



Minutes  
November 29, 2016  
City of Lavon Planning & Zoning Commission  
Lavon City Hall, 120 School Rd., Lavon, TX  
Special Meeting

**1. CHAIRMAN ROSENQUIST CALLED THE MEETING TO ORDER AT 7:03 P.M. WITH A QUORUM PRESENT.**

Members Present:            Seat Two        Deborah Nabors  
   Seat Three      Cynthia Coker  
   Seat Four      Tom Ormsby  
   Seat Five      David Rosenquist, Chairman

Members Absent:            Seat One        Vicki Sanson, Vice Chair

**2. CHAIRMAN ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED AN INVOCATION.**

**3. ITEMS OF INTEREST/ COMMUNICATIONS.**

There were none.

**4. CITIZENS COMMENTS**

There were none.

**5. CONSENT AGENDA**

*Consent items are considered to be routine or non-controversial and will be voted on in one motion unless a separate discussion is requested.*

**A. Minutes of the October 25, 2016 Meeting**

**MOTION: APPROVE THE CONSENT AGENDA**

**MOTION MADE:** NABORS

**SECONDED:** ORMSBY

**APPROVED:** UNANIMOUS (Absent Sanson)

**6. PUBLIC HEARING**

**Application of GM Construction TX for a Specific Use Permit (SUP) to construct a Temporary Concrete Batch Plat on Abs A0002 Drury Anglin Survey, Sheet 3, Tract 144, (CCAD Property ID 2732589); a 20.098-acre tract of land situated in the Traditions at Grand Heritage West addition and located north of the Bear Creek Wastewater Treatment Plant. The proposed plant location is approximately 900 feet south of CR 484 and approximately 240 feet east of CR 484, Lavon, Collin County, Texas**

Chairman Rosenquist opened the Public Hearing at 7:10 pm and opened the floor to Public Comment for or against the application. Resident Josh Sorrels of CR 484 asked for clarification on times the batch plant would be in operation and how long the job was expected to last. Mr. Sorrels also voiced concerns regarding the truck traffic going down CR 484. Glen Midkiff, Owner of GM Construction explained the work hours were set by the city, 6am-7pm, and the operation schedule will depend on the weather. Glen Midkiff also explained how the operation

would look and the route the trucks would take. There being no further comments, Chairman Rosenquist closed the Public Hearing at 7:18 pm.

**7. DISCUSSION AND ACTION**

**A. Discussion and action regarding the application of GM Construction TX for a Specific Use Permit (SUP) to construct a Temporary Concrete Batch Plant on Abs A0002 Drury Anglin Survey, Sheet 3, Tract 144, (CCAD Property ID 2732589); a 20.098-acre tract of land situated in the Traditions at Grand Heritage West addition and located north of the Bear Creek Wastewater Treatment Plant. The proposed plant location is approximately 900 feet south of CR 484 and approximately 240 feet east of CR 484, Lavon, Collin County, Texas.**

**MOTION: APPROVE THE APPLICATION AS PRESENTED.**

**MOTION MADE:** NABORS

**SECONDED:** COKER

**APPROVED:** UNANIMOUS (Absent Sanson)

**B. Discussion and action regarding the final plat of the Lakeview Cemetery Addition consisting of a single lot on 2.27 acres in the Thomas F. Roberts Survey, Abstract No. 781, Collin County, Texas and situated northwest of the intersection of CR 486 and North Highway 78.**

**MOTION: APPROVE THE FINAL PLAT FOR LAKEVIEW CEMETERY.**

**MOTION MADE:** NABORS

**SECONDED:** ORMSBY

**APPROVED:** UNANIMOUS (Absent Sanson)

**8. WORK SESSION**

**Discussion regarding recommendations relating to an update of the City's development regulations including the Zoning Ordinance, Comprehensive Plan, and regulations pertaining to site plan, storm water, land use and design, parking, signs, nonconforming uses, and specific use permits and other property development regulations – Pam Mundo, AICP, Mundo and Associates, Inc.**


Chairman Rosenquist opened the work session and invited Pam Mundo, Mundo and Associates to lead the discussion. The Commission discussed draft residential zoning provisions in general and reviewed draft notes regarding site plans and accessory structures. Mundo presented a draft map of the corporate limits and extraterritorial jurisdiction (ETJ) for the Commission's review.

**9. SET FUTURE MEETINGS AND AGENDAS**

The Commission set meeting dates for the coming months: Regular meeting -December 27, 2016 at 7:00 p.m.

**10. CHAIRMAN ROSENQUIST ADJOURNED THE MEETING AT 8:53 P.M.**

**Duly passed and approved on this 3 day of January 2017.**

  
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David Rosenquist, Chairman

Attest:   
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Kim Dobbs, City Administrator | City Secretary