



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

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

**Tuesday, April 18, 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.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson reported that the auto laundry had broken ground. The emergency care and medical spa has submitted its application, which is being reviewed by the Building Inspector and Town Engineer. There are a few items they are working on with the contractor.

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

Damon Polk moved to approve the March 21, 2017 minutes; Kelly Nelson seconded. Motion carried: 5 in favor, 0 opposed.

5. Consider and discuss Subdivision Ordinance.

a. Consider, discuss and act upon approval of replat from R&M Materials LLC for property located at the southwest corner of F.M. 2931 and Fishtrap Road subdividing the tract of land identified as Denton Property ID 38033, being approximately 29.979 acre tract of land situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas, into two lots designated as Lot 1, a 7.42 acre parcel being the southwest corner of Tract 38, and Lot 2, an approximate 22.559 acre being the remainder of Tract 38.

b. Conduct Public Hearing to receive input on replat from R&M Materials LLC for property located at the southwest corner of F.M. 2931 and Fishtrap Road subdividing the tract of land identified as Denton Property ID 38033, being approximately 29.979 acre tract of land situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas, into two lots designated as Lot 1, a 7.42 acre parcel being the southwest corner of Tract 38, and Lot 2, an approximate 22.559 acre being the remainder of Tract 38.

Dave Culp read aloud the action item and opened public hearing at 6:34 p.m. Sandy Stephens with Cole Design Group, Inc. introduced himself as the representative on behalf of R&M Materials LLC and was available if anyone had any questions. Mr. Stephens explained that there was a need for a replat zoning. Kelly Nelson asked what the overall plan was for the property, to which Mr. Stephens responded that they were planning self-storage and cargo units. They also planned on 25 outside RV storage places.

Don Kiker, as a spectator at the public hearing, attempted to ask Mr. Stephen's questions, to which Chairperson Dave Culp informed Mr. Kiker that he could only speak for or against the public hearing item when the floor recognized him and that any questions would need to be directed toward the Commission. After clarification regarding fencing, Mr. Kiker stated he was in support of the special use permit.

Kelly Nelson asked if the units the property owner was moving were the storage cargo containers and if they would be in compliance with the fire code. Jason Pool, the Town Engineer, addressed Ms. Nelson question by stating that they were working with the Town Fire Marshal. Mr. Pool further stated that his concern with the project is the one access point over a water line, and the need for at least 2 access points. Mr. Pool has recommended that they add an access point from F.M. 2931.

There was further discussion and response from Sandy Stephens that the additional access point would be addressed that the plan was for 698 units. There was also discussion regarding a traffic study, which has not been completed. There were no further requests to speak before the Commission. David Culp closed the public hearing at 6:46 p.m.

Kelly Nelson moved to approve replat with 2 access points as recommended by the Town Engineer; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

6. Consider and discuss Zoning Ordinance.

- a. Conduct Public Hearing to receive input, discuss and take action regarding changing the zoning classification from Agricultural District (A) and Business 1 District (B1) to Planned Development District (PD) of the approximate 5.00 acre tract of land identified as that tract of land situated in the Marsella Jones Survey, Abstract 662, Lot 1, Block 1, Universal Storage Place II Addition, Denton County, Texas.

Brian Roberson explained the plans for M-84 Enterprise to expand climate controlled storage units and office space. Dave Culp opened public hearing at 6:50 p.m. There were no requests to speak. Dave Culp closed the public hearing at 6:52 p.m.

Brian Roberson stated that this property was grandfathered and can continue to look like it does today without any recourse, so any efforts to improve the appearance would be a positive. There was further discussion pertaining to façade and style. Kelly Nelson asked if the new office space would be a new tenant or an expansion for an existing tenant. Dave Culp replied that the adult daycare facility was expanding.



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Damon Polk moved to approve zoning classification change from Agricultural (A) and Business 1 (B-1) to Planned Development (PD) for M-84 Enterprise; Kelly Nelson seconded. Motion carried: 5 in favor, 0 opposed.

- b. Conduct Public Hearing to receive input, discuss and take action regarding changing the zoning classification from Agricultural District (A) to Industrial 2 District (I-2) of the approximate 7.42 acre tract of land generally located in the southwest corner of the 29.979 acre tract of land identified as Denton Property ID 38033, situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas and replated to be identified as Lot 1.

Brian Roberson explained that an Agricultural Zoning (A) is how all property annexed is classified, so there was a need to rezone the newly annexed property from Agricultural (A) to Industrial 2 (I-2) zoning classification to match the remainder of the property. David Culp opened public hearing at 6:58 p.m. There were no requests to speak. Dave Culp closed public hearing at 7:00 p.m.

Dena Vandenberg moved to approving the zoning classification change from Agricultural (A) to Industrial 2 (I-2); Kelly Nelson seconded. Motion carried: 5 in favor, 0 opposed.

- c. Consider, discuss and act upon approval of Special Use Permit No. 17-000840-01 submitted by R&M Materials LLC, as property owner, Colby Schraegle of Cole Design Group, Inc., as applicant, for a special use permit allowing self-storage and mini warehouses in the Industrial 2 District (I-2) of the property located at the southwest corner of F.M. 2931 and Fishtrap Road and identified as approximately 7.42 acre tract of land replated as Lot 1 of the 29.979 acre tract of land identified as Denton Property ID 38033, situated in the Marsella Jones Survey, Abstract 662A, Tract 38, Denton County, Texas.

Sandy Stephens distributed a drawing exhibit and presented a summary of Barry Rich's exit strategy for the property. There was discussion regarding the site plans and conceptual site plan. David Culp asked if the site drawing was an actual plan or just looks like the plan. Kelly Nelson asked if it would be single story and Mr. Stephens answered affirmatively. Kelly Nelson further asked about RV parking sites being over 8 feet in height. She further asked if the roof would be over the RV spaces. There was extensive discussion on the property uses for the B-1 and B-2 portions of the property.

Ms. Nelson stated that there was already a self-storage facility across the street and she did not feel comfortable with a special use permit for more storage. Sandy Stephens responded that the problem is that the property is zoned as Industrial 2 (I-2) and had limited options. Sandy Stephens also stated that the demand for self-storage was there.

Kelly Nelson moved to table the Special Use Permit until the next meeting on May 16, 2017; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

- d. Consider, discuss and act upon approval or authorization to publish notice for public hearings relating to 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 of the Town of Providence Village, Texas, amending the ordinance by making certain deletions and additions thereby amending the procedures found under Section 18 entitled "Changes and Amendments to All Zoning Ordinances and Districts and Administrative Procedures".

Regina Edwards, Town Attorney representative. gave a summary and history of the amendment. Kelly Nelson moved to authorized the Town Secretary to publish notice of public hearing; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

7. Consider and discuss Comprehensive Plan.

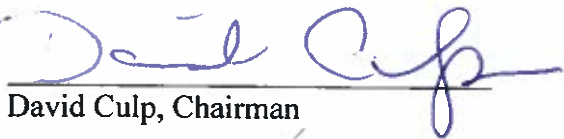
Nothing to discuss.

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

Nothing to discuss.

9. Adjourn.

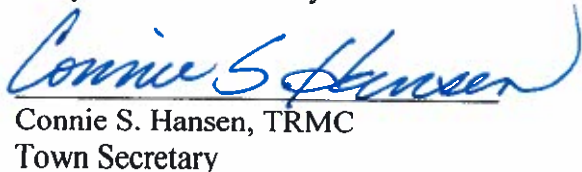
Kelly Nelson moved to adjourn; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed. The meeting was adjourned at 7:23 p.m.



David Culp, Chairman



Kelly Nelson, Secretary



Connie S. Hansen, TRMC
Town Secretary

