



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

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

**Tuesday, February 20, 2018  
6:30 p.m.**

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

David Culp called meeting to order at 6:33 p.m. Dena Vandenberg, Kelly Nelson, David Culp and Damon Polk were present, being a quorum. David Tidwell was absent and no alternates were available.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that Denton County DTS has prepared a new town map. Aldi has gone vertical, with metal installation and it is only going to be one story. The additions have been submitted and the Town building inspection has approved the plans. Traffic impact analysis, we did a little research on the matter of traffic impact analysis as handled by surrounding cities and provided a summary report of minimal requirements or lack thereof. Town engineer does not recommend including the study requirement in permits because Fishtrap Rd. and F.M. 2931 are “collector roads”. Town engineer also stated that the cost of a traffic study could be anywhere from \$3,000 to \$20,000 and therefore not necessarily be required.

Damon Polk thanked Brian Roberson for going further and researching the subject. David Culp agreed that while the traffic study could be useful, as we don’t want to have any more traffic problems than necessary. Brian Roberson reported that when we get to the point of having a thoroughfare plan, we can include the study, as it relates to future road improvements.

**4. Consider, discuss and act upon approval of minutes from January 16, 2018 Planning & Zoning Commission Regular meeting.**

Damon Polk moved to approve the January 16, 2018 minutes; Kelly Nelson seconded. Motion carried: 4 in favor, 0 opposed.

**5. Consider and discuss Subdivision Ordinance.**

Nothing to discuss.

**6. Consider and discuss Zoning Ordinance.**

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

Brian Roberson reported that there were some notes in their packet and asked if anyone had any thoughts. Damon Polk asked about the beginning of section 7 regarding minimum lot size, and Brian Roberson stated that 4,000 sq. ft. is the minimum, and 5,000 sq. ft. would ultimately increase the value of the home and have less of impact on our traffic. Damon Polk asked about the minimum 900 sq. ft. livable space and Brian Roberson reported that there were a few previously built so the minimum was included to encompass the homes already in existence. Damon Polk also asked how the 75% of exterior cover is accomplished and Brian Roberson explained that it's a way to increase the value of the homes. Damon Polk asked about the 2 dormer and weather vanes and it was explained that not all houses have two dormers, but that there are other requirements that they may meet allowing them to forego the dormer requirement. There are multiple options that the houses are required to meet at least 3 of the options. These were taken directly from Providence HOA CCR's.

David Culp asked Mr. Roberson what he recommended. Brian Roberson said that if there is any wiggle room with expectations, now is the time to modify it in the zoning ordinance. These differences can also be waived in the PD process. Brian Roberson did report that it is not currently holding back conversations with developers and we can leave this on the agenda for a couple of months to consider. There is plenty of time. Kelly Nelson asked what could be done to entice higher-end developers and Brian Roberson stated that he believed it would be larger lot sizes. He also stated that we have excellent schools, but the majority of our growth is on the Aubrey ISD side and therefore the success of the school, fire and law enforcement will have an effect on the quality of development and property values. Brian Roberson also discussed things outside of our control, such as utility providers and their effect on things such as fire flow and pressure.

David Culp did acknowledge that square footage and materials used should be items that should be modified. Tucker Hill in McKinney was mentioned as an example of a similar style development on a higher-end scale. Materials, lot size and quality of construction were all mentioned as contributors to the higher property value in their development. Alderman Newton stated that his in-laws just bought a home there and reported that the lot sizes are 9,000+ square feet and the house is 3,500 square feet and it's the Prosper ISD.

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

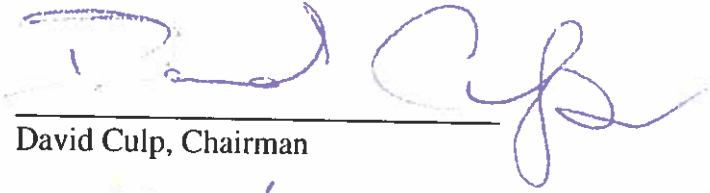
Nothing to discuss.

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

1. Section 7 – R-Single-Family Residential District, Appendix 2 – Setbacks, etc., Section 17.5 – Façade Plan & Design Requirements remain on the agenda.

**9. Adjourn.**

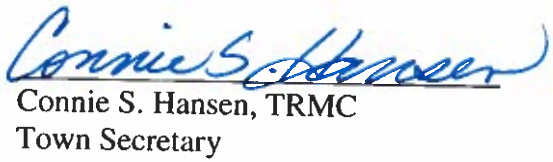
Kelly Nelson moved to adjourn the meeting; Dena Vandenberg seconded. Motion carried: 4 in favor, 0 opposed. David Culp adjourned the meeting at 7:08 p.m.



David Culp, Chairman



Kelly Nelson, Secretary



Connie S. Hansen, TRMC  
Town Secretary

