



**Meeting Minutes – Regular Meeting  
Providence Village  
Planning & Zoning Commission**

**Providence Village Town Hall  
1745 F.M. 2931  
Providence Village, Texas 76227**

**Tuesday, February 19, 2019  
6:30 p.m.**

**1. Call to Order, Roll Call and Announce a Quorum Present**

David Culp called meeting to order at 6:30 p.m. Lea Goin, Rachel Tracy and Damon Polk were present, being a quorum. Dena Vandenberg was absent and Sina Tidwell served as an alternate.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson gave a summary of the Liberty driveway status and application with TxDOT. He also reported that Urgent Care Medical Spa was moving dirt. He stated that it is unknown at this time what the Medical Spa does and reported that he reached out to them to get a summary of their business and our willingness to promote it but did not receive an answer. There was further discussion regarding medical care facilities in other cities and various services.

Brian Roberson also reported on the progress of La Cima stating that they were working on the interior and were still on target for a mid to late March opening.

**4. Consider, discuss and act upon approval of minutes from January 15, 2019 Planning & Zoning Commission Regular meeting.**

Rachel Tracy moved to approve the January 15, 2019 minutes; Lea Goin seconded. Motion carried: 5 in favor, 0 opposed.

**5. Consider, discuss and act upon Subdivision Ordinance.**

- a. Consider, discuss and act upon recommendation of amended final plat of the Landing at Providence Village, Phase I.

Brian Roberson explained that the amended plat involved two lots in Landing at Providence Village, Phase I where a drainage easement was originally noted on the final plat, but it has been determined by the Owner and Town Engineer that the easement is no longer required, and the owner would like to have the easement removed to allow the potential owners of the lots more flexibility. Brian Roberson also reported that staff recommend approval of the amended plat and removal of the easement.

Damon Polk moved to recommend approval of the amended final plat as presented; Rachel Tracy seconded. Motion carried: 5 in favor, 0 opposed.

- b. Consider, discuss and act upon recommendation of final plat of the Landing at Providence Village, Phase 2.

Brian Roberson reported that this a final plat with 42 residential lots and 1 green space with a cell tower, as identified in the plans. Brian Roberson further reported that staff, including Jason Pool, is amenable with the filing and there are no changes from the preliminary plat that was previously approved. Damon Polk asked about the status of the realignment of Dr. Sanders Road and Brian Roberson reported that the Town of Cross Roads is in support of the realignment and that there is a boundary agreement between Cross Roads and Providence Village regarding the matter. At this time each city is in support of a 4-way stop sign at the intersection of Fishtrap and Dr. Sanders Road was the it is realigned. There was further discussion regarding green space and progress on realignment of the road. Sina Tidwell moved to recommend approval of the final plat of the Landing at Providence Village, Phase 2; Lea Goin seconded. Motion carried: 5 in favor, 0 opposed.

**6. Consider and act upon Zoning Ordinance regarding the following sections:**

- a. Conduct public hearing, consider, discuss and act upon recommendation of 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, as amended by Ordinance No. 2014-060-06, as amended by Ordinance No. 2014-060-07 of the Town of Providence Village, Texas, amending the zoning ordinance by adding a new subsection 17.5(3) entitled "Non-Residential Construction and Architectural Design Standards."

Brian Roberson stated that the attempt here was to add commercial façade building standards. He reports that when the original ordinance was created, there was no need for commercial standards.

David Culp closed the Planning and Zoning Commission Regular Session and opened Public Hearing at 6:49 p.m. There were no requests to address the Commission and David Culp closed the Public Hearing and reconvened into Regular Session at 6:50 p.m.

Sina Tidwell stated that she believed that section D relating to windows and glazing was excessive and that since Cross Roads only allows for a maximum of 50%, we should do the same. Lea Goin stated that she believed that we needed to keep a broader scope for businesses to work with. Damon Polk asked if there was an advantage to allowing 70% and Mr. Roberson stated that convenience stores usually have a lot of glass. There was extensive discussion regarding the use of a maximum of 70% glass and potential for variance requests. The town attorney, Will Trevino, explained the variance process and noted the disadvantages to relying upon the variance process for

changes to an ordinance. There was further discussion regarding business that utilize windows for lighting.

Damon Polk moved to table the action item. There were questions presented by the board regarding the need for the ordinance to be approved and Will Trevino stated that various notice procedures for a public hearing would need to redo if the item was tabled. There was further discussion regarding adoption of the current ordinance and future amendments to adjust the requirements. Damon Polk withdrew his motion to table the action item.

Damon Polk moved to approve recommendation of the current ordinance as presented, except Section D would be limited to a maximum of 30% total. There was no second to this motion.

Lea Goin moved to recommend approval of the ordinance as presented; Rachel Tracy seconded. Motion carried: 5 in favor, 0 opposed.

**7. Consider and discuss Comprehensive Plan.**

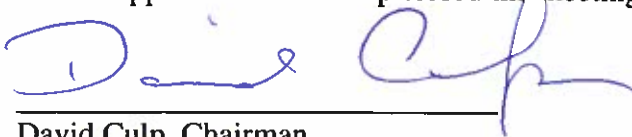
Nothing to discuss.

**8. Consider and act upon topics to be scheduled for a future Planning & Zoning Commission meeting.**

Brian Roberson will provide examples of various glass façade percentages.

**9. Adjourn.**

Rachel Tracy moved to adjourn; Lea Goin seconded. Motion carried: 5 in favor, 0 opposed. David Culp closed the meeting at 7:09 p.m.



David Culp, Chairman



Lea Goin, Secretary



Connie Hansen, TRMC  
Town Secretary

