



**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, OCTOBER 27, 2020 @ 6:00 PM  
VIA VIDEOCONFERENCING AS DESCRIBED BELOW**

**NOTICE IS HEREBY GIVEN** that the Point Venture Planning & Zoning Commission held 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. Please join the meeting from your computer, tablet or smartphone using the below link:**

<https://us02web.zoom.us/j/83060480792?pwd=SWJJZFZMTkttSXhjdY9aaGR6aE1DZz09>

Meeting ID: 830 6048 0792

Passcode: 315812

**Minutes**

**A. Open Meeting**

Call to Order –Gary Abbott called meeting to order at 6:05 PM

Roll Call – Vickie Knight called roll:

Members Present: Gary Abbott, Carl Eckhardt, Duane Gatlin

Members Absent: Cody Dumas, Niki Zezulka

Alternates Absent: Kathie Thomas, Cristin Cecala

**B. Public Comment - No Comment**

Public comment section to address P&Z Commission members.

**C. Chair comments and announcements**

Gary Abbott spoke to members regarding Zoning Ordinance 2020-06-18 which imposes a new limit on density in the MF-1 zoning districts for new construction. Maximum density shall be 12 units per acre. P&Z Commission will be enforcing this limit on new townhouse projects during plat and site plan reviews. Village Building Services will notify the ACC, townhouse association and builders of this provision affecting MF-1 zoning districts.

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

1. Approval of minutes for October 13, 2020 meeting.

**Duane Gatlin made a motion to approve minutes of the October 13, 2020 meeting as presented. Carl Eckhardt seconded the motion. All members present approved. Motion carried.**

2. Outdoor lighting/night sky ordinance review.

Outdoor/Exterior Lighting requirements for all newly constructed residential and nonresidential structures, renovations and repairs and nonconforming existing lighting was discussed. Carl Eckhardt inquired if adopted by Council as an ordinance, will ATS perform plan review with the lighting requirements adopted, how will requirements be enforced and if new construction does not comply will certificate of occupancy be denied until within compliance. Gary Abbott offered to present draft document to Council as preview of P&Z recommendations for Outdoor/Exterior Lighting ordinance to be incorporated to building regulations/requirements and enforced accordingly.

3. Review preliminary site plan submittal check list.

Member discussion regarding combining site plan checklist to include commercial and MF-1 in single checklist. It was determined that commercial and MF-1 checklist would be separated due to specific requirements for each. Gary Abbott requested vote to approve commercial checklist as reviewed at October 13, 2020 meeting.

**Carl Eckhardt made a motion to approve commercial site plan development application checklist. Duane Gatlin seconded the motion. Gary Abbott approve motion. Motion carried.**

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

P&Z to establish uniform days of each month to accept submittal for site plan development application to best utilize the time allowed for review per H.B. 3167. P&Z members will consider monthly meeting schedule of 1<sup>st</sup> Tuesday each month. Members discussed establishing the 2<sup>nd</sup> Tuesday and 4<sup>th</sup> Thursday of each month to accept submittals for site plan development. All site plan applications will be subject to five (5) business day administration completeness review prior to acceptance as submitted. Members will review draft calendar with these prospective dates at next scheduled meeting.

5. Set next meeting and future agenda items.

Next meeting to be scheduled for Tuesday, November 10, 2020 at 6 PM. MF-1 site plan checklist, establish monthly submittal dates for site plan reviews will be discussed by members.

- E. Adjourn** Carl Eckhardt made a motion to adjourn the meeting. Duane Gatlin seconded the motion. **Gary Abbott adjourned the meeting at 6:40 PM.**

  
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Gary Abbott, Acting Chair

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Attest: Vickie Knight, P&Z Secretary