



MINUTES
JUNE 25, 2019
LAVON PLANNING AND ZONING COMMISSION
REGULAR MEETING – PUBLIC HEARING
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
7:00 P.M.

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

1. **MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 7:01 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **CITIZENS COMMENTS**
There were none.
4. **ITEMS OF INTEREST/COMMUNICATIONS**

- Pancake Breakfast 9am on July 4th hosted by resident Charlie Allen.

5. **ITEMS FOR CONSIDERATION**

A. Approve the minutes of the May 28, 2019 Meeting.

Ms. Nabors noted an omission. Ms. Dobbs will present corrected minutes at the next meeting. No Action Taken

- B. Public hearing, discussion and action regarding a proposed amendment to the Comprehensive Plan to change the future land use designation from Commercial/Business to a combination of Commercial/Business and Residential on 200.9089 acres 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, requested by LDC Lavon, L.L.C.**

Presentation of request.

Ms. Dobbs explained that zoning decisions should conform to the Comprehensive Plan and when a zoning request does not conform, the Commission may consider an amendment to the Comprehensive Plan prior to considering the zoning change request. The applicant has proposed an amendment to the future land use map in the Comprehensive Plan to add Residential to the Commercial/Business designation on the property southeast of the intersection of SH 78 and FM 6.

PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:07 p.m. and invited comments for or against the request. There being no comments, Mr. Rosenquist closed the meeting at 7:08 p.m.

Discussion and action regarding the request.

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO THE FUTURE LAND USE PLAN OF THE COMPREHENSIVE PLAN TO CHANGE THE DESIGNATION FROM COMMERCIAL/BUSINESS TO A COMBINATION OF COMMERCIAL/BUSINESS AND RESIDENTIAL ON 200.9089 ACRES 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.

MOTION MADE: TIEGS
SECONDED: NABORS
APPROVED: UNANIMOUS

- C. **Public hearing, discussion and action regarding an application of LDC Lavon, L.L.C. for a zoning change from Temporary Agricultural (A) to Planned Development – Mixed Use (PD-MU) zoning district for a newly annexed property consisting of 200.9089 acres described as Samuel M. Ranier Survey, Abstract No. 740, (CCAD Property ID 2663916), southeast of the intersection of SH and FM 6, for seven hundred (700) residential lots and one (1) commercial lot.**

Presentation of request.

Ms. Dobbs recapped that the design guidelines had been considered at public meetings on January 22, 2019, February 19, 2019 and March 5, 2019 and that the public was invited to participate in the discussions at the February and March meetings. Ms. Dobbs reviewed that the concept plan provided for 700 single-family homes on 173 acres and designated 27 acres for commercial or business park uses and include up to a maximum of 12 acres for multi-family (17/acre density) or townhome (9/acre density). Ms. Dobbs further noted that a Traffic Impact Analysis (TIA) had been completed, that site plans would be required for non-single-family home projects and that a buffer area was provided between the uses. Michael Nader, Lenart Development Company LLC confirmed that presently there was not a Wal-Mart or any other tenant confirmed for the commercial section and offered to answer questions regarding the application.

PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:11 p.m. and invited comments for or against the request. The following residents spoke:

- Connie Miller, 208 Bois d arc, stated that the open space area looks to infringe on her property.
- Mike Smith, 649 Weston Way, asked if there would be multi-family units in this development.
- Michael Nadar, LDC Lavon, L.L.C. informed the board and Mr. Smith that there were no plans currently for multi-family dwellings.

There being no further comments, Mr. Rosenquist closed the public hearing at 7:16 p.m.

Discussion and action regarding the request.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF LDC LAVON, L.L.C. FOR A ZONING CHANGE FROM AGRICULTURAL (A) TO PLANNED DEVELOPMENT – MIXED USE (PD-MU) ZONING DISTRICT FOR PROPERTY CONSISTING OF 200.9089 ACRES DESCRIBED AS SAMUEL M. RAINIER SURVEY, ABSTRACT NO. 740, (CCAD PROPERTY ID 2663916), SOUTHEAST OF THE INTERSECTION OF SH 78 AND FM 6, COLLIN COUNTY, TEXAS FOR SEVEN HUNDRED (700) RESIDENTIAL LOTS AND (1) COMMERCIAL LOT.

MOTION MADE: COKER
SECONDED: TIEGS
APPROVED: UNANIMOUS

- D. **Public hearing, discussion and action regarding the application of Meritage Homes of Texas, L.L.C. on behalf of owner Pacesetter Homes for an amendment to the Planned Development zoning district for the Lavon Farms addition to amend and expand the minimum roof pitch except for a 4:12 roof pitch for sunrooms and porches to include garages on property consisting of 38.62 acres of land situated in the Drury Anglin Survey, Abstract No. 2, (Collin County CAD ID 2767400), generally located southwest of the intersection of FM 2755 and CR 483, Lavon, Collin County, TX.**

Presentation of request.

Ms. Dobbs advised that the application to amend the planned development pertained to a specific section regarding roof pitch in the architectural standards. Ms. Dobbs referred to photos provided by the applicant to illustrate the request.

PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:26 pm and invited comments for or against the request. The following residents spoke:

- David Aughinbaugh, Vice President of Land Acquisition, Meritage Homes of Texas, explained that the existing that the 4:12 roof pitch is already in existence for sunrooms and porches and they would like to expand the minimum requirement to attached garage roofs. There being no further comments, Mr. Rosenquist closed the public hearing at 7:28 p.m.

Discussion and action regarding the request.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF MERITAGE HOMES OF TEXAS, L.L.C. ON BEHALF OF OWNER PACESETTER HOMES FOR AN AMENDMENT TO THE PLANNED DEVELOPMENT ZONING DISTRICT FOR THE LAVON FARMS ADDITION TO AMEND AND EXPAND THE MINIMUM ROOF PITCH EXCEPTION FOR A 4:12 ROOF PITCH FOR SUNROOMS AND PORCHES TO INCLUDE ATTACHED GARAGES ON PROPERTY CONSISTING OF 38.62 ACRES OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, (COLLIN COUNTY CAD ID 2767400), GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM 2755 AND CR 483, LAVON, COLLIN COUNTY, TX.

MOTION MADE: TIEGS
SECONDED: NABORS
APPROVED: UNANIMOUS

E. Receive staff update and discussion regarding the Community Vision Assessment and Strategic Plan project.

The Commission reviewed a presentation that Ideation Planning made to the City Council and discussed the process for the community vision assessment and strategic planning effort. Ms. Dobbs noted that the Planning and Zoning Commission would be invited to attend and encouraged to attend and participate in the Retreat where the survey results would be presented.

6. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.

- July 23, 2019 Regular Meeting will be cancelled.


7. CHAIRMAN ROSENQUIST ADJOURNED THE CITY COUNCIL MEETING AT 7:36 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 13th day of August 2019



Dave Rosenquist
Planning & Zoning Commissioner

ATTEST:



Kim Dobbs
City Administrator/City Secretary