

NOTICE OF
TOWN COUNCIL WORKSESSION, PUBLIC HEARING & REGULAR MEETING
TOWN OF PROVIDENCE VILLAGE, TEXAS
PROVIDENCE VILLAGE TOWN HALL
1745 F.M. 2931, PROVIDENCE VILLAGE, TEXAS

TUESDAY, APRIL 18, 2017

7:30 P.M. Regular Session

MINUTES

REGULAR SESSION 7:30 p.m.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Pro-Tem Michael Jordan called the meeting to order at 7:35 p.m. Town Council members present were Alderman J. Eric Newton, Alderman Linda Applin and Alderman Chris Blue, being a quorum. Alderman Steve Miller was absent.

II. PLEDGE OF ALLEGIANCE

- a. United States Flag
- b. Texas Flag

Webelo Den Pack 1313 led the pledge.

III. INVOCATION

J.T. Riley from Providence Baptist Church led invocation.

IV. OPEN FORUM:

Don Fisher reported on behalf of the Providence HOA that the Easter Egg annual event was a success and he thanked the Town for their participation. Mr. Fisher further reported that one new member was elected to the HOA Board. Further he reported that Saturday was the Community Garage Sale and they would have dumpsters and a shredder available starting at 7:00 a.m. at the clubhouse.

Mayor Pro-Tem Jordan announced that Simple Recycling would start servicing the Town in a month.

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

- a. Monthly Reports from Committees
- b. Staff Reports

Mike Carroll gave a summary of the Permit Report and the Code Compliance report.

Jenny Sawyers provided a summary of the municipal court report.

Clay Taylor provided a brief report on Earth Day and conservation support.

Brian Roberson gave a brief summary of his Town Hall report.

VI. CONSENT AGENDA

- a. Minute Approval
- b. Treasury Report
- c. Pay Bills
- d. Approve Purchase Orders
- e. Approve Administrative Actions

Alderman Blue moved to approve the Consent Agenda; Alderman Applin seconded. Motion carried. 4 in favor, 0 opposed.

VII. ACTION ITEMS

- a. Receive recommendation from Planning and Zoning Commission and conduct Public Hearing to receive input, discuss and take action on replat from R&M Materials LLC for property located at the southwest corner of F.M. 2931 and Fishtrap Road subdividing the tract of land identified as Denton Property ID 38033, being approximately 29.979 acre tract of land situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas, into two lots designated as Lot 1, a 7.42 acre parcel being the southwest corner of Tract 38, and Lot 2, an approximate 22.559 acre being the remainder of Tract 38.

Brian Roberson gave a summary of the replat request from R&M Materials LLC and stated that the Planning & Zoning Commission recommended approval with an addition of a second access point to the property from F.M. 2931. Mayor Pro-Tem Jordan opened public hearing at 7:49 p.m. Sandy Stephens from Cole Design Group, Inc. stated he was available to answer questions. No one requested to speak. Mayor Pro-Tem Jordan closed public hearing at 7:50 p.m.

Alderman Newton moved to approved the replat as recommended by Planning & Zoning Commission, including the addition of a second access point to F.M. 2931; Alderman Blue seconded. Motion carried: 4 in favor, 0 opposed.

- b. Receive recommendation from Planning and Zoning Commission and conduct Public Hearing to receive input, discuss and take action regarding an ordinance changing the zoning classification from Agricultural District (A) and Business 1 District (B1) to Planned Development District (PD) of the approximate 5.00 acre tract of land identified

as that tract of land situated in the Marsella Jones Survey, Abstract 662, Lot 1, Block 1, Universal Storage Place II Addition, Denton County, Texas.

Brian Roberson stated that this was the Universal Storage location and was a request for a zoning classification change from Agricultural (A) and Business 1 (B-1) to Planned Development (PD) to allow for additional office space and more closed storage on F.M. 2931.

Mayor Pro-Tem Jordan opened public hearing at 7:53 p.m. The Town Secretary read the responses received by email from Scott Fullerton indicating his “unwavering support” of the zoning request, and opposition response received from Mike and Kasie McNeese via facsimile. Kay Lynn Steffen, a resident who resides at 9849 Cedarcrest Dr., spoke regarding lighting concerns and snake hazards, but did acknowledge that enclosed storage was better, but she was still concerned about lighting. Mayor Pro-Tem Jordan closed public hearing at 7:56 p.m.

Mayor Pro-Tem Jordan asked about the presence of J.T. McCarroll, the owner of the property, and Town Secretary stated that he was unable to attend because his wife gave birth to a premature baby. Alderman Blue commented that the building would improve the appearance. There was a brief discussion regarding the retention pond, but it was determined that the pond was not part of the replatted area to be included in the Planned Development.

Alderman Newton asked about hours of operations. The Town Attorney, Regina Edwards, advised the Town Council regarding issues of an existing business use so the Town Council is limited on what they can control with respect to hours of operation.

Alderman Newton moved to approve the zoning classification change from Agricultural (A) and Business 1 (B-1) to Planned Development (PD); Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- c. Receive recommendation from Planning and Zoning Commission and conduct Public Hearing to receive input, discuss and take action regarding an ordinance changing the zoning classification from Agricultural District (A) to Industrial 2 District (I-2) of the approximate 7.42 acre tract of land generally located in the southwest corner of the 29.979 acre tract of land identified as Denton Property ID 38033, situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas and replatted to be identified as Lot 1.

Brian Roberson explained why the property was zoned Agricultural (A) due to the annexation, so there was a need to bring it into the zoning classification of the connecting property. Mayor Pro-Tem Jordan opened public hearing at 8:07 p.m. There were no request to address the Town Council. Mayor Pro-Tem Jordan closed the public hearing at 8:07 p.m.

Alderman Applin moved to approve the zoning classification change as requested; Alderman Blue seconded. Motion carried: 4 in favor, 0 opposed.

- d. Receive recommendation from Planning and Zoning Commission and consider, discuss and act upon Special Use Permit No. 17-000840-01 submitted by R&M Materials LLC, as property owner, Colby Schraegle of Cole Design Group, Inc., as applicant, for a special use permit allowing self-storage and mini warehouses in the Industrial 2 District (I-2) of the property located at the southwest corner of F.M. 2931 and Fishtrap Road and identified as approximately 7.42 acre tract of land replatted as Lot 1 of the 29.979 acre tract of land identified as Denton Property ID 38033, situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas.

Brian Roberson stated that the Special Use Permit is for mini storage, self-storage and gave a summary of the Planning & Zoning Commissions concerns. Mayor Pro-Tem Jordan opened public hearing at 8:10 p.m. Don Fisher spoke stating that he did not believe that more storage units were necessary. Mayor Pro-Tem Jordan closed public hearing at 8:12 p.m.

Alderman Newton moved to table this action item until the May 16, 2017 Town Council meeting; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- e. Consider, discuss and act upon authorizing the Town Secretary to publish notice for public hearings relating to an ordinance amending Ordinance No. 2014-060, as amended by Ordinance No. 2014-060-01, as amended by Ordinance No. 2014-060-02, as amended by Ordinance No. 2014-060-03, as amended by Ordinance No. 2014-060-04, as amended by Ordinance No. 2014-060-05 of the Town of Providence Village, Texas, amending the ordinance by making certain deletions and additions thereby amending the procedures found under Section 18 entitled "Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures".

Brian Roberson stated that the amendment is recommended by Town Council and Town Attorney, Regina Edwards, gave a summary of the changes. Alderman Blue moved to authorize the Town Secretary publish notice of a public hearing; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- f. Consider, discuss and act upon approval of Special Event Permit No. 17-00671-01 requested by Sara Benton for Sophia's Block Party located at 9943 Wethers Field Circle on April 30, 2017 from 2:00 p.m. to 5:00 p.m.

Brian Roberson gave a summary of the Special Event Permit and notated that the location was a cul-de-sac and staff approved the event. Alderman Newton moved to approve Special Event Permit No. 17-00671-01; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- g. Consider, discuss and act upon approval of Special Event Permit No. 17-00914-01 requested by Klaus Dausmann for the Providence BBQ Cook Off located at Monaco

Elementary School and 9400 Waterman Dr. beginning at 6:00 p.m. on June 2, 2017 and ending on June 3, 2017 at 6:00 p.m.

Brian Roberson reported that the date of the event had been changed to June 9th - 10th due to a scheduling conflict. Alderman Applin asked if there would be any signage. There was further discussion regarding activities, costs and proceeds being donated to the Heroes Memorial Fund. Alderman Newton moved to approved Special Event Permit No. 17-00914-01; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- h. Discuss, consider and take action on Resolution No. 2017-082 – authorizing the Town Manager to execute a development agreement between the Town of Providence Village, Texas and Phoebe Regina B. Hampton, the owner of a tract of land known as Denton CAD Property ID 234837, generally located south of Liberty Road, west of FM 2931 and east of Dr. Sanders Road and being an approximate 2.00 acre tract of land described as being situated in the J. Bridges Survey, Abstract No. A0036a, Tract 66E, Denton County, Texas and authorizing the Town Manager to sign the same.

Brian Roberson gave a summary of action items (h) through (k) indicating that these were the “Wedge” properties for annexation and the resolutions were authorizing the Town Manager to sign development agreements with various property owners. Alderman Newton moved to approve Resolution No. 2017-082; Alderman Blue seconded. Motion carried: 4 in favor, 0 opposed.

- i. Discuss, consider and take action on Resolution No. 2017-083 – authorizing the Town Manager to execute a development agreement between the Town of Providence Village, Texas and Phoebe Regina B. Hampton, the owner of a tract of land known as Denton CAD Property ID 179423, generally located south of Liberty Road, west of FM 2931 and east of Dr. Sanders Road and being an approximate 2.00 acre tract of land described as being situated in the J. Bridges Survey, Abstract No. A0036a, Tract 66b, Denton County, Texas and authorizing the Town Manager to sign the same.

Alderman Applin moved to approve Resolution No. 2017-083; Alderman Blue seconded. Motion carried: 4 in favor, 0 opposed.

- j. Discuss, consider and take action on Resolution No. 2017-084 – authorizing the Town Manager to execute a development agreement between the Town of Providence Village, Texas and Donna G. Sims, the owner of a tract of land known as Denton CAD Property ID 52688, generally located south of Liberty Road, west of FM 2931 and east of Dr. Sanders Road and being an approximate 1.695 acre tract of land described as being situated in the J. Bridges Survey, Abstract No. A0036A, Tract 47, Denton County, Texas and authorizing the Town Manager to sign the same.

Alderman Blue moved to approve Resolution No. 2017-084; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- k. Discuss, consider and take action on Resolution No. 2017-085 – authorizing the Town Manager to execute a development agreement between the Town of Providence Village, Texas and Donna G. Sims, the owner of a tract of land known as Denton CAD Property ID 249409, generally located south of Liberty Road, west of FM 2931 and east of Dr. Sanders Road and being an approximate 7.526 acre tract of land described as being situated in the J. Bridges Survey, Abstract No. A0036A, Tract 46A, Denton County, Texas and authorizing the Town Manager to sign the same.

Alderman Applin moved to approve Resolution No. 2017-085; Alderman Blue seconded. Motion carried: 4 in favor, 0 opposed.

- l. Consider, discuss and act upon authorizing Town Treasurer to close all depository accounts with NorthStar Bank.

Alderman Newton moved to approved authorization for Town Secretary to close bank account with NorthStar Bank; Alderman Blue seconded. Motion carried: 4 in favor, 0 opposed.

- m. Consider, discuss and act upon authorizing Town Manager to initiate the bid process for installation of water and sewer lines to the property located on the northeast corner of F.M. 2931 and U.S. Highway 380.

Brian Roberson gave a brief summary of the project and the projected costs and quote received and stated that it estimated at \$70,000, but because the costs was in excess of \$50,000, the Town is obligated to participate in a bid process. Brian Roberson stated we need to get started soon because it will take months to get the bid process completed so work can begin.

Alderman Newton moved to authorize the Town Manager to initiate bid process for water and sewer lines to the F.M. 2931 and U.S. Hwy 380 location; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

- n. Consider, discuss and act upon appointment of new members to the Board of Adjustments.

No action taken.

- o. Consider, discuss and act upon appointment of new alternates to the Board of Adjustments.

No action taken.

- p. Consider, discuss and act upon appointment of new alternates to the Planning & Zoning Commission.

No action taken.

q. Identify agenda items to be discussed at future meeting.

No items added.

VIII. ADJOURNMENT

Alderman Newton moved to adjourn; Alderman Applin seconded. Motion carried: 4 in favor, 0 opposed.

Meeting was adjourned at 8:35 p.m.



Michael Jordan, Mayor

5/16/2017

Date Minutes Approved



Connie S. Hansen, TRMC
Town Secretary

5/16/17

Date Minutes Approved

