



**MINUTES
JUNE 27, 2017
LAVON PLANNING & ZONING COMMISSION
LAVON CITY HALL, 120 SCHOOL RD., LAVON, TX
REGULAR MEETING**

1. CHAIRMAN ROSENQUIST CALLED THE MEETING TO ORDER AT 7:01 P.M. WITH A QUORUM PRESENT.

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

ABSENT: DEBORAH NABORS, SEAT TWO, VICE CHAIR
 CYNTHIA COKER, SEAT THREE
 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 resident Charles Allen would be holding a pancake breakfast on July 4th at the rest stop area near Mallard Park. The board was also informed about the upcoming "Camp 9-1-1" to be held for 3rd-5th graders here at City Hall on July 11, 2017.

4. CITIZENS COMMENTS

There were no citizen comments.

5. CONSENT AGENDA

A. Minutes of the May 23, 2017 Meeting

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION MADE: ORMSBY
SECONDED: ROSENQUIST
APPROVED: UNANIMOUS
 Absent: NABORS
 COKER

B. Discussion and action regarding the Preliminary Plat of the Crestridge Meadows addition submitted by Rockwall Retail Investors, LLC.

Craig Renfro and Russell Phillips of Rockwall Retail Investors, LLC presented the preliminary plat and reviewed the project timeline. Mr. Phillips noted that if all proceeds according to schedule, they could break ground in November 2017. Ms. Dobbs reviewed the details regarding utilities and access and directed the Commission to the City Engineer's notes and the developer's engineer's responses, noting that all seemed to be addressed.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE CRESTRIDGE MEADOWS ADDITION SUBMITTED BY ROCKWALL RETAIL INVESTORS, LLC, SUBJECT TO THE CITY ENGINEER'S NOTES.

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

6. 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.

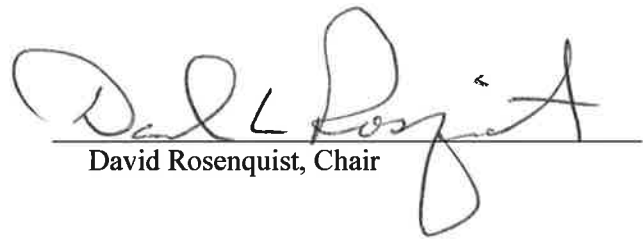
Chairman Rosenquist opened the work session and invited Pam Mundo, Mundo and Associates to lead the discussion. The Commission discussed draft residential and commercial zoning provisions in general. Ms. Mundo presented and the Commission discussed conceptual drafts of a revised Zoning Map and revised Future Land Use Plan. There were specific discussion regarding signage in the Main Street District and potential uses therein.

7. SET FUTURE MEETINGS AND AGENDAS

Regular meeting – July 25, 2017 at 7:00 p.m.

8. CHAIRMAN ROSENQUIST ADJOURNED THE MEETING AT 8:35 P.M.

DULY PASSED AND APPROVED on this 25th day of July, 2017.



David Rosenquist, Chair

Attest:



Kim Dobbs
City Administrator | City Secretary