



**Lavon Planning & Zoning
Commission and Economic Development Corporation**

Special Meeting

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

**COUNCIL ROOM
LAVON CITY HALL
120 SCHOOL RD**

May 24, 2016

7:00 PM

NOTICE OF ATTENDANCE

NOTICE is hereby given that members of the Lavon City Council, Lavon Economic Development Corporation Board, Parks and Recreation Board, Infrastructure and Facilities Commission, and Tax Increment Financing Zone # 1 Board may be in attendance at this Lavon Planning & Zoning Commission Meeting.

I. PRESIDING OFFICER TO CALL THE COMMISSION AND EDC MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

II. PRESIDING OFFICER TO LEAD THE PLANNING & ZONING COMMISSION, EDC AND VISITORS IN THE PLEDGE OF ALLEGIANCE

III. INVOCATION

IV. ITEMS OF INTEREST AND COMMUNICATIONS

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

V. CITIZENS' COMMENTS

Citizens, who wish to address the Planning & Zoning Commission and Economic Development Corporation, may discuss matters not on the agenda and who have not previously expressed to the Commission, EDC or City Hall a desire to discuss such matters. The only response from the Commission or EDC can be to request these items to be placed on a future agenda for action.

VI. DISCUSSION

- A. Planning and Zoning Commission to discuss the purpose and future mission of the Planning and Zoning Commission.
- B. Planning and Zoning Commission to discuss their relationship with the Economic Development Corporation.

VII. CONSIDER AND ACT

- A. P & Z to Consider and Act on the Lavon Funeral Home Edition, Lot 1 Block 1 off Highway 78.



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VIII. 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.

**IX. PRESIDING OFFICER TO ADJOURN PLANNING & ZONING COMMISSION
AND ECONOMIC DEVELOPMENT BOARD SPECIAL MEETING.**

Notes to the Agenda:

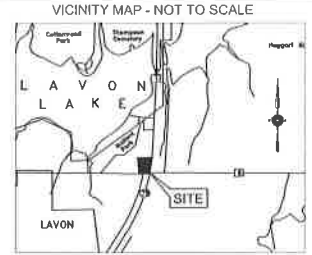
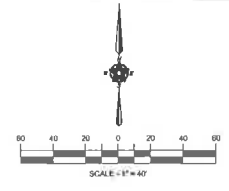
1. Items marked with an * are consent items considered to be non-controversial and will be voted on in one motion unless a council member asks for separate discussion.
2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Council reserves 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 two working days prior to the meeting so that appropriate arrangements can be made.

This is to certify that I, Susan K. Johnson, Acting City Secretary of Lavon, posted this Agenda on the City's website (www.cityoflavon.com), the City's bulletin board and on the glass of the front door of the City Hall, facing the outside, on or before 5:00 p.m. on May 20, 2016.


Susan K. Johnson, Interim City Secretary

REMOVED FROM POSTING THIS ____ DAY OF MAY, 2016 AT ____ A.M / P.M.

Susan K. Johnson, Interim City Secretary

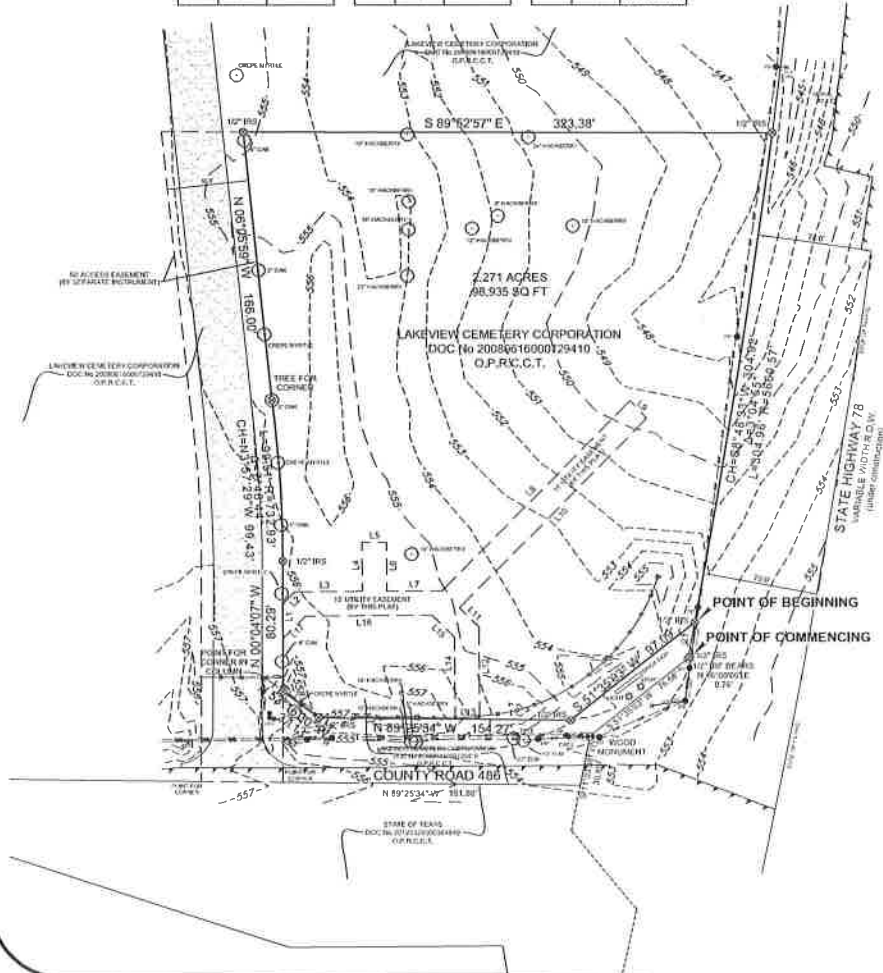


LEGEND

- SANITARY SEWER MANHOLE COVER
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- IRON ROD FOUND
- IRON ROD SET
- IRON PIPE FOUND
- ⊠ * FOUND / SET
- FIRE HYDRANT
- ▬ ASPHALT PAVING
- ▬ IRON FENCE
- ▬ OVERHEAD ELECTRIC SERVICE
- ▬ OVERHEAD POWER LINE
- ▬ SANITARY SEWER LINE
- ▬ CONCRETE PAVING

PARCEL CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	22.82	5669.57	0°13'50"	N10°27'56"E 22.82

10' UTILITY EASEMENT LINE TABLE			10' UTILITY EASEMENT LINE TABLE			10' UTILITY EASEMENT LINE TABLE			10' UTILITY EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	21.30'	N0°04'07"W	L6	30.11'	N0°27'11"W	L11	16.80'	S45°27'11"E	L16	77.36'	S69°32'49"W
L2	10.31'	N44°32'49"E	L7	33.65'	N89°32'49"E	L12	96.91'	S0°27'11"E	L17	19.30'	S44°32'49"W
L3	41.14'	N89°32'49"E	L8	164.32'	N44°32'49"E	L13	15.00'	N89°25'34"W			
L4	30.11'	N0°27'11"W	L9	15.01'	S43°12'43"E	L14	50.33'	N0°27'11"W			
L5	15.00'	N89°32'49"E	L10	163.73'	S44°32'49"W	L15	19.45'	N45°27'11"W			



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, LAKEVIEW CEMETERY CORPORATION, a Texas corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as LAKEVIEW CEMETERY ADDITION, an addition to the City of Lavon, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscaped improvements may be placed in Landscape Easements, if approved by the City of Lavon. In addition, Utility Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Lavon and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

WITNESS, my hand, this _____ day of _____, 2016.

EXECUTED this _____ day of _____, A.D., 2016.

Lakeview Cemetery Corporation, a Texas corporation

William M. Boyd, Director

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and said County and State, on this date personally appeared William M. Boyd, Director of LAKEVIEW CEMETERY CORPORATION, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said LAKEVIEW CEMETERY CORPORATION, a Texas corporation, that he was duly authorized to perform the same by appropriate resolution of the board of directors of said company for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the LAKEVIEW CEMETERY ADDITION, an addition to the City of Lavon was submitted to the City Council on the _____ day of _____, 2016 and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this _____ day of _____, 2016

City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

THAT I, Gary E. Johnson, do hereby certify that I prepared this plat from an actual and accurate survey on the ground of property and that all block monuments and corners were placed under my personal supervision, and in accordance with platting rules and regulations of the City of Lavon, Texas. **PRELIMINARY, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final document. (03/18/2016)**

Gary E. Johnson
Registered Professional Land Surveyor No. 5299

NOTARY PUBLIC
STATE OF TEXAS

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared Gary E. Johnson, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS CERTIFICATE AND DEDICATION

WHEREAS, Lakeview Cemetery Corporation, a Texas corporation, is the owner of a called 33.40 acre tract of land situated in the City of Lavon, Collin County, Texas, according to the Warranty Deed recorded in Document No 20080616000729410 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 Inch Iron rod with "TXHS" yellow cap set for corner in the east line of said Lakeview Cemetery tract and the west right-of-way line of State Highway 78, from which a 1/2 Inch Iron rod bears North 46 degrees 00 minutes 00 seconds East, a distance of 0.76 feet, said point being at the beginning of a curve to the left having a radius of 5669.57 feet;

THENCE along said curve to the left, having a chord bearing of North 10 degrees 27 minutes 56 seconds East, a chord distance of 22.82 feet and an arc length of 22.82 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for the POINT OF BEGINNING;

THENCE over and across said Lakeview Cemetery tract, the following seven (7) courses:

South 51 degrees 35 minutes 03 seconds West, a distance of 97.09 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for corner;

North 89 degrees 25 minutes 34 seconds West, a distance of 154.27 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for corner;

North 53 degrees 16 minutes 30 seconds West, a distance of 27.13 feet to a point in a brick column for corner;

North 00 degrees 04 minutes 07 seconds West, a distance of 80.29 feet to a 1/2 inch iron rod with "TXHS" yellow cap set at the beginning of a curve to the left having a radius of 732.93 feet;

Along said curve to the left, having a Chord bearing of North 03 degrees 57 minutes 29 seconds West, a chord distance of 99.43 feet and an arc length of 99.51 feet to a 5 inch oak line for corner;

North 06 degrees 05 minutes 59 seconds West, a distance of 166.00 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for corner;

South 89 degrees 52 minutes 57 seconds East, a distance of 323.38 feet to a 1/2 inch iron rod with "TXHS" yellow cap set for corner in the east line of said Lakeview Cemetery tract and the west right-of-way line of said State Highway 78, said point also lying in a non-tangent curve to the right having a radius of 5,669.57 feet;

THENCE along said curve to the right, having a Chord bearing of South 08 degrees 48 minutes 33 seconds West, a chord distance of 304.92 feet and an arc length of 304.96 feet to the POINT OF BEGINNING and containing 98,935 square foot or 2.271 acre of land.

GENERAL NOTES

- 1) According to the F.L.R.M. No. 48085C0445 J, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.
- 2) Bearings are based on State Plane Coordinate System, Texas North Central Zone 4202, North American datum of 1983, 2011.
- 3) Subject property has access to County Road 486, which is a dedicated public right-of-way maintained by the State of Texas as shown.
- 4) The utilities shown have been located from field survey information only. The Surveyor has not physically located the underground utilities.
- 5) City of Sachse GPS Control Station Number 1: Northing: 7,042,466.161, Easting: 2,555,904.871, Elevation: 527.23. A brass disk stamped "City of Sachse Survey Monument" on a top of curb at Sachse City Hall located near the intersection of Sachse Road and Bryan Street.

Certificate of Approval	
Recommended for Approval:	
Chairman, Planning & Zoning Commission	Date
Approved for Construction:	
Chairman, Planning & Zoning Commission	Date
Accepted:	
Chairman, Planning & Zoning Commission	Date

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

TEXAS HERITAGE SURVEYING, L.L.C.

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office: 214-340-9200 Fax: 214-340-9710
tshonage.com
Firm #10159300

**PRELIMINARY PLAT
LAKEVIEW CEMETERY ADDITION
LOT 1, BLOCK 1
IN THE THOMAS F. ROBERTS SURVEY,
ABSTRACT NO. 781
CITY OF LAVON, COLLIN COUNTY, TEXAS**

DATE: 03/14/2016 | JOB #: 15101066-1 | SCALE: 1" = 40' | DRAWN: CHBRS