



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

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

**Tuesday, January 16, 2018
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. Dena Vandenberg, Kelly Nelson, David Culp, David Tidwell and Damon Polk were present, being a quorum.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson reported that Aldi is moving right along. Anticipating a 1900 square foot expansion of the Aldi structure. Its been reported that Aldi is redoing a lot of their facilities and they are wanting to get the expansion done in this project.

The Landing is getting close to putting in roads. Cross Roads did approve some of the actions required for the boundary adjustment. There are additional actions that need to be taken by both the Town of Cross Roads and Providence Village.

4. Consider, discuss and act upon approval of minutes from December 19, 2017 Planning & Zoning Commission Regular meeting.

Damon Polk moved to approve the December 19, 2017 minutes; Kelly Nelson seconded. Motion carried: 5 in favor, 0 opposed.

5. Consider and act upon appointment of Chairman, Vice Chairman and Secretary.

Culp asked if anyone wished to continue in their positions. Dena Vandenberg stated that she is not interested in remaining the Vice Chairman and wanted to leave the position open for someone else. David Tidwell asked about the responsibilities and said he would be interested in the position. Kelly Nelson move to approve David Culp as Chairman, David Tidwell as Vice Chairman and Kelly Nelson as Secretary; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

6. Consider and discuss Subdivision Ordinance.

Nothing to discuss.

7. Consider and discuss Zoning Ordinance.

- a. Conduct Public Hearing to receive input, discuss and take action regarding an ordinance changing the zoning classification from Agricultural District (A) to Single Family Residential District (R) and Business 2 District (B-2) of the 28.981 acre tract of land identified as that tract of land situated in the J. Bridges Survey, Abstract Number A0036A, Tracts 46 and 46A, in Denton County, Texas located on the southwest corner of Liberty Road and F.M. 2931.

Brian Roberson gave a summary of the rezoning applications and its association with the preliminary plat previously approved.

David Culp moved into Public Hearing at 6:39 p.m. There were no requests to address the Commission. David Culp closed Public Hearing and reconvened into Regular Session at 6:39 p.m.

- b. Consider recommendation to Town Council regarding changing the zoning classification from Agricultural District (A) to Single Family Residential District (R) and Business 2 District (B-2) of the 28.981 acre tract of land identified as that tract of land situated in the J. Bridges Survey, Abstract Number A0036A, Tracts 46 and 46A, in Denton County, Texas located on the southwest corner of Liberty Road and F.M. 2931.

Kelly Nelson moved to make recommendation for zoning change from Agriculture (A) to Family Residential District (R) and Business 2 District (B-2); Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

- c. Conduct Public Hearing to receive input, discuss and take action regarding an ordinance changing the zoning classification from Agricultural District (A) to Single Family Residential District (R) of the 17.7 acre tract of land identified as that tract of land situated in the J. Bridges Survey, Abstract Number A0036A, Tracts 45, in Denton County, Texas located on the southwest corner of Liberty Road and F.M. 2931.

David Culp entered into Public Hearing at 6:41 p.m. There were no requests to address commission and David Culp closed Public Hearing and reconvened into Regular Session at 6:41 p.m.

- d. Consider recommendation to Town Council regarding changing the zoning classification from Agricultural District (A) to Single Family Residential District (R) of the 17.7 acre tract of land identified as that tract of land situated in the J. Bridges Survey, Abstract Number A0036A, Tracts 45, in Denton County, Texas located on the southwest corner of Liberty Road and F.M. 2931.

Kelly Nelson moved to recommend approving of the zoning change; Dena Vandenberg seconded. Damon Polk requested to discuss the matter prior to a vote and questioned road issues and TxDOT's participation. Brian Roberson stated that TxDOT gets involved when there is an entrance off of F.M. 2931 and the developer will have to get a permit from TxDOT for same. Damon Polk asked about the effect the Silverado

subdivision on F.M. 2931. Brian Roberson further discussed how the State works with widening of roads over time.

Damon Polk wants the commission to recommend to the Council that they request a traffic study. David Culp asked if there is a time when the Town would get involved in and require a traffic study and Brian Roberson stated there are certain times when our ordinances will require some type of traffic analysis such as Planned Development. Brian Roberson asked what would the objective be for requiring a traffic analysis and Damon Polk stated that it would determine if there is going to be congestion. Brian Roberson asked if the objection was to curtail development, to which Damon Polk relied, "No." Mr. Roberson reiterated that FM 2931 is a TxDOT road and that the Town has little control over expansion and that most of the growth in traffic volume will come from further north on FM 2931 where the Town has no authority related to development.

There was extensive discussion regarding the limits of a municipality and the State's involvement and consistent practice of the State being behind on adequate development of roads. Kelly Nelson asked if there was any more that the Town could do to lobby the State to move forward with expansion of roads? There was additional discussion regarding this subject.

Motion carried: 5 in favor, 0 opposed.

- e. Section 7 – R-Single-Family Residential District, Appendix 2 – Setbacks, etc., Section 17.5 – Façade Plan & Design Requirements.

Brian Roberson stated that this is not something that needs to be acted upon today but instead an item for the Commission members to think about for future meetings to determine if there are any additional items to be changed. There was discussion regarding with alternative housing units and the required lot sizes for other types of homes. There is a recommendation to broaden the definition of facades to include other options other than Colonial Cape Cod.

Damon Polk asked if there are any parking requirements and garage requirements. Brian Roberson stated that he would research the matter and get back to the Commission.

8. Consider and discuss Comprehensive Plan.

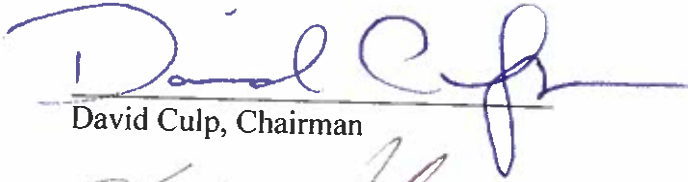
Nothing to discuss.

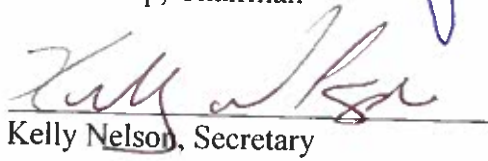
9. Consider and act upon topics to be scheduled for a future Planning & Zoning Commission meeting.

1. Zoning considerations.
2. Food trucks.

10. Adjourn.

Kelly Nelson moved to adjourn the meeting; David Tidwell seconded. Motion carried: 5 in favor, 0 opposed. David Culp adjourned the meeting at 7:10 p.m.


David Culp, Chairman


Kelly Nelson, Secretary


Connie S. Hansen, TRMC
Town Secretary

