



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

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

**Tuesday, September 18, 2018
6:30 p.m.**

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

David Culp called meeting to order at 6:31 p.m. Dena Vandenberg and Kelly Nelson, were present, and Parker Hicks served as an alternate for David Tidwell, being a quorum. Damon Polk was also absent, and no alternate was available.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson provided a summary of activities, including the announcement that Aldi's would be having their grand opening on October 11th at 9:00 a.m. Brian Roberson further reported that staff was expecting to receive a voluntary annexation request and a PD zoning change application for the property in the far northeast corner of Town on FM 2931.

4. Consider, discuss and act upon approval of minutes from August 21, 2018 Planning & Zoning Commission Regular meeting.

Kelly Nelson moved to approve the August 21, 2018 minutes; Dena Vandenberg seconded. Motion carried: 4 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, discuss and take action regarding an ordinance changing the zoning classification from Agricultural District (A) to Single Family Residential District (R) of a 1.263 acre, more or less, tract of land situated in the J. Bridges Survey, Abstract Number 36, in Denton County, Texas, and being part of those certain tracts of land described as Tract 1 and Tract 2 in a deed to Cheron Rentals, LLC, recorded in Instrument No. 2009-101722, of the Real Property Records of Denton County, Texas, and being more particularly described in Exhibit "A" and depicted in Exhibit "B" to Resolution No. 2018-201A of the Town of Providence Village, Texas. – Owner: Cheron Rentals, LLC

Brian Roberson provided an explanation regarding the voluntary annexation of 1.263 acres and how it will be used by the developer to create 8 additional lots to Phase 1 of the Landing at Providence.

David Culp closed regular session and opened Public Hearing at 6:35 p.m. Parker Hicks asked about Exhibit B to the Notice and wanted clarification on the property owner's name. There were no further requests to address the Commission and David Culp closed the Public Hearing and reconvened into regular session at 6:37 p.m.

- b. Consider recommendation to Town Council regarding changing the zoning classification from Agricultural District (A) to Single Family Residential District (R) of a 1.263 acre, more or less, tract of land situated in the J. Bridges Survey, Abstract Number 36, in Denton County, Texas, and being part of those certain tracts of land described as Tract 1 and Tract 2 in a deed to Cheron Rentals, LLC, recorded in Instrument No. 2009-101722, of the Real Property Records of Denton County, Texas upon annexation into the corporate limits of the Town of Providence Village, Texas.

Parker Hicks moved to recommend to Town Council to change the zoning district designation from Agricultural (A) to Single Family Residential (R) once the 1.263 acres are annexed into the Town; Kelly Nelson seconded. Motion carried: 4 in favor, 0 opposed.

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

- (a) Section 7 – R-Single-Family Residential District, Appendix 2 – Setbacks, etc.

Brian Roberson reported that this subject matter is one that the Planning and Zoning Commission has been working on for several months. The Planning and Zoning Commission will need to bring a recommendation to the Town Council for approval. At the last Planning and Zoning Commission meeting, it was determined that Mike Carroll would finalize the homework and bring back to the Planning and Zoning Commission a recommendation, which is what is now being presented for consideration and discussion.

Mr. Roberson reiterated the setback figures and reported that in discussions with developers, there are some issues already with the new figures. There was extensive discussion about how to get more space between the houses. There was further discussion regarding rear setbacks and how to get 6,000 sq. ft. homes on a 60-foot lot. Kelly Nelson stated that she believed that 5,500 sq. ft. lots and 1,200 sq. ft. livable space would be an improvement. Parker Hicks was confused about the side setbacks and it was clarified that property on a corner lot had a larger side setback to accommodate visibility on roadways and alleys. Brian Roberson pointed out that the side setback was not being affected by the setback changes proposed as the current side setback figures were already approved and being applied.

- (b) Section 17.5 – Façade Plan & Design Requirements.

Brian Roberson provided a summary of the new recommended 17.5 “Façade” suggested revisions to the zoning ordinance. He specified that any request to use stucco would need

to follow the PD route and the recommendation would be modified to reflect same. There was discussion regarding glass texture and colors. There was also discussion regarding the number of required architectural design features to be increased from 4 to 6. Brian Roberson reported to the commission that most of the developers believe that requiring 6 of the 18 listed features would not be a problem.

There was discussion regarding future review and presentation to the Town Council and Kelly Nelson agreed that a decision could be made by the next Town Council meeting.

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.

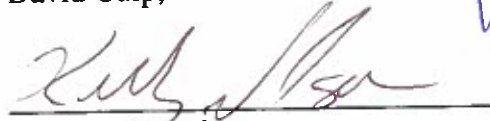
1. Section 7 & Section 17.5 of zoning ordinance

10. Adjourn.


Kelly Nelson moved to adjourn the meeting; Parker Hicks seconded. Motion carried: 4 in favor, 0 opposed. David Culp adjourned the meeting at 7:00 p.m.



David Culp, Chairman



Kelly Nelson, Secretary



Connie S. Hansen, TRMC
Town Secretary

