



**MINUTES
DECEMBER 22, 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
DEBORAH NABORS, VICE CHAIR, SEAT 2
JENNA CURLEY, SEAT 1
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON

ABSENT: CYNTHIA COKER, SEAT 3
MIKE SMITH, SEAT 4

1. MR. ROSENQUIST CALLED THE PLANNING & ZONING COMMISSION MEETING TO ORDER AT 7:01 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.

2. MR. ROSENQUIST OBSERVED A MOMENT OF SILENCE.

3. ITEMS OF INTEREST/ COMMUNICATIONS

- Mayor Sanson reported that the LEDC Shop Lavon \$20 Coupon Program was a great success

4. CITIZEN COMMENTS

There were no comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the November 24, 2020 meeting.

MOTION: APPROVE THE MINUTES OF THE NOVEMBER 24, 2020 MEETING.

MOTION MADE: NABORS

SECONDED: ROSENQUIST

APPROVED: UNANIMOUS (Absent: Coker, Smith)

B. Public hearing, discussion, and action regarding the application of Ashlee Williamson for a conditional use permit to construct an 800 sq. ft. accessory structure that is 1) 240 sq. ft. larger than permitted and 2) does not have separate access to a public road or street at 9615 Sunset Dr., Lavon, TX.

Presentation of the request.

City Administrator Kim Dobbs provided information regarding the application. The applicant provided information regarding the existing accessory structure and proposed use of the new structure.

PUBLIC HEARING to receive comments regarding the request.

Mr. Rosenquist opened the public hearing at 7:07 p.m. and invited comments for or against the proposed conditional use permit. There being no comments. Mr. Rosenquist closed the hearing at 7:08 p.m.

Discussion and action regarding the request.

Ms. Dobbs clarified that a guest house is a permitted use and the conditional use permit was necessary because the combined area of the structures exceeds the maximum permitted area and there is no separate access proposed.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF ASHLEE WILLIAMSON FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AN 800 SQ. FT. ACCESSORY STRUCTURE THAT IS 1) 240 SQ. FT. LARGER THAN PERMITTED AND 2) DOES NOT HAVE SEPARATE ACCESS TO A PUBLIC ROAD OR STREET AT 9615 SUNSET DR., LAVON, TX.

MOTION MADE: NABORS
SECONDED: CURLEY
APPROVED: UNANIMOUS (Absent: Coker, Smith)

C. Staff Report regarding Planning and Zoning Commission recommendations to the City Council and Comprehensive Plan Update.

Ms. Dobbs provided a report regarding prior Commission recommendations and progress on the update to the Comprehensive Plan update.

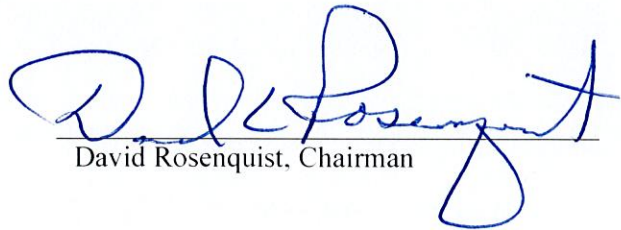
6. SET FUTURE MEETINGS AND AGENDAS

Joint meeting to kick-off the Comprehensive Plan Update will be January 12, 2021 at 6:30 p.m.

Regular meeting on January 26, 2021

7. THE MEETING WAS ADJOURNED AT 7:12 P.M.

DULY PASSED AND APPROVED on this 26th day of January 2021.



David Rosenquist, Chairman

Attest:

Rae Norton, City Secretary