



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

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

**Tuesday, August 21, 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 Tidwell and Damon Polk were present, being a quorum.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that the Town is continuing discussion with the developer in the northeast and that they are wanting to do residential. We are trying to reserve the 500 feet along the road for commercial, but this property cannot do the 500 feet because of water and they are planning to have something within the next 30-60 days for review and want to begin by early 2019.

Brian Roberson also reported that there would be additional annexation hearings. Damon Polk asked about whether this developer is wanting to change the exterior of the homes and Brian Roberson reported that they did want to go with a more standard façade. Damon Polk asked if there was a document that defines this issue and it was pointed out to him that Section 17.5 of the zoning ordinance covers the subject matter and is on the agenda for discussion. There was discussion regarding PD's and their use for dealing with variance issues. Kelly Nelson asked what builder would be involved and Brian Roberson stated that there would be several builders involved.

Brian Roberson also reported that another developer was in the office today who is looking to develop residential along 2931 with commercial. The developer is discussing home site based on acreage instead of feet. He further reported that developers were looking at property next door to Town Hall and discussed future plans around the area. Mr. Roberson reported that Aldi is looking at late September – early October for their opening. They are having a floor issue. There are currently no doors on the building, but they do have windows and have started landscaping.

Brian Roberson also announced that Mike Carroll is back from medical leave on an intermittent basis.

**4. Consider, discuss and act upon approval of minutes from July 17, 2018 Planning & Zoning Commission Regular meeting.**

Kelly Nelson moved to approve the July 17, 2018 minutes; Dena Vandenberg 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. Section 7 – R-Single-Family Residential District, Appendix 2 – Setbacks, etc.
- b. Section 17.5 – Façade Plan & Design Requirements.

David Culp announced that he did do his homework and stated that the issues could be grouped together and that it was intended to keep the developers from coming in and building low-end housing. David Culp recommended that we table the matters and let Mike Carroll do the homework and to come back to the Commission with good numbers and recommendations. Mr. Culp further stated that we need to update the whole ordinance.

Damon Polk stated that he does not agree with David Culp's statement that its intended to prevent low income housing and that he was offended by the statement. There was further adamant discussion regarding the matter and David Culp apologized to Mr. Polk if his statement offended him. It was not his intent.

Brian Roberson gave a brief summary of how the numbers were originated and discussed a need for change to accommodate services. He also stated that it is about raising the property value. Kelly Nelson also pointed out that it reduces the traffic. Damon Polk asked about townhomes and was informed that it would be considered multi-family housing. Kelly Nelson asked about occupancy rules and she was informed that our documentation does not restrict the current number of occupants in a residential home. Mike Carroll reported that he was familiar with some cities that had a per capita occupancy limitation based on living space and that he would look into it and report at the next meeting.

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

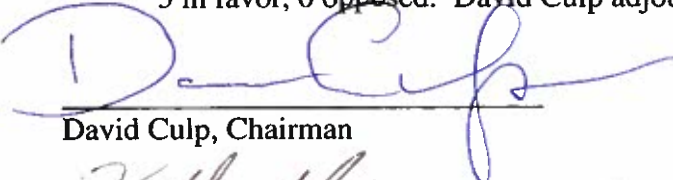
Nothing to discuss.

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

1. Section 7 & Section 17.5 of zoning ordinance

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

