



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, SEPTEMBER 15, 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 from computer, tablet or smartphone using the below link:

<https://us02web.zoom.us/j/84125505703?pwd=QWNGd2tHUEJ3bnFjR0tITUdPRk1RUT09>

Meeting ID: 841 2550 5703

Passcode: 530574

### Minutes

#### A. Open Meeting

Call to Order –Meeting called to order at 6:03 PM

Roll Call – Vickie Knight called roll:

Members Present: Gary Abbott, Carl Eckhardt, Cody Dumas, Niki Zezulka

Alternates Present: Cristin Cecala

Alternates Absent: Kathie Thomas

#### B. Public Comment – No Comments

Public comment section to address P&Z Commission members.

#### C. Business Items

1. Approval of minutes for September 1, 2020 meeting.

**Carl Eckhardt made note of detailed information regarding member discussion of processes at the September 1 meeting. Carl Eckhardt made a motion to approve the minutes of the September 1, 2020 meeting as presented. Cody Dumas seconded the motion. Members present approved. Motion carried.**

2. Resignation of Commission Chair.

**Zane Cannaday notified Mayor Eric Love of his resignation from the Planning and Zoning Commission effective September 2, 2020. Carl Eckhardt asked Gary Abbott to consider chair position. Gary Abbott agreed to a temporary appointment as chair, to be revisited when member is replaced by Council appointment. Niki Zezulka, Carl Eckhardt, Cody Dumas agree with temporary appointment of Gary Abbott as chair. Gary Abbott requested alternate Cristin Cecala serve at this meeting for unfilled position.**

3. Review LCRA Development Permit Application Packet provided by LCRA.

Development Permit for construction activities that create more than 10,000 square feet of impervious cover is required by LCRA and noted on site plan check list. LCRA development permit must be submitted with site plans. LCRA Application Packet review for member information purposes only.

4. Review Fire Code Permit provided by Travis County ESD #1.

Jacob Couch, Fire Marshall Travis County ESD #1, provided Fire Code Permit Application for commercial developments. Invite to be extended to Jacob Couch to speak with members regarding the process for development site fire code permitting.

**Gary Abbott requested members review item 6 prior to general discussion of item 5.**

6. Review plat amendment for 300 Venture Blvd N.  
Members reviewed and discussed the preliminary amended plat, amended plat submitted by Ameritex Builders on September 2, 2020 and easement for equipment station on lot 795C. Direction to be provided to notify builder/owner that amended plat was not acceptable and the following items for resubmit were required:
  - 1) original plats for all four lots (795C, 796C, 797C, 798C) must accompany submit for review
  - 2) copy of all utility easements released for all four lots – depending on original plat, all easements must be released
  - 3) building set back lines be indicated on survey
  - 4) easements for equipment station on lot 795C be shown on survey
  
5. Discussion of numerous subjects to assist members with processes, guidelines, online messaging boards, review checklist for submitted plats/replats, multi-family and commercial site plans. Members discussed completing plat/replat checklist and request a review for completeness by Haynie Consulting before finalizing and formalizing checklist as part of review process. Plat/replat checklist to be updated and submitted for member review at next scheduled meeting. Members discussion regarding what a traffic study for our particular situations would need to involve. Village personnel will request input from civil engineer at Haynie Consulting regarding example of simple traffic analysis study. Members agreed to include noise impact and odor/smell impact study when applicable to site plan submitted. These two additional conditions for P&Z consideration will be confirmed with Village attorney as applicable for P&Z request. Members consider outdoor lighting/night sky regulations important to site plan submittal determinations. Additional examples/ordinances/information for outdoor lighting/illumination and night sky will be researched and discussed at next scheduled meeting. Members discussion that ACC will determine aesthetics and regulate visual of plan submittals prior to plan submittal to the P&Z, this will not be P&Z authority to review.

Next scheduled meeting to be Tuesday, September 29 at 6 PM.

**D. Adjourn** Cody Dumas made a motion to adjourn. Carl Eckhardt seconded the motion. **Gary Abbott adjourned the meeting at 7:15 PM.**

  
Attest: Vickie Knight, P&Z Secretary

  
Gary Abbott, Acting Chair