



**MINUTES
JANUARY 7, 2020
CITY OF LAVON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
6:30 PM**

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

1. MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 6:30 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.

There were no items announced.

4. CITIZEN COMMENTS

There were no citizen comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the November 26, 2019 Meeting.

MOTION: APPROVE THE MINUTES OF THE NOVEMBER 26, 2019 MEETING.

MOTION MADE: SMITH

SECONDED: TIEGS

APPROVED: UNANIMOUS (Absent: Nabors, Coker)

B. Public hearing, discussion and action regarding the application of Chris Harp Construction, LLC for a conditional use permit (CUP) to construct a Temporary Concrete Batch Plant in Traditions at Grand Heritage, Phase 2, on 30.485 acres described as A0002 Drury Anglin Survey, (CCAD Property ID 1250096), south of the intersection of Geren and Windmill, Lavon, TX.

Presentation of request.

City Administrator Kim Dobbs provided information regarding the location, zoning and code requirements for the proposed site and introduced Jim Douglas, Douglas Properties and Chris Harp, CH Construction. Mr. Douglas informed the board that the batch plant would be placed for 8-10 days, weather permitting, with no exterior lighting attached. Mr. Harp added there would be no rock crushing and dust control would comply with TCEQ regulations. General questions were answered regarding work hours and traffic control, Mr. Harp stated all work would be done within the guidelines of the City of Lavon standards.

PUBIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 6:40 p.m. and invited comments for or against the proposed regulations. James Berry, 662 Langdon, asked if there would be any control of noise during work hours and Mr. Harp stated that per the TCEQ permit and city regulations, noise control is addressed. Larry Munson, 707 Brookline, asked if there would be dust control for the site as well as a sweeper in use. Mr. Harp informed the board that the TCEQ permit covers dust control and that Mr. Mancias, Director

of Public Works, has been very diligent about requiring street sweeping at the entrance of construction projects. There being no further comments, Mr. Rosenquist closed the public hearing at 6:44 p.m.

Discussion and action regarding the request.

Ms. Dobbs noted that the public hearing notice was published in the newspaper, posted on the website and mailed to properties situated within 200 feet of the site. Ms. Dobbs stated that residents should contact the non-emergency dispatch number if there are any issues.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF CHRIS HARP CONSTRUCTION, LLC FOR A CONDITIONAL USE PERMIT (CUP) TO CONSTRUCT A TEMPORARY CONCRETE BATCH PLANT IN TRADITIONS AT GRAD HERITAGE, PHASE 2, ON 30.485 ACRES DESCRIBED AS A0002 DRURY ANGLIN SURVEY, (CCAD PROPERTY ID 1250096), SOUTH OF THE INTERSECTION OF GEREN AND WINDMILL, LAVON TX.

MOTION MADE: TIEGS

SECONDED: SMITH

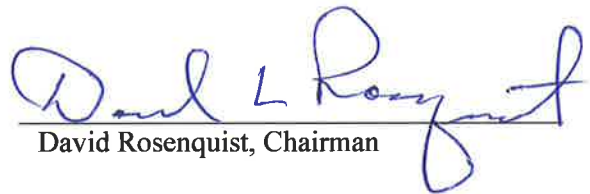
APPROVED: UNANIMOUS (Absent: Nabors, Coker)

6. SET FUTURE MEETINGS AND AGENDAS

The next regular meeting is set for January 28, 2020 at 7:00 p.m.

7. THE MEETING WAS ADJOURNED AT 6:45 P.M.

DULY PASSED AND APPROVED on this 28th day of January 2020.


David Rosenquist, Chairman

Attest:



Kim Dobbs, City Administrator/City Secretary