



**MINUTES
JUNE 26, 2018
CITY OF LAVON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING - JOINT WORK SESSION WITH CITY COUNCIL
REGULAR MEETING –PUBLIC HEARING
CITY HALL, 120 SCHOOL ROAD - LAVON, TEXAS
6:00 PM**

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

ATTENDING THE REGULAR MEETING:

DAVID ROSENQUIST, SEAT FIVE, CHAIRMAN
BRAD TIEGS, SEAT ONE
DEBORAH NABORS, SEAT TWO, VICE CHAIR
CYNTHIA COKER, SEAT THREE
TOM ORMSBY, SEAT FOUR
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON

1. **MAYOR SANSON CALLED THE JOINT WORKS SESSION OF THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL 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. MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 7:10 P.M. AND ACKNOWLEDGED A QUORUM WAS PRESENT.

5. ITEMS OF INTEREST/ COMMUNICATIONS.

Mayor Sanson provided information regarding the CISD Back to School Bash.

Mr. Tiegs provided information regarding a Charity Poker Tournament at Southern Junction benefitting veterans

6. CITIZEN COMMENTS

There were no citizen comments offered.

7. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the May 22, 2018 Meeting.

MOTION: APPROVE THE MINUTES OF THE MAY 22, 2018 MEETING.

MOTION MADE: COKER

SECONDED: ORMSBY

APPROVED: UNANIMOUS

B. Discussion and action regarding the Final Plat of the Lavon 7-Eleven Addition on 2.492 acres of land situated in the W. H. Moore Survey, Abstract No. 638, Sheet 2, Tracts 4 and 28, City of Lavon, Collin County Texas, (Collin CAD# 2612693 and 2635513), located north of the intersection of State Highway (SH) 205 and SH 78 at 991 South SH 78, City of Lavon, Collin County, Texas.

Ms. Dobbs reviewed the location exhibits and background for the development. City Engineer Mark Hill reported that the developer had satisfied all but the drainage comments on the staff's review notes.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE LAVON 7-ELEVEN ADDITION ON 2.492 ACRES OF LAND SITUATED IN THE W. H. MOORE SURVEY, ABSTRACT NO. 638, SHEET 2, TRACTS 4 AND 28, CITY OF LAVON, COLLIN COUNTY TEXAS, (COLLIN CAD# 2612693 AND 2635513), LOCATED NORTH OF THE INTERSECTION OF STATE HIGHWAY (SH) 205 AND SH 78 AT 991 SOUTH SH 78, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO RESOLUTION OF DRAINAGE TO THE SATISFACTION OF THE CITY ENGINEER.

MOTION MADE: NABORS

SECONDED: TIEGS

APPROVED: UNANIMOUS

C. Discussion and action regarding the Final Plat of the Lavon Farms addition on 38.62 acres of land situated in the Drury Anglin Survey, Abstract No. 2, City of Lavon, Collin County, (CCAD ID #s 2653997, 2087762 and 2507840), generally located southwest of the intersection of FM 2755 and CR 483, City of Lavon, Colin County, Texas.

Ms. Dobbs provided information relating to the development and noted that a Facilities Development Agreement would be presented with the final plat to the City Council. Pat Atkins, KPA Consulting spoke on behalf of the developer, provided additional information and answered questions regarding the development. Mr. Atkins confirmed that the fence adjacent to lots with existing residential structures would be high quality board-on-board. Mr. Hill noted that the staff comments had been resolved and that the staff and developer were working on potential sanitary sewer plan enhancements that benefit the City and developer.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE LAVON FARMS ADDITION ON 38.62 ACRES OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, (CCAD ID #S 2653997, 2087762 AND 2507840), GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM 2755 AND CR 483, CITY OF LAVON, COLIN COUNTY, TEXAS.

MOTION MADE: TIEGS
SECONDED: NABORS
APPROVED: UNANIMOUS

D. Public hearing, discussion and action regarding the Site Plan and Landscape Plan for an O'Reilly's Auto Store on Lot 1, Block A of the State Highway 205 Addition located on the south side of and in the vicinity of the 900 block of SH 78.

1) Presentation of request.

Ms. Dobbs explained that the Grand Heritage Planned Development zoning district calls for public hearings to be conducted for site plans and landscape plans for non-residential properties and introduced Lee Cope, Hutton who presented information regarding the site plan and landscape plan to the Commission. Mr. Cope noted that a monument sign is anticipated and would possibly be co-located with other business signs.

2) PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:31 p.m. and invited comments for or against the proposed site plan and landscape plan. There being no comments, the public hearing was closed at 7:32 p.m.

3) Discussion and action regarding the request.

Mr. Tiegs inquired about the environmental quality of the site which was previously used for a concrete batch plant for off-site construction. Mr. Cope advised that a Phase 1 Environmental review concluded there were no issues. Mayor Sanson inquired about through access and Mr. Cope advised that initially access would only be from the SH 78 entrance.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN FOR AN O'REILLY'S AUTO STORE ON LOT 1, BLOCK A OF THE STATE HIGHWAY 205 ADDITION LOCATED ON THE SOUTH SIDE OF AND IN THE VICINITY OF THE 900 BLOCK OF SH 78.

MOTION MADE: NABORS
SECONDED: ORMSBY
APPROVED: UNANIMOUS

E. Discussion and action regarding the Preliminary Plat of the Bear Creek Amenity Center and Bridge addition, a 6.133 acre tract of land situated in the Drury Anglin Survey, Abstract No. 2, comprised of 2 non-residential lots south of Hoover Avenue and extending President's Boulevard, Grand Heritage – East A2, City of Lavon, Collin County, Texas.

Ms. Dobbs introduced project and design engineers Kevin Kessler, Jacobs who presented information regarding the proposed preliminary plat. Mr. Kessler and developer Jim Douglas answered questions regarding the sidewalk connections, amenity center and bridge design. The following residents asked questions regarding bridge design, lighting, and amenity center plans: Christopher Jones, 467 Grant; Katherine Sobol, 536 Cottage Place; Justin Hampton, 510 Grant; and Kara Jones, 467 Grant. Ms. Coker

expressed a desire for bridge enhancements if possible. Mr. Tiegs inquired about the extension of Presidents Blvd. and Mr. Kessler advised no homes would be constructed facing Presidents.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE BEAR CREEK AMENITY CENTER AND BRIDGE ADDITION, A 6.133 ACRE TRACT OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, COMPRISED OF 2 NON-RESIDENTIAL LOTS SOUTH OF HOOVER AVENUE AND EXTENDING PRESIDENT'S BOULEVARD, GRAND HERITAGE – EAST A2, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO THE CITY ENGINEER'S APPROVAL.

MOTION MADE: TIEGS
SECONDED: NABORS
APPROVED: UNANIMOUS

8. SET FUTURE MEETINGS AND AGENDAS

The next regular meeting is set for July 24, 2018 at 7:00 p.m.

9. THE MEETING WAS ADJOURNED AT 7:52 P.M.

DULY PASSED AND APPROVED on this 24th day of July, 2018.

Attest:



Kim Dobbs, City Administrator | City Secretary



David Rosenquist, Chairman