



MINUTES
JULY 24, 2018
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING –PUBLIC HEARING
CITY HALL, 120 SCHOOL ROAD - LAVON, TEXAS
7:00 PM

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

ABSENT: TOM ORMSBY, SEAT FOUR

1. **MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 7:00 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. TIEGS DELIVERED AN INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**

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

4. **CITIZEN COMMENTS**

There were no citizen comments offered.

5. **ITEMS FOR CONSIDERATION**

- A. Discussion and action regarding the Minutes of the June 26, 2018 Meeting.

MOTION: APPROVE THE MINUTES OF THE JUNE 26, 2018 MEETING.

MOTION MADE: COKER

SECONDED: NABORS

APPROVED: UNANIMOUS (Absent ORMSBY)

- B. **Public hearing, discussion and action regarding the application of Bloomfield Homes, LP for a zoning change from Temporary Agricultural (A) to Planned Development–Single Family (PD-SF) zoning district for 111 lots on 30.485 acres situated in the Drury Anglin Survey, Abstract No. 2 described as Cape Cod Bank and Trust Company in Deed recorded in Vol. 2651, pg. 27, Collin County, TX, (CCAD Property ID 1250096) situated west of Traditions at Grand Heritage, east of Traditions at Grand Heritage West, and south of Windmill Estates, Lavon, TX.**

1) **Presentation of request.**

City Administrator Kim Dobbs provided information relating to the pending annexation of the property and the zoning request from Temporary Agriculture to Planned Development-Single Family. Ms. Dobbs stated that notices were sent to owners of surrounding properties within the 200 feet of the site, notices were placed in the local newspaper and website and signs were placed on the property. Of 72 notices sent to the property owners, 4 were returned in opposition. Don Dykstra, President of Bloomfield Homes, LP, 1050 East Hwy 114 Ste. 210, Southlake, TX distributed information regarding the homes planned for the site. Mr. Dykstra stated Bloomfield had been building in Lavon since 2013 and briefed the Commission on the expected location of a second amenity center and a trail system linking the subdivisions to the elementary school and amenity center. Mr. Dykstra's presentation included photos of actual

homes and amenities. Mr. Dykstra concluded stated that the perimeter lot depths had been changed from 115' to 135' to preserve the tree line.

2) PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:17 p.m. and invited comments for or against the proposed zoning change from Temporary Agriculture to Planned Development-Single Family. Steven Roberts, 638 Langdon; David Close, 448 Windmill; and Roger Mazzaresse, 567 Avery Pte. expressed concerns about tree preservation, traffic issues and additional strain on the sewer treatment plant. Ms. Dobbs stated that there was sufficient capacity at the existing plant to provide sanitary sewer service to this and other new additions. Ms. Nabors commented that action would not be taken regarding the zoning request until after annexation. Ms. Dobbs advised that City staff maintained close contact TxDOT regarding the transition at Geren, Main and SH 78. Katrena Sobel, 536 Cottage Place spoke in support of the zoning change stating it would help to protect and preserve the value of surrounding property. Mr. Tiegs stated that this plan is currently aligned with the future use plan previously adopted by the city. There being no further comments, the public hearing was closed at 7:29 p.m.

3) Discussion and action regarding the request.

Mr. Rosenquist stated he shared concerns regarding the wildlife and traffic, and expressed a desire for the City to continue working with TxDOT to find a solution to the traffic issues at SH 78 and Geren.

MOTION: RECOMMEND APPROVAL, SUBJECT TO ANNEXATION, OF THE APPLICATION OF BLOOMFIELD HOMES, LP FOR A ZONING CHANGE FROM TEMPORARY AGRICULTURAL (A) TO PLANNED DEVELOPMENT-SINGLE FAMILY (PD-SF) ZONING DISTRICT FOR 111 LOTS ON 30.485 ACRES SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 DESCRIBED AS CAPE COD BANK AND TRUST COMPANY IN DEED RECORDED IN VOL. 2651, PG. 27, COLLIN COUNTY, TX, (CCAD PROPERTY ID 1250096) SITUATED WEST OF TRADITIONS AT GRAND HERITAGE, EAST OF TRADITIONS AT GRAND HERITAGE WEST, AND SOUTH OF WINDMILL ESTATES, LAVON, TX.

MOTION MADE: NABORS

SECONDED: TIEGS

APPROVED: UNANIMOUS (Absent ORMSBY)

- C. Public hearing, discussion and action regarding the application of Bloomfield Homes, LP for a zoning change from Commercial Planned Development (PD) zoning district created by Ordinance No. 2004-09-05 to Planned Development-Single Family (PD-SF) zoning district for a "Model Home Park" consisting of 4 lots on 0.889 acres being Commercial Tract No. 2, Grand Heritage Club Addition (CCAD Property ID 2612617) adjacent to and situated northeast of the intersection of Burnett Drive and SH 78, west of Lavonia Landing, Lavon, Collin County, TX.**

1) Presentation of request.

Ms. Dobbs clarified that the original application requested four (4) lots but had subsequently been revised to three (3) lots in response to development review (DRC) comments. Don Dykstra, President, Bloomfield Homes explained the request to change this area zoned as commercial to residential, which is the use generally bounding the property. Ms. Dobbs informed the commission that 12 notices were mailed to owners of property within 200 ft. of these properties with 3 were returned; 1 for and 2 against the request. Mr. Dykstra added the amount of sales tax revenue from home construction would be substantial for the city. Ms. Nabors inquired about the sewer manhole in the yard of one of the model homes and asked who was responsible for the maintenance. Ms. Dobbs explained the City maintains the system and manhole covers are locked and are not accessible without a specific tool. Mr. Schnurbusch included information that the property owners will maintain the natural storm drain area and that it will allow less runoff than typical drains. Ms. Nabors inquired about the parking around the model homes. Mr. Dykstra explained the extra parking will be removed when the lots are

eventually sold, most likely within ten years. Mr. Tiegs requested clarification about the fencing material and Mr. Schnurbusch stated that for continuity it would be board on board with masonry columns and the HOA would maintain fences adjacent and parallel to SH 78.

2) PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:44 p.m. and invited comments for or against the proposed zoning change. Ms. Sobel, 536 Cottage Place, expressed concern that the model homes will be facing commercial areas. Mr. Mazzaresse, 567 Avery Pte., asked about the placement of the three drains that would be behind the homes and asked what would be used to replace the temporary parking area. Mr. Schnurbusch responded with information regarding the size of the drains and developer Jim Douglas advised that sod would eventually replace the parking area. Ms. Coker expressed concern that the lot size of the model homes may be misleading as it would be generally wider than the actual lots. Mr. Douglas explained that the purchaser will physically see the lot and there will be a variety of lots widths. Mr. Close, 448 Windmill, asked when the public input will be heard and Ms. Dobbs informed him that in addition to the public hearing in progress another public hearing would be held at the August 7, 2018 City Council Meeting. There being no further comments, the public hearing was closed at 7:50 p.m.

3) Discussion and action regarding the request.

The Commission discussed the pros and cons of the site being located adjacent to commercial-zoned and residentially-developed properties. Ms. Dobbs noted that future commercial properties would submit to a site plan process relating to the orientation and relationship with existing properties and that the proposed change provided a street separation between the commercial and residential uses whereas the existing zoning had commercial and residential properties on Morrow directly adjacent.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF BLOOMFIELD HOMES, LP FOR A ZONING CHANGE FROM COMMERCIAL PLANNED DEVELOPMENT (PD) ZONING DISTRICT CREATED BY ORDINANCE NO. 2004-09-05 TO PLANNED DEVELOPMENT-SINGLE FAMILY (PD-SF) ZONING DISTRICT FOR A "MODEL HOME PARK" CONSISTING OF 3 LOTS ON 0.889 ACRES BEING COMMERCIAL TRACT NO. 2, GRAND HERITAGE CLUB ADDITION (CCAD PROPERTY ID 2612617) ADJACENT TO AND SITUATED NORTHEAST OF THE INTERSECTION OF BURNETT DRIVE AND SH 78, WEST OF LAVONIA LANDING, LAVON, COLLIN COUNTY, TX.

MOTION MADE: TIEGS

SECONDED: NABORS

APPROVED: FOR – NABORS, ROSENQUIST, TIEGS

AGAINST - COKER

(Absent ORMSBY)

D. Discussion and action regarding the Final 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 engineer Kevin Kessler, Jacobs who presented information regarding the final plat. Ms. Dobbs informed the Commission that the developer had satisfactorily addressed all DRC comments.

MOTION: RECOMMEND APPROVAL OF THE FINAL 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.

MOTION MADE: COKER
SECONDED: NABORS
APPROVED: UNANIMOUS (Absent ORMSBY)

- E. Discussion and action regarding the Preliminary Plat of the Bear Creek Addition, Phases 3, 4 & 5 for 454 lots on 90.98 acres of land situated in the D. Anglin Survey, Abstract No. 2, Sheet 3, Tract 140, (Collin CAD# 2630457), located south of Bear Creek Phase 2 and west of CR 483, City of Lavon, Collin County, Texas.**

Ms. Dobbs explained that the property was zoned in 2004 and that a previously approved preliminary plat had expired. The developer has presented a similar and updated preliminary plat. Ms. Dobbs noted that plat conforms to the current zoning and that a flood study had been done. Don Dykstra, President, Bloomfield Homes stated that a bridge is being built to extend Presidents Blvd. to connect to the new development and that a trail systems will be added to provide connectivity.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE BEAR CREEK ADDITION, PHASES 3, 4 & 5 FOR 454 LOTS ON 90.98 ACRES OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NO. 2, SHEET 3, TRACT 140, (COLLIN CAD# 2630457), LOCATED SOUTH OF BEAR CREEK PHASE 2 AND WEST OF CR 483, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS
SECONDED: TIEGS
APPROVED: UNANIMOUS (Absent ORMSBY)

6. SET FUTURE MEETINGS AND AGENDAS

The next regular meeting is set for August 28, 2018 at 7:00 p.m.

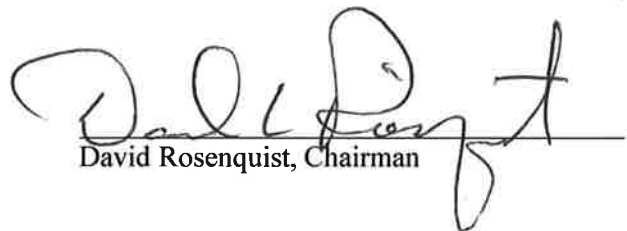
7. THE MEETING WAS ADJOURNED AT 8:04 P.M.

DULY PASSED AND APPROVED on this 30th day of August, 2018.

Attest:



Kim Dobbs, City Administrator | City Secretary



David Rosenquist, Chairman