



**MINUTES  
AUGUST 25, 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  
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON  
ABSENT: MIKE SMITH, SEAT 4**

**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**

X-Treme Green Saturday, October 17, 2020 from 8 a.m.-3 p.m.

**4. CITIZEN COMMENTS**

There were no comments.

**5. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding the Minutes of the June 23, 2020 meeting.**

**MOTION: APPROVE THE MINUTES OF THE JUNE 23, 2020 MEETING.**

**MOTION MADE: NABORS**

**SECONDED: COKER**

**APPROVED: UNANIMOUS (Absent Smith)**

**B. Public hearing, discussion and action regarding the application of Aaron Story for a conditional use permit to construct a 400 sq ft accessory structure – pool cabana that is one more structure than permitted at 495 Meadow View Dr., Block A, Lot 1, Lakeridge Meadows, (CCAD Property ID 2092027), Lavon, TX.**

**Presentation of request.**

City Administrator Kim Dobbs provided location information and application specifics and reviewed the code requirements necessitating a conditional use permit (CUP). Applicant Adrienne Story described the proposed project and answered questions.

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

Mr. Rosenquist opened the public hearing at 7:09 p.m. and invited comments for or against the proposed application. Danial Brown, 490 Meadow View spoke in favor of the request. There being no further comments, Mr. Rosenquist closed the public hearing at 7:12 p.m.

**Discussion and action regarding the request.**

Ms. Dobbs advised that the notice of public hearing had been published in the newspaper and on the website and that six (6) notices were mailed to the owners of property located within 200 feet of the subject property. Three notices were returned in favor and one in opposition to the request. and none were returned in opposition.

In response to an inquiry if there was a possibility of removing, combining or adding onto one of the buildings, Mr. Story expressed that he felt it would look worse to combine the buildings and further stated that the grading of the yard makes it difficult to make the buildings larger or combine them. There was discussion regarding the septic requirements and cars parking on-street near the residence and blocking the subdivision entrance.

**MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF AARON STORY FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A 400 SQ FT ACCESSORY STRUCTURE – POOL CABANA THAT IS ONE MORE STRUCTURE THAN PERMITTED AT 495 MEADOW VIEW DR., BLOCK A, LOT 1, LAKERIDGE MEADOWS, (CCAD PROPERTY ID 2092027), LAVON, TX.**

MOTION MADE: ROSENQUIST  
SECONDED: NABORS  
APPROVED: UNANIMOUS (Absent Smith)

**C. Discussion regarding an update to the Comprehensive Plan.**

Ms. Dobbs provided information regarding the Community Vision Assessment and the Strategic Plan goal of an update to the Comprehensive Plan. Ms. Dobbs presented a preliminary proposal for professional services from Abra Nusser, Kimley Horn. The Commission expressed support for the proposal.

**MOTION: RECOMMEND TO THE CITY COUNCIL THAT IF BOND FUNDS MAY BE UTILIZED, THAT FUNDING BE PROVIDED IN THE FY 2020-21 BUDGET TO UPDATE THE COMPREHENSIVE PLAN.**

MOTION MADE: ROSENQUIST  
SECONDED: NABORS  
APPROVED: UNANIMOUS (Absent Smith)

**D. Discussion regarding the Capital Improvements Plan.**

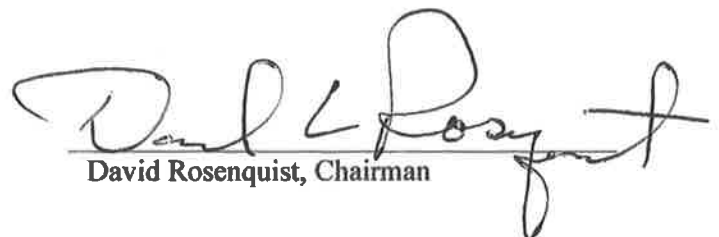
Ms. Dobbs provided copies of and information about the recently adopted Capital Improvements Plan.

**6. SET FUTURE MEETINGS AND AGENDAS**

The next regular meeting is set for September 22, 2020 at 7:00 p.m. if needed.

**7. THE MEETING WAS ADJOURNED AT 7:34 P.M.**

**DULY PASSED AND APPROVED** on this 22<sup>nd</sup> day of September 2020.



David Rosenquist, Chairman

Attest:

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Kim Dobbs, City Administrator