C. recirculation lines is 35 PSI.

(7) Final plumbing inspection. To be requested after all equipment (pump, filters, heaters, etc.) is in place and ready for use. Proper backflow protection devices are required at all new or existing hose bibs and pool fill lines.

(8) Final inspection. To be requested after all equipment (pumps, filters, heaters, etc.) and fixtures are in place and ready for use. At this time, all decks and fences shall be completed in accordance with applicable building codes and ordinances. All electrical bonding for motors, lights, heaters, or other equipment shall be properly installed and completed. Ground fault protection at all exterior outlets, pool lights, or other required locations shall be completed in accordance with applicable building codes and ordinances.

**Section 3. Penalty.** Any person, firm or corporation who violates any provision of this Ordinance or the Code of Ordinances, as amended hereby, shall be subject to a fine not to exceed the sum of five hundred dollars (\$500.00) for each offense, and each and every day any such offense shall continue shall be deemed to constitute a separate offense, provided, however, that in all cases involving violation of any provision of this ordinance or Code of Ordinances, as amended hereby, governing the fire safety or public health shall be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense.

**Section 4. Savings/Repealing Clause.** All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**Section 5. Severability.** Should any section, subsection, sentence, clause, 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. Village of Point Venture hereby declares that it would have passed

this Ordinance, and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**Section 6. Open Meeting.** The Village Council hereby finds and determines that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**Section 7. Effective Date.** This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

**DULY PASSED AND ADOPTED** by the Village Council of the Village of Point Venture, Texas, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

**VILLAGE OF POINT VENTURE**

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Eric Love, Mayor

**ATTEST:**

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Vickie Knight, Village Secretary

## OUTDOOR/EXTERIOR LIGHTING

### AKA Night Sky

#### Purpose

The regulation and limitation of outdoor or exterior lighting is intended to reduce or prevent light pollution. While effective outdoor lighting is necessary for safety and security, ill-advised exterior lighting can contribute to unwarranted glare and light trespass while failing to maintain desirable levels of energy efficiency. In addition to more energy efficient and cost effective lighting, a dark and visible night sky has potential aesthetic, ecological and economic benefits.

#### Definitions

Words and phrases used in this article shall have the meanings set forth in this section. Terms that are not defined below, but are defined elsewhere in the Code of Ordinances, shall be given the meanings set forth therein. Words and phrases not defined in the Code of Ordinances shall be given their common, ordinary meaning unless the context clearly requires otherwise.

*Applicant* means a person or entity who submits an application for a required approval. To be qualified as an applicant, the person or entity must have sufficiently documented legal authority or proprietary interests in the land to commence and maintain proceedings. To avoid confusion, the term will not include anyone other than the property owner(s) or a duly authorized agent and representative of the property owner.

*City* means the Village of Point Venture, an incorporated municipality located in Travis County, Texas.

*Full cutoff fixture* means a fixture, as installed, that is designed or shielded in such a manner that all light emitted by the fixture, either directly from the luminaires or indirectly from the fixture, is prevented above a horizontal plane running through the lowest point on the fixture where light is emitted.

*Holiday lighting* means temporary lighting used for a specific celebration of one of the following types: festoon type low output lamps, limited to small individual bulbs on a string; low-output lamps used to internally illuminate yard art; or flood or spot lights producing less than 2,000 lumens each.

*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 luminaire.

*Lamp or bulb* means the light-producing source installed in a luminaire.

*Light Pollution* means any adverse impact of artificial light including, but not limited to: light trespass, uplighting, uncomfortable distractions to the eye, or any artificial light that diminishes the ability to view the night sky. The term is often used to denote urban sky glow.

*Light trespass* means light emitted from fixtures that causes light to be cast on a property other than the one where it is installed, upwards toward the sky or any other location where it is not wanted or needed.

*Lighting* means any source of light other than natural light emitted from celestial objects or fire. The term includes any type of lighting, fixed or movable, and designed or used for illumination of buildings or homes, including but not limited to: streetlights, canopies, searchlights, externally or internally on signs, and luminous elements and fixtures attached to buildings, structures, poles, ground mounted or any other location.

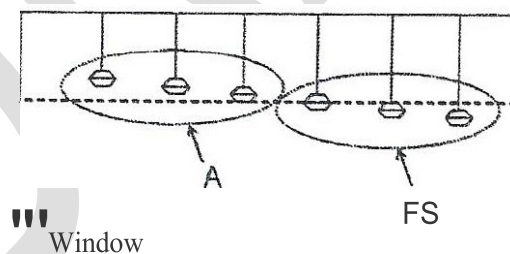
*Logo* means a representation or symbol adopted by a business, organization, or an individual that is used to promote instant public recognition.

*Lumen* means a unit of measurement that quantifies the amount of light produced by a lamp or bulb or emitted from a fixture (as distinct from "watt," a measure of power consumption). The lumen rating associated with a given lamp is typically indicated on its packaging or available from the manufacturer.

*Lumens per acre* means the total number of initial lamp lumens produced by all fixtures utilized in outdoor lighting on a property divided by the total area of the property in acres, or part of an acre.

*Luminaire* means the complete lighting unit, including the lamp, the fixture and other parts or components.

*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 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).



**Figure A:** Elevation view showing an application of indoor lighting, labeled 'FS,' which is subject to these requirements and indoor lighting, labeled 'A,' which is installed so that it is typically not subject to these requirements.

*Temporary lighting* means lighting intended for uses of a limited duration; such as holiday decorations, civic events or construction projects.

*Total outdoor light output* means the total amount of light, as determined by the sum of the initial lamp lumens attributed to each outdoor or exterior light fixture located on the property.

*Uplighting* means lighting that causes light rays to project above a horizontal plane running through the lowest point on the fixture where light is emitted.

### **Scope and Applicability**

All outdoor or exterior lighting 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 and nonresidential 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 and nonresidential 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.
- C. **Nonconforming Existing Lighting**. All luminaries lawfully in place prior to the date of the ordinance from which this division is derived shall be considered as having legal nonconforming status. However, any luminary that replaces a legal nonconforming luminary, or any legal nonconforming luminary that is moved, must meet the standards of this division, subject to the following conditions.
  - (1) If a person makes any change or addition to an existing lighting system, the change or additional shall conform to the provisions for this division.
  - (2) If a person makes any change or addition to an existing building which results in an increase in the size of the building by more than twenty percent (20%), the person shall ensure that all existing outdoor lighting shall conform to the provisions of this division.
  - (3) **Street Lighting**. Non-conforming street lights shall be allowed to remain until replacement is otherwise required. Replacement fixtures and lamps shall comply with the requirements of this article as specified below.

D. Exemptions and Exceptions.

- (1) Outdoor or exterior lighting fixtures, including landscape lighting with a maximum output (regardless of the number of lamps) of 800 lumens per fixture for shielded fixtures, and 450 lumens per fixture for unshielded fixtures. However, the collective output from these fixtures shall be included in the total output limitation specified below.
- (2) Lighting produced directly or indirectly by the combustion of natural gas, liquid propane or other fossil fuels.
- (3) Nonconforming sports facility lighting prior to 11:00 p.m. or later if required to complete an event in progress prior to that time.
- (4) Flag or flag pole 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 nonresidential properties and discouraged on residential properties.
- (6) Temporary lighting for events or construction areas provided the lights do not present a traffic hazard.
- (7) Traffic control signals or devices and specialized or temporary lighting needed for safety, during emergency repairs or by law enforcement, fire and emergency services.
- (8) Lighting required by federal or state laws or regulations, including those required to be installed on motor vehicles or for the safe operation of aircraft.
- (9) Security lighting that is motion sensor activated and remains active no longer than five minutes after motion on the property has ceased.

**Procedures and Compliance**

A. Single-family and Two-family Residential 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. Multifamily and Nonresidential Outdoor Lighting. All applications for multifamily and nonresidential 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:

- (1) Plans indicating the location, type, intensity, and height of all existing and proposed outdoor light fixtures, including those indoor fixtures defined as outdoor or exterior lighting by these provisions;
- (2) Specifications and descriptions of all fixtures, including lamps, photometric data showing the pattern of light emission and intensity, shielding devices, light standards or other supports, which may be provided as manufacturer's standard literature;
- (3) Calculations of the total outdoor light output, the total outdoor light output per acre, the total illuminated property area and both the fixture and lamp data used in the calculations; and
- (4) Additional information requested by P&Z Commission and Assistant Building Official and required to verify compliance.

C. Compliance.

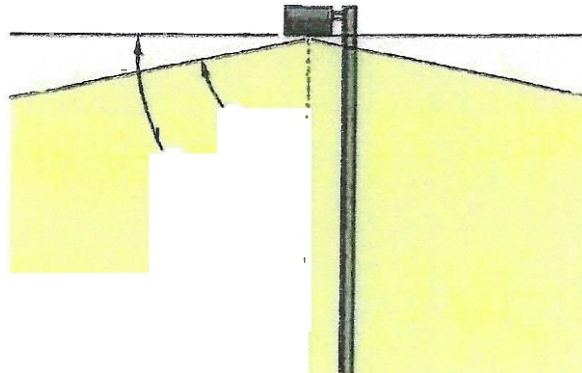
- (1) These regulations are not intended to prohibit the use of any design, materials, methods or operation not specifically prescribed herein, provided such alternative has been approved by Assistant Building Official, upon a finding that:
  - (a) The alternative meets or exceeds the applicable standard, and
  - (b) The alternative is otherwise satisfactory and consistent with the legislative intent of these regulations.
- (2) The city shall have the power to administer and enforce the provisions of this article as specified in Sec. 1.01.009 of the Point Venture Code of Ordinances. In addition, any violation of this article is hereby declared to be a public nuisance, justifying the use of any or all remedies available for abatement as specified in those provisions.

**Lamps, Fixtures, Shielding and Output Limits**

A. Governmental Owned Street Lights.

- (1) Governmental owned streetlights shall be full cut-off fixtures in order to limit light trespass (see Figure B). To the extent government owned streetlights are replaced or repaired with a light emitting diode (LED) luminaire, the LED luminaire shall have a correlated color temperature not to exceed 3,000 Kelvin. Streetlights associated with new development shall comply with additional requirements contained in Chapter 10.

full cutoff fixture



**Figure B;** Full cutoff fixtures do not allow any light to be emitted above the fixture.

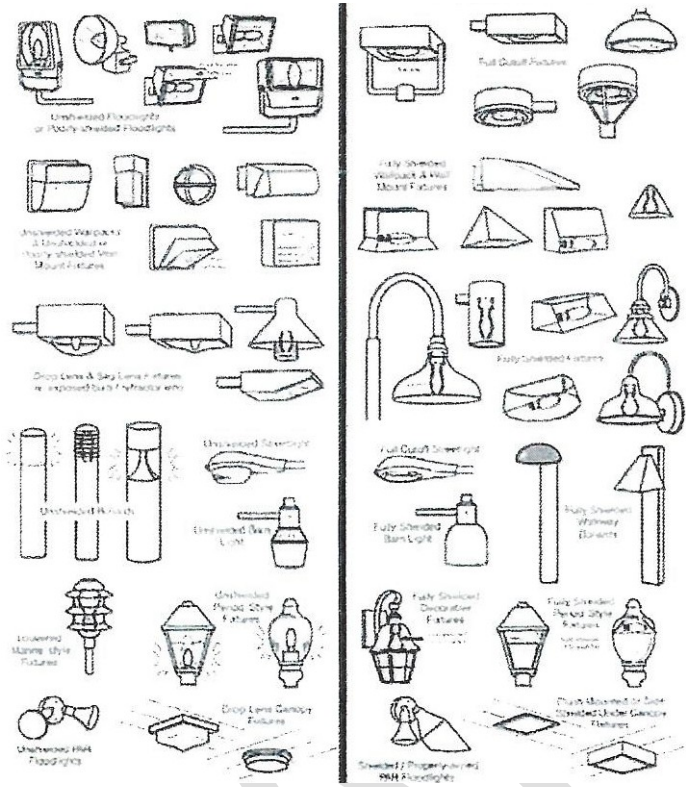
B. Shielding.

- (1) All outdoor lighting, except governmental owned streetlights, shall be shielded (see Figures C and D).



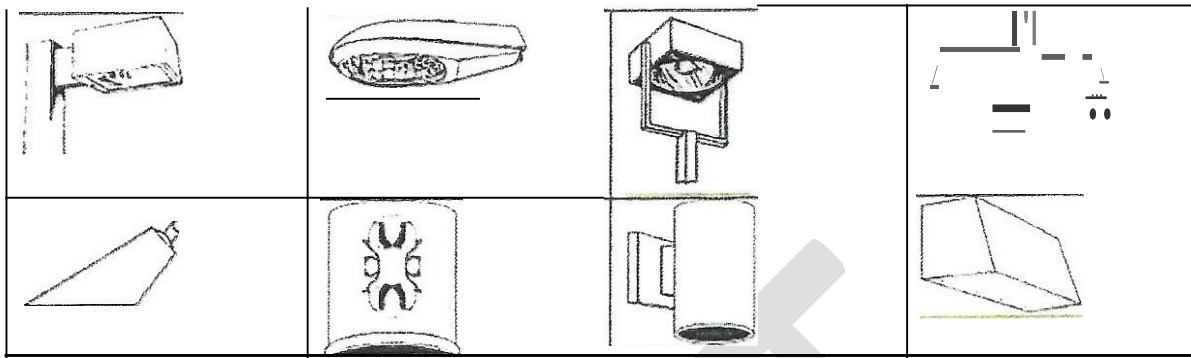
**Figure C:** Mounting height or proximity to property lines may cause the lamp. Above are two examples of shielding.

Examples of Acceptable & Unacceptable lighting Fixtures

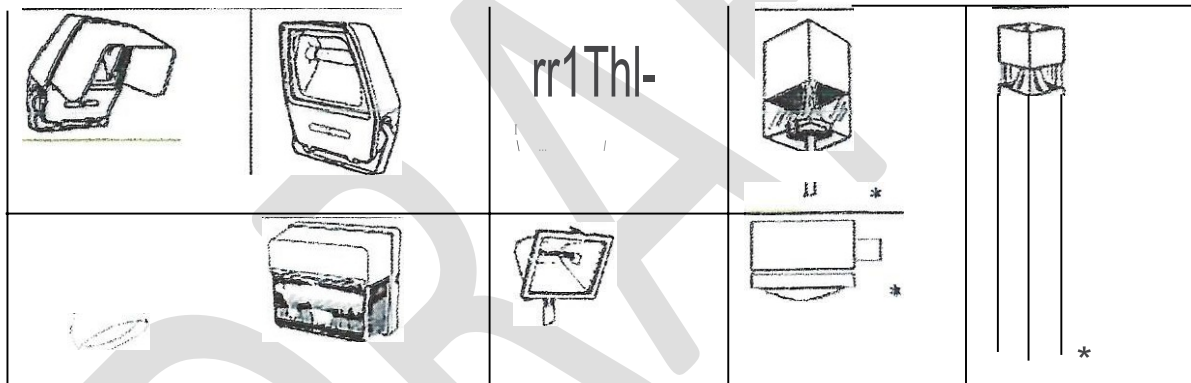


**Figure D:** The lights on the left are nonconforming due to inadequate shielding. Those on the right can be used in most cases. However, the mounting height and proximity to the property line may require additional shielding to prevent the lamp from being visible from other property.

- (2) AU outdoor light fixtures shall be full cutoff fixtures, except as otherwise permitted by this article (see Figure E for acceptable fixtures and F for unacceptable fixtures).



**Figure E:** Full cutoff fixtures are closed on top and mounted such that the bottom opening is horizontal. The mounting height and location may require additional shielding to prevent the lamp from being visible from any other property. A practical way to determine if a light fixture is a full cutoff fixture is that the lamp, any reflective surface or lens cover (clear or prismatic) is NOT visible when viewed from above or the side.



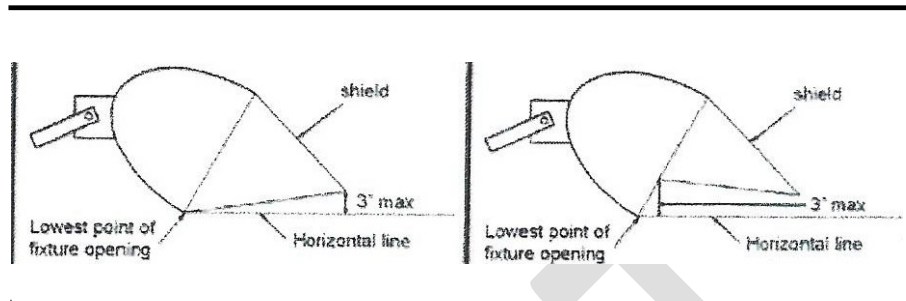
**Figure F:** This figure illustrates examples of fixtures that are NOT full cutoff fixtures.- Note: Even though the lamps in these fixtures are shielded when viewed from the side or above, reflective surfaces within the fixtures or lens covers are directly visible from the side.

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 nonresidential 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 property shall not exceed 25,000 lumens per acre in any contiguous illuminated area.

D. Outdoor Recreation Facilities. Outdoor recreation facilities are not subject to output limits. However, outdoor recreational facilities constructed after the effective date of this article are subject to the shielding requirements above. Where fully shielded fixtures are not available,

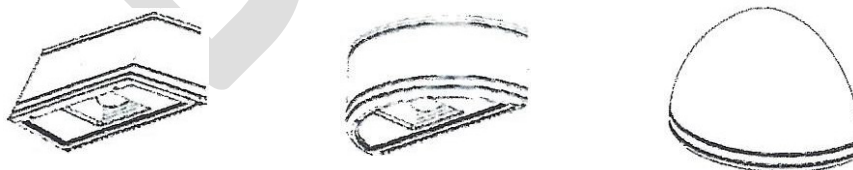
lighting fixtures using external louvers or shields that, in the final installed configuration, extend to within three inches on the lowest portion of the light fixture opening are required (see Figure G). The fixtures shall be installed and maintained with aiming angles that permit no greater than one percent of the light emitted by each fixture to project above the horizontal.



**Figure G:** Sports lighting where fully shielded fixtures are not available.

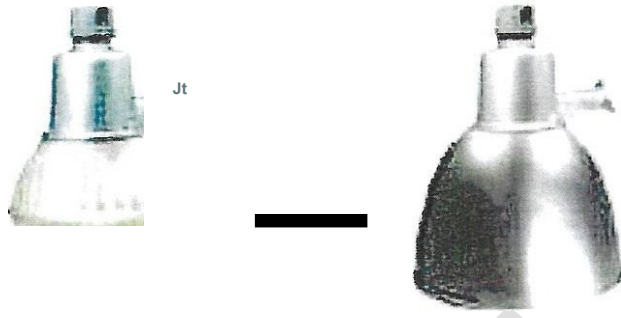
E. Prohibitions.

- (1) Outdoor uplighting is prohibited, except in cases where the fixture is shielded by a roof overhang or similar structural shield and a licensed architect or engineer has certified and stamped a prepared lighting plan that ensures that the light fixtures will not cause light to extend beyond the structural shield, except as otherwise permitted elsewhere herein.
- (2) The installation of any mercury vapor fixture or lamp for use as outdoor lighting is prohibited.
- (3) The installation or use of any form of outdoor laser light projection is prohibited.
- (4) The operation of searchlights for advertising purposes is prohibited except when associated with a special event lasting no longer than one night.
- (5) The installation of any wall pack style fixture for use as outdoor lighting is prohibited unless the fixture is rated by the manufacturer as full cut-off and otherwise complies with the shielding requirements of this article. Examples of acceptable wall packs, when mounted with light directed downward only are shown in Figure H.



**Figure H:** Examples of acceptable wall packs.

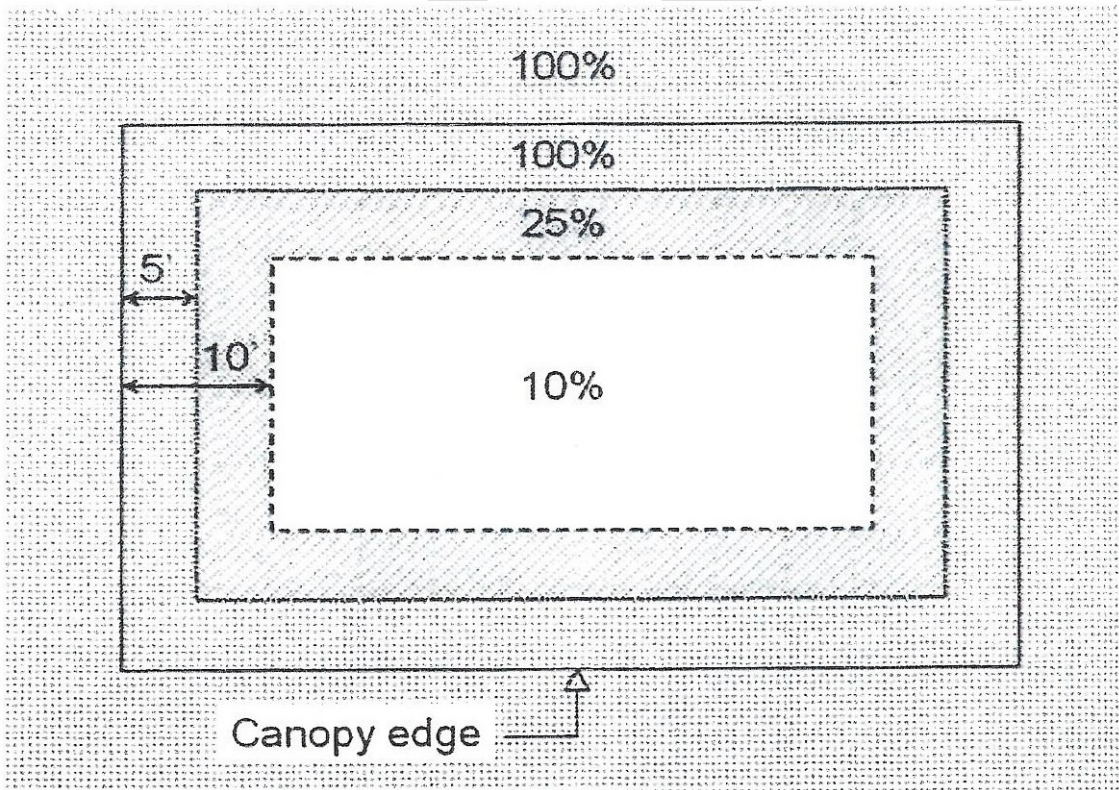
- (6) The installation of any barn-light style fixture for use as outdoor lighting is prohibited unless the fixture includes a full opaque reflector instead of the standard translucent lens and otherwise complies with the shielding requirements of this article. An example of barn-light style with and without the required opaque reflector is shown in Figure I.



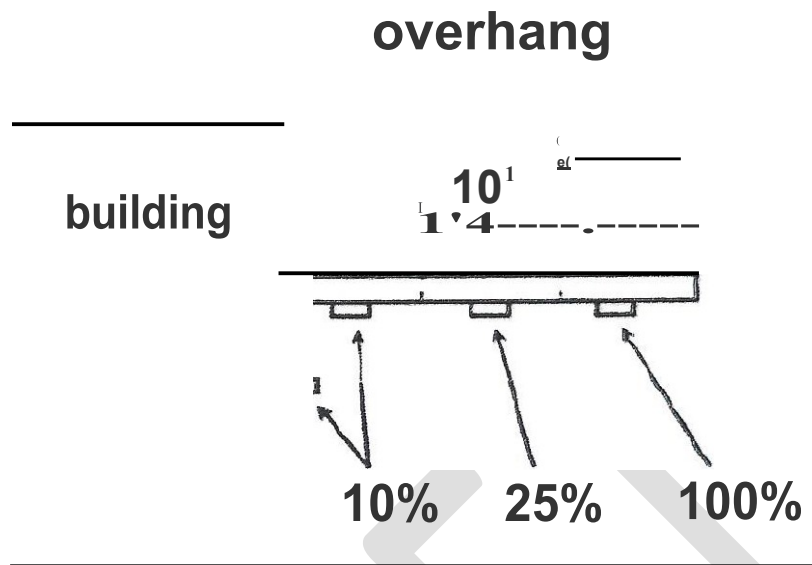
**Figure I:** Examples of unacceptable and acceptable barn-style light fixture shielding.

**Lighting under Canopies, Building Overhangs or Roof Eaves**

All outdoor or exterior lighting fixtures located under canopies, under building overhangs, or under roof eaves shall conform to all provisions of this article, including the following (see Figures J and K):



**Figure J:** Plan view of a canopy, showing fixture location and lumen lamp output percentage counted toward total lumens.



**Figure K** : Elevation view of a canopy or overhang attached to a building, showing location of shielded fixtures and the initial lamp output percentage to be used in calculating total output lumens.

- A. Outdoor lighting fixtures located under canopies, under building overhangs, or under roof eaves where the nearest edge of the lamp or fixture is located at five or more feet, but less than ten feet from the nearest edge of a canopy, overhang or eave are to be included in the calculation of total outdoor light output as though they produced only one-quarter of the lamp's rated lumen output.
- B. Outdoor lighting fixtures located under canopies, under building overhangs, or under roof eaves where the nearest edge of the lamp or fixture is located ten or more feet from the nearest edge of a canopy, building overhang, or eave are to be included in the total outdoor light output as though they produce only one-tenth of the lamp's rated lumen output.
- C. The total light output used for illuminating under canopies or building overhangs, defined as the sum of all under canopy initial lamp lumen outputs, shall not exceed 20 lumens per square foot under the canopy area. All lighting mounted under the canopy, including but not limited to, lighting fixtures mounted on the lower surface of the canopy and auxiliary lighting within signage or illuminated panels under the canopy, is to be included in the total.

### Lighting for Outdoor Signs and Decorative Lighting

- A. External Sign Lighting. Outdoor externally illuminated signs shall conform to all provisions of this article sign regulations contained in Sec 11.02.005 Point Venture Code of Ordinances and also signage/illumination requirements contained in Zoning Ordinance 2020-06-18 Sec 1.1.7.3. In particular, such lighting shall conform to the lamp source, shielding restrictions and be included in the output limit calculation. All upward-directed sign lighting is prohibited except as expressly stated otherwise herein.

B. Internal Sign Lighting and Neon Signs.

- (1) Outdoor internally illuminated signs (backlit), whether freestanding or building-mounted, shall be constructed with an opaque background and translucent letters and symbols or with a colored background and lighter letters and symbols (see Figure L). The internally illuminated or backlit portion of the sign cannot be white, cream, off-white, or yellow unless it is part of a registered logo. White, cream, off-white or yellow are permitted in the logo only, provided that such colors in the logo shall represent not more than one-third of the total sign area permitted.







Light Background [EI]	Colored Background . Opaque Background 0 0	
		
		

Figure L: Internally illuminated Signs

- (2) Lamps used for internal illumination shall not be included in the total outdoor light output calculation.
- (3) Neon signs shall be treated as internally illuminated signs for the purposes of these regulations and shall not be included in the total outdoor light output calculation. However, neon lighting extending beyond the "sign area" as defined in Section 4.801 below, shall be considered decorative lighting as described below.
- C. Decorative (non-sign) Lighting. Other internally illuminated panels or decorations not considered signage (such as illuminated canopy margins or building panels), shall be considered decorative lighting, and shall be subject to the standards applicable to outdoor or exterior lighting, including but not limited to lamp source, shielding standards and total outdoor light output limits.
- D. Destination Wayfinding Sign Lighting. Lighting for destination wayfinding signs shall be provided by ground mounted fixtures directly in front of the sign faces, with light sources shielded from public right-of-ways and limited to arterial street locations. Destination wayfinding signs on other streets shall include reflective surfaces and may not be illuminated.



## Lighting curfews

- A. Nonresidential 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.
  - (1) Motion sensor activation is allowed to cause the light to resume total outdoor light output but shall be reduced back to 25% or less of total outdoor light output allowed within 5 minutes after activation motion has ceased. Light output increases shall not be triggered by activity that occurs on other property.
  - (2) The required reduction in illumination may be accomplished by dimming, by turning off a certain number of light fixtures, by a combination of the two methods, or by any other action that yields the specified results.
- B. Illumination for all advertising signs, both externally and internally illuminated, shall be turned-off by the later of closing time or 10:00 p.m. Illumination for advertising signs may be energized prior to sunrise, but no more than one hour prior to opening.
- C. Street lighting, other than at the intersection of roadways, shall utilize half night photocells or timers to turn off the lights halfway between dusk and dawn.

\*\*\*\*\*

**Village of Point Venture**  
**FYE 2020 Budget to Actual**  
 October 2019 through September 2020

	<u>Oct '19 - Sep 20</u>	<u>Budget</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Cap Metro</b>	19,500.00	0.00
<b>Fines</b>	752.00	1,400.00
<b>Franchise Fees</b>	74,022.42	73,500.00
<b>Inspection Fees</b>	54,203.00	54,144.00
<b>Permits</b>	11,135.00	6,420.00
<b>Trash and Recycling Service</b>	30,902.32	28,000.00
<b>Tax Income</b>	383,240.76	336,180.00
<b>Interest Earned - Bank</b>	7,650.44	9,000.00
<b>Miscellaneous</b>	0.00	0.00
<b>Total Income</b>	<u>581,405.94</u>	<u>508,644.00</u>
<b>Gross Profit</b>	581,405.94	508,644.00
<b>Expense</b>		
<b>Capital Outlay</b>	89,165.00	72,000.00
<b>Maintenance and Repair</b>	40,368.20	42,400.00
<b>Trash and Other Muni Expense</b>	45,721.42	51,000.00
<b>Professional Expenses</b>	43,828.82	44,170.00
<b>Education and Training</b>	3,100.00	3,450.00
<b>Insurance Expense</b>	14,232.14	14,500.00
<b>Animal Control Costs</b>	2,123.19	2,550.00
<b>Administration Expenses</b>	13,738.26	17,300.00
<b>Dues Fees and Subscriptions</b>	9,807.45	10,900.00
<b>Contracted Services</b>	62,468.50	82,000.00
<b>Wages, Benefits and Payroll Exp</b>	157,385.53	159,480.00
<b>Bank related charges and fees</b>	99.13	300.00
<b>Travel</b>	2,112.05	2,500.00
<b>Utilities</b>	4,852.94	5,340.00
<b>Total Expense</b>	<u>489,002.63</u>	<u>507,890.00</u>
<b>Net Ordinary Income</b>	92,403.31	754.00
<b>Other Income/Expense</b>		
<b>Other Expense</b>		
<b>8010 - Other Surplus Expense</b>	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	0.00	0.00
<b>Net Income</b>	<u><u>92,403.31</u></u>	<u><u>754.00</u></u>

Village of Point Venture  
October All Class  
October 2020

	Animal Control	Building Admin	Code Enforcement	General Admin	General Fund	Public Works	Sheriff's	TOTAL
<b>Income</b>								
Franchise Fees	0.00	0.00	0.00	0.00	6,116.16	0.00	0.00	6,116.16
Inspection Fees	0.00	9,610.00	0.00	0.00	0.00	0.00	0.00	9,610.00
Permits	12.00	2,920.00	0.00	0.00	0.00	0.00	0.00	2,932.00
Trash and Recycling Service	0.00	0.00	0.00	0.00	0.00	2,318.34	0.00	2,318.34
Tax Income	0.00	0.00	0.00	0.00	7,750.84	0.00	0.00	7,750.84
Interest Earned - Bank	0.00	0.00	0.00	0.00	28.57	0.00	0.00	28.57
<b>Total Income</b>	<b>12.00</b>	<b>12,530.00</b>	<b>0.00</b>	<b>0.00</b>	<b>13,895.57</b>	<b>2,318.34</b>	<b>0.00</b>	<b>28,755.91</b>
<b>Expense</b>								
Maintenance and Repair	171.99	0.00	0.00	0.00	0.00	1,472.29	0.00	1,644.28
Trash and Other Muni Expense	0.00	0.00	0.00	0.00	0.00	947.02	0.00	947.02
Professional Expenses	0.00	924.00	0.00	84.00	0.00	0.00	0.00	1,008.00
Education and Training	0.00	0.00	0.00	250.00	0.00	0.00	0.00	250.00
Insurance Expense	0.00	0.00	0.00	10,594.78	0.00	0.00	0.00	10,594.78
Animal Control Costs	18.76	0.00	0.00	0.00	0.00	0.00	0.00	18.76
Administration Expenses	0.00	0.00	3.86	891.87	0.00	18.26	0.00	913.99
Dues Fees and Subscriptions	50.00	10.59	0.00	487.63	0.00	0.00	0.00	548.22
Contracted Services	0.00	3,450.00	0.00	0.00	0.00	0.00	3,145.00	6,595.00
Wages, Benefits and Payroll Exp	0.00	0.00	0.00	13,958.56	0.00	0.00	0.00	13,958.56
Bank related charges and fees	0.00	0.00	0.00	311.94	0.00	0.00	0.00	311.94
Travel	0.00	0.00	0.00	55.73	0.00	80.19	0.00	135.92
Utilities	54.63	0.00	0.00	172.06	0.00	0.00	0.00	226.69
<b>Total Expense</b>	<b>295.38</b>	<b>4,384.59</b>	<b>3.86</b>	<b>26,806.57</b>	<b>0.00</b>	<b>2,517.76</b>	<b>3,145.00</b>	<b>37,153.16</b>

**Village of Point Venture**  
**Statement of Financial Position**  
 As of October 31, 2020

	Oct 31, 20	Oct 31, 19
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
<b>Banks</b>		
1010 · Security State - Money Market	94,570.81	94,476.24
1015 · Security State - Operating Fund	245,885.46	145,052.16
1030 · TexPool - Money Market	289,983.04	287,830.92
1046 · TexPool - Road Fund	558,679.49	487,036.06
1047 · TexPool TimeWarner	25,688.57	21,158.08
<b>Total Banks</b>	1,214,807.37	1,035,553.46
<b>Total Checking/Savings</b>	1,214,807.37	1,035,553.46
<b>Accounts Receivable</b>		
1100 · Accounts Receivable	5,268.84	3,570.59
<b>Total Accounts Receivable</b>	5,268.84	3,570.59
<b>Other Current Assets</b>		
<b>Accounts Receivable - Misc</b>		
1105 · A/R - Taxes	7,132.56	7,132.56
<b>Total Accounts Receivable - Misc</b>	7,132.56	7,132.56
1499 · Undeposited Funds	0.00	1,767.50
<b>Total Other Current Assets</b>	7,132.56	8,900.06
<b>Total Current Assets</b>	1,227,208.77	1,048,024.11
<b>TOTAL ASSETS</b>	<b>1,227,208.77</b>	<b>1,048,024.11</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
1500 · Accounts Payable	6,591.77	10,656.73
<b>Total Accounts Payable</b>	6,591.77	10,656.73
<b>Credit Cards</b>		
1605 · SSBT MasterCard VKnight	451.99	280.08
1606 · SSBT-MasterCard T Low	325.04	0.00
1610 · SSBT MasterCard LClinton	0.00	119.19
1615 · SSBT MasterCard Eric Love	-91.20	232.65
<b>Total Credit Cards</b>	685.83	631.92
<b>Other Current Liabilities</b>		
2010 · Building Contractors Bond	30,103.00	24,900.00
2100 · Payroll Liabilities	3,328.34	1,681.94
2230 · Deferred Revenue - Taxes	7,132.56	7,132.56
<b>Council Reserved Funds</b>		
2241 · Deferred Revenue - PEG Revenue	25,429.18	21,057.09
2011 · Dedicated Road Fund	554,246.65	486,246.65
<b>Total Council Reserved Funds</b>	579,675.83	507,303.74
<b>Total Other Current Liabilities</b>	620,239.73	541,018.24
<b>Total Current Liabilities</b>	627,517.33	552,306.89
<b>Total Liabilities</b>	627,517.33	552,306.89

11/09/20  
Accrual Basis

Village of Point Venture  
**Statement of Financial Position**  
As of October 31, 2020

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	Oct 31, 20	Oct 31, 19
Equity		
3000 · Opening Bal Equity	26,368.59	26,368.59
3200 · Retained Earnings	581,720.10	489,316.79
Net Income	-8,397.25	-19,968.16
Total Equity	599,691.44	495,717.22
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,227,208.77</b>	<b>1,048,024.11</b>

**Village of Point Venture**  
**Profit & Loss**  
**October 2020**

	Oct 20
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Franchise Fees	6,116.16
Inspection Fees	9,610.00
Permits	2,932.00
Trash and Recycling Service	2,318.34
Tax Income	7,750.84
Interest Earned - Bank	28.57
<b>Total Income</b>	28,755.91
<b>Gross Profit</b>	28,755.91
<b>Expense</b>	
Maintenance and Repair	1,644.28
Trash and Other Muni Expense	947.02
Professional Expenses	1,008.00
Education and Training	250.00
Insurance Expense	10,594.78
Animal Control Costs	18.76
Administration Expenses	913.99
Dues Fees and Subscriptions	548.22
Contracted Services	6,595.00
Wages, Benefits and Payroll Exp	13,958.56
Bank related charges and fees	311.94
Travel	135.92
Utilities	226.69
<b>Total Expense</b>	37,153.16
<b>Net Ordinary Income</b>	-8,397.25
<b>Net Income</b>	-8,397.25



**TAX ASSESSOR AND COLLECTOR OF TRAVIS COUNTY  
BRUCE ELFANT**

**5501 Airport Boulevard • Austin, TX 78751 • 512 854 9473**

November 5, 2020

ERIC LOVE, MAYOR

**ATTENTION: ERIC LOVE**

VILLAGE OF POINT VENTURE  
411 LOHMANS FORD ROAD  
POINT VENTURE, TX 78645

Dear ERIC LOVE, MAYOR:

Pursuant to Sec. 26.09 of the Property Tax Code, I am submitting for your approval the 2020 tax levy for your jurisdiction. This levy is your adopted tax rate times the taxable value of all property in your jurisdiction, as certified by the Travis Central Appraisal District. The appraisal roll with the amount of tax entered and approved by the governing body of your unit constitutes your tax roll. Since the adopted rate and taxable value are certified numbers and essentially are fixed, the governing body's approval is assumed unless we hear differently from you.

Also shown is the certified total number of taxable parcels, which is the basis for our collection fees. As noted in prior correspondence, fees are \$1.87 per parcel. Unless other arrangements have been made, we will begin withholding the parcel fee from disbursements to jurisdictions as soon as collections begin for the 2020 tax year, and will continue to withhold disbursements until the fee is paid in full. After that, disbursements will be made to the jurisdictions as usual.

**2020 Tax Levy: \$294,813.18**

**2020 Number of Parcels: 1,147**

**2020 Collection Fees: \$2,144.89**

All data is as of October 30, 2020. If you have any questions please do not hesitate to contact Veronica Ruiz 512-854-7969 or Christina Cerda at 512-854-3858.

Sincerely yours,

A handwritten signature in black ink that reads "Bruce Elfant". The signature is written in a cursive style.

Bruce Elfant  
Tax Assessor-Collector

BE/vr/cc

**Village of Point Venture  
Building Department – October 2020**

In the month of October, there was one permit issued for new single family dwelling, three permits for solar panel installation, three permits for remodel, one permit for deck extension and one permit for foundation repair. There were four certificates of occupancy issued.

**NEW HOMES ISSUED PERMITS**

2009	10
2010	8
2011	8
2012	6
2013	12
2014	23
2015	18
2016	36
2017	53
2018	30
2019	31
2020	20

**CERTIFICATE OF OCCUPANCIES ISSUED**

2009	15
2010	11
2011	6
2012	4
2013	5
2014	15
2015	18
2016	38
2017	33
2018	58
2019	24
2020	30