



**MINUTES**  
**APRIL 24, 2018**  
**LAVON PLANNING & ZONING COMMISSION**  
**LAVON CITY HALL, 120 SCHOOL RD., LAVON, TX**  
**REGULAR MEETING – WORK SESSION**

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ATTENDING: DAVID ROSENQUIST, SEAT FIVE, CHAIRMAN  
BRAD TIEGS, SEAT ONE  
CYNTHIA COKER, SEAT THREE  
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON

ABSENT: DEBORAH NABORS, SEAT TWO, VICE CHAIR  
TOM ORMSBY, SEAT FOUR

1. **CHAIRMAN ROSENQUIST CALLED THE MEETING TO ORDER AT 7:03 P.M. WITH A QUORUM PRESENT.**

2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. ORMSBY DELIVERED AN INVOCATION.**

3. **ITEMS OF INTEREST/ COMMUNICATIONS.**

City Administrator Kim Dobbs advised of the Lavon Economic Development Corporation (LEDC) Small Business Bazaar set for April 28, 2018 and the Lavon Area Chamber of Commerce Banquet on April 26, 2018 at Community High School.

4. **CITIZENS COMMENTS**

There were no citizen comments.

5. **ITEMS FOR CONSIDERATION**

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

**MOTION: APPROVE THE MINUTES OF THE FEBRUARY 27, 2018 MEETING.**

**MOTION MADE:** TIEGS

**SECONDED:** COKER

**APPROVED:** UNANIMOUS

Absent: NABORS, ORMSBY

**B. Discussion and action regarding an amended final replat of Lots 2R and 3, Block A of the East Hubbard Properties Addition identified by the Collin County Appraisal District as Lots 2 and 2-1, (CCAD property IDs 2767161 & 2767162 respectively) consisting of 9.806 acres, East Hubbard Properties Addition.**

Ms. Dobbs reviewed the history relating to the proposed amended plat and noted that on March 6, 2018, the City Council approved a proposed replat without vacating the preceding plat of the property to create an additional lot. When the owners submitted the approved replat for recording, Collin County Development Services required that prior to recording specific language regarding the On-Site Sanitary Sewer Facilities (OSSF) be added. Ms. Dobbs noted that the proposed amendment includes the required language and recommended approval.

**MOTION: RECOMMEND APPROVAL OF THE AMENDED FINAL REPLAT OF LOTS 2R AND 3, BLOCK A OF THE EAST HUBBARD PROPERTIES ADDITION IDENTIFIED BY THE COLLIN COUNTY APPRAISAL DISTRICT AS LOTS 2 AND 2-1, (CCAD PROPERTY IDS 2767161 & 2767162 RESPECTIVELY) CONSISTING OF 9.806 ACRES, EAST HUBBARD PROPERTIES ADDITION.**

**MOTION MADE:** COKER  
**SECONDED:** TIEGS  
Absent: NABORS, ORMSBY

**6. WORK SESSION**

- A. Distribution of Zoning Ordinance, discussion of training materials from the North Central Texas Council of Government Basics of Planning and Zoning in Texas course and pertinent articles.**

The staff distributed tabbed copies of the new zoning ordinance and handouts from the North Central Texas Council of Government Basics of Planning and Zoning in Texas course were discussed.

- B. 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.**

Ms. Dobbs provided information relating to the update of the City's Thoroughfare Plan and the related impact on revisions to the Future Land Use Plan.

- C. Staff report regarding pending applications.**

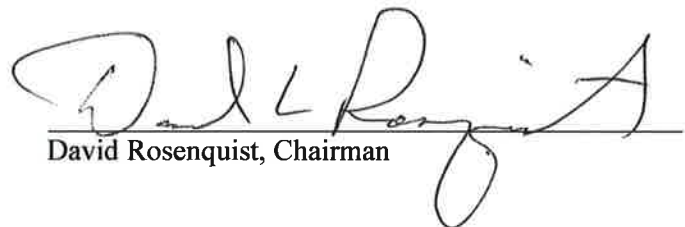
Ms. Dobbs provided a brief summary of pending land use applications that will be presented to the Commission at the May 22, 2018 meeting. Additional discussion included development discussions on projects for which applications have not yet been submitted.

**7. SET FUTURE MEETINGS AND AGENDAS**

The next regular meeting is set for May 22, 2018.

**8. THE MEETING WAS ADJOURNED AT 7:53 P.M.**

**DULY PASSED AND APPROVED** on this 22<sup>nd</sup> day of May, 2018.

  
David Rosenquist, Chairman

Attest:

  
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Kim Dobbs, City Administrator | City Secretary