



**AGENDA
JANUARY 22, 2019
CITY OF LAVON
CITY COUNCIL AND
PLANNING AND ZONING COMMISSION
SPECIAL MEETING - JOINT WORK SESSION
CITY HALL, 120 SCHOOL ROAD - LAVON, TEXAS
7:00 PM**

1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. JOINT WORK SESSION

Receive presentation and discussion regarding a proposed 200-acre development, LakePointe Development, located in the city limits and extraterritorial jurisdiction of the City, generally situated southeast of the intersection of SH 78 and FM 6; the developer's vision for the project and what the community values and desires for the City in relation to the proposed project; requested by Steve Lenart, Lenart Development Company, LLC.

4. ADJOURN WORK SESSION AND CALL THE PLANNING & ZONING COMMISSION MEETING TO ORDER

5. ITEMS OF INTEREST/ COMMUNICATIONS

Members may identify community events, functions and other activities.

6. CITIZENS COMMENTS

Citizens may comment on items that are not on the agenda (3-minute time limit/person). The only Commission response can be to request the items to be placed on a future agenda for consideration.

7. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the November 27, 2018 Meeting.

B. Discussion regarding the City of Lavon Comprehensive Plan.

8. SET FUTURE MEETINGS AND AGENDAS

Board Members and staff may request items be placed on a future agenda or request a special meeting.

- The next regular meeting is scheduled for February 26, 2019.

9. PRESIDING OFFICER TO ADJOURN THE MEETING

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Parks and Recreation Board, and Reinvestment Zone #1 Board may be in attendance at the meeting.
2. The Commission may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 p.m. on January 18, 2019.

Kim Dobbs, City Administrator | City Secretary

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi password: Guest2014



**CITY OF LAVON
CITY COUNCIL
PLANNING AND ZONING COMMISSION
Agenda Brief**

MEETING: January 22, 2019

ITEM: 3

Item:

JOINT WORK SESSION

Receive presentation and discussion regarding a proposed 200-acre development, LakePointe Development, located in the city limits and extraterritorial jurisdiction of the City, generally situated southeast of the intersection of SH 78 and FM 6; the developer's vision for the project and what the community values and desires for the City in relation to the proposed project; requested by Steve Lenart, Lenart Development Company, LLC.

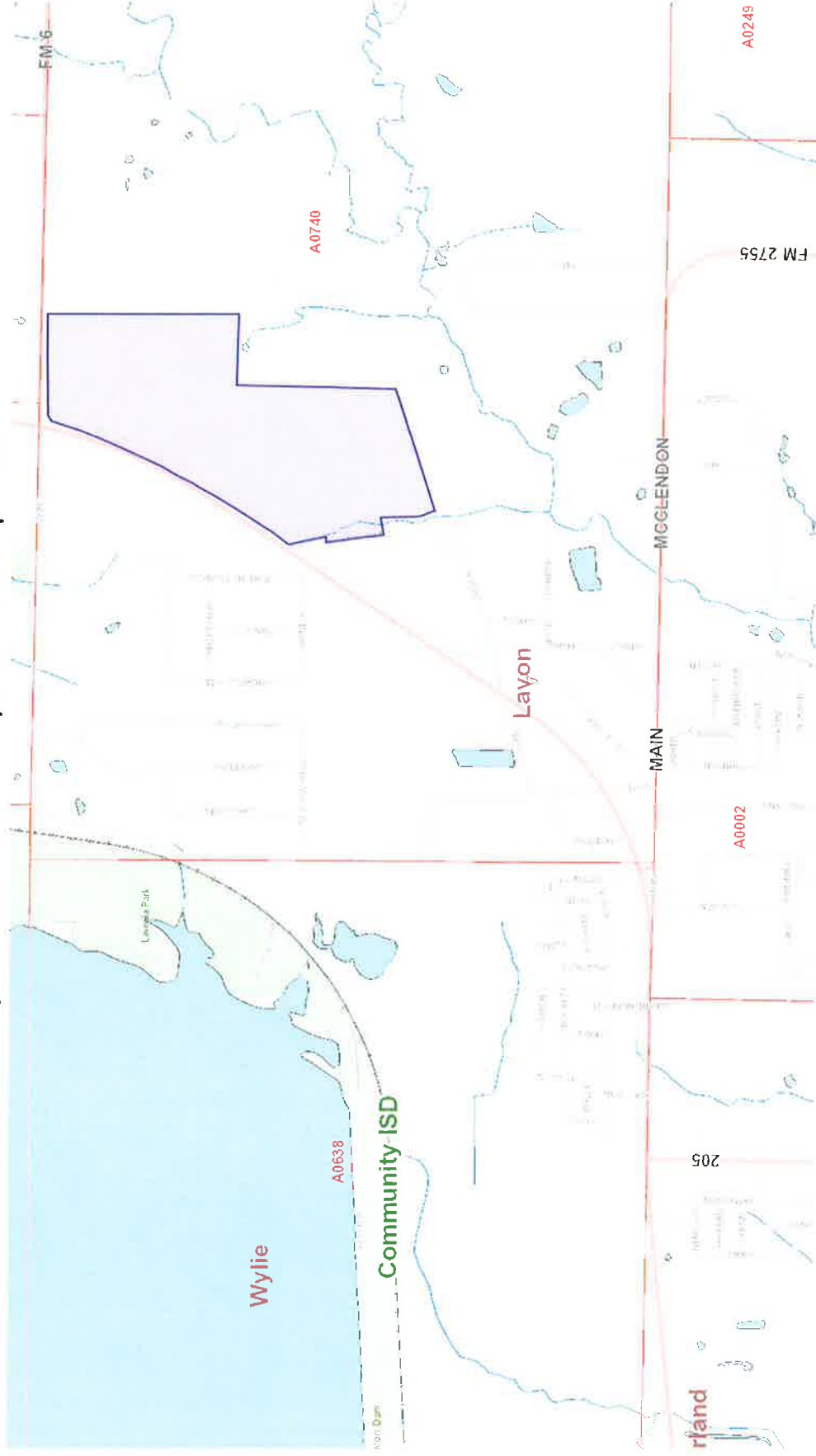
Background:

Steve Lenart, Lenart Development Company LLC has met with city staff and professional consultants regarding a proposed development that would be annexed into the City of Lavon. The scope and scale of the project may present opportunities and challenges for the community. To better understand what the community values and desires, to introduce their team and to express their vision for the project, Mr. Lenart requested to meet with the City Council and Planning and Zoning Commission in a joint work session.

Attachments: Location exhibit
 Concept information

January 22, 2019

Proposed Lenart – Lakepointe Development



COMMERCIAL PLANNING AREA



+/- 2125 ACRES

BUFFER AREA



+/- 0.50 ACRES

RESIDENTIAL PLANNING AREA



50' LOTS (448)
95.50 ACRES



60' LOTS (251)
11.39 ACRES



OPEN SPACE
(10.83 ACRES)

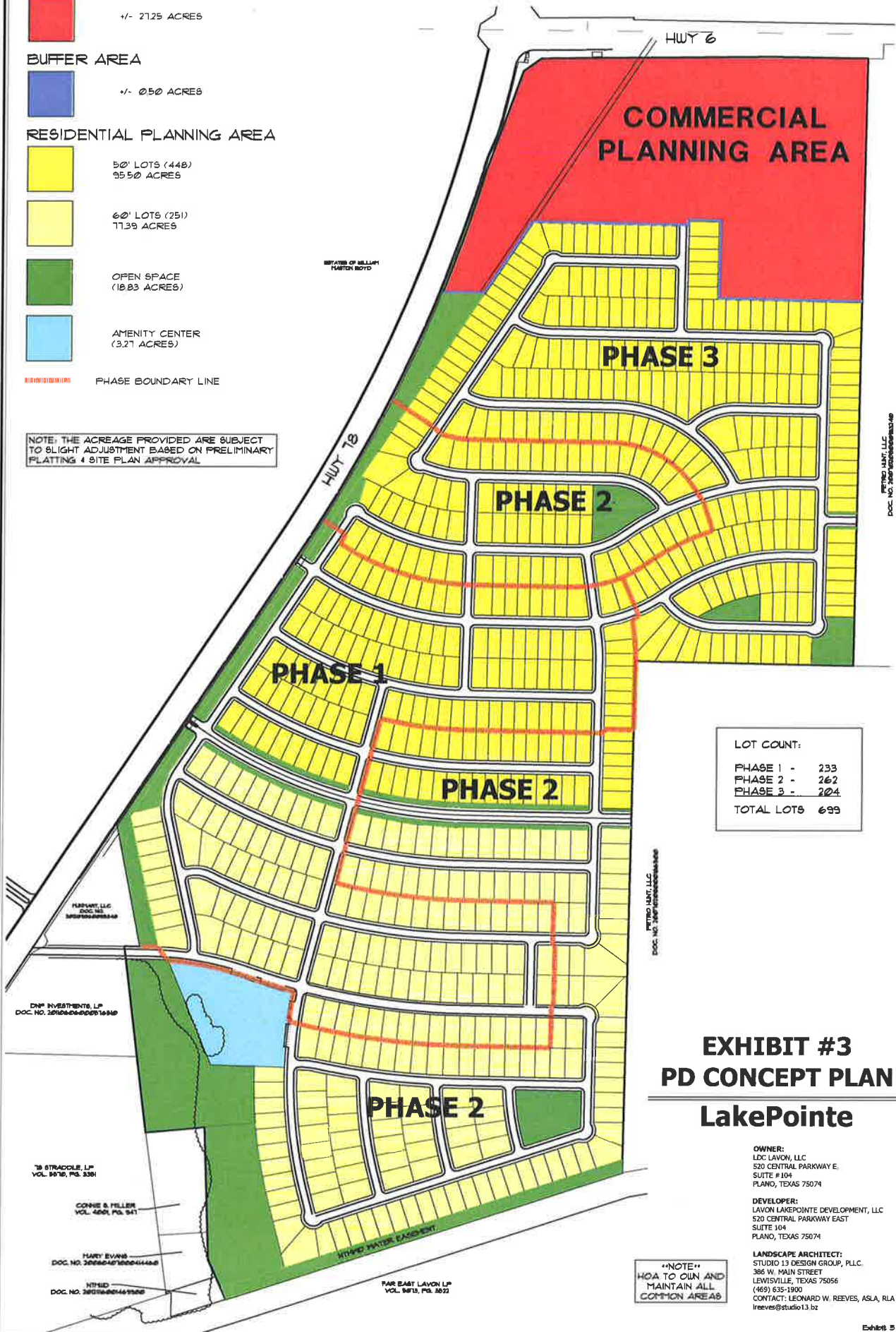


AMENITY CENTER
(3.27 ACRES)



PHASE BOUNDARY LINE

NOTE: THE ACREAGE PROVIDED ARE SUBJECT TO SLIGHT ADJUSTMENT BASED ON PRELIMINARY PLATTING & SITE PLAN APPROVAL



LOT COUNT:

PHASE 1 - 233
PHASE 2 - 262
PHASE 3 - 204
TOTAL LOTS 699

EXHIBIT #3 PD CONCEPT PLAN LakePointe

OWNER:
LDC LAVON, LLC
520 CENTRAL PARKWAY E.
SUITE #104
PLANO, TEXAS 75074

DEVELOPER:
LAVON LAKEPOINTE DEVELOPMENT, LLC
520 CENTRAL PARKWAY EAST
SUITE 104
PLANO, TEXAS 75074

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC
385 W. MAIN STREET
LEWISVILLE, TEXAS 75056
(469) 635-1900
CONTACT: LEONARD W. REEVES, ASLA, RLA
lreeves@studio13.biz

"NOTE"
HOA TO OWN AND
MAINTAIN ALL
COMMON AREAS



Lenart Development Company, L.L.C.

520 Central Parkway East, Suite 104 Plano, TX 75074 ▼ ofc 972-422-9880

LENART DEVELOPMENT COMPANY, L.L.C.

Lenart Development Company, L.L.C. is a real estate development and consulting firm focused primarily on single family and light commercial development. The firm provides fee development services for projects across the DFW Metroplex along with consulting services regarding entitlement, financing, special districts, construction, and due diligence. The firm also owns and develops projects with equity partners utilizing third party debt financing.

Lenart Development Company, L.L.C. was formed in November of 2006. Mr. Steve Lenart, the founder and manager of the company, has over twenty-six years of experience in the real estate development industry.

Mr. Lenart's experience encompasses all aspects of the business, including both homebuilding and development. He spent fourteen years with a "Big Three" public builder, where he held the executive positions of Director of Construction and then Land Division President. In his six years as Division President he managed all aspects of land and lot acquisition and development in the DFW area.

In his role as Division President he developed an in-depth knowledge of every aspect of the development business, including acquisition, due diligence, contracting, entitlements, sales, homeowner associations, finance, joint ventures, special financing districts, and day-to-day development. Acquisitions included both raw land and finished lots, and ranged in size from 15 acres to over 3,000 acres. Mr. Lenart has extensive knowledge of entry-level, first time move-up, second time move-up, acreage, and active adult communities. He lead the entitlement/acquisition of over 40,000 lots and developed over 15,000 lots in his role as Division President.

Lenart Development Company, LLC currently manages the development of over twenty residential developments in the DFW area. The projects vary from simple municipal jurisdictions to Public Improvement Districts.

The firm's responsibilities include managing all of the day-to-day operations of the development. This includes site evaluation, plan review and management, contracting, and payment of contracts. The firm's team of experienced Project Managers oversees the project subcontractors on a daily basis to effectively and efficiently deliver completed infrastructure and finished lots per approved plans. The firm also performs feasibility studies for projects along with entitlement, zoning, platting, and financial analysis.

Barcelona Townhomes, McKinney	Lewis Park Estates, Lucas
Barcelona, McKinney	Montalcino, Flower Mound
Beverly Hills, Plano	Normandy Village, Lewisville
Bloomridge, McKinney	Parkview Townhomes, Allen
Canterbury Hills, Trophy Club	Prestwyck, McKinney
Carter Ranch, Celina	River Walk, Flower Mound
Chateaus of Coppell, Coppell	Sendera Ranch, Fort Worth
Craig Ranch, McKinney	Silverado Townhomes, McKinney
Creeks of Legacy, Celina	Southlake Glen, Southlake
Creeside Estates, Lucas	Sunset Point, Little Elm
Crestview at Prosper, Prosper	Sutton Fields, Celina
Cyprus Villas, Plano	Terracina, Flower Mound
Edgewood, Flower Mound	Timberridge, McKinney
Enchanted Creek, Lucas	Townsend Village, Rockwall
Entrada, Westlake	Trinity Meadows, Dallas
Erwin Farms, McKinney	Turnbridge Manor, Frisco
Estancia, Flower Mound	Twin Creeks, Allen
Glenmere, Roanoke	Villages at Woodland Springs, Fort Worth
Hardin Village, McKinney	Villas at Rockbrook, Lewisville
Harvard Villas, Plano	Villas at Stacy, McKinney
Highlands Glen, Roanoke	Weston Ridge, McKinney
Highlands of Trophy Club, Trophy Club	Willowridge, Mansfield
Hogan's Glen, Trophy Club	Windmill Farms, Forney
Huntington Villas, Allen	
Hutson Tract, Frisco	
Lakes of La Cima, Prosper	
Lakes of Prosper North, Prosper	
Lakeview Downs, Lucas	
Legends, Flower Mound	



**MINUTES
NOVEMBER 27, 2018
LAVON PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD - LAVON, TEXAS
REGULAR MEETING
7:00 P.M.**

ATTENDING: DAVID ROSENQUIST, SEAT FIVE, CHAIRMAN
BRAD TIEGS, SEAT ONE
DEBORAH NABORS, SEAT TWO, VICE CHAIR
TOM ORMSBY, SEAT FOUR
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON

ABSENT: CYNTHIA COKER, SEAT THREE

- 1. MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 7:00 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
- 2. MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED AN INVOCATION.**
- 3. ITEMS OF INTEREST/ COMMUNICATIONS.**
 - November 30, 2018 – Tree Lighting Ceremony
 - December 6, 2018 – Lavon Area Chamber of Commerce Luncheon
 - December 20, 2018 – 7-Eleven Ceremonial Grand Opening

4. CITIZEN COMMENTS

There were no comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the September 25, 2018 Meeting.

MOTION: APPROVE THE MINUTES OF THE SEPTEMBER 25, 2018 MEETING.

MOTION MADE: NABORS

SECONDED: ORMSBY

APPROVED: UNANIMOUS (Absent COKER)

B. Discussion and action regarding the Final Plat of the Crestridge Meadows, Phase 1 addition on 40.113 acres of land situated in the Drury Anglin Survey, Abstract No. 2 (CCAD Property ID 2773841), south of Bear Creek and east of and in the vicinity of the 10700 block of CR 484, City of Lavon, Collin County, Texas.

City Administrator Kim Dobbs provided background regarding the application and introduced Todd Wintters, P.E., representing the applicant. Ms. Dobbs advised that the applicant had satisfied staff and engineering comments. City Engineer Mark Hill and Mr. Wintters answered questions regarding the final plat and plans for the development. Commissioner inquiries pertained to approvals from related agencies, traffic planning in the region of the development and tree preservation. Ms. Dobbs advised that a facilities development agreement was under review by the City Attorney and would be presented to the developer. Ms. Dobbs acknowledged that the applicant has requested an extension of the effective date of the preliminary plat and recommended approval subject to Council action relating to the outstanding items.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE CRESTRIDGE MEADOWS, PHASE 1 ADDITION SOUTH OF BEAR CREEK AND EAST OF AND IN THE

VICINITY OF THE 10700 BLOCK OF CR 484, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO THE CITY COUNCIL EXTENSION OF THE EFFECTIVE DATE OF THE PRELIMINARY PLAT AND APPROVAL OF A FACILITY DEVELOPMENT AGREEMENT.

MOTION MADE: NABORS

SECONDED: TIEGS

APPROVED: UNANIMOUS (Absent COKER)

- C. Discussion and action regarding the Final Plat of the Highway 205 Tract, Phase 1 addition on 1.45 acres of land situated as Block A, Lot 1 of the Highway 205 Tract Addition, WAS Bohannan Survey, Abstract No. 121, City of Lavon, Collin County, (CCAD ID 2624070), located on the south side of and in the vicinity of the 900 block of SH 78.**

Ms. Dobbs provided history and area information relating to the preliminary plat and the process that the applicant has indicated for submitting final plats within the development. Ms. Dobbs advised that the applicant had satisfied staff and engineering comments with the exception of the finalization of easements for drainage, utility and access. Mr. Hill recommended approval subject to approval and recordation of the easements.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HIGHWAY 205 TRACT, PHASE 1 ADDITION ON 1.45 ACRES OF LAND SITUATED AS BLOCK A, LOT 1 OF THE HIGHWAY 205 TRACT ADDITION, WAS BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, (CCAD ID 2624070), LOCATED ON THE SOUTH SIDE OF AND IN THE VICINITY OF THE 900 BLOCK OF SH 78 SUBJECT TO THE RECORDATION OF EASEMENTS AS APPROVED BY THE CITY ENGINEER.

MOTION MADE: TIEGS

SECONDED: NABORS

APPROVED: UNANIMOUS (Absent COKER)

- D. Discussion regarding City of Rockwall 2018 Comprehensive Plan Update.**

Ms. Dobbs and Mayor Sanson provided information regarding an open house at the City of Rockwall where the 2018 Comprehensive Plan Update was presented. The Commission discussed the City of Rockwall Plan Update. The consensus of the Commission was at the next meeting to begin reviewing the City's current comprehensive plan and identifying areas for immediate update and plans for a longer-term update.

6. SET FUTURE MEETINGS AND AGENDAS

The regular meeting of the Commission scheduled for December 25, 2018 will be cancelled. The next regular meeting is set for January 22, 2019 at 7:00 p.m.

7. THE MEETING WAS ADJOURNED AT 7:38 P.M.

DULY PASSED AND APPROVED on this 22nd day of January, 2019.

Attest:

David Rosenquist, Chairman

Kim Dobbs, City Administrator | City Secretary



CITY OF LAVON

PLANNING AND ZONING COMMISSION

Agenda Brief

MEETING: January 22, 2019

ITEM: 7 - B

Item:

Discussion regarding the City of Lavon Comprehensive Plan

Background:

At the November 27, 2018 Planning and Zoning Commission, the Commission expressed a desire to begin a preliminary review of the current (2013) Comprehensive Plan. The consensus of the Commission was to review the plan to identify areas for immediate update and plans for a long-term update.

The Comprehensive Plan can be downloaded here:

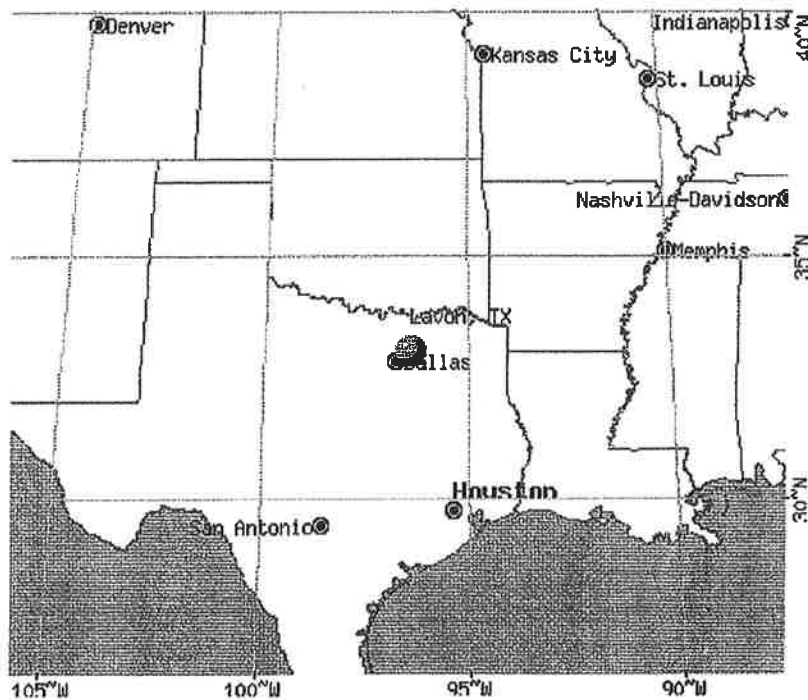
<https://cityoflavon.com/wp-content/uploads/2013-11-01-Master-Comprehensive-Plan-1.pdf>

Copies of the Comprehensive Plan will be provided at the meeting.

Attachments: Comprehensive Plan - Table of Contents

January 22, 2019

City of Lavon Master Comprehensive Plan



City of Lavon Master Comprehensive Plan

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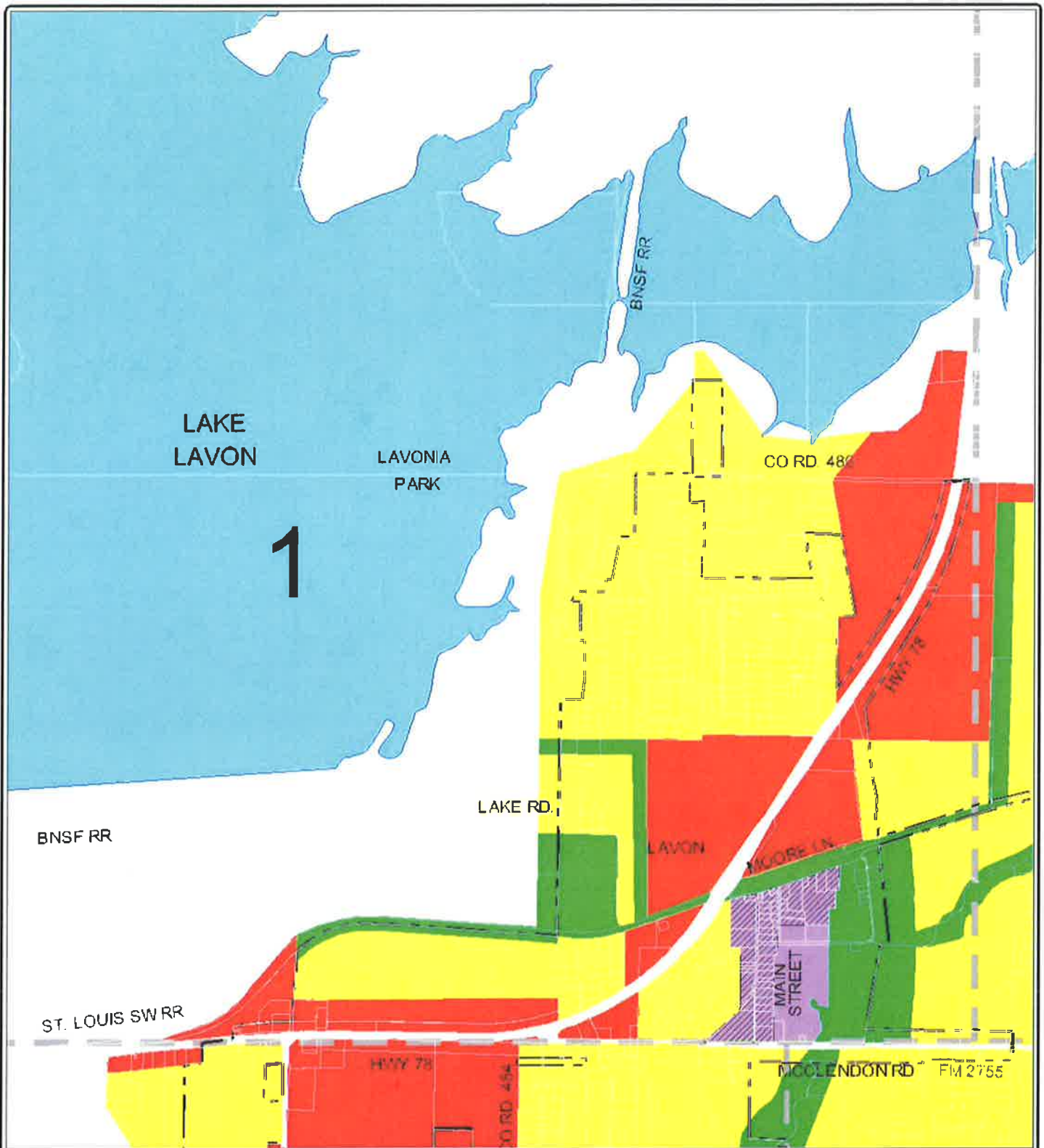
City of Lavon Master Comprehensive Plan

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City of Lavon

Master Comprehensive Plan

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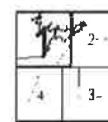


LEGEND

	COMMERCIAL, BUSINESS
	RESIDENTIAL
	PARKS, RECREATION
	TOWN CENTER
	HISTORIC DISTRICT
	CITY LIMIT LINE



CITY OF LAVON FUTURE LAND USE MAP AREA 1



APPROVED BY
PLANNING & ZONING
JANUARY 1, 2005
REVISED MARCH 3, 2005

Adams

This map is a representation of the future land use map for the City of Lavon, Texas. It is not a guarantee of any future development or action. The map is subject to change without notice. The map is not to be used for any other purpose. The map is the property of Adams & Associates, Inc. and is not to be reproduced without written permission.