



**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
MONDAY, NOVEMBER 21, 2022 @ 6:30 pm
at 411 Lohmans Ford Rd, Point Venture, TX**

Minutes

A. Items Opening Meeting

1. Call to Order – Chair Duane Gatlin called the meeting to order at 6:34 PM.
2. Pledge – Chair Duane Gatlin led Pledge of Allegiance.
3. Roll Call – Vickie Knight called roll: Members Present: Duane Gatlin, Curt Webber, Vicky Lockwood and Steve Tabaska. Quorum was present.

B. Public Comments

No public comments received.

C. Chair comments and announcements

No Chair comments or announcements.

D. Business and/or Discussion Items

The Members may vote and/or act upon each of the items listed in this Agenda.

1. Approval of minutes for October 18, 2022, P&Z Meeting.
Curt Webber made a motion to approve minutes of the October 18, 2022, meeting as presented. Steve Tabaska seconded the motion. Call vote: Duane Gatlin, Vicky Lockwood agree. Motion carried.
2. Discussion and review of zoning regulations for restaurants within zoning districts; zoning yard requirements single family SF-1 and SF-2.
Committee discussed SF-1 and SF-2 yard requirements per Sec 1.1.5.2 and 1.1.5.2.1 maximum lot coverage and minimum back yard requirement. Zoning ordinance has yard requirement of 45% maximum lot coverage for SF-1 and SF-2. Requests have been submitted to Village Council for variance to increase amount of maximum lot coverage. P&Z Committee discussed requesting a first review of variance requests effecting Zoning ordinance requirements prior to public hearing with the Board of Adjustments (Village Council). Impervious surface structures were discussed, definition of impervious coverage and purpose of regulations to impervious coverage (maximum of lot coverage). Committee feels definition as stated in Zoning ordinance Chapter 3 should be amended to include types of impervious coverage. Committee will review and submit definition amendment request to Village Council. Committee discussed SF-1 and SF-2 yard requirements for minimum backyard of 25'. Rear yard 25' minimum was determined to be acceptable and a variance should be requested to build beyond the 25' minimum back yard requirement.
Curt Webber made a motion to uphold 45% maximum lot coverage per Sec 1.1.5.2 and 1.1.5.2.1 and request that variance requests to increase amount of maximum lot coverage should not exceed 50% and require certified engineered drainage study with request for variance to maximum lot coverage. Vicky Lockwood seconded the motion. Call vote: Duane Gatlin, Steve Tabaska agree. Motion carried.

Committee will review zoning use and regulations for restaurants within the O/S/P/R district (POA common/open/park area property) at next scheduled P&Z meeting.

E. General announcements

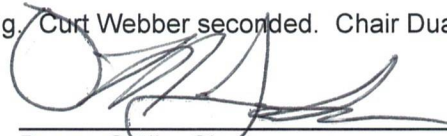
P&Z will meet on Tuesday, December 6.

F. Adjourn

Steve Tabaska made a motion to adjourn meeting. Curt Webber seconded. Chair Duane Gatlin adjourned the meeting at 8:35 PM.



Vickie Knight, P&Z Secretary



Duane Gatlin, Chair

**This facility is wheelchair accessible and accessible parking spaces are available. Reasonable modifications and equal access to communications will be provided upon request.*