



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

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

**Tuesday, November 21, 2017
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. Kelly Nelson, David Culp, David Tidwell and Damon Polk were present, being a quorum. Dena Vandenberg was absent and Mason Blaylock filled in for Ms. Vandenberg.

2. Pledge of Allegiance

3. Staff Reports

Brian Roberson gave a brief summary of the development activities, including developers still approaching the Town. Mr. Roberson also reported that the Town was annexing property, and certain property owners were petitioning for voluntary annexation. Also been working on bond refinancing to get a better interest rate, which should ultimately lead to property tax reductions.

4. Consider, discuss and act upon approval of minutes from October 17, 2017 Planning & Zoning Commission meeting.

Damon Polk wants the referenced to Bruce French to indicate that he is associated with History Maker. Kelly Nelson moved to approve October 17, 2017 minutes with requested amendment; David Tidwell seconded. Motion carried: 5 in favor, 0 opposed.

5. Consider, discuss and act upon approval of minutes from November 7, 2017 Planning & Zoning Commission meeting.

Kelly Nelson moved to approve the November 7, 2017 minutes; David Tidwell seconded. Motion carried: 5 in favor, 0 opposed.

6. Consider and discuss Subdivision Ordinance.

Nothing to discuss.

7. Consider and discuss Zoning Ordinance.

Brian Roberson reported that traffic impact analyses are only required in PD zoning. He also reported that he had checked with Cross Road and Little Elm and both cities required traffic impact studies for planned development. There was extensive discussion regarding

TxDOT requirements for traffic impact analysis and the recommendation that there needs to be additional discussion regarding traffic impact study.

Damon Polk suggested that the development at Fishtrap and Dr. Sanders will ultimately impact FM 2931 due to the number of vehicles directed towards FM 2931. Brian Roberson stated that we cannot go back to the developer and require the study at this point in time. There is further discussion regarding traffic studies. Damon Polk is concerned about protecting our Town from traffic. Kelly Nelson suggested that we need an ordinance to require studies whenever TxDOT is not involved.

Julie Fort suggested that a minimum acreage requirement to trigger a Traffic Impact Analysis (TIA). Kelly Nelson asked if we could also include businesses. Julie Fort said that it would need to be tied to a zoning category. Brian Roberson discussed the functionality of using zoning to trigger TIA. Brian Roberson also discussed that the current PD's were granted while the properties were in the Town's ETJ. Damon Polk suggest that maybe set the trigger based on the number of houses. Brian Roberson stated that Cross Roads requires a TIA for multifamily. Julie Fort suggested could be based on number of residential units instead of lots.

There was discussion regarding whether or not Little Elm and/or Oak Point did TIA's before the houses were built.

8. Consider and discuss Comprehensive Plan.

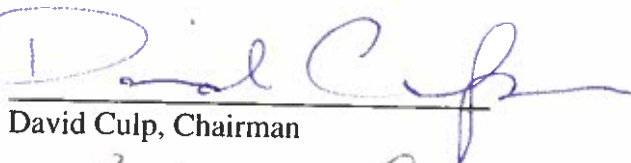
Nothing to discuss.

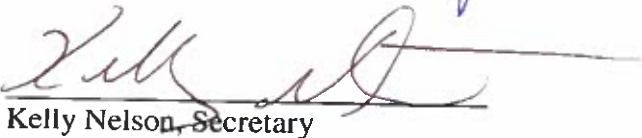
9. Consider and act upon topics to be scheduled for a future Planning & Zoning Commission meeting.

Brian Roberson reported that we will probably need to enlist help to work on the Comprehensive Plan once all of the annexations and maps are redone.

10. Adjourn.

Kelly Nelson moved to adjourn the meeting; Mason Blaylock seconded. Motion carried: 5 in favor, 0 opposed. David Culp adjourned the meeting at 6:53 p.m.


David Culp, Chairman


Kelly Nelson, Secretary


Connie S. Hansen, TRMC
Town Secretary

