



MINUTES
SEPTEMBER 25, 2018
LAVON PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD - LAVON, TEXAS
REGULAR MEETING – PUBLIC HEARING
7:00 P.M.

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

ABSENT: DEBORAH NABORS, SEAT TWO, VICE CHAIR

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 DELIVERED AN INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
 - October 2, 2018 – National Night Out 6:30 pm
 - October 20, 2018- Fall Festival at City Hall 4pm-6pm
 - November 24, 2018 – LEDC Small Business Bazaar 10 am-3 pm

4. CITIZEN COMMENTS

There were no comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the August 30, 2018 Meeting.

MOTION: APPROVE THE MINUTES OF THE AUGUST 30, 2018 MEETING.

MOTION MADE: COKER

SECONDED: TIEGS

APPROVED: UNANIMOUS (Absent NABORS)

B. Discussion and action regarding preliminary plat of the Bordeaux Addition on 4.91 acres of land situated in the S.M. Ranier Survey, Abstract No. 740, Sheet 2, Tract 38, (CCAD Property ID 2769732), north of the intersection of Lincoln and FM 2755, City of Lavon, Collin County, Texas.

Ms. Dobbs provided background regarding the application and introduced Rudy Banuelos, 2707 Whispering Oaks, Rockwall. Mr. Banuelos explained the plan for the property. He will be building 2 homes in addition to renovating the home currently existing. Ms. Dobbs explained that there were no plans to re-open Gracy Ln. She informed the board that the builder would be adding a turnaround at the end of Gracy Ln. giving easier access to emergency vehicles, garbage trucks and school busses.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE BORDEAUX ADDITION ON 4.91 ACRES OF LAND SITUATED IN THE S.M. RANIER SURVEY, ABSTRACT NO. 740, SHEET 2, TRACT 38, (CCAD PROPERTY ID 2769732), NORTH OF INTERSECTION OF LINCOLN AND FM 2755, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COKER

SECONDED: ORMSBY

APPROVED: UNANIMOUS (Absent NABORS)

C. Discussion and action regarding the final plat of the Bordeaux Addition on 4.91 acres of land situated in the S. M. Ranier Survey, Abstract No. 740, Sheet 2, Tract 38, (CCAD Property ID 2769732), north of the intersection of Lincoln and FM 2755, City of Lavon, Collin County, Texas.

Ms. Dobbs explained to the board the two plats can be considered at the same meeting. The board asked about landscaping near the intersection of Main St. and FM 2755 and the plan for privacy fences around the property. The applicant agreed to restrict privacy fencing to maintain the open look of the property.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE BORDEAUX ADDITION ON 4.91 ACRES OF LAND SITUATED IN THE S. M. RANIER SURVEY, ABSTRACT NO. 740, SHEET 2 TRACT 38, (CCAD PROPERTY ID 27697325), NORTH OF THE INTERSECTION OF LINCOLN AND FM 2755, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO THE ADDITION OF A RESTRICTION OF PRIVACY FENCES.

MOTION MADE: TIEGS

SECONDED: ORMSBY

APPROVED: UNANIMOUS (Absent NABORS)

D. Public Hearing, discussion and action regarding the replat of Commercial Tract 2, located northeast of the intersection of SH 78 and Burnett on 0.889 acres into three (3) residential single-family lots, 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.

City Administrator Kim Dobbs informed the board that this property was zoned for commercial development in 2004 and platted in 2006. In August the City Council unanimously approved a zoning change to amend the Planned Development Zoning from PD-Commercial (PD-C) to PD-Single Family (PD-SF) to permit three (3) single-family residential lots.

2) PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:23 p.m. and invited comments for or against the proposed replat of Commercial Tract 2, located northeast of the intersection of SH 78 and Burnett on 0.889 acres into (3) residential single-family lots. Ms. Dobbs informed the board that 12 notes had been sent to residents and one (1) letter was returned in opposition. Mr. Schnurbusch, USA Professional Services Group, explained the drainage should be an improvement to the area. There being no further comments, the public hearing was closed at 7:24 p.m.

3) Discussion and action regarding the request.

Mr. Ormsby asked about the lot size and Ms. Dobbs explained the original plat request had four (4) lots and has now been modified to have three (3) lots.

MOTION: APPROVE THE REPLAT OF COMMERCIAL TRACT 2, LOCATED NORTHEAST OF THE INTERSECTION OF SH 78 AND BURNETT ON 0.889 ACRES INTO THREE (3) RESIDENTIAL SINGLE-FAMILY LOTS, 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: COKER

SECONDED: TIEGS

APPROVED: UNANIMOUS (Absent NABORS)

E. Discussion regarding the “Basics of Zoning and Platting” training presented on August 30, 2018.

On August 30, 2018 City Attorney Brenda McDonald, Partner, Messer, Rockefeller & Fort presented a short course on the basic principles and practices for zoning and subdivision regulations.

The Commission discussed the importance of and need to update the City’s Comprehensive Plan including Comprehensive Plan, Subdivision Regulations, Rough Proportionality, Develops and Short-Form Plats, Covenants or deed restrictions and the Website. The board directed Ms. Dobbs to get a couple of other cities comprehensive plans so they could make comparisons.

6. SET FUTURE MEETINGS AND AGENDAS

The next regular meeting is set for October 23, 2018 at 7:00 p.m.

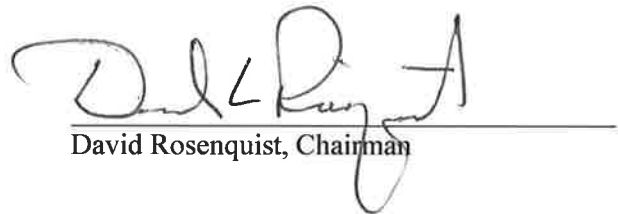
7. THE MEETING WAS ADJOURNED AT 7:59 P.M.

DULY PASSED AND APPROVED on this 27th day of November, 2018.

Attest:



Kim Dobbs, City Administrator | City Secretary



David Rosenquist, Chairman