



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

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

**Tuesday, December 20, 2016
6:30 p.m.**

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

John Gaug called the meeting to order at 6:30 p.m. Dena Vandenberg, Don Kiker, and alternate James Connor were present, being a quorum. David Culp and Eddie Army were absent.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson reported that we received plan from Blue Wave for Auto Laundry. Building inspector is currently reviewing the plans and they will have 6 months to begin construction once the permit is issued.

Brian Roberson reported on the resolution approved by the Town Council for support in over 62 years of age multifamily development tax incentives. Annexing portion of the R&M Material property that is outside of the town limits, but in the ETJ into the Town. The development would be approximately 150 units with \$7.25 million in property values.

There is another developer wanting to do the same and both are applying, but it doesn't look favorable for both developers to obtain approval.

Following an inquiring from Don Kiker about daycare, Brian reported that the owner is still pursuing the option.

**4. Consider, discuss and act upon approval of minutes from November 15, 2016
Planning & Zoning Commission regular meeting.**

Don Kiker moved to approve the November 15, 2016 Planning and Zoning Commission minutes; Dena Vandenberg seconded. Motion carried: 4 in favor, 0 opposed.

5. Consider and discuss Subdivision Ordinance.

- a. Consider, discuss and act upon approval of preliminary plat of Grant Tract Providence Phase 7B.

Brian Roberson reported on the plans to ultimately annex this property into the Town's limit. There are 180 residential lots. Brian Roberson reported that the average home price is \$220K, and with 180 units in addition to the 95 lots in 6C, it would be around \$61M in assess value which results in \$500K in tax revenue for the town each year.

Jason Pool, there were three issues to be address. He discussed that he recommends that they revise the plans to show detention until they get permission from Denton County and the sewer line to be operated by Mustang and it has not been installed.

There was discussion regarding the connection to Myers and there may be some flipped lots to allow for the connection.

Jason Pool recommended approval of the conditions to the preliminary plat and Bruce French indicated that the developer is amenable to the conditions.

Don Kiker asked if there were any negative impacts on the resident now for Mustang to be serving as operator for this development. Jason Pool and Brian Roberson did confirm that it would not be a water district, but straight up Mustang SUD.

Dena Vandenberg moved to approve the preliminary plat with conditional recommendations; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.

- b. Consider, discuss and act upon approval of replat from M84 Enterprise for property located at 1440 F.M. 2931, Providence Village, Texas.

Brian Roberson explained the proposed plan for M84 Enterprise and relating of the property for a PD zoning request to allow for additional storage facility usage. The replat is necessary before the 2 separate PD's could be submitted.

Don Kiker moved to close RS and convene in public hearing; Dena second. Motion carried: 4 in favor, 0 opposed.

John Gaug closed RS and convened in public hearing at 6:50p.m.

- c. Conduct Public Hearing to receive input on replat from M84 Enterprise for property located at 1440 F.M. 2931, Providence Village, Texas.

Dena Vandenberg moved to close public hearing and reconvene into regular session; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.

John Gaug closed public hearing and reconvened into regular session at 6:51 p.m.

Dena Vandenberg moved to approve replat from M84 Enterprise; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.



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6. Consider and discuss Zoning Ordinance.

Nothing to discuss.

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.

9. Adjourn.

Don Kiker moved to adjourn; Dena Vandenberg seconded. Motion carried: 4 in favor, 0 opposed.

Meeting was adjourned at 6:55 p.m.


John Gaug, Chairman

Eddie Army, Secretary


Connie S. Hansen, TRMC
Town Secretary

