



TOWN OF  
PROVIDENCE  
VILLAGE

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

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

**Tuesday, June 21, 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, Chris Blue and David Culp were present.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that there's been a lot of interest in Providence Village over the past couple of weeks. Several of the developers have visited Town Hall to discuss options. There is an expectation in the near future for an auto laundry. There has also been discussions regarding variance requests, which will come before the P&Z for approval. Mr. Roberson stated that there is positive movement forward. Mr. Roberson also reported that discussions with the developers has led to the consideration of an ordinance amendment for the creation of a new zoning district entitled "PD-Planned Development." This amendment is necessary because the developers need a means to develop the tracts of land instead of having to file for a zoning variance or option for each piece of property or section.

There was further discussion regarding the distinction between an auto laundry and a carwash.

**4. Consider, discuss and act upon approval of minutes from May 17, 2016 Planning & Zoning Commission meeting.**

Chris Blue moved to approve the May 17, 2016 minutes; Dena Vandenberg seconded. Motion carried: 5 in favor, 0 opposed.

**5. Consider and discuss Subdivision Ordinance.**

Nothing to discuss.

**6. Consider and discuss Zoning Ordinance.**

- a. Consider, discuss and act upon recommendation to Town Council regarding approval of Ordinance No. 2014-060-04 amending Ordinance No. 2014-060-01, as amended by Ordinance Nos. 2014-060-02 and 2014-060-03, entitled “Zoning Ordinance” to revise and update said ordinance to include a zoning classification entitled “PD – Planned Development.”

Brian Roberson discussed the issue of utility district. Members of the P&Z Commission believed a planned development to be a utility district. Mr. Roberson explained that a planned development is not the same as a utility district and explained the operations of a PID.

David Culp moved to close P&Z regular session and open Public Hearing; Chris Blue seconded. Motion carried: 4 in favor, 0 opposed. John Gaug closed P&Z regular session and opened Public Hearing at 6:53 p.m.

- b. Conduct Public Hearing to receive input on Ordinance No. 2014-060-04 amending Ordinance No. 2014-060-01, as amended by Ordinance Nos. 2014-060-02 and 2014-060-03, entitled “Zoning Ordinance” to revise and update said ordinance to include a zoning classification entitled “PD – Planned Development.”

John Gaug opened the floor to anyone wishing to speak for or against the ordinance. There being no request to speak during the public hearing, David Culp moved to close the Public Hearing and reconvene into P&Z regular session; Chris Blue seconded. Motion carried: 5 in favor, 0 opposed.

John Gaug closed Public Hearing and reconvened into P&Z regular session at 6:54 p.m. David Culp stated that he was strongly in favor of any assistance to bring in more business to the Town. Chris Blue moved to recommend to the Town Council to approve Ordinance No. 2014-060-04 amending the Zoning Ordinance to include a zoning classification entitled “PD-Planned Development”; Don Kiker 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.**

The P&Z members asked the Town Attorney about rejection powers to which Philip Mack Furlow responded that they could not deny anything that is allowed by the ordinances.



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**9. Adjourn.**

Don Kiker motioned to adjourn; Chris Blue seconded. Motion carried: 5 in favor, 0 opposed. Meeting adjourned at 7:07 p.m.

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John Gaug, Chairman

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Chris Blue, Secretary

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Connie S. Hansen, TRMC  
Town Secretary