

NOTICE OF
PUBLIC HEARING
TOWN OF PROVIDENCE VILLAGE, TEXAS
PROVIDENCE COMMUNITY CENTER
9400 WATERMAN DR., PROVIDENCE VILLAGE, TEXAS 76227
SATURDAY, APRIL 5, 2014
3:00 P.M. Regular Session

MINUTES

PUBLIC HEARING 3:00 p.m.

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

Mayor Roberson called the public hearing to order at 3:02 p.m. Town Council members present were Alderman Steve Miller, Alderman Lynn Jaco and Alderman Dave Shuck, being a quorum. Mayor Pro-Tem Earnest Law and Alderman Darren Vader were absent.

II. ACTION ITEMS

- a. Conduct the second public hearing to receive input on the proposed Zoning Ordinance, Subdivision Ordinance and the Comprehensive Master Plan Ordinance.

Philip Mack Furlow, the Town Attorney, gave a brief summary of the zoning ordinance, the appendices and the definitions of the coding in the appendices.

The Town Secretary read the responses received by mail, which included Scott & Marcia Johnson whose property is located at 9041 Cape Cod Blvd., Jared & Corrie Parrish whose property is located at 9890 Cedarcrest Dr., and Dennis Stallings whose property is located 1701 F.M. 2931, who all stated that they did not wish to speak but are in opposition of the proposed zoning, subdivision and comprehensive plan ordinances.

Mayor Roberson read aloud the response from Barry Rich, owner of the property located in the southwest corner of FM 2931 and Fishtrap Road, who is in opposition of the zoning ordinance as it is too restrictive and currently has his property zoned for three separate zoning districts.

David Peters, who is partial owner with Jesse Carreon of the property located at the northeast corner of U.S. 380 and FM 2931, stated that after his conversations with the Mayor he has some different ideas for how the zoning ordinance needs to be modified. He stated that he understands why the Town is initiating the zoning ordinance but also believes that the ordinance is too restrictive for property owners who wish to sale their property to potential developers. Mr. Peters proposed that the Town Council include in the ordinance the 56 possible uses of his property, as listed in his presentation. Mr. Peters stated that the ordinance is too restrictive and prevents a variety of possible business uses, such as a camera shop. Alderman Shuck asked

Mr. Peters to identify where in the ordinance that it specifically states that camera shops are prohibited. Mr. Peters was unable to specifically identify that the ordinance prohibits such business, but stated that it doesn't specifically state that they are allowed.

Aaron Kelchard spoke on behalf of Barry Rich and TBK Materials, LLC. Mr. Kelchard stated that Mr. Rich has a plan that has been reviewed and is only opposing the ordinance as drafted.

Michael Jordan, a resident who resides at 1709 Murphy Ct., stated that at first he was against the ordinance, but after researching and reviewing changes, that he is in favor of the ordinance. Mr. Jordan brought to the attention of the Council the recent activities relating to the battery plan in Frisco and stated he doesn't want to see something similar happen in Providence Village. Mr. Jordan did recommend that any apartment design be approved by the residents through a general election.

Justin Steiner, a resident who resides at 9812 Amherst Dr., stated that he supports the ordinances. Mr. Steiner further commented that he would not have included apartments in the zoning ordinance as current set, but understands the necessity for including such a zone. Jeremy Carns, a resident who resides at 9801 Lexington Dr., was concerned with multifamily housing and the inevitable increase in criminal activity resulting from same. Was also concerned with residents of a multifamily housing unit using the HOA amenities and the devastation that would result.

Mayor Roberson stated that he wants all property owners to be successful, but his number one concern is the protection of the residents. Alderman Shuck also stated that we are all homeowners and explained that the Town is legally required to including all zones and exclusion of a zone would open the Town up to expensive lawsuits, including discrimination.

Valerie Freeman, a resident who resides at 9920 Cherokee, stated that she was at the first hearing and is concerned about the boundary lines of her property included in the corporate limits of the Town and the possible increase in her property taxes due to commercial zoning.

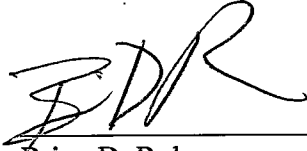
- b. Consider, discuss and act upon approval of any recommended revisions to the proposed Zoning Ordinance, Subdivision Ordinance and the Comprehensive Master Plan Ordinance.

There were no proposed revisions to the Zoning Ordinance, Subdivision Ordinance or the Comprehensive Plan Ordinance.

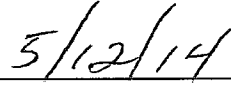
III. ADJOURNMENT

Alderman Miller motioned to adjourn the public hearing; Alderman Shuck seconded. Motion carried: 3 in favor, 0 opposed.

Meeting was adjourned at 3:57 p.m.



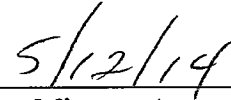
Brian D. Roberson
Mayor, Town of Providence Village, Texas



Date Minutes Approved



Connie S. Hansen
Town Secretary



Date Minutes Approved

