



VILLAGE OF POINT VENTURE
411 LOHMAN FORD RD
POINT VENTURE, TX 78656

*"Partnership with the community. Foster community pride.
Preserve and enhance the natural beauty of our environment"*

NOTICE OF PUBLIC HEARING AND CALLED MEETING
POINT VENTURE PLANNING & ZONING COMMISSION
TUESDAY, MAY 2, 2023 @ 6:30 pm
at 411 Lohman Ford Rd, Point Venture, TX 78645

Minutes

A. Items Opening Meeting

1. Call to Order – Chair Duane Gatlin called the meeting to order at 6:32 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, Mark Thor and Steve Tabaska. Quorum was present.

B. Public Hearing/Items for Consideration

1. Consider testimony and act upon proposed amendments to Chapter 2 of the Zoning Ordinance providing regulations for uses within the Open Space/Parks/Recreational [OSPR] Zoning District.
 - a. P&Z Commission will hear testimony and discuss proposed amendment to provide Conditional Use Permit regulations within Open Space/Parks/Recreational Zoning District.
 - b. There were no comments for public hearing. Chair Duane Gatlin closed public comments to this item.
 - c. P&Z members did not have additional discussion regarding this item.
 - d. **Duane Gatlin made a motion to approve proposed amendments to Chapter 2 of the Zoning Ordinance providing Conditional Permit Use regulations for uses within the Open Space/Parks/Recreational [OSPR] Zoning District. Steve Tabaska seconded the motion. Call vote: Curt Webber, Vicky Lockwood and Mark Thor agree. Motion carried.**
2. Consider testimony and act upon proposed amendments to Chapter 3, 4, 5, and 6 of the Zoning Ordinance providing regulations and definitions for impervious cover and lot coverage and correcting scrivener's errors.
 - a. P&Z Commission will hear testimony and discuss proposed amendments to amend Chapter 3 definitions to add impervious coverage; amend Chapter 3 definition of lot coverage; amend Chapter 4 references to lot coverage and correct scrivener's errors Chapters 5 and 6
 - b. There were no comments for public hearing. Chair Duane Gatlin closed public comments to this item.
 - c. Mark Thor asked correction to Chapter 3 definitions bd) Lot Coverage include preposition "to" the total square footage. This grammar error will be noted. Mark Thor asked if Chapter 3 definitions by) Parking Space terms enclosed or unenclosed needed expanded defining. P&Z Members did not feel unclear with these terms and intent.
 - d. **Duane Gatlin made a motion to approve proposed amendments to Chapter 3, 4, 5, and 6 of the Zoning Ordinance providing regulations and definitions for impervious cover and lot coverage and correcting scrivener's errors. Steve Tabaska seconded the motion. Call vote: Curt Webber, Vicky Lockwood and Mark Thor agree. Motion carried.**

C. Convene into Regular Planning and Zoning Meeting

Chair Duane Gatlin closed Public Hearing and opened to Regular Planning and Zoning Meeting at 6:46PM

D. Public Comments

No public comments received.

E. Chair comments and announcements

Chair Duane Gatlin informed Committee of Village Council Workshop on May 9 to discuss amendments to building and zoning ordinance. The next scheduled meeting of the P&Z Commission will be Tuesday, June 6, 2023 at 6:30.

Comment received from Member Steve Tabaska regarding meeting with Councilmember Molina and Councilmember Maund and repeated comment regarding zoning ordinance Chapter 5 (b) (1) density. Committee discussed "density" is appropriate as intended purpose for zoning ordinance.

F. 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 April 4, 2023, P&Z Meeting.

Curt Webber made a motion to approve minutes of the April 4, 2023 meeting as presented. Mark Thor seconded the motion. Call vote: Duane Gatlin, Steve Tabaska, Vicky Lockwood agree. Motion carried.

2. Discuss outline for annual Planning & Zoning Committee report to be submitted to Village Council. P&Z Secretary will provide year in review annual report based on minutes from the P&Z meetings January 2022 through April 2023. Annual report to include future projects: research and discuss short term rental regulations; research and discuss mobile food vendor (food truck) zoning use classification. Appointment and reappointments for P&Z Commission by Village Council in June. Vicky Lockwood will not be seeking reappointment. Duane Gatlin, Curt Webber, Steve Tabaska and Mark Thor desire 2 year reappointment.

3. Possible discussion of proposing amendments to Zoning Ordinance, Chapter 4, Sec 1.1.4.9 Short-Term Rental Registration.

Curt Webber felt more research is required to have a discussion regarding how much and if our infrastructure is effected, the areas in Point Venture with higher percent of short term rental guest complaints, recent and upcoming case law regarding short term rental property and regulating.

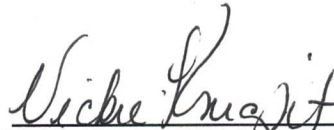
Duane Gatlin made a motion to table discussion regarding short term rental property regulations pending further research for review and to move forward with discussion regarding mobile food vendors (food trucks). Steve Tabaska seconded the motion. Call vote: Curt Webber, Mark Thor and Vicky Lockwood agree. Motion carried.

G. General announcements

Next meeting Tuesday, June 6 and Committee will discuss mobile food vendors zoning use and permit applicability.

H. Adjourn

Chair Duane Gatlin adjourned meeting at 7:29 PM.


Vickie Knight, P&Z Secretary


Duane Gatlin, Chair

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