



**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, MAY 4, 2021 @ 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 may participate in this manner only. Meeting joined from your computer, tablet or smartphone using the below link:

<https://us02web.zoom.us/j/81290044393?pwd=SVFkMC9lNUQvcUVZUjFDWXRfYmFXUT09>

Meeting ID: 812 9004 4393

Passcode: 896536

Minutes

A. Open Meeting

Call to Order – Chair Gary Abbott called the meeting to order at 6:04 PM

Roll Call – Vickie Knight called roll:

Members Present: Gary Abbott, Duane Gatlin, Cody Dumas, Niki Zezulka

Member Carl Eckhardt spoke to members, he is moving out of state and resigning effective immediately.

Quorum is present.

B. Public Comment – No comment

Public comment section to address P&Z Commission members.

C. Chair comments and announcements

Members thanked Carl Eckhardt for his service to the P&Z Commission.

D. Business and/or Discussion Items

1. Approval of minutes for April 13, 2021 Called Meeting

Cody Dumas made a motion to approve minutes of the April 13, 2021 meeting as presented. Duane Gatlin seconded the motion. Call vote: Niki Zezulka approve, Gary Abbott approved. Motion carried.

2. Discuss and possible approval for amend plat application for Lot 420A, 19000 and 19001 Lakeridge Circle.

Application received to amend plat for lot 419 and 420. Owner of both lots wishes to add small home with main residence located on lot 420. Discussion regarding zoning for SF-1 and SF-2 requirement that maximum number single family **detached** dwelling units per lot is one and deed restriction requirement that main residence may have garage, servant quarters or guest quarters constructed as long as such are connected by covered breezeway or otherwise and used in conjunction with existing single family dwelling. Application states to add smaller than 1200 sq ft home on property. The request does not specify shared covered connection with main residence. Owner may resubmit with further descriptive of non-separate dwelling. Additional attached buildings intended as accessory building to the main residence, attached buildings to share

common roof or connection between main residence. **Cody Dumas made a motion, due to intended purpose submitted within application for amended plat of lots 419 and 420, to deny this amended plat application as submitted. Duane Gatlin seconded the motion. Call vote: Niki Zezulka approve, Gary Abbott approve. Motion carried.**

Chair Gary Abbott suggested guidelines for attached dwelling units be provided to Village Building Services to determine when an addition to main residence is a separate dwelling or attached accessory dwelling. Attached dwellings at a minimum must share common roof/covered connection; have the same utility connections with main residence; share one physical address.

3. Discuss in person P&Z meetings.

Discussion to continue with Zoom video conferenced meeting as the meetings are compliant with open meetings act and current suspension orders from the Governor to hold open meetings via telephone or video conferencing. Discussion of adjusting meetings to a hybrid of physical location open meeting with video conferencing capability. P&Z meetings will remain video conferenced open meetings until further instructions from Office of the Governor.

P&Z Secretary will contact Kenwood Builders and request representative attend future P&Z meeting regarding future MF-1 site build at lots 4, 5 and 9 specifically maximum lot coverage and drainage analysis to stabilize flow rate.

E. **Adjourn** Niki Zezulka made a motion to adjourn meeting. Cody Dumas seconded the motion. Chair Gary Abbott adjourned the meeting at 6:36 PM.



Attest: Vickie Knight, P&Z Secretary



Gary Abbott, Chair