



**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, JUNE 1, 2021 @ 6:00 pm  
VIA VIDEOCONFERENCING AS DESCRIBED BELOW**

**NOTICE IS HEREBY GIVEN** that the Point Venture Planning & Zoning Commission will hold 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 will be 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/81793561579?pwd=SXlUOFFvSEh0WU90Qm5GQXloNWc1QT09>

Meeting ID: 817 9356 1579

Passcode: 299073

**Minutes**

**A. Open Meeting**

Call to Order – Chair Gary Abbott called the meeting to order at 6:02 PM

Roll Call – Vickie Knight called roll:

Members Present: Gary Abbott, Cody Dumas, Niki Zezulka

Quorum is present.

Duane Gatlin arrived at 6:05 PM.

**B. Public Comment - No comment**

*Public comment section to address P&Z Commission members.*

**C. Chair Comments**

Council may appoint P&Z members for Gary Abbott and Niki Zezulka at June Council meeting. Zoning ordinance indicates P&Z member terms ending June 30, but seating of newly appointed members may be scheduled for P&Z August meeting.

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

1. Approval of minutes for May 4, 2021, Called Meeting.

**Cody Dumas made a motion to approve minutes of the May 4, 2021, meeting as presented. Niki Zezulka seconded the motion. Call vote: Gary Abbott approved. Motion carried.**

2. Statement of Appointed Official for Carol Bubak, seating of P&Z member.

**Carol Bubak gave her statement of appointed official and was seated as P&Z Commission member.**

3. Appoint alternate P&Z chair.

There will be two (2) P&Z members appointed at the July and/or August P&Z meetings.

Gary Abbott asked members to appoint an interim chair at this meeting as he will be moving from Point Venture in July and not serving on the P&Z. Once the two members are appointed and seated, the P&Z may vote a permanent chair. Gary Abbott recommended Duane Gatlin serve as interim chair. Niki Zezulka, Cody Dumas and Carol Bubak in agreement with recommendation of Duane Gatlin as interim P&Z chair. **Duane Gatlin will serve as interim chair beginning July 6, 2021 meeting.**

4. Discuss and possible approval for amend plat application for Lot 420A, 19000 and 19001 Lakeridge Circle.

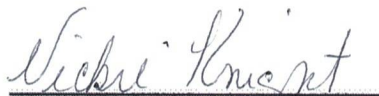
**Cody Dumas made a motion to approve amend plat application for lot 420A, 19000 and 19001 Lakeridge Circle. Niki Zezulka seconded the motion. There was no further discussion. Call vote: Duane Gatlin approved, Gary Abbott approved, Carol Bubak approved. Motion carried.**

5. Discuss accessory dwelling units' further guidelines for variances.  
Discussion regarding additional wording to more clearly define use and regulations for accessory building or structure, servant's quarters and dwelling unit. P&Z will revisit this discussion at future meeting with examples and recommendations to revise and update zoning ordinance definition, use and regulations as pertains to accessory building or structure.
6. Review draft of ordinance providing rules and regulations for short-term rental registration.  
Preview draft ordinance for short term rental registration to be adopted and codified within Zoning Ordinance 2020-06-18. Discussion: Exhibit A referred to within draft is not attached or submitted, application process refers only to owner as partnership or corporation missing LLC component, appeal process is not complete and contains blank spaces to denote timing and body to hear appeal, terms not consistent with definitions throughout the draft ordinance, how are operational requirements to be verified or enforced. Cody Dumas will supply a redline of this draft ordinance for update and further review by P&Z.
7. Call for public hearing July 6, 2021, to consider testimony and act upon formal recommendation regarding amendment to ordinance 2020-06-18 (Zoning Ordinance) providing rules and regulations for short-term rental registration.  
Pending available timing to present adjustments and clarifications to Village attorney for update and completion of draft ordinance for review and public hearing, P&Z will host public hearing on July 6 with a completed and updated draft of ordinance.

**E. Adjourn** Niki Zezulka made a motion to adjourn the meeting. Cody Dumas seconded the motion. Chair Gary Abbott adjourned the meeting at 6:47 PM.



Duane Gatlin, Interim Chair



Vickie Knight, P&Z Secretary