



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, JULY 6, 2021 @ 6:00 pm  
VIA VIDEOCONFERENCING AS DESCRIBED BELOW**

**NOTICE IS HEREBY GIVEN** that the Point Venture Planning & Zoning Commission will hold 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 will be conducted utilizing online videoconferencing. Planning & Zoning Commission members, staff and citizens may participate in this manner only. Please join the meeting from your computer, tablet or smartphone using the below link:**

<https://us02web.zoom.us/j/84511468705?pwd=b1pGc2srbEVSZkhGbW03emZoRlpVZz09>

Meeting ID: 845 1146 8705

Passcode: 656956

### **Minutes**

**A. Call to Order – Chair Duane Gatlin called the meeting to order at 6:07 PM**

Roll Call – Vickie Knight called roll:

Members Present: Duane Gatlin, Cody Dumas, Carol Bubak

Members Absent; Niki Zezulka

Quorum is present.

**B. Public Comment**

Public comment section to address P&Z Commission members.

Melissa Sloan, Ameritex Builders, addressed the members regarding odor study and noise study as required on commercial site plan checklist. Ameritex Builders question whether these two studies can even be performed and if so, Ameritex Builders would like guidelines or example.

**C. Chair comments and announcements**

Duane Gatlin thanked departing P&Z members Gary Abbott and Niki Zezulka for their time, efforts and participation.

**D. Business and/or Discussion Items**

1. Approval of minutes for June 1, 2021, Called Meeting.

**Cody Dumas made a motion to approve minutes of the June 1, 2021, meeting as presented. Carol Bubak seconded the motion. Call vote: Duane Gatlin approved. Motion carried.**

2. Further review draft of ordinance providing rules and regulations for short-term rental registration. Updates reviewed to add reference to application section to include should owner by an LLC: consistency between registration definitions throughout the ordinance; of registration fee amount specified in fee schedule in Appendix A. Registration fee structure determined by annual fee for third party short term rental software solution (Granicus Host Compliance). Members discussed including POA park rules in operational requirements. POA deed restrictions and regulations are addressed in application section.

3. Discuss and possible action to call for public hearing August 3, 2021, to consider testimony and act upon formal recommendation regarding amendment to ordinance 2020-06-18 (Zoning Ordinance) providing rules and regulations for short-term rental registration. Members discussed public hearing to be an open meeting held at Village Office and adjust meeting time to 6:30. Two members must attend remote. **Members call for public hearing on short term rental registration draft ordinance on August 3, 2021. Cody Dumas, Duane Gatlin, Carol Bubak. Public Hearing notice will be published July 15 for August 3, 2021, 6:30 PM.**
4. Further discussion regarding additional guidelines to clearly define use and regulations for accessory building or structure, servant's/guest quarters and dwelling unit. Discussion that accessory dwelling structure definition and regulations avoid potential waiver or request for variance. Further research to develop distinct definition of accessory dwelling unit, allowable purpose of an accessory dwelling unit and what is allowed use of accessory dwelling unit. Members will continue developing adjustments for recommendation to Council for zoning ordinance amendments.
5. Statement of Appointed Official for Vicky Lockwood, seating of P&Z member. **Vicky Lockwood gave her statement of appointed official and was seated as P&Z Commission member.**
6. Statement of Appointed Official for Curt Webber, seating of P&Z member. **Curt Webber gave his statement of appointed official and was seated as P&Z Commission member.**

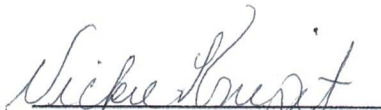
**E. General announcements and Meet/Greet with new members.**

Brief discussion with members regarding open meetings and members communication.

- F. Adjourn** Cody Dumas made a motion to adjourn the meeting. Vicky Lockwood seconded the motion. Chair Duane Gatlin adjourned the meeting at 6:49 PM.



Duane Gatlin, Interim Chair



Vickie Knight, P&Z Secretary