



**MINUTES  
FEBRUARY 23, 2021  
CITY OF LAVON  
PLANNING AND ZONING COMMISSION  
TELEPHONIC MEETING  
7:00 PM**

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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  
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 7:01 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**

**2. MR. ROSENQUIST OBSERVED A MOMENT OF SILENCE.**

**3. ITEMS OF INTEREST/ COMMUNICATIONS:**

There were no items of interest.

**4. CITIZEN COMMENTS**

There were no comments.

**5. ITEMS FOR CONSIDERATION**

**A. Discussion and action regarding the Minutes of the December 22, 2020 meeting.**

**MOTION: APPROVE THE MINUTES OF THE DECEMBER 22, 2020 MEETING.**

MOTION MADE: NABORS

SECONDED: ROSENQUIST

APPROVED: UNANIMOUS (Absent: Coker)

**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 accessory structure than permitted at 495 Meadow View Dr., Block A, Lot 1, Lakeridge Meadows, (CCAD Property ID 2092027), Lavon, TX.**

**Presentation of the request.**

City Administrator Kim Dobbs provided information regarding the application. The applicant provided information about the existing accessory structures, the proposed use of the new structure and their preference to not have the building attached to the main structure. Ms. Dobbs noted that 6 neighbors notices were mailed with two notices returned in favor of and none in opposition to the request.

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

Mr. Rosenquist opened the public hearing at 7:11 p.m. and invited comments for or against the proposed conditional use permit. There being no comments, Mr. Rosenquist closed the hearing at 7:12 p.m.

**Discussion and action regarding the request.**

Ms. Dobbs clarified that the proposed pool house is one more detached accessory structure than is permitted and noted that together the combined total area of the existing and proposed structures is less square footage than permitted. Linda Jangula, 780 Lake Shadow, inquired about the anchoring of the building and roof. Mr. Story stated that the building will be appropriately anchored.

**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 DETACHED ACCESSORY STRUCTURE THAN PERMITTED AT 495 MEADOW VIEW DR., BLOCK A, LOT 1, LAKERIDGE MEADOWS, (CCAD PROPERTY ID 2092027), LAVON, TX.**

MOTION MADE: NABORS  
SECONDED: ROSENQUIST  
APPROVED: 3 - 1 (Absent: Coker)  
FOR: ROSENQUIST, NABORS, CURLEY  
AGAINST: SMITH

- C. **Public Hearing, discussion, and action regarding an application for a zoning change from Single Family -2 (SF-2) to Main Street (M) zoning district on 1 acre at 616 S. Main St., Drury Anglin Survey, Abstract No. 2, Tract 80, (CCAD Property ID 1250041), Lavon, Texas, requested by Michael Bass.**

**Presentation of the request.**

Ms. Dobbs provided information regarding the application and the proposed zoning district. The applicant provided information regarding the zoning change from Single Family - 2 (SF-2) to Main Street (M). Ms. Jangula, representing the owner, 780 Lake Shadow, stated that there are two (2) possible businesses that are interested in occupying the property.

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

Mr. Rosenquist opened the public hearing at 7:24 p.m. and invited comments for or against the proposed conditional use permit. Pam Mundo, Lavon EDC, spoke in favor of the request. Mr. Rosenquist closed the hearing at 7:26 p.m.

**Discussion and action regarding the request.**

Mr. Rosenquist stated that he felt this request was in line with the desired Main St. Zoning for the area. Ms. Dobbs answered questions from the board.

**MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A ZONING CHANGE FROM SINGLE FAMILY - 2 (SF-2) TO MAIN STREET (M) ZONING DISTRICT ON 1 ACRE AT 616 S. MAIN ST., DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TRACT 80, (CCAD PROPERTY ID 1250041), LAVON, TEXAS, REQUESTED BY MICHAEL BASS.**

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

- D. **Public hearing, discussion, and action regarding a request to amend Ordinance No. 2017-09-01 that established the Lavon Farms Planned Development to regulate the placement of rear yard fences.**

**Presentation of request.**

Ms. Dobbs provided information regarding the proposed amendment to the Lavon Farms Planned Development Agreement and the current facilities.

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

Mr. Rosenquist opened the public hearing at 7:37 p.m. and invited comments for or against the proposed amendment. There being no comments, Mr. Rosenquist closed the hearing at 7:38 p.m.

**Discussion and action regarding the request.**

Ms. Dobbs answered questions regarding the proposed amendment and process.

**MOTION: RECOMMEND APPROVAL OF THE REQUEST TO AMEND ORDINANCE NO. 2017-09-01 THAT ESTABLISHED THE LAVON FARMS PLANNED DEVELOPMENT TO REGULATE THE PLACEMENT OF REAR YARD FENCES.**

MOTION MADE: NABORS  
SECONDED: SMITH  
APPROVED: UNANIMOUS (Absent: Coker)

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

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

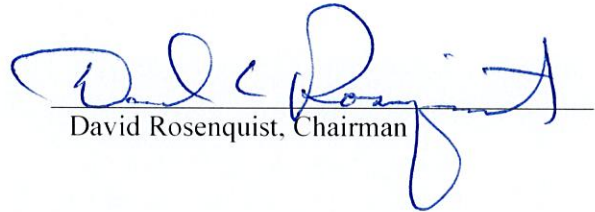
**6. SET FUTURE MEETINGS AND AGENDAS**

Regular meeting on March 23, 2021

CPAP meeting – tentative May 25, 2021

**7. THE MEETING WAS ADJOURNED AT 7:49 P.M.**

**DULY PASSED AND APPROVED** on this 23rd day of March 2021.

  
David Rosenquist, Chairman

Attest:

  
Rae Norton, City Secretary