



**MINUTES
MAY 26, 2020
CITY OF LAVON
PLANNING AND ZONING COMMISSION
TELEPHONIC MEETING
7:00 PM**

The meeting was conducted telephonically in accordance with the orders of the Office of the Governor in order to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19). The meeting agenda and packet were posted on the city website prior to the meeting.

ATTENDING: DAVID ROSENQUIST, CHAIRMAN, SEAT 5
JENNA CURLEY, SEAT 1
DEBORAH NABORS, VICE CHAIR, SEAT 2
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 OBSERVED A MOMENT OF SILENCE.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS**

There were no items discussed

4. **CITIZEN COMMENTS**

There were no comments.

5. **ITEMS FOR CONSIDERATION**

A. Discussion and action regarding the Minutes of the April 28, 2020 Meeting.

MOTION: APPROVE THE MINUTES OF THE APRIL 28, 2020 MEETING.

MOTION MADE: NABORS
SECONDED: COKER
APPROVED: UNANIMOUS

- B. Discussion and action regarding the preliminary plat of the RaceTrac Addition on 5.899 acres of land consisting of three lots at 1000 SH 78 (also referred to as 9930 SH 78), out of the WAS Bohannan Survey, Abstract No. 121, CCAD Property IDs 2675083, 2593398, 2133957, 2664025 and a portion of 2664090, southwest of the intersection of SH 78 and SH 205, City of Lavon, Texas, requested by RaceTrac Petroleum.**

City Administrator Kim Dobbs reviewed the plat and location exhibits and answered questions regarding the item.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE RACETRAC ADDITION ON 5.899 ACRES OF LAND CONSISTING OF THREE LOTS AT 1000 SH 78 (ALSO REFERRED TO AS 9930 SH 78), OUT OF THE WAS BOHANNAN SURVEY, ABSTRACT NO. 121, CCAD PROPERTY ID 2675083, 2593398, 2133957, 2664025 AND A PORTION OF 2664090, SOUTHWEST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, TEXAS, REQUESTED BY RACETRAC PETROLEUM.

MOTION MADE: NABORS
SECONDED: SMITH
APPROVED: UNANIMOUS

- C. Discussion and action regarding the Site Plan for a RaceTrac store on Lot 1, Block 1 of the RaceTrac Addition, a 1.853 acre lot in the vicinity of 1000 SH (Also referred to as 9930 SH 78), southwest of the intersection of SH 78 and SH 205, City of Lavon, Texas, requested by RaceTrac Petroleum.**

Ms. Dobbs provided location information, reviewed the code requirements and Site Plan specifics. Brad Williams, Winstead PC, representing the applicant offered to answer questions.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN FOR A RACETRAC STORE ON LOT 1, BLOCK 1 OF THE RACETRAC ADDITION, A 1.853 ACRE LOT IN THE VICINITY OF 1000 SH (ALSO REFERRED TO AS 9930 SH 78), SOUTHWEST OF THE INTERSECTION OF SH 78 AND 205, CITY OF LAVON, TEXAS, REQUESTED BY RACETRAC PETROLEUM.

MOTION MADE: NABORS
SECONDED: COKER
APPROVED: UNANIMOUS

- D. Discussion and action regarding the Landscape Plan for a RaceTrac store on Lot 1, Block 1 of the RaceTrac Addition, a 1.853 acre lot in the vicinity of 1000 SH 78 (also referred to as 9930 SH 78), southwest of the intersection of SH 78 and SH 205, City of Lavon, Texas, requested by RaceTrac Petroleum.**

Ms. Dobbs provided information regarding the application and noted that because the applicant is unable to install the required street trees due to utility lines installed in conflicting easements, the developer has provided acceptable alternatives within the site. There was discussion regarding lighting and a recommendation that a draft photometric plan be provided with the landscape plan for information for the City Council's consideration. Brad Williams, Winstead PC, offered to answer questions.

MOTION: RECOMMEND APPROVAL OF THE LANDSCAPE PLAN FOR A RACETRAC STORE ON LOT 1, BLOCK 1 OF THE RACETRAC ADDITION, A 1.853 ACRE LOT IN THE VICINITY OF 1000 SH 78 (ALSO REFERRED TO AS 9930 SH 78), SOUTHWEST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, TEXAS, REQUESTED BY RACETRAC PETROLEUM.

MOTION MADE: NABORS
SECONDED: SMITH
APPROVED: UNANIMOUS

- E. Discussion and action regarding the replat of Lots 22R-30R, Block A of the Lavon Farms Addition, generally located southwest of the intersection of FM 2755 and CR 483.**

Ms. Dobbs provided information regarding the application and location. Ms. Dobbs noted that the replat is an amending plat that slightly adjusts certain lot lines with no additional lots and recommended approval.

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF LOTS 22R-30R, BLOCK A OF THE LAVON FARMS ADDITION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF FM 2755 AND CR 483.

MOTION MADE: NABORS
SECONDED: COKER
APPROVED: UNANIMOUS

- F. Discussion and action regarding the preliminary plat of the Abston Hills addition on 113.172 acres of land situated in the Samuel M. Rainer Survey, Abstract No. 740, (portions of CCAD Property IDs 1290347 and 2121783), consisting of 435 residential lots and 18 HOA open space lots located south of FM 6 and east of and adjacent to the LakePointe addition, Lavon extraterritorial jurisdiction, Collin County, Texas.**

Ms. Dobbs provided information regarding the application and reviewed the previous denial of the application. Ms. Dobbs detailed subsequent work with the developer to resolve the reasons provided for the denial. Ms. Dobbs introduced Jerry Sylo, JBI Partners who offered to answer questions and expressed appreciation for the staff, city engineer and working group and for their cooperative collaboration. Ms. Dobbs recommended approval.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ABSTON HILLS ADDITION ON 113.172 ACRES OF LAND SITUATED IN THE SAMUEL M RAINER SURVEY, ABSTRACT NO. 740, (PORTIONS OF CCAD PROPERTY IDS 1290347 AND 2121783), CONSISTING OF 435 RESIDENTIAL LOTS AND 18 HOA OPEN SPACE LOTS LOCATED SOUTH OF FM 6 AND EAST OF AND ADJACENT TO THE LAKEPOINTE ADDITION, LAVON EXTRATERRITORIAL JURISDICTION, COLLIN COUNTY, TEXAS.


MOTION MADE: NABORS
SECONDED SMITH
APPROVED: UNANIMOUS

6. SET FUTURE MEETINGS AND AGENDAS

The next regular meeting is set for June 23, 2020 at 7:00 p.m.

7. THE MEETING WAS ADJOURNED AT 7:42 P.M.

DULY PASSED AND APPROVED on this 23rd day of June 2020.


David Rosenquist, Chairman

Attest:


Kim Dobbs, City Administrator/City Secretary