



# Lavon Planning & Zoning Commission Meeting Minutes August 14, 2012

## **I. MEETING CALLED TO ORDER AT 7:11 P.M. BY CHAIRMAN SMITH**

Members Present: Seat One Ernest Cody  
Seat Three Chairman Trey Smith  
Seat Four Bill Bonney

Members Absent: Seat Two David Barnhart  
Seat Five David Rosenquist

Staff Present: Clerk Chris Wess

Council Present: Council Liaison Deborah Nabors

Commission and  
Board Members: EDCB Kay Wright  
EDCB Paul Crabtree  
EDCB Paul Lemon

Visitors: EDCB Consultant Pam Mundo & 3 visitors

## **II. CHAIRMAN SMITH LEAD THE COMMISSION AND VISITORS IN THE PLEDGE OF ALLEGIANCE**

## **III. INVOCATION**

Chairman Smith led the Invocation.

## **IV. ITEMS OF INTEREST AND COMMUNICATIONS**

None

## **V. CONSENT ITEMS**

- A. Planning & Zoning Commission to consider and act on approval of the Consent Agenda:  
1. July 24, 2012 P & Z Meeting Minutes\*

There was discussion about Council Liaison Nabors being listed as a member of the Commission as opposed to being listed as Council present.

**Motion:** Commissioner Cody made a motion to move Deborah Nabor's name down on the list as Council present.

**Second:** Commissioner Bonney

**In Favor:** Chairman Smith, Commissioners Bonney and Cody

**Opposed:** None

**Motion:** Carries

**Motion:** Commissioner Cody made a motion to approve the minutes as amended.

**Second:** Commissioner Bonney

**In Favor:** Chairman Smith, Commissioners Bonney and Cody

**Opposed:** None



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**Motion:** Carries

## VI. CITIZENS' COMMENTS

Council Member Nabors related that there would be a meeting on October 18<sup>th</sup> of the Quad Chamber of Commerce involving Murphy, Sachse, Wylie and the Lavon Area Chambers at the Murphy Community Center for a legislative update. She added that the Nevada Fire Department is having a Back to School Bash on August 25<sup>th</sup> from 5-8 p.m. in the McClendon Elementary School parking lot.

## VII. PUBLIC HEARING

A. Chairman Smith to receive Public Comment on an application for re-zoning from DPB Investments LP for property located on SH 78 west of SH 205 described as ABS AO121 W A S Bohannan Survey, Blk 3, Tract 96 from agricultural to Business-2

1. Chairman Smith opened the Public Hearing at 7:19 p.m.

2. Chairman Smith opened the floor to Public Comment

Gerald Porter, representing the owner of DPB Investments, explained that this would be the first site coming into the City that could be retail or commercial use. He went on to state that it could be a good tax generator for the City. Chris Wess asked Mr. Porter for clarification as he kept referring to retail use but was asking for Business-2 zoning. He answered that they were asking for the least restrictive category.

3. Presiding Officer closed the floor to public comment

4. Presiding Officer closed the Public Hearing at 7:27 p.m.

## VIII. ITEMS FOR DISCUSSION

A. Planning & Zoning Commission to discuss possible locations for future technology center sites with members from the EDCB.

EDCB Consultant Pam Mundo spoke to the Commission about the need for "noon time" traffic in order for the existing and prospective businesses to succeed. The EDCB was looking for an investment partner to join with them in a \$2,000,000.00 spec building venture. The project is a possible 50,000 square foot building situated on 5 acres. Three possible sites for this project were discussed. The Commissioners added comments on the impact this type of project could have on the City.

## IX. ITEMS FOR CONSIDERATION AND ACTION

Chairman Smith took item "D" first.

D. Planning & Zoning Commission to Consider and Act on a recommendation to the City Council for the re-zoning of the property located on SH 78 west of SH 205 described as ABS AO121 W A S Bohannan Survey, Blk 3, Tract 96 from agricultural to Business-2

Mr. Gerald Porter explained where the property was located and what type of property surrounded it. He went on to explain that the owner wanted as broad as possible a range of zoning for a future buyer.

Chairman Smith recessed the meeting for a short break at 8:53 p.m.  
The meeting reconvened at 8:59 p.m.

**Motion:** Commissioner Cody made a motion to extend the meeting until 9:15 p.m.



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**Second:** Commissioner Bonney

**In Favor:** Chairman Smith, Commissioners Bonney and Cody

**Opposed:** None

**Motion:** Carries

**Motion:** Commissioner Bonney made a motion to recommend to the City Council denying the Business-2 zoning and recommending Business-1 zoning.

**Second:** Commissioner Cody

**In Favor:** Chairman Smith, Commissioners Bonney and Cody

**Opposed:** None

**Motion:** Carries

Chairman Smith went back to Item "A" on the agenda.

- A. P&Z Commission to Consider and Act on Comprehensive Plan Elements. (Smith)  
Chairman Smith explained that Council Member Jenny Bodwell, Chair of the Parks and Rec. Board, was out of town and could not attend the meeting. Commissioner Bonney gave the latest status report on the Plan and stated that next step would be the public hearing. Council Member Nabors stated that she would put the Plan on the web site. No action was taken.
- B. P&Z Commission to Consider and Act on updating the Proposed City of Lavon Zoning Ordinance. (Rosenquist)  
Due to the absence of Commissioner Rosenquist, there was no discussion and no action was taken.
- C. P&Z Commission to Consider and Act on approving a draft Ordinance for the Lavon Code of Regulations to include the Planning & Zoning Commission. (Barnhart)  
Due to the absence of Commissioner Barnhart, there was no discussion and no action taken.

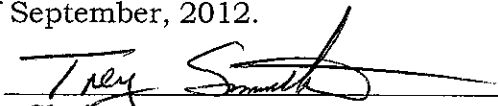
**X. SETTING FUTURE MEETINGS AND AGENDAS**

Standing items under consider and action: the proposed City of Lavon Zoning Ordinance, Comprehensive Plan Elements and a draft of the Code of Regulations Ordinance.

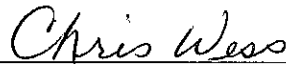
**XI. PRESIDING OFFICER TO ADJOURN PLANNING & ZONING COMMISSION MEETING**

Commissioner Smith adjourned the Planning & Zoning Meeting at 9:07 p.m.

Duly passed and approved on this 25<sup>th</sup> day of September, 2012.

  
Trey Smith, Chairman

Attest:

  
Laura Kennemer, Acting City Secretary