



MINUTES
MAY 23, 2017
LAVON PLANNING & ZONING COMMISSION
LAVON CITY HALL, 120 SCHOOL RD., LAVON, TX
REGULAR MEETING

1. CHAIRMAN ROSENQUIST CALLED THE MEETING TO ORDER AT 7:00 P.M. WITH A QUORUM PRESENT.

ATTENDING: BRAD TIEGS, SEAT ONE
CYNTHIA COKER, SEAT THREE
TOM ORMSBY, SEAT FOUR
DAVID ROSENQUIST, SEAT FIVE, CHAIRMAN

ABSENT: DEBORAH NABORS, SEAT TWO, VICE CHAIR
VICKI SANSON, EX OFFICIO COUNCIL LIAISON

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

3. ITEMS OF INTEREST/ COMMUNICATIONS.

City Administrator Kim Dobbs noted that the CWD X-treme Green Event for household hazardous waste and other garbage is set for June 10, 2017.

4. CITIZENS COMMENTS

There were no citizen comments.

5. CONSENT AGENDA

A. Minutes of the March 28, 2017 Meeting

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION MADE: TIEGS

SECONDED: COKER

APPROVED: UNANIMOUS

Absent: NABORS

6. ZONING CASE

Conduct a public hearing, consider and take action regarding the application of Tom Moon, applicant, for a zoning change from Agricultural (A) zoning district to Planned Development (PD) for residential uses consisting of 274 lots on 75.249 acres of land situated in the Drury Anglin Survey, A-2, (CCAD parcel ID #s 2117877 and 2087761) east of and in the vicinity of the 10700 block of CR 484, Lavon, Collin County, TX, such property referenced as Crestridge Meadows.

A. Presentation of request.

Mr. Rosenquist invited the applicant to present the request. Representing Rockwall Retail Investors, L.L.C., and Sterling One Properties, L.L.C, Craig Renfro and Russell Phillips were introduced. Mr. Renfro provided background information on the development company, their qualifications and firm projects. Mr. Renfro presented a concept plan consisting of 274 residential lots, open space and a proposed trail plan. Mr. Renfro further provided examples of and described anticipated home elevations, architectural guides, size, price points and homeowner association commitments. Mr. Phillips pointed out that the developer is not seeking any type of improvement or financing district for the project. Mr. Phillips also discussed the potential for extending the trail from the development

in the City's open space to the property where NeSmith Elementary School is located. The Commission inquired about and the developer addressed issues relating to the number of homebuilders and elevation options, the developer's project Sonoma Verde in McLendon-Chisholm in Rockwall County, sensitivity to street-lighting parameters within the development to minimize disruption to neighboring properties, the provision of open space instead of an amenity center, and the preservation of the flood plain.

B. PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:27 p.m. and invited comments in favor of or in opposition to the proposed zoning change. There being no comments, Mr. Rosenquist closed the public hearing at 7:30 p.m.

C. Discussion and action regarding the request.

Ms. Coker inquired about the lots dimensions and the possibility of going to wider lots. Mr. Phillips responded that the economics of the proposed development relating to the site preparation and the topography did not enable them to offer larger lots in the project. Ms. Coker inquired about mailboxes and the developer and city staff explained that the United States Post Office (USPS) had mandated the use of cluster boxes.

Mr. Rosenquist inquired about the environmental impact of the project and Mr. Phillips advised that the property, including the flood plain, will be fully studied in conjunction with the preparation of engineering plans. Mr. Renfro added that the developer does not intend to reclaim or disturb in any way, other than the construction of the trail, the 100-year floodplain area.

Mr. Ormsby commented on the preservation of the trees in the flood plain and along CR 484. Mr. Tiegs commended the open space dedication and inquired about a neighborhood playground. The developer expressed their intention to connect the development to the elementary school property and adjacent playground by constructing an off-site trail. Mr. Renfro pointed out the multiple trail connection locations for the neighborhood. It was noted that the trails will be designed for pedestrian traffic; motorized vehicles will be prohibited.

Ronnie McClendon, 327 McClendon Rd., asked if the school district had been informed about the development. Ms. Dobbs stated that the City had provided notice to CISD of the annexation hearing and would be provided notice of the zoning hearing before the City Council. Mr. McClendon inquired about the timing of the project. Mr. Phillips suggested that it would take 90-120 days to prepare the full set of plans and anticipated 60 days for review and approval. Mr. Phillips acknowledged that infrastructure construction could possibly begin at the beginning of 2018 and would take approximately 12 months to construct. Mr. Phillips provided information regarding the phasing of the development in two or three phases with the first phase consisting of 100 lots.

Joane McClendon, 327 McClendon Rd., inquired about the provision in the second paragraph of Article II, Section 1.2 A –Agricultural District of the Zoning Ordinance that states once land in an "A" category has been placed in another category that such land shall not be changed back to "A" by any subsequent request. Ms. McClendon questioned the enforceability of the provision and pointed out that if for some reason the project was ultimately not constructed, the owner should not be disallowed from being able to request a zoning change to revert back to "A". Pam Mundo, AICP, Mundo & Associates added that the particular provision has been removed from the proposed update of the Zoning Ordinance. The consensus of the applicant and Commission was that the Planned Development Ordinance could include language to allow for flexibility to return to "A" if requested, with such request being processed in accordance with the state and local laws.

Ms. Mundo, in response to Mr. Rosenquist's invitation, stated that the development appeared to present a positive contribution to the community.

MOTION: RECOMMEND APPROVAL OF THE REQUEST TO CHANGE THE ZONING FROM AGRICULTURAL (A) ZONING DISTRICT TO PLANNED DEVELOPMENT (PD) FOR RESIDENTIAL USES CONSISTING OF 274 LOTS ON 75.249 ACRES OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, A-2, (CCAD PARCEL ID #S 2117877 AND 2087761) EAST OF AND IN THE VICINITY OF THE 10700 BLOCK OF CR 484, LAVON, COLLIN COUNTY, TX, SUCH PROPERTY REFERENCED AS CRESTRIDGE MEADOWS; THE CONCEPT PLAN WITH THE ADDITION OF PROVISIONS:

- 1) TO ENSURE NON-MONOTONY OF HOUSING ELEVATIONS,**
- 2) FOR THE REQUIREMENT FOR STEEL POSTS FOR FENCE CONSTRUCTION AND**
- 3) TO PRESERVE THE OPTION FOR THE PROPERTY TO BE CHANGED BACK TO “A” AGRICULTURAL DISTRICT CATEGORY BY A SUBSEQUENT REQUEST, SUPERSEDING ORDINANCE NO. 1997-12-08, ARTICLE II, SECTION 1.2 (A).**

MOTION MADE: COKER
SECONDED: TIEGS
APPROVED: UNANIMOUS
Absent: NABORS

Mr. Rosenquist recessed the meeting at 7:50 p.m. and reconvened at 8:02 p.m.

7. 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.

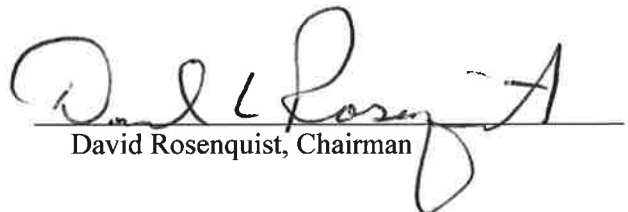
Chairman Rosenquist opened the work session and invited Pam Mundo, Mundo and Associates to lead the discussion. The Commission discussed draft residential and commercial zoning provisions in general. Ms. Mundo presented and the Commission discussed conceptual drafts of a revised Zoning Map and revised Future Land Use Plan. Ms. Mundo noted a June 8 tentatively scheduled development charrette, or open house, to gather input from the public on a possible development on 200 acres near the intersection of FM 6 and SH 78.

8. SET FUTURE MEETINGS AND AGENDAS


Regular meeting – June 27, 2017 at 7:00 p.m.

9. CHAIRMAN ROSENQUIST ADJOURNED THE MEETING AT 9:08 P.M.

DULY PASSED AND APPROVED on this 27th day of June, 2017.


David Rosenquist, Chairman

Attest:



Kim Dobbs
City Administrator | City Secretary