



**MINUTES**  
**JANUARY 28, 2020**  
**CITY OF LAVON**  
**PLANNING AND ZONING COMMISSION**  
**7:00 PM**

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

**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. ITEMS OF INTEREST/ COMMUNICATIONS**

4/4- Breakfast with the Bunny  
4/18- LEDC Small Business Bazaar  
4/24- CWD X-treme Green Clean-up day

**4. CITIZEN COMMENTS**

Mike Gulino, 263 Bently Dr., asked for consideration installation of a secondary point of ingress/egress for the Bently Farms neighborhood in case of emergencies on a future agenda. City staff offered to follow up with Mr. Gulino.

**5. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding the Minutes of the January 7, 2020 Meeting.**

**MOTION: APPROVE THE MINUTES OF THE JANUARY 7, 2020 MEETING.**

**MOTION MADE:** NABORS

**SECONDED:** TIEGS

**APPROVED:** UNANIMOUS (Absent: Coker)

**B. Public hearing, discussion and action regarding the application for a zoning change from Temporary Agriculture (A) to Planned Development – Mixed Use (PD-MU) zoning district for mixed uses consisting of single family residential with a density of 89 lots on 34 acres and retail uses on 25 acres described as Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2152129), southwest of the intersection of SH 78 and FM 6, Collin County, Texas, requested by Lavon 678 Development, LLC.**

**Presentation of request.**

City Administrator Kim Dobbs provided information regarding the application for a zoning change from Temporary Agricultural (A) to Planned Development – Mixed Use (PD-MU) zoning district for mixed uses consisting of single family residential and retail. Ms. Dobbs referred to the density proposal and code variances requested and introduced Connie Cooper, Cooper Consulting Company, 3839 McKinney Ave., Dallas, provided a presentation detailing the proposed concept plan, drainage plans, commercial easements and barriers to separate new developments from existing developments.

**PUBIC HEARING to receive comments regarding the request.**

Mr. Rosenquist opened the public hearing at 7:32 p.m. and invited comments for or against the proposed

application. The following people offered comment:

- Phillip Grotter, 876 Rolling Meadow, voiced concerns about the Commercial area planned behind his home including trash and lighting issues.
- Rick Kelley, 909 Meadow Hill, expressed concerns with the Commercial area planned near the entry to Bently Farms and requested two (2) entrances off SH 78.
- Mike Gulino, 263 Bently, stated that he was concerned about limiting business hours for trash pick-up and lighting concerns in the business area.
- Lissa Grotter, 876 Rolling Meadow, expressed opposition citing concerns about light pollution as well as an increase in noise, crime and traffic.
- Cindy Meyer, 1154 Rolling Meadow stated she welcomed growth and would like to see larger lot sizes and added that drainage was an issue as well as added garbage and traffic in the area.
- Mark Elliot, 1172 Rolling Meadow, stated more of a buffer was needed between the current neighborhood and the new development as well as drainage easement issues.
- Ralph Brunson, 1033 Rolling Meadow, stated that the bulk of commercial should be near the northern corner of the property near CR 486.
- Mindi Serkland, 965 Rolling Meadow, expressed concerns regarding the location of the commercial areas and related noise, traffic, smells and stress on animals, adding that the Community Vision Assessment should be followed regarding open and commercial spaces.
- Gretchen Young, 1021 Hilltop, requested clarification on how long construction would affect traffic on CR 486 and stated that the west end of Lake Rd. was not in good repair if it were to be used as an alternate route.
- Lindsey Hedge, 950 Corn Silk, stated with the added traffic it would be difficult to leave the neighborhood and that this new development would bring added crime and traffic to the area.

There being no further comments, Mr. Rosenquist closed the public hearing at 7:56 p.m.

**Discussion and action regarding the request.**

The Commission discussed the application. Ms. Cooper addressed the stated concerns and said that the lighting would be hooded for less direct lighting and that the drainage would not be worsened and would possibly be improved by the development. Ms. Cooper requested that the Commission defer action to allow the applicant to modify the request to address the comments offered by the public and Commissioners. The consensus of the Commission was to defer action. Ms. Dobbs explained that because it was already published, an item would be on the City Council agenda with a recommendation to open and continue the public hearing and take no action. Ms. Dobbs further explained that if the applicant substantially modified the submittal, they would be required to submit a new application and fee and new notifications would be published, posted and sent.

The item was deferred to the February 25, 2020 Planning and Zoning Meeting with no action taken.

**6. SET FUTURE MEETINGS AND AGENDAS**

The next regular meeting is set for February 25, 2020 at 7:00 p.m.

**7. THE MEETING WAS ADJOURNED AT 8:19 P.M.**

**DULY PASSED AND APPROVED** on this 25<sup>th</sup> day of February 2020.

  
David Rosenquist, Chairman

Attest:



Kim Dobbs, City Administrator/City Secretary