



**MINUTES
JUNE 26, 2018
CITY OF LAVON CITY COUNCIL
SPECIAL MEETING - JOINT WORK SESSION
WITH PLANNING AND ZONING COMMISSION
LAVON CITY HALL, 120 SCHOOL RD., LAVON, TX
REGULAR MEETING
6:00 P.M.**

ATTENDING THE WORK SESSION:

CITY COUNCIL

VICKI SANSON, MAYOR
JOHN KELL, PLACE 1
MIKE COOK, PLACE 2
KAY WRIGHT, MAYOR PRO TEM, PLACE 3
TIM DAVIS, PLACE 4
MINDI SERKLAND, PLACE 5

PLANNING AND ZONING COMMISSION

DAVID ROSENQUIST, CHAIRMAN, SEAT 5
BRAD TIEGS, SEAT 1 (arrived 6:30 p.m.)
DEBORAH NABORS, VICE CHAIR, SEAT 2
CYNTHIA COKER, SEAT 3
TOM ORMSBY, SEAT 4

1. **MAYOR SANSON CALLED THE JOINT WORKS SESSION OF THE CITY COUNCIL AND PLANNING AND ZONING COMMISSION TO ORDER AT 6:00 P.M. AND ANNOUNCED A QUORUM OF BOTH BODIES WAS PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND PLANNING AND ZONING CHAIRMAN DAVID ROSENQUIST DELIVERED AN INVOCATION.**
3. **JOINT WORK SESSION**

Receive presentation and discussion regarding a proposed 1500-acre development located in the city limits and extraterritorial jurisdiction of the City, generally situated south of FM 6, southeast of SH 78 and north of FM 2755 with a portion also situated adjacent to both sides of SH 78 north of Moore Lane and east of Lake Road; 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 John Marlin, MA Partners, LLC.

City Administrator Kim Dobbs provided information regarding the purpose of the work session and the location of the proposed 1500-acre project that is situated partially inside and outside of the city limits. Ms. Dobbs introduced John Marlin, MA Partners, LLC who provided background regarding his company and projects that the company has undertaken, noting that the company manages two resort properties and has developed about 35,000 lots in Texas with four projects in the Austin area and six in the Dallas area.

Mr. Marlin introduced members of the development team consisting of Jerry Sylo, AICP, Vice President/Partner, JBI Partners, Ryan Burton, M.A. Partners, LLC, Dave Schnurbusch, PE, USA Engineers and Corey Admire, attorney, Shupe Ventura, PLLC.

Mr. Sylo and Mr. Marlin presented slides regarding the site analysis and proposed project. Mr. Sylo noted that site constraints included: the site being divided into two special utility districts certificated areas for water service of – Bear Creek and Nevada; the location of a portion of the property in the City of Nevada's current or future extraterritorial jurisdiction; the topography and preservation of the flood areas; planning for sanitary sewer capacity for the scale of the project; addressing the Collin County Strategic Roadway Plan and accommodating the right of way belonging to the Northeast Texas Rural Rail Transportation District (NETEX) to develop a safe and efficient transportation plan for the area. Mr. Marlin noted their intention to annex the entire project into the City of Lavon.

Mr. Marlin expressed a strong commitment to building communities and described the philosophy of the company with an emphasis on branding and amenities, referencing the company's work on Morning Star in the Austin metro area. Mr. Marlin and Mr. Sylo described the areas that would be intended for commercial

development consisting of major and minor retail and neighborhood service opportunities as well as an area that Lavon Economic Development Corporation Executive Director Pam Mundo has identified for an industrial business center for the creation of an employment center in the region. Mr. Marlin expressed support for the LEDC vision and for the creation of a high quality asset for the community.

Mr. Marlin provided a tentative estimated schedule:

- Finalize a development agreement that addresses annexation, entitlement of the property and infrastructure responsibilities – August/September 2018.
- Begin preliminary engineering and design - December 2018
- Break ground on the project - 2019

Mayor Sanson thanked Mr. Marlin for the presentation and opened the floor for questions and comments from the City Council and Planning and Zoning Commission. The development team answered the questions.

Q. How long will it take to build out the project? (K. Wright)

A. Estimated about fifteen years per Residential Strategies Inc. (RSI) analysis.

Q. Will amenities of the development be available to other Lavon residents? (K. Wright)

A. There will be some amenities for the subdivision residents and many amenities for city residents including public parks with various offerings, trails and open spaces.

Q. Will there be schools located within the development? (J. Kell)

A. The developer has met with Community Independent School District to identify planning benchmarks and geographic opportunities. It is estimated that there will be at least one elementary school and possibly a junior high school in the development.

Q. Will there be public hearings before the City is asked to commit to minimize risk of unknown costs to the City? (D. Rosenquist)

A. Prior to the deal moving forward public hearings will be conducted similar to a zoning case with public notification to obtain the public's input.

Q. Will there be any special financing districts involved? (B. Tiegs)

A. It is anticipated a public improvement district (PID) will be requested.

Q. Will there be a balance of residential and commercial property? (T. Ormsby)

A. The developer desires a variety of residential and commercial types to diversify the tax base and provide options and interest. There is not a specific planned ratio of residential to commercial property identified nor is there a goal ratio.

Q. When will more specific plans be available for review? (K. Wright)

A. It is conceivable that draft preliminary plans may be available by the end of July depending on external items, such as NETEX right of way.

Q. What is happening with the NETEX? (K. Wright)

A. We anticipate having to build flexibility into the development agreement to provide for things like NETEX and CCSRP which are examples of decisions that are up to parties who are independent of the City or developer but that significantly impact the layout of the development.

Q. When will annexation be undertaken? (B. Tiegs)

A. There will be a sequence of annexation that conforms to the state laws and the development agreement. The desire is to have the whole project in one jurisdiction and this will be addressed in the development agreement.

Q. Are you familiar with the other projects pending in our City? (C. Coker)

A. Our team is very familiar with other projects, know many of the other development groups and homebuilders and have been following the City's activities.

Mayor Sanson opened the floor to questions from the public.

Roger Mazzaresse, 567 Avery Point inquired how many homes are planned and what type of retail. Mr. Marlin replied that there is not an exact number of homes at this point. Mr. Marlin explained that the retail will be driven to some degree on market demand and referenced a mixed use project he has in progress in Hutto, Texas called The Coop.

Sharon Gray, San Marcos, CA stated that her family owns the adjacent property that fronts Lake Road, SH 78 and Moore. She expressed concern about access points for the new project and its impact on surrounding areas. Mr. Marlin explained that they would work with area property owners and developers to coordinate access and traffic flow.

Mayor Sanson expressed appreciation to all who attended the work session.

4. MAYOR SANSON ADJOURNED THE WORK SESSION AT 6:58 P.M.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 17th day of July, 2018.



Vicki Sanson
Mayor

ATTEST:



Kim Dobbs, City Administrator | City Secretary

