



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

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

**Tuesday, March 21, 2017  
6:30 p.m.**

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

David Culp called the meeting to order at 6:30 p.m. Dena Vandenberg, Kelly Nelson, David Tidwell, David Culp, and Damon Polk were present, being a quorum.

David Culp welcomed the new members, David Tidwell and Damon Polk.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that he only had one item and it is already on the agenda. We did receive the plans for the medical spa. The plans are now with the Town Engineer and Building Inspector for review. David Culp asked what the definition of a medical spa was and Brian Roberson stated that the medical spa was an emergency care, medical services and possibly dialysis office.

**4. Consider, discuss and act upon approval of minutes from February 21, 2017 Planning & Zoning Commission meeting.**

Kelly Nelson moved to approve the February 21, 2017 minutes; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

**5. Consider and act upon appointment of Secretary.**

David Culp stated that Kelly Nelson showed interest in serving as the secretary. Dena Vandenberg moved to appoint Kelly Nelson as the Secretary; Damon Polk seconded. Motion carried: 5 in favor, 0 opposed.

**6. Consider and discuss Subdivision Ordinance.**

Nothing to discuss.

**7. Consider and discuss Zoning Ordinance.**

- a. Conduct Public Hearing to receive input, discuss and take action regarding changing the zoning classification from Business 1 District (B1) and Business 2 District (B2) to Planned Development District (PD) of the approximate 16.901 acre tract of land identified as that tract of land situated in the M. Jones Survey, Abstract

A0662A, Tracts 11, 12, 13 and 14, in Denton County, Texas, further described as Denton CAD Property IDs 38157, 38176 and 38166, located at the northeast corner of F.M. 2931 and U.S. Highway 380.

Brian Roberson gave a summary of the history of the tracts of land, that there were multiple owners, but now there is only one owner. He further explained the process of Planned Development zoning, including the less than 37% of the business use is for less desirable uses (i.e., non-sales tax producing).

Kelly Nelson moved to close Regular Session and convene into Public Hearing; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed. David Culp closed Regular session and convened into Public Hearing at 6:40 p.m.

Dorothy Parks introduced herself and stated that she represents the Development and is available for any questions the Commission may have regarding the planned development.

Parker Hicks asked about 37% non-sales tax business use and Brian Roberson and Dorothy Parks explained that only 37% of the property would be used for purposes that do not generate sales tax. There were no further requests to address the commission and Kelly Nelson moved to closed Public Hearing and reconvene into Regular Session; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed. David Culp reconvened into Regular Session at 6:42 p.m.

Damon Polk asked numerous questions relating to trees, landscape plans, and he wanted to make sure that the ordinance mentions the trees and landscaping. Brian Roberson stated that we do have a protective tree ordinance and a landscaping ordinance that governs a lot of the landscaping and tree issues. Dorothy Parks stated that they intend to comply with the current landscaping ordinance adopted by the Town and are not asking for any variances.

Signs, Section 5, Damon Polk wanted a clarification on the signs and whether businesses would be allowed to have three signs. There was further discussion regarding the signs. Kelly Nelson asked for clarification that there would be no signs on the 2931 and it was clarified that there would be no signs facing the residential area.

Damon Polk asked for information relating to the definition of off premise signs. Dorothy Parks agreed that they would add a definition for the off premise signs.

Kelly Nelson moved to recommend approval of the zoning change to Town Council with the amendment requested by Damon Polk relating to off-premise sign definition; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

**8. Consider and discuss Comprehensive Plan.**

Nothing to discussion.



Meeting Minutes – Regular Meeting  
Providence Village  
Planning & Zoning Commission

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

Tuesday, March 21, 2017  
6:30 p.m.

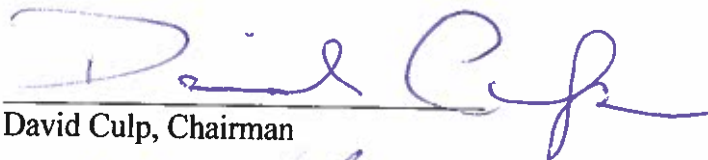
9. Consider and act upon topics to be scheduled for a future Planning & Zoning Commission meeting.
1. M84 Enterprise PD.
  2. Need to review and discuss Comprehensive Plan.
  3. Zoning Ordinance and appendices attached and modify Special Use Permit options.


Damon Polk asked if the Town had impact fees, and Brian Roberson stated that we don't officially have an impact fee but they are built into the water connection fee.


10. Adjourn.

Kelly Nelson moved to adjourn; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

The meeting was adjourned at 6:56 p.m.

  
\_\_\_\_\_  
David Culp, Chairman

  
\_\_\_\_\_  
Kelly Nelson, Secretary

  
\_\_\_\_\_  
Connie S. Hansen, TRMC  
Town Secretary

