



**VILLAGE OF POINT VENTURE
411 LOHMANS FORD RD
POINT VENTURE, TX 78656**

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

**NOTICE OF CALLED MEETING
POINT VENTURE PLANNING & ZONING COMMISSION
TUESDAY, NOVEMBER 10, 2020 @ 6:00 PM
VIA VIDEOCONFERENCING AS DESCRIBED BELOW**

NOTICE IS HEREBY GIVEN that the Point Venture Planning & Zoning Commission held a meeting on the above date and time for discussion and action on agenda items. Items do not have to be taken in the same order as shown. Members may vote and/or act upon each of the items listed in this agenda.

This meeting was conducted utilizing online videoconferencing. Planning & Zoning Commission members, staff and citizens participated in this manner only. Meeting joined from your computer, tablet or smartphone using the below link:

<https://us02web.zoom.us/j/82855990469?pwd=ZGxCQWt2cHVZNUo4M0hXQk9uT1BaZz09>

Meeting ID: 828 5599 0469

Passcode: 165552

Minutes

A. Open Meeting

Call to Order –Gary Abbott called meeting to order at 6:02 PM

Roll Call – Vickie Knight called roll:

Members Present: Gary Abbott, Carl Eckhardt, Niki Zezulka

Member Duane Gatlin arrived at 6:04 PM

Alternates Absent: Kathie Thomas, Cristin Cecala

B. Public Comment – No comment

Public comment section to address P&Z Commission members.

Members may only make factual responses to specific questions for items on this agenda.

C. Chair comments and announcements – No announcements

D. Business and/or Discussion Items

1. Approval of minutes for October 27, 2020 meeting.

Carl Eckhardt made a motion to approve minutes of the October 27, 2020 meeting as presented. Niki Zezulka seconded the motion. All members present approved. Motion carried.

2. Elect permanent Chairperson for Commission.

Carl Eckhardt made a motion to elect Gary Abbott as permanent chair of P&Z Commission. Duane Gatlin seconded the motion. Niki Zezulka in agreement. Motion carried.

3. Discussion and review MF-1 site plan submittal check list.

Member discussion on drainage requirements, drainage study focus on what will be done to control natural water flow to not effect adjacent property owners – how will the water be channeled? MF-1 checklist will be updated to include drainage study conducted by engineer or licensed landscape architect and reference zoning ordinance sections that apply. This checklist can be provided as working checklist for MF-1 site plan review submits.

4. Discussion and possible recommendation to Council regarding changes to Zoning Ordinance 2020-06-18 Sec 1.1.5.3 C) 1) MF-1 maximum density.

Gary Abbott consulted with the Point Venture Townhouse Association board president regarding recent updated requirements for MF-1 (townhouses) construction projects. Members reviewed for recommendation to Village Council for amendment to zoning ordinance 2020-06-18 Chapter 5 Sec 1.1.5.3 these three items: minimum square footage per unit; backyard setback to 7.5' and additional provision of density of 12 units per acre.

Duane Gatlin made a motion to recommend to Village Council amendments to zoning ordinance 2020-06-18 Chapter 5 Sec 1.1.5.3: 1) additional provision maximum density to 16 units per acre in lieu of 12 units per acre; 2) lower minimum square footage per unit to 800 square feet in lieu of 1200 square feet minimum; 3) adjust backyard set back to 7.5' in lieu of 15'. Niki Zezulka seconded the motion. Gary Abbott in agreement. Carl Eckhardt not in favor of motion to lower minimum square footage per unit. Members further discussion regarding lowering the square footage per unit. P&Z Commission will present above as recommendation to Village Council with an option to item 2 of 1000 square foot minimum to make space more livable and not just a short term weekend spot and enhance resale value which benefits the community.

5. Establish day(s) to accept submission of site plan for review.

Planning and Zoning 2021 calendar established (attached as part of official minutes for this meeting). Remainder year 2020 and 2021 calendar standard monthly meetings on the first Tuesday of each month and site plan review established monthly submittal dates of second Tuesday and fourth Thursday of each month.

6. Discuss Outdoor/Exterior Lighting aka Night Sky ordinance and recommendation to Council for further readings and adoption.

Members discuss night sky requirements and how to enforce these provisions. New construction will be subject to compliance for receipt of certificate of occupancy, renovation requirements and regulations need to be communicated to community (educate the community why this is important) and enforcement as violation of Village ordinance. **Carl Eckhardt made a motion to recommend to Village Council Outdoor/Exterior Lighting aka Night Sky as ordinance for attorney review with added enforcement and penalty provisions. Duane Gatlin seconded the motion. Acknowledge in favor: Niki Zezulka and Gary Abbott. Motion carried.**

7. Discussion regarding replat request received for 18803 Hogan Circle, lot 6 & 7.

Members were able to briefly view recent replat request. Incomplete documentation received, require plat with lot division as requested, copy of easement as effects lot 6A. Complete application to be submitted per approved Planning and Zoning calendar.

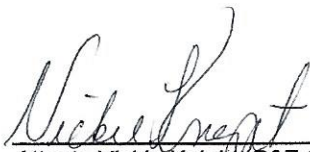
8. Set next meeting.

Tuesday, December 1, 2020 at 6 PM next regular scheduled Planning and Zoning Meeting.

E. **Adjourn** Carl Eckhardt made a motion to adjourn meeting. Niki Zezulka seconded the motion. **Gary Abbott adjourned the meeting at 7:06 PM.**



Gary Abbott, Chair Planning & Zoning



Attest: Vickie Knight, P&Z Secretary