



**MINUTES  
JANUARY 22, 2019  
CITY OF LAVON  
CITY COUNCIL AND  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING - JOINT WORK SESSION  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
7:00 PM**

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**ATTENDING THE WORK SESSION**

CITY COUNCIL

VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1 (arrived at 7:05pm)  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
TED DILL, PLACE 4  
MINDI SERKLAND, PLACE 5

ABSENT - MIKE COOK, PLACE 2

PLANNING AND ZONING COMMISSION

DAVID ROSENQUIST, CHAIRMAN, SEAT 5  
BRAD TIEGS, SEAT 1  
DEBORAH NABORS, VICE CHAIR, SEAT 2  
CYNTHIA COKER, SEAT 3

ABSENT - TOM ORMSBY, SEAT 4

**ATTENDING THE PLANNING AND ZONING COMMISSION REGULAR MEETING**

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. **MAYOR SANSON CALLED THE JOINT WORKS SESSION OF THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL TO ORDER AT 7:00 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 200-acre development, LakePointe Development, located in the city limits and extraterritorial jurisdiction of the City, generally situated southeast of FM 6, and SH 78; 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 Steve Lenart, Lenart Development Company, LLC.**

City Administrator Kim Dobbs provided information regarding the purpose of the work session and the location of the proposed 200 acre development, LakePointe Development, located in the city limits and extraterritorial jurisdiction of the city, generally situated southeast of the intersection of SH 78 and FM 6. Steve Lenart, Lenart Development Company LLC presented slides regarding the concept plan and proposed project. Mr. Lenart stated he hoped to break ground in the spring. Mr. Lenart explained that presently there are 14 acres in the city limits and 186 acres in the extraterritorial jurisdiction (ETJ) and that the developer intends to annex all of the property into the City. Among features in the development, Mr. Lenart referenced an 8 ft. wide trail that will meander through the subdivision, an architectural and landscaped entry feature, an amenity center, open space and passive park areas and a 27- acre commercial/mixed use area. Mr. Lenart presented a slide with conceptual pad sites and commercial building sites to illustrate scale and stated that presently there are no contracts or commitments for the commercial areas.

Mr. Lenart provided information regarding architectural features and requirements for the homes. There was some discussion of the use of cementitious materials for architectural character. Mayor Pro Tem Wright commented that there is a very nice-looking subdivision in Rockwall where all of the homes have various styles of siding. Mr. Lenart shared information on his background and company philosophy of building communities and expressed support for the Lavon Economic Development Corporation vision. Mr. Lenart concluded stating his commitment to the creation of a high quality asset for the community.

Mayor Sanson thanked Mr. Lenart for the presentation and opened the floor for questions and comments from the City Council and Planning and Zoning Commission. The developer answered the questions.

C. The longevity of the cementitious product is concerning and 40% permitted is possibly too much. (Nabors)

A. Developers and builders are working on the product and have made lots of positive changes.

Q. What are the plans for trails through the property or around the property? (Serkland)

A. The developer showed the proposed trails and how they will move through the subdivision.

Q. How many phases and are they subject to change? (Rosenquist)

A. Three phases and feel comfortable with the plan to not change. Projections indicate a 6-7 year build out on residential in this development.

C. The lack of lot diversity and absence of larger lot mix is concerning, particularly with regard to parking on street (Coker)

A. Expectation in Phase 1 that the smallest home will be 1700 sf and the largest around 3000 sf. CCR/Deed Restrictions regarding work trucks/commercial vehicle parked on streets will be included.

Q. What is the reason for lot sizes to be grouped together? (Rosenquist)

A. The developer desires to keep the lot sizes similar to make a better value.

Q. What is the approximate cost of Homeowners Association (HOA) fees? (Kell)

A. Approximately \$70 monthly which is strictly an estimate.

Q. Who would be responsible for fencing and 8' wall around the perimeter? (Kell)

A. The HOA will maintain shared or common area fences and subdivision perimeter fences abutting public roads. Otherwise, homeowners will be responsible for fencing on private lots. There will be a HOA/POA (Property Owners Association) responsible for upkeep of parks and grounds.

Q. How many builders are you considering? (Wright)

A. Discussions are focused on two builders presently.

Q. Can the Fire Department handle this addition and are there any security features? (Coker)

A. Yes the Fire Department is fully functional. (K. Dobbs) Security cameras will be likely installed at the entrances of the development and at amenities. (Lenart)

Q. Will there be a variety of housing types or styles? (Sanson)

A. There will be an architectural review committee and there will be requirements in the zoning to prevent monotony of housing elevations. Phase 1 and phase 2 builders may change which would also make a difference.

Q. Will there be model homes? (Kell)

A. There will be model homes, most likely near the front of the development.

Q. Will there be plans for the two entrances? (Serkland)

A. There will be median openings and all access will be installed in accordance with a traffic impact analysis that the City requires. .

Q. How is the sanitary sewer system routed south? (Tiegs)

A. The trunk sewer is part of a complex plan, but initial lines will be serve approximately 1650 units.

Mayor Sanson opened the floor to questions from the public.

Ms. Dobbs inquired to clarify and Mr. Lenart stated that the Bear Creek Special Utility District (BCSUD) is not a partner or participant in the development and the BCSUD is not funding any of the infrastructure required to serve the development.

Raymond Sweeney, 7864 CR 542, Nevada asked if the water retention area would flow into his property. Mr. Lenart explained that the Mr. Sweeney's property will not be impacted by the development in terms of drainage.

There being no further questions or comments from the floor or the Council or Commission, Mayor Sanson  
Mayor Sanson expressed appreciation to all who attended and participated in the work session.

**4. MAYOR SANSON ADJOURNED THE WORK SESSION AT 8:05 P.M. AND MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 8:13 P.M. AND ACKNOWLEDGED A QUORUM WAS PRESENT.**

**5. ITEMS OF INTEREST/ COMMUNICATIONS.**

Deborah Nabors announced the Education Foundation will host two events this spring: February 9-Father Daughter Dance and April 13-Denim and Diamonds Charity event at the Hilton in Rockwall.

January 28, 2019- Grand Heritage HOA Meeting - PID Administrator to attend and present information

April 13, 2019 - LEDC Small Business Bazaar at City Hall

**6. CITIZEN COMMENTS**

There were no citizen comments.

**7. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding the Minutes of the November 27, 2018 Meeting.**

**MOTION: APPROVE THE MINUTES OF THE NOVEMBER 27, 2018 MEETING.**

**MOTION MADE:** NABORS

**SECONDED:** TIEGS

**APPROVED:** UNANIMOUS

Absent: ORMSBY

**B. Discussion regarding the City of Lavon Comprehensive Plan.**

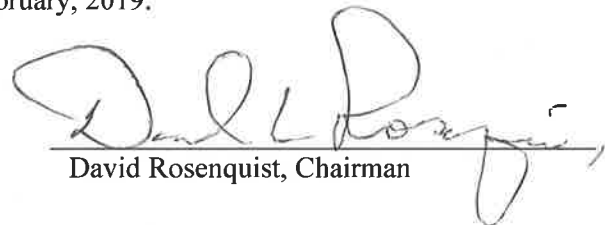
Ms. Dobbs provided a recap of previous discussions regarding an update to the Comprehensive Plan. The Commission discussed options for proceeding. Mr. Tiegs offered to review specifically the sections on history, Lake Lavon and Parks/Open Spaces. Ms. Dobbs advised she had notes for amendments from March 2018 when the zoning ordinance update was considered that she would provide. The Commission agreed to review and mark up notes on the current plan. No action was taken.

**8. SET FUTURE MEETINGS AND AGENDAS**

The next regular meeting is set for February 26, 2019 at 7:00 p.m.

**9. THE MEETING WAS ADJOURNED AT 8:38 P.M.**

**DULY PASSED AND APPROVED** on this 26<sup>th</sup> day of February, 2019.

  
David Rosenquist, Chairman

Attest:

  
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Kim Dobbs, City Administrator | City Secretary