



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

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

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

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

David Culp called meeting to order at 6:30 p.m. Damon Polk, Kelly Nelson, and David Tidwell were present, being a quorum. Dena Vandenberg was absent and there were no alternates available.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson reported that homes were currently under construction in The Landing at Providence Village, Phase 1. He also reported that the Absolute Urgent Care and Spa has been issued a building permit, but they have yet to pick it up from Town Hall. Kelly Nelson asked where the medical facility would be located, and Brian Roberson informed her of the location. Damon Polk asked about the failed urgent care business located in Cross Roads and inquired as to the viable success of this facility. There was brief discussion regarding another medical provider taking over the location in Cross Roads and no one had an answer as to why the original medical service provider failed.

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

Damon Polk moved to approve the minutes from November 20, 2018; Kelly Nelson seconded. Motion carried: 4 in favor, 0 opposed.

5. Consider, discuss and act upon Subdivision Ordinance.

- a. Consider, discuss and act upon recommendation to Town Council to approve preliminary plat for Enclave at Pecan Creek, Phase 1, consisting of 53.212 acres.

Brian Roberson reported that the preliminary plat has been reviewed by the Town Engineer, Jason Pool, who has approved the preliminary plat with a few contingencies, including (1) Mustang SUD needs to approve the water and sewer plans; (2) TxDOT needs to approve the driveways and drainage right-of-way and improvements. T.J. Wells and Tim Martin from Cole presented a brief presentation to the Planning & Zoning Commission regarding their plans. There will be 182 lots in Phase 1, three

driveways that lead to FM 2931, and all lots will abide by the minimum standards set by the Town.

David Culp inquired as to whether they had made any more progress on the bridge construction and permitting, and he was informed that the firm was still working on it.

Kelly Nelson moved to recommend to the Town Council approval of the preliminary plat with the caveats set by the Town Engineer; David Tidwell 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 changing the zoning classification from Agricultural District (A) to Planned Development District (PD) of the approximately 73.81 acre tract of land situated in Denton County, Texas, and being a part of the James Bridges Survey, Abstract Number 36, as described in Warranty Deed to North Texas Natural Select Materials, LLC recorded in Instrument Number 2018-106981 of the Real Property Records of Denton County, Texas, generally located east of F.M. 2931, north of Fishtrap and west of Bryan Road.

Brian Roberson reported that the public hearing was for 73.84 acres across from the Fortunata Winery and that the developer is looking for a PD, but that they are still working on the concept plan. Brian Roberson further explained that a good portion of the concept plan was already outlined in a Chapter 380 Economic Development Agreement defining the number of units, commercial area and timeframe for completion of the development.

David Culp closed the Planning and Zoning Regular Session and convened into Public Hearing at 6:52 p.m. There were no requests to speak before the commission and David Culp closed the Public Hearing and reconvened into Regular Session at 6:52 p.m.

Kelly Nelson moved to recommend changing the zoning district from Agricultural (a) to Planned Development (PD) of the approximately 73.81 acre tract of land situated in Denton County, Texas, and being a part of the James Bridges Survey, Abstract Number 36, as described in Warranty Deed to North Texas Natural Select Materials, LLC recorded in Instrument Number 2018-106981 of the Real Property Records of Denton County, Texas, generally located east of F.M. 2931, north of Fishtrap and west of Bryan Road; David Tidwell seconded.

Damon Polk asked about a specific time period on the Traffic Impact study and was concerned about the cut off time of the traffic study for Cape Cod Blvd and F.M. 2931. Julie Fort, Town Attorney, clarified that the report was stating that the time period of 4:00 p.m. to 5:00 p.m. was busiest time and not when the study was closed.

David Culp put the matter to a vote and the motion carried: 4 in favor, 0 opposed.

7. Consider and discuss Comprehensive Plan.

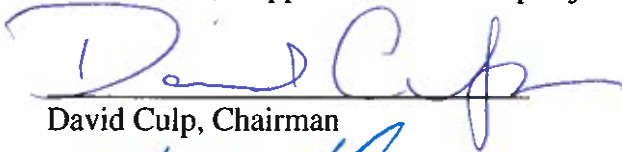
Nothing to discuss.

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

Brian Roberson thanked David Tidwell for his service to the community on the Planning & Zoning Commission and announced that Mr. Tidwell had declined a renewal of his term by the Town Council.

9. Adjourn.

Kelly Nelson moved to adjourn the meeting; Damon Polk seconded. Motion carried: 4 in favor, 0 opposed. David Culp adjourned the meeting at 6:57 p.m.



David Culp, Chairman



Kelly Nelson, Secretary



Connie Hansen, TRMC
Town Secretary

