



**MINUTES
APRIL 27, 2021
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM**

ATTENDING: DAVID ROSENQUIST, CHAIRMAN, SEAT 5
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 LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**

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

- Special Election for Reauthorization of Road Maintenance Sales Tax – May 1, 2021

4. **CITIZEN COMMENTS**

There were no comments.

5. **ITEMS FOR CONSIDERATION**

A. Discussion and action regarding the Minutes of the March 23, 2021 meeting.

MOTION: APPROVE THE MINUTES OF THE MARCH 23, 2021 MEETING.

MOTION MADE: COKER
SECONDED: NABORS
APPROVED: UNANIMOUS

B. Discussion, and action regarding the preliminary plat of the Elevon Phase 2B Addition consisting of 85 single-family residential lots and 3 common areas on 15.704 acres of land out of the Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2829214), south of FM 6 and west of 1021 W. FM 6 in Collin County, Texas.

Ms. Dobbs provided information regarding the preliminary plat. Daniel Dewey, P.E., JBI Partners and Ryan Burton, M.A. Partners provided additional information and answered questions.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ELEVON PHASE 2B ADDITION CONSISTING OF 85 SINGLE-FAMILY RESIDENTIAL LOTS AND 3 COMMON AREAS ON 15.704 ACRES OF LAND OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, (CCAD PROPERTY ID 2829214), SOUTH OF FM 6 AND WEST OF 1021 W. FM 6 IN COLLIN COUNTY, TEXAS, SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

MOTION MADE: NABORS
SECONDED: COKER
APPROVED: UNANIMOUS

C. Discussion and action regarding the final plat of the Lake Breeze addition on 59 acres of land situated in the Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2152129), southwest of the intersection of SH 78 and FM 6, City of Lavon, Texas and consisting of 109 residential lots on 32 acres and retail uses on 27 acres.

Ms. Dobbs provided information regarding the preliminary plat. Developer William Sorrels provided additional information and answered questions regarding traffic flow and drainage.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE LAKE BREEZE ADDITION ON 59 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, (CCAD PROPERTY ID 2152129), SOUTHWEST OF THE INTERSECTION OF SH 78 AND FM 6, CITY OF LAVON, TEXAS AND CONSISTING OF 109 RESIDENTIAL LOTS ON 32 ACRES AND RETAIL USES ON 27 ACRES SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

MOTION MADE: NABORS
SECONDED: SMITH
APPROVED: UNANIMOUS

D. Staff report regarding Planning and Zoning Commission recommendations to the City Council and Comprehensive Plan Update.

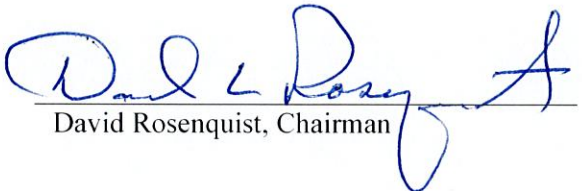
Ms. Dobbs provided a report regarding City Council action on prior Commission recommendations and progress on the update to the Comprehensive Plan and Master Parks and Recreation Plan.

6. SET FUTURE MEETINGS AND AGENDAS

Regular meeting on May 25, 2021

7. THE MEETING WAS ADJOURNED AT 7:38P.M.

DULY PASSED AND APPROVED on this 25th day of May 2021.


David Rosenquist, Chairman

Attest:


Rae Norton, City Secretary