



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

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

**Tuesday, April 17, 2018
6:30 p.m.**

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

David Tidwell called meeting to order at 6:30 p.m. Dena Vandenberg, Kelly Nelson, David Tidwell and Damon Polk were present, being a quorum. David Culp was absent and Parker Hicks served as an alternate.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson reported that there was a high likelihood that there will be a need for a Planning and Zoning Commission special meeting on May 1st and wanted to give the members as much notice as possible. He reported that the Town Engineer needs to complete his review of final plans and absent a waiver of automatic approval, it may be necessary to hold a special meeting. Mr. Roberson also reported that the Proposed Land Use and Thoroughfare Plans were currently being reviewed and developed. He stated that there has been a lot of activity in the northeast portion of the Town and we need to get something in place as soon as possible.

4. Consider, discuss and act upon approval of minutes from March 20, 2018 Planning & Zoning Commission Regular meeting.

Damon Polk moved to approve the March 20, 2018 minutes; Kelly Nelson seconded. Motion carried: 5 in favor, 0 opposed.

5. Consider and discuss Subdivision Ordinance.

Nothing to discuss.

6. Consider and discuss Zoning Ordinance regarding the following sections:

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

Brian Roberson reviewed the Austin Wales East average lot size. Kelly Nelson asked what was needed from the Planning & Zoning Commission regarding this matter and Brian Roberson responded that the commission needs to come to a consensus on what they want for minimal lot sizes. There was discussion regarding lot sizes and how

decisions made by the commission will ultimately affect local school districts and these are items that need to be considered. While larger lot sizes may be beneficial to the influx of students in a school district, it may be a deterrent to a developer. Damon Polk asked about possible reducing lot sizes along with increasing lot sizes in different areas. Kelly Nelson asked if there is a timeline for a decision and Brian Roberson suggested next regular meeting on May 15, 2018, but we can discuss at the May 1, 2018 meeting, if held.

7. Consider and discuss Comprehensive Plan.

Brian Roberson reported that the Town was working with Denton CAD in developing a comprehensive plan and will have something for the next regular meeting. He further reported that the thoroughfare plan was not as complicated as originally thought due to the limited number of roads. Our Town Engineer is going to help and we will get guidance from the State/County.

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

There was a brief discussion regarding the possibility of changing the name of the F.M. 2931. Items for next regular meeting include public hearings relating to zoning change and special use permit.

9. Adjourn.

Kelly Nelson moved to adjourn the meeting; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed. David Tidwell adjourned the meeting at 6:49 p.m.



David Tidwell, Vice Chairman



Kelly Nelson, Secretary



Connie S. Hansen, TRMC
Town Secretary

