



NOTICE OF
PLANNING AND ZONING COMMISSION REGULAR MEETING
TOWN OF PROVIDENCE VILLAGE, TEXAS
PROVIDENCE VILLAGE TOWN HALL
1755 MAIN STREET, PROVIDENCE VILLAGE, TEXAS

Tuesday, May 19, 2026
6:30 PM Regular Session

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

AGENDA

Regular Session 6:30 PM

1. **CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT**
2. **PLEDGE OF ALLEGIANCE**
3. **STAFF REPORTS**
 - a. Town Manager Reports on current projects, upcoming events, and general town operations.
4. **MINUTE APPROVAL**
 - a. Consider and act on approval of March 17, 2026, Planning and Zoning Commission Regular Minutes.
5. **CONSIDER AND ACT ON SUBDIVISION ORDINANCE APPLICATION**
 - a. Consider and act on recommendation to Town Council regarding approval of replat for the Providence Village Square Phase 2, as submitted by Michael Heimlich on behalf of BBD Providence Village Partners, LLC, consisting of approximately 1.616 acres, for proposed building parking and utilities, as submitted in Universal Permit Application 26-01472-01.
6. **CONSIDER AND ACT ON ZONING ORDINANCE APPLICATIONS**
7. **CONSIDER AND ACT ON TOPICS TO BE SCHEDULED FOR FUTURE PLANNING & ZONING MEETING**
8. **ADJOURNMENT**

Note: It is possible a quorum of Providence Village Council Members could be present, but

the Town Council will not take action on any issues. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at (940) 365-9333 for further information.

Certification:

I, Hilary McConnell, Town Secretary, certify that the Notice of Meeting was posted, per the Open Meeting Act, on the official bulletin board of Town Hall of the Town of Providence Village, Texas, and on the Town's website at pvtx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Providence Village, Texas was removed by me from the official bulletin board of the Town of Providence Village, Texas, 1755 Main Street, Providence Village, Texas on the _____ day of _____, 2026.



Planning and Zoning
Commission

Staff Report

5/19/2026

SUBJECT:

Consider and act on approval of March 17, 2026, Planning and Zoning Commission Regular Minutes.

SUMMARY:

ATTACHMENTS:

03-17-26 Planning and Zoning Minutes Draft

STAFF RECOMMENDATION:

MOTION:

I move to approve the March 17, 2026, Planning and Zoning Commission Regular Minutes.

MINUTES OF
PLANNING AND ZONING COMMISSION REGULAR MEETING
TOWN OF PROVIDENCE VILLAGE, TEXAS
PROVIDENCE VILLAGE TOWN HALL
1755 MAIN STREET, PROVIDENCE VILLAGE, TEXAS

Tuesday, March 17, 2026
6:30 PM Regular Session

Pursuant to Section 551.127, Texas Government Code, one or more Councilmembers or employees may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.

MINUTES

1. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT

Bryant Wilson called the meeting to order at 6:34 p.m. and welcomed those in attendance. Members Eric Patrick and Rachel Tracey were present in person, being a quorum. Stephen White and Shaina Feinmore were absent.

2. PLEDGE OF ALLEGIANCE

3. STAFF REPORTS

- a. Town Manager Reports on current projects, upcoming events, and general town operations.

Brian Roberson gave a summary report on Town Hall activities.

4. MINUTE APPROVAL

- a. Consider and act on approval of the January 20, 2026, Planning and Zoning Regular Minutes.

Rachel Tracy made a motion to approve the January 20, 2026, Planning and Zoning Commission Regular Session Minutes. Motion was seconded by Eric Patrick. Motion carried: 3 in favor, 0 opposed.

5. CONSIDER AND ACT ON ZONING ORDINANCE APPLICATIONS

6. CONSIDER AND ACT ON SUBDIVISION ORDINANCE APPLICATION

- a. Consider and act on the recommendation to Town Council regarding Preliminary Plat of Universal Storage Place II Addition of Lots 1, 2, and 3, Block 1 as submitted by M84 Enterprises, LTD.

Town Manager Brian Roberson discussed that the P&Z approved the following conditions including preliminary paving, drainage, water and sanitary sewer information sheets, additional information related to the planned ownership of storm water systems including detention, draining easement information, information related to discharge pipe system from existing

detention pond, gas line easement information, add Lot 3 fire lane, abatement existing OSSF/septic system for building on lot 3 and connect those facilities to the Town's water and sanitary sewer systems before the creation of Lot 1R and a final driveway number and location on FM 2931/Main Street upon TxDot review and approval.

Eric Patrick made a motion to recommend to Town Council approval of the Preliminary Plat of Universal Storage Place II Addition of Lots 1, 2, and 3, Block 1 as submitted by M84 Enterprises, LTD with the conditions. Motion was seconded by Rachel Tracy. Motion carried: 3 in favor, 0 opposed.

7. CONSIDER AND ACT ON TOPICS TO BE SCHEDULED FOR FUTURE PLANNING & ZONING MEETING

Providence Square Plat

8. ADJOURNMENT

Rachel Tracy moved to adjourn the meeting. Motion was seconded by Eric Patrick. Motion carried: 3 in favor, 0 opposed.

Bryant Wilson adjourned the meeting at 6:44 p.m.

Stephen White, Chairman

Rachel Tracy, Secretary

Hilary McConnell, Town Secretary



Planning and Zoning
Commission

Staff Report

5/19/2026

SUBJECT:

Consider and act on recommendation to Town Council regarding approval of replat for the Providence Village Square Phase 2, as submitted by Michael Heimlich on behalf of BBD Providence Village Partners, LLC, consisting of approximately 1.616 acres, for proposed building parking and utilities, as submitted in Universal Permit Application 26-01472-01.

SUMMARY:

ATTACHMENTS:

Providence Square Replat Application, 2024.230.001 - Providence Square - Lot 2R
Replat-24x36_r0_2026-04-21

STAFF RECOMMENDATION:

MOTION:

I move to recommend approval to Town Council regarding replat of the Providence Village Square Phase 2, as submitted by Michael Heimlich on behalf of BBD Providence Village Partners, LLC, consisting of approximately 1.616 acres, for proposed building parking and utilities, as submitted in Universal Permit Application 26-01472-01.

Print

Replat

Application for ~~Final Plat~~ - Submission #4140

Date Submitted: 4/22/2026

Final Plat Application

Date

4/22/2026



Application Information

Land Owner Name*

BBD Providence Village Partners LLC

Applicant Name*

Michael Heimlich

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

☒ I agree.

Applicant Electronic Signature

Michael Heimlich

Email Address*

[REDACTED]

Phone Number*

8174884960

Physical Mailing Address*

5200 State Highway 121

PO Boxes will not be accepted.

City*

Colleyville

State*

TX

Zip Code*

76034

Project Information**Project Proposed Name**

Providence Square Village Phase 2

Project Location

FM 2931

Subdivision/Survey Name

Providence Square Phase 2

Block/Abstract Number

Block B

Lot/Tract Number

Lot 4

Acreage

1.616

Number of Lots Created

2

Explanation and Description of Requestor Project

Providence Village Square addition with proposed building, parking and utilities.

Final Plat Required Documentation*

1. Completed application with application/review fees.
2. (3) 24"x36" copies of the final plat and construction plans (see ordinance for content of final plat and construction plans in the ordinance upon completion of this application).
3. (2) 11"x17" copies of the construction plans.
4. (1) copy of the current original tax certificate from Denton County for each affected parcel.
5. Letter from Upper Trinity Regional Water District stating no conflicts with easements or facilities
6. Letter from Mustang Special Utilities District stating review and design approval

☒ Acknowledge all will be submitted

Additional Requirements Disclaimer*

Before preparing an application, the applicant should consult with Development Services to discuss any additional requirements. All supporting documentation must be delivered to the Town at the time of application to be deemed a full submission. If any information is missing, inaccurate, or incomplete, the case will be deemed administratively incomplete and will not be scheduled for Planning and Zoning and/or Town Council meeting.

Please acknowledge if you have read the above statement.

☒ YES

☐ NO

Review Fee

Date

Amount

Check Number

Receipt Number

Received By

Application Fee

Date

Amount

Check Number

Receipt Number

Received By

Permit Number

Department

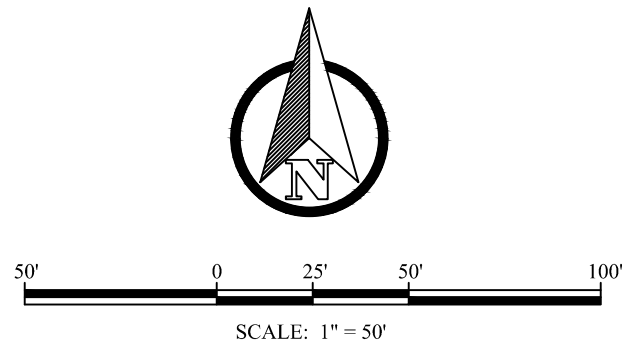
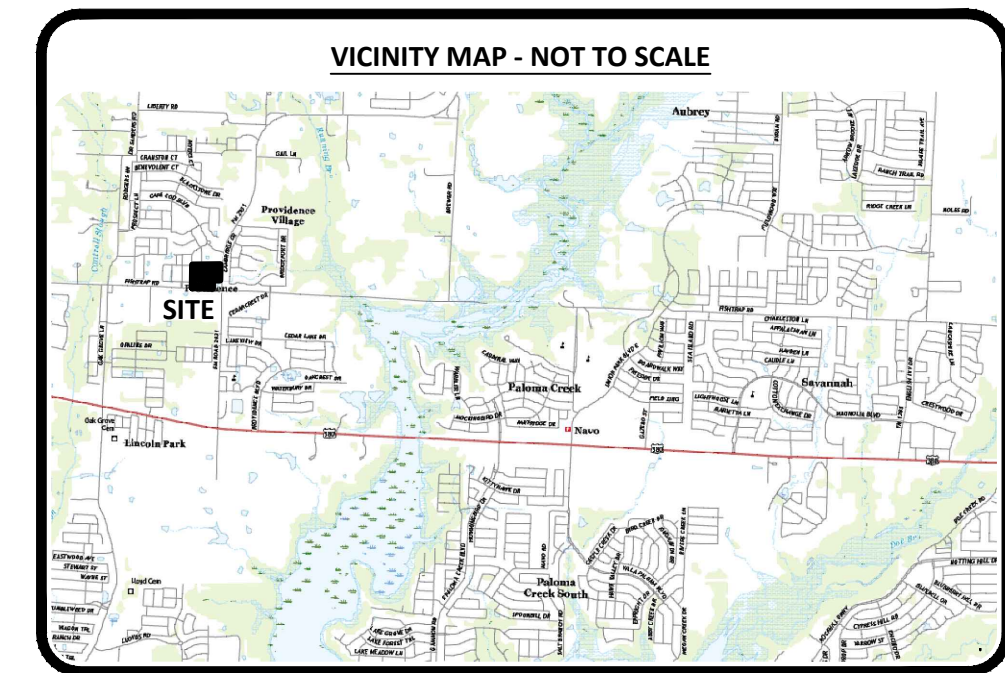
- ☐ Development Services
- ☐ Permits
- ☐ Town Secretary

Method of Payment

- ☐ Check
- ☐ Credit Card (3% fee applies)

Administratively Complete

- ☐ Yes
- ☐ No



LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	31.42'	20.00'	090°00'00"	S44°05'10"E 28.28'
C2	31.42'	20.00'	090°00'00"	N45°54'50"E 28.28'
C3	31.42'	20.00'	090°00'00"	N44°05'10"W 28.28'
C4	31.42'	20.00'	090°00'00"	S45°54'50"W 28.28'

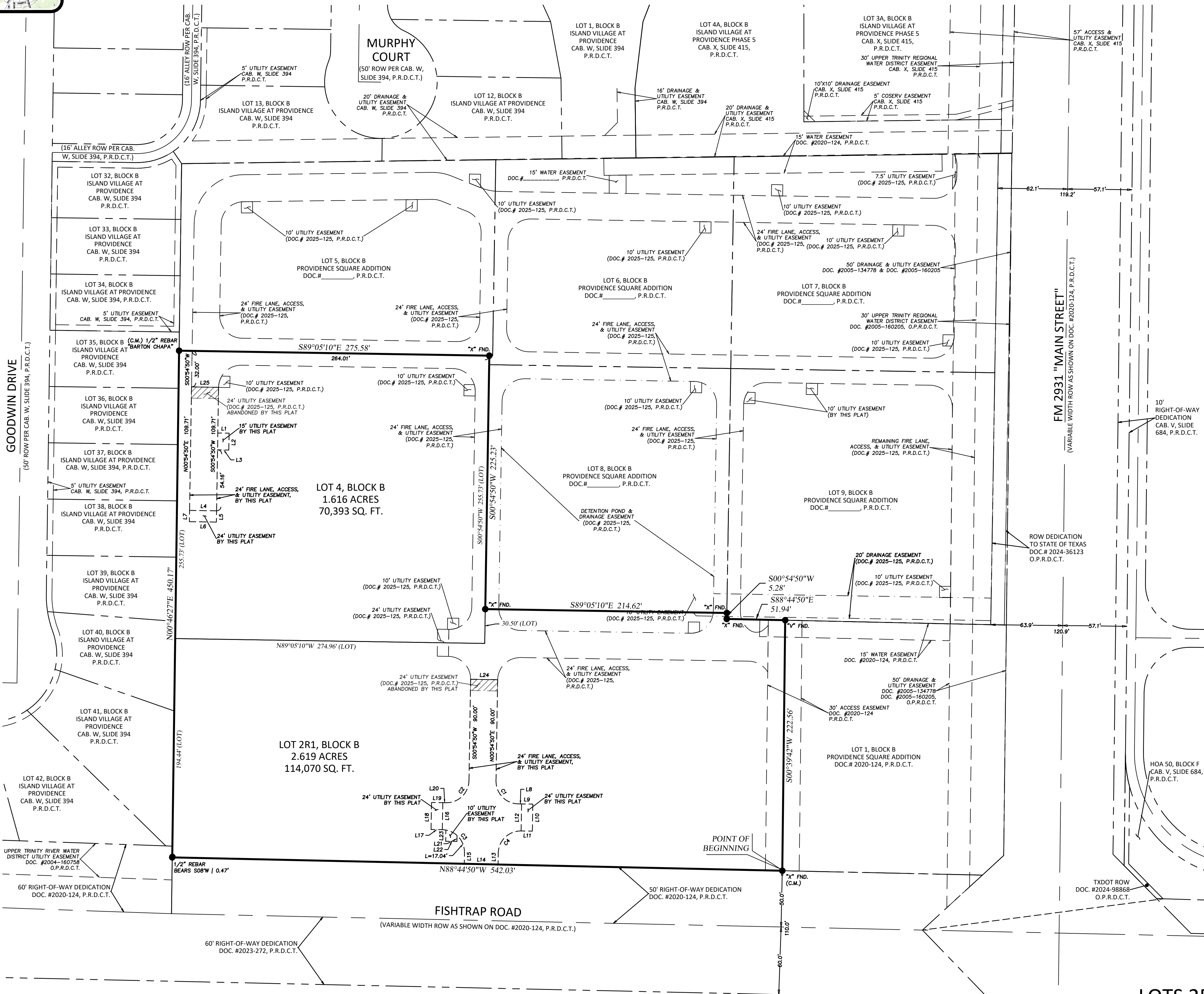
Line Data Table		
Line #	Distance	Bearing
L1	10.00'	S89°05'10"E
L2	15.00'	S00°54'50"W
L3	10.00'	N89°05'10"W
L4	24.00'	N89°05'10"W
L5	10.00'	S00°54'50"W
L6	24.00'	N89°05'10"W
L7	10.00'	N00°54'50"E
L8	3.00'	N89°05'10"W
L9	10.00'	S89°05'10"E
L10	24.00'	S00°54'50"W
L11	10.00'	N89°05'10"W
L12	24.00'	N00°54'50"E
L13	10.15'	N00°54'50"E
L14	30.00'	N88°44'50"W
L15	9.98'	S00°54'50"W
L16	24.00'	S00°54'50"W
L17	10.00'	N89°05'10"W
L18	24.00'	N00°54'50"E
L19	10.00'	S89°05'10"E
L20	2.99'	N89°05'10"W
L21	5.31'	S00°54'50"W
L22	10.00'	N89°05'10"W
L23	10.00'	N00°54'50"E
L24	24.00'	S89°05'14"E
L25	24.00'	S89°05'10"E

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015063.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0405G, with an effective date of April 18, 2011, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Notice: Selling a part of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- The purpose of this replat is to subdivide Lot 2R into two lots for future development.

UTRWD STANDARD PLAT NOTES:

- UPPER TRINITY REGIONAL WATER DISTRICT (UTRWD) hereby retains all its preexisting dominant and superior legal property rights established in instrument NO. 2005-16205. All work, crossings and other activities within the easement shall be submitted to UTRWD for review and approval.
- No work shall be performed within UTRWD's easement without written authorization from UTRWD. Contact UTRWD at 972-219-1228 and www.utrwd.com.



STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS BBD PROVIDENCE VILLAGE PARTNERS, LLC is the owner of a tract situated in the J. Bridges survey, abstract number 36, Town of Providence Village, Denton County, Texas, being all of Lot 2R, Block B, Providence Square Addition, an addition in the Town of Providence Village, Denton County, Texas, according to the plat recorded in document number _____, Plat Records, Denton County, Texas, the subject tract being more particularly described as follows:

BEGINNING at an "X" cut found at the southeast corner of said Lot 2R, lying in the north right-of-way of Fishtrap Road;
THENCE with said north right-of-way, NORTH 88 degrees 44 minutes 50 seconds WEST, a distance of 542.03 feet to a point from which a 1/2 inch rebar found bears SOUTH 08 degrees WEST, 0.47 feet;

THENCE with the west line of said Lot 2R, NORTH 00 degrees 46 minutes 27 seconds WEST, a distance of 450.17 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found at its northwest corner;
THENCE with the north line of said Lot 2R, SOUTH 89 degrees 05 minutes 10 seconds EAST, a distance of 275.58 feet an "X" cut found at its northernmost northeast corner;
THENCE with an east line of said Lot 2R, SOUTH 00 degrees 54 minutes 50 seconds WEST, a distance of 225.23 feet to an "X" cut found;

THENCE with the north line of said Lot 2R, the following calls:
1. SOUTH 89 degrees 05 minutes 10 seconds EAST, a distance of 214.62 feet to an "X" cut found;
2. SOUTH 00 degrees 54 minutes 50 seconds WEST, a distance of 5.28 feet to an "X" cut found;
3. SOUTH 88 degrees 44 minutes 50 seconds EAST, a distance of 51.94 feet to a "V" cut found;

THENCE with an east line of said Lot 2R, SOUTH 00 degrees 39 minutes 42 seconds WEST, a distance of 222.56 feet, returning to the **POINT OF BEGINNING** and enclosing 4.235 acres (184,463 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL BY THESE PRESENTS

That BBD PROVIDENCE VILLAGE PARTNERS, LLC, the owner acting by and through its duly authorized agent of the property described in this plat does hereby adopt this plat, designating the property as **PROVIDENCE SQUARE ADDITION, LOTS 2R AND 4, BLOCK B**, subdivision in the Town of Providence Village, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

WITNESS, my hand this the _____ day of _____, 20____.

BY: _____
AUTHORIZED SIGNATURE _____ PRINT NAME/TITLE _____
STATE OF TEXAS §
COUNTY OF _____ §
Before me, the undersigned authority, on this day personally appeared _____

known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and under the authority therein expressed.
GIVEN under my hand and seal of office this _____ day of _____, 20____.
Notary Public for and in the State of Texas _____

My commission expires: _____

SURVEYOR CERTIFICATION

I, John H. Barton III, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Signature: _____
Date: _____

CERTIFICATION OF TOWN COUNCIL APPROVAL

The Town Council of Providence Village on this day, the _____ of _____, 20____, voted affirmatively to conditionally approve preparation of the final plat subject to conditions enumerated in minutes of this date.

BY: _____ ATTEST: _____
Mayor Town Secretary

REPLAT
LOTS 2R1 AND 4, BLOCK B
PROVIDENCE SQUARE ADDITION

BEING A REPLAT OF LOT 2R, BLOCK B, PROVIDENCE SQUARE ADDITION
ADDITION IN THE TOWN OF PROVIDENCE VILLAGE, DENTON COUNTY, TEXAS
RECORDED IN DOCUMENT NUMBER _____, P.R.D.C.T.
PREPARED APRIL 2026

SURVEYOR/PREPARER



**BARTON CHAPA
SURVEYING**

3601 NE Loop 820, Suite 108
Fort Worth, TX 76137
Phone: 817-864-1937
info@bcsdhw.com
TBPLS Firm #10194474

ENGINEER

KIRKMAN ENGINEERING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
JEREMY NELSON, PE
(817) 488-4960
INFO@TRUSTKE.COM

OWNER/DEVELOPER

BBD Providence Village Partners, LLC
5801 Tennyson Parkway, Ste. 150
Plano, TX 75024
Stephen Brown
214.296.4989
info@buttry-brown.com

JOB NO. 2024.230.001

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
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PROVIDENCE
SQUARE

PROVIDENCE VILLAGE,
TEXAS

SHEET:

VO1