

**Meeting Minutes – Worksession & Regular Meeting
Providence Village
Planning & Zoning Commission**

**Providence Village Town Hall
And Available Via Zoom**

**Tuesday, March 21, 2023
6:30 p.m.**

Notice is hereby given that the Providence Village Planning & Zoning Commission will conduct its Regularly Scheduled Meeting on Tuesday, March 21, 2023 at the Providence Village Town Hall with a quorum of the Planning & Zoning Commission physically present. Limited seating for members of the public will be available using CDC recommended social distancing measures. The Town will utilize telephone and/or videoconference public meetings to facilitate public participation to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting. Telephonic or videoconferencing capabilities will be utilized to allow individuals to address the Planning & Zoning Commission. Email comments may also be submitted to hmcconnell@pvtx.gov by 3:00 p.m. the day of the meeting. Members of the Public are entitled to participate remotely via Zoom Meeting.

<https://us02web.zoom.us/j/84239309450?pwd=RCsxbU1jSHVpdHBYNTQ3Lzd5a0pHUT09>

Meeting ID: 842 3930 9450
Passcode: 032123

REGULAR SESSION – 6:30 p.m.

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

Stephen White Secretary asked for a motion for a Temp Chair since both Dena Vandenberg Chair and Rachel Tracy Vice Chair were absent. James Stowell motion: Don Fisher second. Motion carried: 3 approved, 0 opposed.

Stephen White called the meeting to order at 6:30 p.m. James Stowell and Don Fisher were physically present, being a quorum.

2. Pledge

3. Staff Reports

Brian Roberson provided a summary of Town Hall activities.

4. Consider and act upon appointment of Chairman, Vice Chairman and Secretary.

No action was taken, this item was from a previous agenda.

5. Consider, discuss and act upon approval of minutes from November 15, 2022 Planning & Zoning Commission Regular meeting.

Don Fisher moved to approve the November 15, 2022 minutes; James Stowell seconded. Motion carried: 3 approved, 0 opposed.

6. Consider, discuss and act upon Subdivision Ordinance.

No action taken.

7. Consider, discuss and act upon Zoning Ordinance.

- a. Conduct Public Hearing to consider amendment to Ordinance No. 2018-203, The Enclave at Pecan Creek Planned Development, an approximately 159.08-acre tract of land being situated in Abstract No. 730 of the William Lumpkin Survey, and being generally located east of FM 2931, north of Fishtrap Road and west of Bryan Road; to increase the number of lots by two units.

Brian Roberson stated that the developer found that they were able to develop two more lots on the PD increasing the lots from 700 to 702. Since there was an amendment to the PD anyone within 200 ft had to receive notice of the amendment.

Stephen White closed Planning & Zoning Commission Regular Session and convened into Public Hearing at 6:39 p.m.

Stephen White closed the Public Hearing and reconvened into Planning & Zoning Commission Regular Session at 6:39 p.m.

- b. Consider and take action on recommendation to Town Council Consider on Ordinance No. 2018-203, The Enclave at Pecan Creek Planned Development, an approximately 159.08-acre tract of land being situated in Abstract No. 730 of the William Lumpkin Survey, and being generally located east of FM 2931, north of Fishtrap Road and west of Bryan Road; to increase the number of lots by two units.

James Stowell moved to recommend approval of amendment to Ordinance No. 2018-203; Don Fisher second. Motion carried: 3 approved, 0 opposed.

- c. Conduct Public Hearing receive input and discuss Application No. SUP23-00361-07 submitted Sahil Kurji on behalf of Providence Village Neighborhood Shops on 380 by Slate LLC, for a special use permit allowing for Restaurant or Cafeteria, with Drive-Thru Service use in a Business 2 District (B-2) of the property located at 26621 U.S. Hwy 380 W, Providence Village, Texas.

Brian Roberson stated this would be for a Shipley's Donuts.

Stephen White closed Planning & Zoning Commission Regular Session and convened into Public Hearing at 6:42 p.m.

P&Z Alternate Dustin Clay joined the meeting in person at 6:43 p.m.

Tonya McGee resident at 10230 Nantucket Providence Village stated there needs to be a privacy fence or something to help with noise or something to keep the lights from

shining through her window. Brian Roberson stated there is some landscaping already planted there and that the Town has asked the builder to add/ install hooded lights.

Sahil Kurji, 2500 Indigo Dr., McKinney, Texas 75072, stated that the hooded lights have already been ordered but they came in the wrong size, and they have asked the contractors to turn off the lights at night and will be planting tree to be consistent across the back fence.

Stephen White closed the Public Hearing and reconvened into Planning & Zoning Commission Regular Session at 6:56 p.m.

- d. Consider and take action on recommendation to Town Council regarding Ordinance No. 2023-261 approving SUP SUP23-00361-07 submitted Sahil Kurji on behalf of Providence Village Neighborhood Shops on 380 by Slate LLC, for a special use permit allowing for Restaurant or Cafeteria, with Drive-Thru Service use in a Business 2 District (B-2) of the property located at 26621 U.S. Hwy 380 W, Providence Village, Texas.

Don Fisher moved to recommend approval of Ordinance No. 2023-261 approving SUP23-00361-07; James Stowell seconded. Motion carried: 4 approved, 0 opposed.

- e. Conduct Public Hearing receive input and discuss Application No. SUP23-00361-11 submitted Sahil Kurji on behalf of Providence Village Neighborhood Shops on 380 by Slate LLC, for a special use permit allowing for Amusement Commercial (indoor) use in a Business 2 District (B-2) of the property located at 26621 U.S. Hwy 380 W, Providence Village, Texas.

Brain Roberson stated this would be for the HOTWORX infrared fitness studio that would require a special use permit.

Stephen White closed Planning & Zoning Commission Regular Session and convened into Public Hearing at 7:01 p.m.

Stephen White closed the Public Hearing and reconvened into Planning & Zoning Commission Regular Session at 7:02 p.m.

- f. Consider and take action on recommendation to Town Council regarding Ordinance No. 2023-262 approving SUP SUP23-00361-11 submitted Sahil Kurji on behalf of Providence Village Neighborhood Shops on 380 by Slate LLC, for a special use permit allowing for Amusement Commercial (indoor) use in a Business 2 District (B-2) of the property located at 26621 U.S. Hwy 380 W, Providence Village, Texas.

Don Fisher moved to recommend approval of Ordinance No. 2023-262 approving SUP SUP23-00361-11; James Stowell seconded. Motion carried: 4 approved, 0 opposed.

- g. Conduct Public Hearing receive input and discuss Application No. SUP23-00361-12 submitted Sahil Kurji on behalf of Providence Village Neighborhood Shops on 380 by Slate LLC, for a special use permit allowing for Clinical, medical or dental use in a

Business 2 District (B-2) of the property located at 26621 U.S. Hwy 380 W, Providence Village, Texas.

Brian Roberson stated this would be for a dental office.

Stephen White closed Planning & Zoning Commission Regular Session and convened into Public Hearing at 7:03 p.m.

Stephen White closed the Public Hearing and reconvened into Planning & Zoning Commission Regular Session at 7:04 p.m.

- h. Receive recommendation from Planning and Zoning Commission, consider, discuss and act upon Ordinance No. 2023-263 approving SUP SUP23-00361-12 submitted Sahil Kurji on behalf of Providence Village Neighborhood Shops on 380 by Slate LLC, for a special use permit allowing for Clinical, medical or dental use in a Business 2 District (B-2) of the property located at 26621 U.S. Hwy 380 W, Providence Village, Texas.

James Stowell moved to recommend approval of Ordinance No. 2023-263 approving SUP23-00361-12; Don Fisher seconded. Motion carried: 4 approved, 0 opposed.

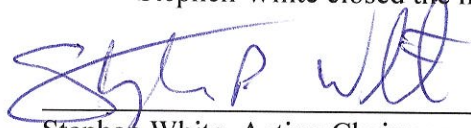
8. Consider and act upon topics to be scheduled for a future Planning & Zoning Commission meeting.

- a. Amended PD for Lakes of Running Branch
- b. Foree Ranch Phase I
- c. Woodstone Phase II

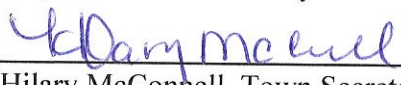
9. Adjourn.

Don Fisher moved to adjourn; James Stowell seconded. Motion carried: 4 in favor, 0 opposed.

Stephen White closed the meeting at 7:06 p.m.



Stephen White, Acting Chairman

Stephen White, Secretary


Hilary McConnell, Town Secretary

