



**MINUTES
JUNE 22, 2021
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM**

ATTENDING: CODY BEDELL, SEAT 1
BRAD TIEGS, SEAT 3
MIKE SMITH, SEAT 4
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON, PRESIDING

ABSENT: DEBORAH NABORS, VICE CHAIR, SEAT 2
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:00 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.

2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. TIEGS DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/ COMMUNICATIONS

There were none.

4. CITIZEN COMMENTS

There were no comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the May 25, 2021 meeting.

MOTION: APPROVE THE MINUTES OF THE MAY 25, 2021 MEETING.

MOTION MADE: TIEGS

SECONDED: BEDELL

APPROVED: UNANIMOUS (Absent: Rosenquist, Nabors)

B. Public hearing, discussion, and action regarding the application of DPB Investments L.P. to change the zoning district classification from temporary Agricultural (A) to Retail (R) on 2.9647 acres proposed for annexation and situated in the W.A.S. Bohannon Survey, A-0121, Tract 19 in the vicinity of the intersection of S.H. 205 and Endeavor Dr., (CCAD Property ID 2671476), Lavon, Collin County, TX.

Presentation of the request.

City Administrator Kim Dobbs provided information regarding the pending annexation petition and process, the zoning district classifications, and future land use plan. Property owner Robert McGaughey, Jr., President, DPB Investments, provided information regarding the history of the property and the intended plans.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:09 and invited comments for or against the proposed conditional use permit. Property owner representative, Gerald Porter, provided information regarding the possible uses for the property. Thomas Meyers, 300 Armstrong, expressed concern regarding screening and drainage in the area. Jason Ricks, 301 Armstrong voiced concerns regarding retail uses for the property. Kim Ricks, 301 Armstrong, suggested the property should be developed as a park. There being no further comments, Mayor Sanson closed the public hearing at 7:28 p.m.

Discussion and action regarding the request.

The applicant provided additional information and answered questions.

MOTION: RECOMMEND APPROVAL OF THE APPLICATION OF DPB INVESTMENTS L.P. TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM TEMPORARY AGRICULTURAL (A) TO RETAIL (R) ON 2.9647 ACRES PROPOSED FOR ANNEXATION AND SITUATED IN THE W.A.S. BOHANNAN SURVEY, A-0121, TRACT 19 IN THE VICINITY OF THE INTERSECTION OF S.H. 205 AND ENDEAVOR DR., (CCAD PROPERTY ID 2671476), LAVON, COLLIN COUNTY, TX.

MOTION MADE: TIEGS

SECONDED: BEDELL

APPROVED: UNANIMOUS (Absent: Rosenquist, Nabors)

- C. Public hearing, discussion, and action regarding an amendment to the City of Lavon Code of Ordinances, Article 9.03 Zoning Ordinance, Section 9.03.132 Main Street District (M) to revise the area requirements related to minimum lot area and sidewalk width.**

Presentation of the request.

Ms. Dobbs provided information regarding the proposed amendment.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:39 and invited comments for or against the proposed amendment. There being no comments, Mayor Sanson closed the hearing at 7:39 p.m.

Discussion and action regarding the request.

MOTION: APPROVE AN AMENDMENT TO THE CITY OF LAVON CODE OF ORDINANCES, ARTICLE 9.03 ZONING ORDINANCE, SECTION 9.03.132 MAIN STREET DISTRICT (M) TO REVISE THE AREA REQUIREMENTS RELATED TO MINIMUM LOT AREA AND SIDEWALK WIDTH.

MOTION MADE: SMITH

SECONDED: BEDELL

APPROVED: UNANIMOUS (Absent: Rosenquist, Nabors)

- 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 July 27, 2021

7. THE MEETING WAS ADJOURNED AT 7:55 P.M.

DULY PASSED AND APPROVED on this 27th day of July 2021.


David Rosenquist, Chairman

Attest:


Rae Norton, City Secretary