



MINUTES
OCTOBER 22, 2019
LAVON PLANNING AND ZONING COMMISSION
REGULAR MEETING
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS

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

- 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. PRESENTATION**

- Recognition of Tom Ormsby for his dedicated service to the City of Lavon

Mr. Rosenquist read a Certificate of Appreciation for the service of Commissioner Tom Ormsby who passed away in May 2019.

- 4. ITEMS OF INTEREST/ COMMUNICATIONS.**

October 26, 2019 – City of Lavon Fall Festival
November 16, 2019 – LEDC Small Business Bazaar

- 5. CITIZEN COMMENTS**

There were no citizen comments.

- 6. ITEMS FOR CONSIDERATION**

- A. Discussion and action regarding the Minutes of the September 24, 2019 Meeting.**

MOTION: APPROVE THE MINUTES OF THE SEPTEMBER 24, 2019 MEETING.

MOTION MADE: NABORS

SECONDED: TIEGS

APPROVED: UNANIMOUS

- B. Public hearing, discussion and action regarding the application of Damon Serkland for a conditional use permit (CUP) to construct a 2200 sq ft accessory structure at 965 Rolling Meadow Drive, Block C, Lot 7, Bently Farms, Phase 2, CCAD Property ID 2132742, Lavon, Collin County, Texas.**

Presentation of request.

City Administrator Kim Dobbs provided information regarding the location and code requirements providing for a CUP and explained that the applicant would like to construct a 2200 square foot (sq ft) structure comprised of 1400 sq ft enclosed space and 800 sq ft open space with an awning cover. The combined area of the proposed enclosed structure and attached awning exceeds the permitted maximum area of 1982 sq ft by 218 sq ft. Ms. Dobbs further noted that the applicant had obtained a building permit for the enclosed portion of the building.

PUBIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:10 p.m. and invited comments for or against the proposed regulations. Mr. Serkland answered questions regarding the proposed structure. There being no comments, Mr. Rosenquist closed the meeting at 7:12 p.m.

Discussion and action regarding the request.

Ms. Dobbs advised that the requisite public hearing notice had been posted, published and thirteen (13) neighbor notices were mailed to the owners of properties located within 200 feet of the applicant's property. Four (4) notices were returned in favor of the request and no notices were returned in opposition to the request.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF DAMON SERKLAND FOR A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A 2200 SQ FT ACCESSORY STRUCTURE AT 965 ROLLING MEADOW DRIVE, BLOCK C, LOT 7, BENTLY FARMS, PHASE 2, CCAD PROPERTY ID 2132742, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS

SECONDED: COKER

APPROVED: UNANIMOUS

C. Public hearing, discussion, and action regarding the Community Vision Assessment, Strategic Plan and amendments to the Comprehensive Plan.

Presentation of Request.

Abra Nusser, President and CEO, Ideation Planning and Ms. Dobbs provided background information regarding the Community Vision Assessment (CVA) process. Ms. Nusser reviewed Lavon's strong community involvement in the process including the 12% response rate to the community survey and the well-attended September 7 Envision Lavon engagement event at City Hall. Ms. Nusser presented the draft CVA, strategic plan, and amendments to the Comprehensive Plan including the future land use plan and master thoroughfare plan. Ms. Dobbs reviewed the background of the Collin County freeways and the City Council's 2018 support of the Collin County Strategic Roadway Plan to serve the area and region. With respect to the Thoroughfare Plan, Ms. Nusser described the collaborative process involving the city team, Collin County and NCTCOG and noted that the County offered two north-south alignment options and the one that was considered the best was included in the plan.

PUBIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:55 p.m. and invited comments in favor of or opposition to the proposed CVA, Strategic Plan and amendments to the Comprehensive Plan. The following comments were offered:

- Jerry Sylo, JBI Partners, 2121 Midway, Carrollton, representing Petro-Hunt and Marlin Atlantis Developers spoke in opposition to the proposed CVA. Mr. Sylo stated it was a "great vision". Mr. Sylo explained that his clients had a land use plan for 1700 acres in the planning area. His remarks focused on opposition to the alignment of the north-south Collin County Freeway, the lake corridor roadways and the associated commercial and mixed-use land use designations. Mr. Sylo referenced an October 22, 2019 letter written to the Commission by John Marlin that had been distributed by city staff to the Commission at their places at the beginning of the meeting. Ms. Dobbs advised that the City had made substantial effort to try to accommodate Mr. Sylo's clients with regard to the road alignment.
- Mayor Pro Tem Kay Wright, 665 Lakeridge, noted that the City had been working with Collin County and NCTCOG on the placement of critical thoroughfare alignments for several years.
- Brad Patterson, 205 S. Main St., inquired where the rejected proposed north-south alignment was and Ms. Dobbs advised it was on existing SH 78 and SH 205 with the right of way roughly doubled, cutting the corner near L&D Automotive.

There being no further comments, Mr. Rosenquist closed the public hearing at 8:22 p.m.

Discussion and action regarding the request.

Ms. Dobbs advised that the public hearing notification for the amendments to the Comprehensive Plan had been published in the newspaper, posted online and posted on social media. Mr. Tiegs expressed support for the proposal noting that it provides great vision, opportunity and flexibility. Mr. Smith agreed and added that the fact that the CVA addresses the long-term vision that may take a long time to come about is good as it provides for a solid foundation.

MOTION: RECOMMEND APPROVAL OF THE COMMUNITY VISION ASSESSMENT, STRATEGIC PLAN AND AMENDMENTS TO THE COMPREHENSIVE PLAN.

MOTION MADE: TIEGS
SECONDED: SMITH
APPROVED: UNANIMOUS

D. Public hearing, discussion and action regarding an amendment to Chapter 9 Planning and Development Regulations, Article 9.1.5.3 Single Family – 2 (SF-2) of the Zoning Ordinance to change the Area Requirements for Main Structure Setbacks for 4a) Minimum Front Yard and 4c) Minimum Side Yard of Corner Lots to 25 feet.

Presentation of request.

Ms. Dobbs noted that with the implementation of the updated Zoning Ordinance adopted by the City Council on March 20, 2018, and with the creation of new Zoning Districts, existing conditions are generally permitted as existing non-conforming or the ordinance may be amended as appropriate to address inconsistencies. The Zoning Ordinance provides for a front building line in SF-2 of 30'. The Zoning Map indicates that in addition to unplatted properties along and in the vicinity of Gracy, Forder and Main, the SF-2 District is generally comprised of three platted subdivisions: Hilltop Estates, Bently Farms and Windmill Estates. Each of the forgoing subdivision plats were approved prior to the adoption of the updated Zoning Ordinance and each of the plats provides for a 25' Front Building Line. Ms. Dobbs reported that rather than have existing structures in conflict with the updated Zoning regulations, the staff recommended amending the Ordinance as presented.

PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the Public Hearing at 8:35 p.m. and invited comments in favor of or opposition to the amendment. There being no comments Mr. Rosenquist closed the public hearing at 8:36 p.m.

Discussion and action regarding the request.

Ms. Dobbs reported that the required public hearing notice was published and posted.

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO CHAPTER 9 PLANNING AND DEVELOPMENT REGULATIONS, ARTICLE 9.1.5.3 SINGLE FAMILY – 2 (SF-2) OF THE ZONING ORDINANCE TO CHANGE THE AREA REQUIREMENTS FOR MAIN STRUCTURE SETBACKS FOR 4A) MINIMUM FRONT YARD AND 4C) MINIMUM SIDE YARD OF CORNER LOTS TO 25 FEET.

MOTION MADE: NABORS
SECONDED: TIEGS
APPROVED: UNANIMOUS

7. SET FUTURE MEETINGS AND AGENDAS

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

The regular meeting set for December 24, 2019 will be cancelled.

8. THE MEETING WAS ADJOURNED AT 8:39 P.M.

9.

DULY PASSED AND APPROVED on this 26th day of November 2019.



David Rosenquist, Chairman

Attest:



Kim Dobbs, City Administrator/City Secretary