



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, September 20, 2016  
6:30 p.m.**

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

John Gaug called the meeting to order at 6:34 p.m. Don Kiker, Eddie Army and David Culp were present, being a quorum. Dena Vandenberg was absent.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson reported that in the agenda there are some issues to review on the zoning ordinance. There have been no developers in the office during the past month. So far everyone is still pleased with what we are offering. Aldi's plan is to be open by 2018. The Town is working with them on ways to expedite their plans.

**4. Oath of Office for Eddie Army.**

Town Secretary took the oath of Eddie Army.

**5. Consider, discuss and appointment new Secretary of Planning & Zoning Commission.**

Don Kiker recommended that Eddie Army be appointed. Eddie Army stated that he would be okay with the appointment. David Culp moved to appoint Eddie Army as the Secretary; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.

**6. Consider, discuss and act upon approval of minutes from August 16, 2016 Planning & Zoning Commission regular meeting.**

David Culp moved to approve the August 16, 2016 minutes; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.

**7. Presentation from Marshall Merritt regarding benefits to Town relating to a daycare facility in business zones.**

Brian Roberson explained that Marshall Merritt was the developer of the property on U.S. 380 and has another daycare facility looking to purchase the end lot. There was further discussion regarding whether there has been a change since the last time a daycare facility was suggested. Brian Roberson reported that Mr. Merritt was not able to make the 6:30 meeting but plans to attend the Town Council meeting and speak during open forum.

**8. Consider and discuss Subdivision Ordinance.**

Nothing to discuss.

**9. Consider and discuss Zoning Ordinance.**

- (a) Consider and discuss and act upon proposed amendments to appendices and any additional changes to be included to Zoning Ordinance.

Brian Roberson went over the redlined changes previously approved by the Planning & Zoning Commission and wanted to give the commission an opportunity to go over the changes one last time before submitting the recommendations to the Town Council. Eddie Army asked to see the zoning map, which was provided by Mike Carroll. Don Kiker commented that they need to apply changes as they come up.

- (b) Consider and discuss and act upon amendment to 2014-060 entitled Zoning Ordinance to include additional definitions for theatre (indoor), veterinary clinic (inside pens) and veterinary clinic (outside pens) in conjunction with amendments to the appendices.

Brian Roberson stated that three use type items did not have definitions and that we need to incorporate these changes with the appendix changes. David Culp inquired as to whether we already had these definitions, and it was clarified that they were not in the current ordinance.

Eddie Army moved to accept the definitions and recommend that they be included in the Zoning Ordinance; David Culp seconded. Motion carried: 4 in favor, 0 opposed.

**10. Consider and discuss Comprehensive Plan.**

John Gaug wanted to confirm that as revisions are being made to the Zoning and Subdivision ordinances, that the Comprehensive Plan is also being updated. Nothing further to discuss.

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

1. Comprehensive Plan updates
2. Merritt Properties presentation regarding day care facilities

**12. Adjourn.**

David Culp moved to adjourn; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.

Meeting was adjourned at 7:05 p.m.

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John Gaug, Chairman

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Eddie Army, Secretary

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Connie S. Hansen, TRMC  
Town Secretary