



**MINUTES  
MAY 28, 2019  
LAVON PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 PM**

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**ATTENDING:** DAVID ROSENQUIST, CHAIRMAN, SEAT 5  
BRAD TIEGS, SEAT 1  
DEBORAH NABORS, VICE CHAIR, SEAT 2  
CYNTHIA COKER, SEAT 3  
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON  
**VACATED:** TOM ORMSBY, SEAT 4

**1. MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 7:01 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**

Mr. Rosenquist acknowledged that Seat 4 Commissioner Tom Ormsby passed away on May 24.

**2. MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED AN INVOCATION. THE COMMISSION OBSERVED A MOMENT OF REMEMBRANCE HONORING MR. ORMSBY.**

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

June 5 and 6, 2019 – Babysitter Training Course  
June 11, 2019 – Camp 911  
August 10, 2019 - Back to School Bash  
September 9, 2019 - Homecoming Parade  
November 16, 2019 - Fall Small Business Bazaar

**4. CITIZEN COMMENTS**

There were no citizen comments.

**5. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding the Minutes of the May 7, 2019 Meeting.**

**MOTION: APPROVE THE MINUTES OF THE MAY 7, 2019 MEETING.**

MOTION MADE: NABORS

SECONDED: TIEGS

APPROVED: UNANIMOUS

**B. Public hearing, discussion and action regarding the application of First Bank Farmersville dba Independent Bank for a zoning change from Temporary agricultural (A) to Retail ( R) zoning district for newly annexed property at 1009 S. SH 78, consisting of the remainder of 1.684 acres described as Abstract A0638 in the William H. Moore Survey, Tract 13, (CCAD Prop ID 2664083).**

**Presentation of request.**

Ms. Dobbs provided information about the request of the property owner for annexation and a zoning change from Temporary Agricultural (A) to Retail (R), noting the owner's desire to connect to the city sewer system once the annexation was complete. It was noted that the Zoning Ordinance (Section 9.1.2.6) provides that newly annexed property be classified as agricultural until zoning is established by the City Council. Ms. Dobbs noted that the part of the property currently in the city limits is zoned Retail (R).

## **PUBLIC HEARING**

Mr. Rosenquist opened the public hearing at 7:10 p.m. and invited comments in favor of or opposition to the creation of the proposed PID. Lori and David Lord, 980 Austin Ln. asked what will be on the property. Ms. Dobbs explained that the property is currently developed with a banking facility on it and the owner had not indicated plans for any additional development of the property. There being no further comments the Public Hearing was closed at 7:14 p.m.

### **Discussion and Action regarding the request.**

Ms. Coker asked if this would have any negative impact on the city and Ms. Dobbs confirmed that the proposed zoning is aligned with the City of Lavon's Comprehensive Plan and consistent with adjacent properties.

**MOTION: APPROVE THE APPLICATION OF FIRST BANK FARMERSVILLE DBA INDEPENDENT BANK FOR A ZONING CHANGE FROM TEMPORARY AGRICULTURAL (A) TO RETAIL (R) ZONING DISTRICT FOR NEWLY ANNEXED PROPERTY AT 1009 S. SH 78 CONSISTING OF THE REMAINDER OF 1.684 ACRES DESCRIBED AS ABSTRACT A0638 IN THE WILLIAM H MOORE SURVEY, TRACT 13 (CCAD PROP ID 2664083) SITUATED NORTHWEST OF THE INTERSECTION SH 78 AND SH 205 SUBJECT TO COMPLETION OF THE ANNEXATION PROCESS.**

MOTION MADE: COKER  
SECONDED: NABORS  
APPROVED: UNANIMOUS

- C. Discussion and action regarding the preliminary plat of the LakePointe addition on 200.909 acres of land situated in the Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2663916), southeast of the intersection of SH 78 and FM 6, Collin County, Texas and consisting of 700 residential lots and 1 retail lot.**

Ms. Dobbs presented history and information regarding the proposed preliminary plat of the property. Ms. Coker asked if the drainage had been addressed and developer engineer Warren Corwin explained there would be water detention ponds built up to city standards. He added that the retention ponds would be built in the first phase of the development. Mr. Corwin also confirmed that traffic improvements would be installed as specified in the Traffic Impact Analysis per the development agreement. Ms. Dobbs noted that a small portion of the property is located in the city limits and is the subject of a pending zoning case.

**MOTION: APPROVE THE PRELIMINARY PLAT OF THE LAKEPOINTE ADDITION ON 200.909 ACRES OF LAND SITUATED IN THE SAMUAL M. RAINER SURVEY, ABSTRACT NO. 740, (CCAD PROPERTY ID 2663916), SOUTHEAST OF THE INTERSECTION OF SH 78 AND FM 6, COLLIN COUNTY, TEXAS AND CONSISTING OF 700 RESIDENTIAL LOTS AND 1 RETAIL LOT SUBJECT TO ANNEXATION AND ZONING APPROVAL.**

MOTION MADE: TIEGS  
SECONDED: NABORS  
APPROVED: UNANIMOUS

## **6. WORK SESSION**

### **A. Discussion regarding the City of Lavon Comprehensive Plan and Future Land Use Map.**

Progress on the work to update the Comprehensive Plan was recapped and Ms. Dobbs provided information on a proposal to be presented to the City Council on June 4 to engage a professional firm to prepare a Strategic Plan and Community Vision Assessment. The Commission expressed support for the proposal and the consensus of the Commission was to temporarily suspend work on the Comprehensive Plan to participate in the planning and vision assessment process.

**B. Discussion regarding the zoning regulations relating to accessory structures.**

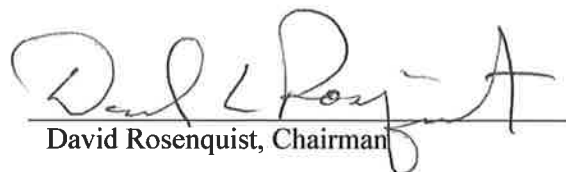
After recent consideration of a conditional use permit for an accessory building, it was suggested by the City Council that the regulations pertaining to accessory structures be reviewed for clarity. The Commission discussed the regulations with respect to lot coverage and exterior wall materials. Although it was acknowledged that the wall materials requirements for large structures may be too stringent, the consensus of the Commission was to presently recommend they remain as written to gauge the effects. Staff was directed to monitor inquiries and building proposals relating to building materials on larger structures. No action was taken.

**7. SET FUTURE MEETINGS AND AGENDAS**

The next regular meeting is set for June 25, 2019 at 7:00 p.m. Ms. Dobbs advised that two zoning applications were scheduled for public hearing and consideration in June.

**8. THE MEETING WAS ADJOURNED AT 7:52 P.M.**

**DULY PASSED AND APPROVED** on this 13<sup>th</sup> day of August 2019.

  
David Rosenquist, Chairman

Attest:

  
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Kim Dobbs, City Administrator/City Secretary