



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

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

**Tuesday, October 16, 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, and David Tidwell were present, being a quorum. Damon Polk was absent, and no alternate was available.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson reported that Aldi's held their grand opening on October 11th and the soft opening was on October 10th. He further reported that Aldi representatives stated they were very appreciative of the Town's support. Alderman Inman did inquire about the sales statistics for the first day, but there was no definitive answer.

Brian Roberson also presented the EDC flyer and reported on the sales tax election for a Type B EDC. He stated that early voting would begin October 22nd and further reported that informative Town Hall meetings will be held on October 23rd and October 30th for the public to inquire about the sales tax proposition.

Brian Roberson also reported that the Medical Spa has resurfaced, and we are expecting an application in the near future. David Culp asked which lot was involved with the Medical Spa and Brian Roberson stated that the location for this project was 2 lots east of the car wash. Mr. Roberson also reported that we are expecting a Special Use Permit application to be submitted soon but could not elaborate any further at this time.

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

Kelly Nelson moved to approve the September 18, 2018 minutes; Dena Vandenberg seconded. Motion carried: 4 in favor, 0 opposed.

5. Consider and discuss Subdivision Ordinance.

- a. Consider, discuss and act upon recommendation of amendment to final plat of Liberty Village at Providence.

Brian Roberson explained that it has been recommended that the developer amend the current final plat to accommodate TxDOT's requirements regarding roadways. The variance process with TxDOT is extremely time consuming, therefore History Maker has decided to move the road instead of trying to obtain a variance from TxDOT. There is also an increase in the size of the alley to accommodate the retaining wall in order to add an additional 5 feet. There is apparently some stability issues and loss of fence which needed to be addressed. Mr. Roberson stated that the amendment was the best solution for the situations. Kelly Nelson moved to recommend approval of the amended plat for Liberty @ Providence Village; David Tidwell seconded. Motion carried: 4 in favor, 0 opposed.

- b. Consider, discuss and act upon recommendation of preliminary plat for Landing at Providence, Phase 2.

Brian Roberson reported that this was the preliminary plat for the Landing at Providence Village, Phase 2. There was discussion regarding the cell tower and its presence. Bruce French reported that there was 20 years left on the lease and the lease contained a 10-year renewal clause, so the cell tower would be present for quite some time. Kelly Nelson moved to recommend approval of the preliminary plat for the Landing at Providence Village, Phase 2; Dena Vandenburg seconded. Motion carried: 4 in favor, 0 opposed.

6. Consider and act upon Zoning Ordinance regarding the following rezoning request:

- 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 5.534 acre, more or less, tract of land situated in the J. Bridges Survey, Abstract Number 36, in Denton County, Texas, and being part of that certain tract of land described in a deed to Jabez Development, L.P., recorded in Instrument No. 2017-108227, 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. 2018-204 of the Town of Providence Village, Texas. – Owner: Jabez Development, L.P.

Brian Roberson provided an explanation regarding the voluntary annexation of 5.534 acres and the realignment of Dr. Sanders Rd. and how the annexation would be acted upon in the Town Council meeting. David Culp closed regular session and opened Public Hearing at 6:44 p.m. There were no requests to address the Commission and David Culp closed the Public Hearing and reconvened into regular session at 6:45 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 5.534 acre, more or less, tract of land situated in the J. Bridges Survey, Abstract Number 36, in Denton County, Texas, and being part of that certain tract of land described in a deed to Jabez Development, L.P., recorded in Instrument No. 2017-108227, of the Real Property Records of Denton County, Texas, upon annexation into the corporate limits of the Town of Providence Village, Texas.

Kelly Nelson asked about the cell tower being considered commercial property. Julie Fort, the Town Attorney, stated that it was grandfathered. The cell tower would have to be out of operation for at least 180 consecutive days for it to be considered abandon and released from the grandfather status. Kelly Nelson moved to recommend the zone change request from Agricultural to Single Family Residential; Dena Vandenburg seconded. Motion carried: 4 in favor, 0 opposed.

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

- (a) Conduct public hearing, consider, discuss and act upon recommendation of approval of an ordinance amending Ordinance No. 2014-060, as amended by Ordinance No. 2014-060-01, as amended by Ordinance No. 2014-060-02, as amended by Ordinance No. 2014-060-03, as amended by Ordinance No. 2014-060-04, as amended by Ordinance No. 2014-060-05, as amended by Ordinance No. 2014-060-06 of the Town of Providence Village, Texas, amending the ordinance by making certain deletions and additions thereby amending minimum lot sizes and minimum indoor livable floor area as defined in Section 7 entitled “R-Single Family Residential District”; the deletion and replacement in its entirety of Section 17.5 entitled “Façade Plan & Design Requirements”; and the deletion and replacement of residential setbacks as defined in Appendix 2.

Brian Roberson explained the revisions to the zoning ordinance relating to appeal process, facades and setbacks. He reported that the zoning ordinance was being modified to change the appeal process to be directed to the Board of Adjustments instead of the Town Council. He also reported that the entire façade section of the zoning ordinance was modified along with the setbacks being increased. Kelly Nelson inquired as to who would be affected by these changes and Brian Roberson replied that the plans already submitted by developers would be grandfathered. David Culp closed Regular Session and convened into Public Hearing at 6:53 p.m. There were no requests to address the Commission and David Culp closed the Public Hearing and reconvened into Regular Session at 6:53 p.m. Kelly Nelson moved to recommend approval of the ordinance modifying the zoning ordinance 2014-060; Dena Vandenberg seconded. Motion carried: 4 in favor, 0 opposed.

8. Consider and discuss Comprehensive Plan.

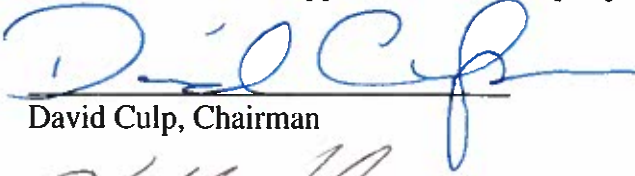
Nothing to discuss.

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

Nothing to add.

10. Adjourn.

Dena Vandenberg moved to adjourn the meeting; Kelly Nelson seconded. Motion carried: 4 in favor, 0 opposed. David Culp adjourned the meeting at 6:54 p.m.



David Culp, Chairman



Kelly Nelson, Secretary



Connie S. Hansen, TRMC
Town Secretary

