



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, October 18, 2016  
6:30 p.m.

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

John Gaug called the meeting to order at 6:35 p.m. Dena Vandenberg, Don Kiker and David Culp were present, being a quorum. Eddie Army was absent.

**2. Pledge of Allegiance**

**3. Staff Reports**

Brian Roberson stated he had nothing to report.

**4. Consider, discuss and act upon approval of minutes from September 20, 2016 Planning & Zoning Commission regular meeting.**

David Culp moved to approve the September 20, 2016 minutes; Don Kiker seconded. Motion carried: 4 in favor, 0 opposed.

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

Brian Roberson introduced Marshall Merritt and gave a brief history of Mr. Merritt's business and accomplishments. Mr. Merritt further stated that they built the retail strip where Raphael's is located. Did not appear on the first presentation of the daycare since he thought it would not have a problem and he's here now to hopefully get the board to reconsider. Mr. Merritt further outlined his bullet points on how a daycare facility, while it doesn't generate sales tax, it does bring family who are spending money on their families. Many of their potential clients want to be near an Aldi and are second tier retailers unlike the first tier retailers, like McDonald's, Wendy's, Chick-fil-A, where they will pay top dollars for land at major intersections and high volume areas.

Mr. Merritt stated they currently have letters of intent from Kiddie Academy and Learning Experience.

There was discussion regarding other businesses generating business. John Gaug asked Mr. Merritt if he had any experience or examples of this business generation. Discussed complimentary businesses.

**6. Consider and discuss Subdivision Ordinance.**

Nothing to discuss.

**7. Consider and discuss Zoning Ordinance.**

Brian Roberson stated that the previous changes recommended will be on the agenda tonight for the council to consider.

**8. Consider and discuss Comprehensive Plan.**

Nothing further to discuss.

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

1. Reevaluate daycares in zoning ordinance.


**10. Adjourn.**

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

Meeting was adjourned at 6:59 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



**Daycare as a special use in B1**  
Questions/Answers Compiled by  
Staff, Council and Certified Economic Development Professionals

- 1) Are there other daycares along 380?
  - a. From Roswell, NM to Greenville, TX, we are unable to locate one daycare directly on US HWY 380
- 2) Could a daycare be part of a planned development?
  - a. Currently we have no comprehensive use plan for the 10 acres on that side of Providence Blvd. 3 lots of the 6 in this area are already owned by less than desirable sales tax generating entities: grocer, auto-laundry, veterinarian. Establishing a PD at this point would be difficult due to the site being fragmented
- 3) Is this site deficient for other more appropriate development?
  - a. The surrounding area just began to develop over the last 2 years. Interest in PV is increasing now and it is common to have a property available for up to 5 years before conceding to non-tax generating businesses. Simply put, top retail frontage should not be given up easily at the beginning of a development timetable.
- 4) Is there a need in PV?
  - a. PV currently has a successful child care facility in the immediate area that is just now approaching 60% capacity and adding another at this time would impact a current and established business already located within the town. Additionally, several in-home child care facilities may be negatively impacted.
- 5) Strategically does this site make sense for the Town?
  - a. Child care facilities should not be on major retail frontage especially when such frontage is so limited.
- 6) How would traffic be impacted by the location?
  - a. The traffic congestion in the development has the potential to be problematic due to individuals picking their children up when others are trying to access the businesses in that zone at the end of a work day. Additionally, traffic at the controlled intersection of US 380 and Providence Blvd would increase exponentially during pick up and drop off times that overlap with other high traffic times at the intersection.
- 7) Are there more suitable locations in the area for this type of business?
  - a. There are other available areas within PV and the surrounding area, that would be better suited to this type of development without sacrificing prime retail.