



# Lavon Planning & Zoning Commission

P.O. Box 340 ~ 120 School Rd.  
Lavon, TX 75166  
Ph. (972) 843-4220 ~ Fax (972) 843-0397

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## LAVON CITY COUNCIL ROOM BUILDING "B" 120 SCHOOL RD.

**November 23, 2010**

**7:00 PM**

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### NOTICE OF ATTENDANCE

**NOTICE** is hereby given that members of the Lavon City Council, Lavon Economic Development Corporation Board, Tax Increment Financing Zone # 1 Board and may be in attendance at the Lavon Planning & Zoning Commission Meeting on November 23, 2010 at 7:00 PM held at the Lavon City Hall.

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- I. TREY SMITH TO CALL THE LAVON PLANNING & ZONING COMMISSION MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
  - II. TREY SMITH TO LEAD THE PLANNING & ZONING COMMISSION AND VISITORS IN THE PLEDGE OF ALLEGIANCE**
  - III. INVOCATION**
  - IV. ITEMS OF INTEREST AND COMMUNICATIONS**

Members of the Planning & Zoning Commission have the opportunity to notify others of community events, functions and other activities.

- V. CONSENT AGENDA**

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

1. October 26, 2010 Planning & Zoning Commission Meeting\*

- VI. PUBLIC RECOGNITION**

- VII. CITIZENS' COMMENTS**

Citizens, who wish to address the Planning & Zoning 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.

- VIII. PUBLIC HEARING**

A. Public Hearing to receive public comment on a request to change Section 2.7.2 Amenities of Heritage "PD" Planned Development District Lavon PD No. 1 District Regulations, raising the number of certificates of occupancy that can be issued before



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the construction of a community center is required in one of the East Residential Planning Areas from 250 to 350.

1. Commissioner Chairman Smith to open Public Hearing.
2. Commissioner Chairman Smith to open floor to public comment.
3. Commissioner Chairman Smith to close floor to public comment.
4. Commissioner Chairman Smith to close Public Hearing.

## IX. ITEMS FOR DISCUSSION

## X. ITEMS FOR CONSIDERATION AND ACTION

- A. P & Z to Consider and Act on the issue of filling the Vice-Chair position. (Jones)
- B. P & Z to Consider and Act on the Style Guide. (Bonney)
- C. P & Z Commission to Consider and Act on formalizing methods of communication with possible Public Hearing clause. (Hacking)
- D. P & Z Commission to discuss Comprehensive Plan. (Smith)

## XI. SETTING FUTURE MEETINGS AND AGENDAS

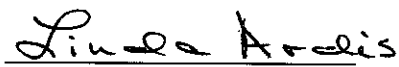
Planning & Zoning Commission members and staff may request items be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.

## XII. CHAIRMAN TREY SMITH TO ADJOURN PLANNING & ZONING COMMISSION MEETING

### Notes to the Agenda:

1. Items marked with an \* are consent items considered to be non-controversial and will be voted on in one motion unless a council member asks for separate discussion.
2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Council reserves the right to retire into executive session under Sections 551.071 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.
4. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972) 843-4220 ext. 1# two working days prior to the meeting so that appropriate arrangements can be made.

This is to certify that I, Linda Ardis, City Secretary of Lavon, posted this Agenda on the glass of the front door of the City Hall, facing the outside, and on the City Hall bulletin board, on or before 5:00 PM on November 18, 2010.

  
Linda Ardis, City Secretary

# 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 4<sup>th</sup> 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:

# Lavon Planning & Zoning Commission



## 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

# Lavon Planning & Zoning Commission



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.

# Lavon Planning & Zoning Commission



**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 \_\_\_\_\_ day of November, 2010.

\_\_\_\_\_  
Chairman Trey Smith

Attest:

\_\_\_\_\_  
Linda Ardis, City Secretary