



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

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

**Tuesday, October 6, 2015  
6:30 p.m.**

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

Dena Vandenberg called the meeting to order at 6:30 p.m. Chris Blue, David Culp, Dena Vandenberg and Don Kiker were present, being a quorum. John Gaug was absent.

**2. Pledge of Allegiance**

**3. Consider, discuss and act upon approval of minutes from September 15, 2015 Planning & Zoning Commission meeting.**

David Culp motioned to approve the minutes from the September 15, 2015 meeting; Chris Blue seconded. Motion carried: 4 in favor, 0 opposed.

**4. Consider, discuss and act upon recommended amendments to Zoning Ordinance.**

Mike Carroll initiated discussion regarding site lines. There was extensive discussion regarding various locations where site line is less than 3 foot maximum height.

18" at back and 3 ft at intersections and where 2 alleys meet.

Vegetation is already covered in nuisance ordinances.

Chris Blue asked about site lines on the street. Mike Carroll stated that ordinance currently cover at 10 ft. and the most restrictive is what rules.

Pg 14 and 20 is where insertions relating to P&Z need to be included. Pg 14 is where the special use permit in zoning. Need to add that P&Z would be part of the review process. Pg 20 where it gets into the variance, the P&Z would be need to review first.

Chris Blue asked about fences. Mike Carroll stated that the only thing he found in zoning ordinance relating to fences is cinder blocks in light industrial. Chris Blue believes that there needs to be something relating to a maximum height in the zoning ordinance.

Culp, Blue and Kiker prefer the 8 ft maximum. There was discussion relating to any potential restrictions regarding the types of fence. Chris Blue recommended that masonry fences be excluded, must be new material and cannot extend beyond build line. Dena Vandenberg also recommended that cyclone be excluded as a building material.

Mike Carroll also recommended that steel, metal panels or metal materials be excluded. Basically leaves vinyl, rod iron or wood. All of these restrictions are residential.

Chris Blue also stated that set backs were to be discussed. 25 ft. set back on front, 10 ft on rear and 5 ft on the side.

The Town Secretary read the list of recommendations to be approved, Dena Vandenberg motioned to approve; Chris Blue seconded. Motion carried: 4 in favor, 0 opposed.

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


*The Planning & Zoning Commission is not permitted to take action on or engage in any discussion regarding an item not listed on the agenda. However, this agenda item provides an opportunity for any member of the Planning & Zoning Commission to propose that a topic be scheduled for a future meeting. Upon an item being proposed for discussion, the Planning & Zoning Commission will vote to determine its collective desire to schedule the item for discussion and/or action at a future meeting. A majority vote of the Planning & Zoning Commission is required to schedule an item for discussion and/or action at a future meeting.*

Chris Blue motioned to add zoning and comprehensive and subdivision to future agendas; David Culp seconded. Motion carried: 4 in favor, 0 opposed.

**6. Adjourn.**

Chris Blue motioned to adjourn; David Culp seconded. Motion carried: 4 in favor, 0 opposed.

Meeting adjourned at 7:16 p.m.

  
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John Gaug, P&Z Chairman **ACTING CHAIR**  
**CHRIS BLUE**

  
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Chris Blue, P&Z Secretary

  
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Connie S. Hansen, TRMC  
Town Secretary

10/20/15  
Date Minutes Approved

