



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

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

**Tuesday, June 19, 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 and David Tidwell were present, being a quorum. Damon Polk was absent and Roy Gladson served as an alternate.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that Aldi is aiming for a late August opening. He also reported that several developers have been looking at properties in the northeast area of the Town's ETJ.

**4. Consider, discuss and act upon approval of minutes from May 15, 2018 Planning & Zoning Commission Regular meeting.**

Kelly Nelson moved to approve the May 15, 2018 minutes; David Tidwell seconded. Motion carried: 5 in favor, 0 opposed.

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

Nothing to discuss.

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

- a. Conduct Public Hearing to receive input and discuss an ordinance changing the zoning classification from Residential (R) to Planned Development Zoning (PD) of approximately 38.324 acre tract of land identified as that tract of land situated in the J. Bridges Survey, Abstract Number A0036A, Tracts 45, 46 and 46A, in Denton County, Texas located on the southwest corner of Liberty Road and F.M. 2931.

David Culp closed Regular Session and moved into Public Hearing at 6:34 p.m. Brian Roberson gave a quick synopsis of the issue relating to rear-entry drives and the front building line setbacks. When the subdivision was started, there was a combination of front and rear-entry drives, then when the original zoning ordinance was being developed, the Town was getting away from rear-entry drives, therefore front setbacks were developed to accommodate driveways. The Liberty @ Providence building plats

contain both front and rear-entry drives, requiring an exception to the building setback lines which are best handled through a planned development zoning.

Kelly Nelson asked if there were any other exceptions or changes that would be granted through the PD zoning and Brian Roberson stated that there were no other changes requested or expected.

There were no requests to address the Commission. David Culp closed the Public Hearing and reconvened into Regular Session at 6:36 p.m.

- b. Consider and take action on recommendation to Town Council regarding changing the zoning classification from Residential (R) to Planned Development Zoning (PD) of approximately 38.324 acre tract of land identified as that tract of land situated in the J. Bridges Survey, Abstract Number A0036A, Tracts 45, 46 and 46A, in Denton County, Texas located on the southwest corner of Liberty Road and F.M. 2931.

Kelly Nelson moved to recommend to the Town Council approval of the zoning classification from residential to PD of the 38.324 acre tract of land identified as Tracts 45, 46 and 46A in J. Bridges Survey, Abstract Number A0036A; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

- c. Section 7 – R-Single-Family Residential District, Appendix 2 – Setbacks, etc.

Brian Roberson reported to the Commission that they may want to consider amending and adding setback lines for both front and rear-entry drives. David Culp recommended that this matter be discussed at next meeting.

- d. Section 17.5 – Façade Plan & Design Requirements.

Tabled to next meeting.

## **7. Consider and act upon Comprehensive Plan.**

- a. Conduct Public Hearing to receive input and discuss update and adoption of Land Use Plan to be incorporated into the Town's Comprehensive Plan.

David Culp closed Regular Session and moved into Public Hearing at 6:42 p.m. Brian Roberson reported on the details relating to the Land Use Plan map. Brian Roberson explained the definitions of specific areas on the map. There were no questions and no one wished to speak before the Commission. David Culp closed Public Hearing and reconvened into Regular Session at 6:45 p.m.

- b. Consider and take action on recommendation to Town Council regarding update and adoption of the Land Use Plan to be incorporated into the Town's Comprehensive Plan.

Kelly Nelson moved to recommend approval of the Land Use Plan; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

- c. Conduct Public Hearing to receive input and discuss update and adoption of the Thoroughfare Plan to be incorporated into the Town's Comprehensive Plan.

David Culp closed Regular Session and moved into Public Hearing at 6:46 p.m. Brian Roberson gave a summary of the Thoroughfare Plan. No one wish to speak or address the Commission. David Culp closed the Public Hearing and reconvened into Regular Session at 6:9 p.m.

- d. Consider and take action on recommendation to Town Council regarding update and adoption of the Thoroughfare Plan to be incorporated into the Town's Comprehensive Plan.

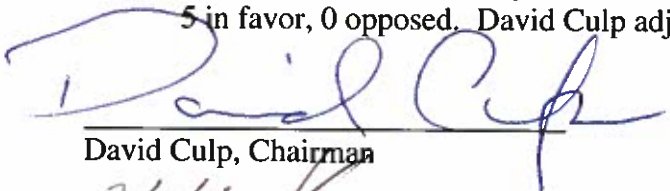
Kelly Nelson moved to recommend approval of the Thoroughfare Plan; David Tidwell seconded. Motion carried: 5 in favor, 0 opposed.

**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
- 2. Section 17.5 – Façade Plan & Design Requirements

**9. Adjourn.**

Kelly Nelson moved to adjourn the meeting; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed. David Culp adjourned the meeting at 6:56 p.m.



David Culp, Chairman



Kelly Nelson, Secretary



Connie S. Hansen, TRMC  
Town Secretary

