

Lavon Planning & Zoning Commission



October 26, 2010

I. MEETING CALLED TO ORDER AT 7:10 P.M. BY CHAIRMAN SMITH

Members Present:	Seat One	Ernest Cody
	Seat Two	David Barnhart
	Chairman	Trey Smith
	Seat Four	Bill Bonney
	Seat Five	Peter Hacking

Members Absent: None

Staff Present:	City Manager	Mike Jones
	City Secretary	Linda Ardis

Council Present:	Deborah Nabors	Absent
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II. CHAIRMAN SMITH TO LEAD THE COMMISSION AND VISITORS IN THE PLEDGE OF ALLEGIANCE

Chairman Smith led the P&Z Commission in the Pledge of Allegiance.

III. INVOCATION

Chairman Smith led the Invocation.

IV. ITEMS OF INTEREST/P&Z COMMISSIONS COMMUNICATIONS

Members of Planning & Zoning Commission have the opportunity to notify others of community events, functions and other activities. There will also be an opportunity to briefly comment on P&Z Commission business, City operations, projects and other items coming before the Planning & Zoning Commission.

Commissioner Barnhart told the Commission that the Chamber of Commerce was planning a Christmas Event on Saturday, December 4th from 2:00-7:00 p.m. There will be a Christmas tree and Santa and Mrs. Claus will also be there.

Commissioner Bonney told the Commission that the Lion's Club are selling their smoked hams, smoked turkeys and deep fried turkeys for Thanksgiving and Christmas. You need to get your order in now.

V. CONSENT AGENDA

A. Planning & Zoning Commission to consider and act on approval of the Consent Agenda:

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1. October 12, 2010 Planning & Zoning Commission Meeting Minutes*

Motion: Commissioner Barnhart "I move we accept the minutes as written."

Second: Commissioner Hacking

In Favor: Commissioner Cody, Commissioner Barnhart, Chairman Smith, Commissioner Bonney and Commissioner Hacking

Opposed: None

Abstained: None

Motion: Passed

VI. PUBLIC RECOGNITION

Chairman Smith recognized Alan Bain from World Land Developers.

VII. CITIZENS' COMMENTS

Citizens, who wish to address the Commission, may discuss matters not on the agenda and who have not previously expressed to the Commission or City Hall a desire to discuss such matters. The only response from the Commission can be to request these items to be placed on a future agenda for action.

None

VIII. PUBLIC HEARING

None

IX. ITEMS FOR DISCUSSION

None

X. ITEMS FOR CONSIDERATION AND ACTION

- A. Planning & Zoning Commission to Consider and Act on calling a Public Hearing on a request to change Section 2.7.2 Amenities of Heritage "PD" Planned Development District Lavon PD No. 1 District Regulations.

The Commissioners reviewed Section 2.7.2 Amenities of the Planned Development District No. 1 Regulations; Section 3.13.2 Community Center of the original Ordinance 2004-09-05 requiring 100 certificates of occupancy before construction of a community center is required and Ordinance 2005-08-01 an Amending Ordinance changing the number of certificates of occupancy from 100 to 250.

Mr. Alan Bain of World Land Developers assured the Commission that they are not trying to get out of their obligation. Their business has dropped to a crawl. By

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postponing the community center, they will be in a better position to build a nicer center than they could build now.

The Commissioners discussed the request among themselves and with Alan Bain. Chairman Smith called for a motion.

Motion: Commissioner Barnhart “I make a motion to call for a Public Hearing on a request to change Section 2.7.2 Amenities of Heritage “PD” Planned Development District to consider changing the number of certificates of occupancy from 250 to 350.”

Second: Commissioner Bonney

In Favor: Commissioner Cody, Commissioner Barnhart, Chairman Smith, Commissioner Bonney and Commissioner Hacking

Opposed: None

Abstained: None

Motion: Passed

- B. Planning & Zoning Commission to consider and act on formalizing methods of communication of documents and other material with the City Council. (Hacking)

Commissioner Hacking handed out a General Communication and a Flow Diagram to the Commissions. The Commissioners went over the elements and made corrections and comments. Commissioner Hacking said he would make corrections and get with Council Member Nabors. No action was taken on this item.

- C. P & Z Commission to consider and act on sending the following elements of the Comprehensive Plan to the City Council. (Bonney & Barnhart)

1. Numbering Systems for Elements (Bonney)
2. Introduction (Bonney)
3. Application & Function (Bonney)
4. History (Bonney)
5. Vision (Barnhart)
6. Vision Summary (Barnhart)
7. Neighborhood Planning (Barnhart)
8. Housing (Barnhart)

The Commissioners discussed and reviewed the elements. The following motion was made.

Motion: Commissioner Hacking “I move we send Items 1 through 8 of the Comprehensive Plan to the City Council and request a joint meeting with them.”

Second: Commissioner Barnhart

The motion was rescinded. A second motion was called for.

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Motion: Commissioner Hacking "I move we send items that are currently completed in Item "X-C" to the City Council for the P & Z in the quarterly update, and request a future joint workshop with the City Council to review the documents."

Second: Commissioner Barnhart

D. P & Z Commission to discuss Comprehensive Plan. (Smith)

The Commissioners did not discuss any more of the elements. No further action was taken on the item.

XI. SETTING FUTURE MEETINGS AND AGENDAS


Planning & Zoning Commission members and staff may request items to be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.

1. Consider and Act on the issue of filling the Vice-Chair position. (Jones)
2. Consider and Act on the Style Guide. (Bonney)
3. Consider and Act formalizing methods of communication with possible Public Hearing clause. (Hacking)
4. Consider and Act on Comprehensive Plan. (Smith)

XII. CHAIRMAN SMITH TO ADJOURN THE LAVON PLANNING & ZONING COMMISSION MEETING

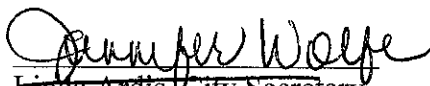
Chairman Smith adjourned the meeting at 9:04 p.m.

Duly passed and approved on this 23rd day of November, 2010.



Chairman Trey Smith
David Barnhart

Attest:



Linda Ardis, City Secretary