



**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, DECEMBER 6, 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 6:31 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 November 21, 2022, P&Z Meeting.
Curt Webber made a motion to approve minutes of the November 21, 2022, meeting as presented. Steve Tabaska seconded the motion. Call vote: Duane Gatlin, Vicky Lockwood agree. Motion carried.
2. Discussion regarding definition maximum lot coverage Chapter 3 Zoning code.
Committee discussed swimming pools and spas, or portions of pools built outside the building footprint, should count as impervious surfaces when calculating lot coverage. Committee discussed update defining lot coverage Chapter 3 Definitions (bc) amendment to further define the following impervious cover definition: any type of human-made surface that does not absorb rainfall, including rooftops, patios, driveways, sidewalks, roadways, parking lots, decks, swimming pools, spa when calculating lot coverage. Uncovered wooden decks and unpaved portions of driveways count as 50% impervious cover.
Duane Gatlin made a motion to propose for Village Council approval zoning ordinance amendment Chapter 3 Definitions (bc) for lot coverage to include above definition of impervious cover, triggering public hearing and notice requirements for zoning text amendments. Vicky Lockwood seconded the motion. Call vote: Curt Webber, Steve Tabaska agree. Motion carried.
3. Discussion and review zoning use summary table for restaurants within zoning districts.
Village zoning ordinance only allows restaurant uses in the C (commercial) district. The restaurant at the Point Venture marina is located within OS/P/R district (open space and/or POA owned property). P&Z committee will discuss at January meeting potential recommendations for consideration establishing conditional use permitting process for restaurants in OS/P/R district.

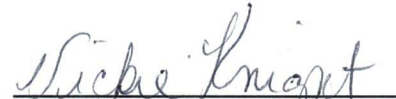
4. Review Chapter 10 Zoning code regarding conditional permit use regulations.
P&Z Committee will review Zoning ordinance Chapter 10 Use Regulations to consider recommendations for minimum standards and special regulations for conditional use permitting.
5. Discussion mobile food vendor (food truck) zoning use classification to be separate from restaurant use classification.
P&Z Committee request input from Point Venture POA regarding the process followed to allow and place food trucks at the golf course (Caddy Shack) which is also OS/P/R district. P&Z Committee discussed mobile food establishments (food trucks) and conditional use permitting could have regulations for time constraints (how long on site), one day conditional permits, location, hours of operation. P&Z Committee will discuss this item at January meeting.

E. General announcements

P&Z Committee will meet on Tuesday, January 3, 2023 at 6:30PM.

F. Adjourn

Curt Webber made a motion to adjourn meeting. Vicky Lockwood seconded. Chair Duane Gatlin adjourned the meeting at 7:28 PM.



Vickie Knight, P&Z Secretary



Duane Gatlin, Chair

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