

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, August 16, 2016  
6:30 p.m.**

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

John Gaug called the meeting to order at 6:32 p.m. Dena Vandenberg, Don Kiker, Chris Blue and David Culp were present, being a quorum.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that there are developers coming in on average about one per week. They are looking at planned development options and it's a race for which one is first.

**4. Consider, discuss and act upon approval of minutes from July 19, 2016 Planning & Zoning Commission regular meeting.**

Chris Blue moved to approve the minutes from the July 19, 2016 meeting; Don Kiker 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 and discuss and act upon proposed amendments to appendices to Zoning Ordinance.

Brian Roberson asked the members if they did their homework and reviewed the appendix to the subdivision ordinance. There was a discussion regarding auto laundries and carwash.

Brian Roberson asked the Town Attorney, Philip Mack Furlow, for confirmation on the status for current potential developers who have not yet filed their plan if any amendments are made, but if an application was on file, then they are grandfathered. Mr. Furlow stated that unless there is an application on file, the

amendments would be in effect. At most the potential developer could argue vested interest, but it would be their responsibility.

There was further discussion regarding out to make the amendments and it was agreed that they would wait until all potential changes had been identified before a motion would be made and then the motion would include all proposed modifications.

Mike Carroll confirmed the distinction between an auto laundry and a car wash. Auto laundry is totally automated.

Chris Blue asked what would fall under the Business Service (Section 5.9). Mike Carroll provided the definition for Business Services. John Gaug asked about car sales or car lots to which Brian Roberson responded that car sales require a considerable amount of land space and any tax revenue is paid to the State.

David Culp moved to make the following amendments to the Zoning Ordinance Appendices:

1. Section 4.1, Auto Laundry, Special Use Permit designation for B-1, B-2, I-1 and I-2;
2. Section 4.13, Car Wash, Special Use Permit designation for B-1, B-2, I-1 and I-2;
3. Vet Clinic (no outside pens) Special Use Permit designation for B-2;
4. Section 5.40, Retail Shop, Yes designation B-1, B-2, I-1 and I-2; and
5. Section 5.37, Print Shop, Special Use Permit designation for B-2;

Chris Blue 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.**

Don Kiker asked if this would be where they discussed the creek erosion issue and Brian Roberson informed him that it was not a planning and zoning commission issue.



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, August 16, 2016  
6:30 p.m.

9. **Adjourn.**

David Culp moved to adjourn; Chris Blue seconded. Motion carried: 5 in favor, 0 opposed. Meeting adjourned at 7:09 p.m.

  
\_\_\_\_\_  
John Gaug, Chairman

  
\_\_\_\_\_  
Connie S. Hansen, Secretary

  
Connie S. Hansen, TRMC  
Town Secretary

