



# Lavon Planning & Zoning Commission



just past Highway 205 in Lavon. The second phase extends from Highway 205 to South Main Street. The third phase starts at South Main to FM 6. The first phase is scheduled to be let in June, 2012 with construction following within three to six months. Upon completion, the City will have a six lane divided highway with underground storm drainage. The speed limit will be set at 45 MPH through Lavon. TxDot has found matching funds for Lavon's portion. Therefore, the City will not be obligated to match funds for the project.

Commissioner Bonney asked about the status of Lake Road. City Manager Jones said the project had been declared in failure. The County is looking to the Contractor of the project to resolve the matter. Lavon will not accept just filling the cracks or topping the road. Public Works Director Kevin Dudley checks with the County on a regular basis to see if they are making any progress in getting the problem resolved.

## V. CONSENT AGENDA

A. Planning & Zoning Commission to consider and act on approval of the Consent Agenda:

1. July 22, 2010 Planning & Zoning Commission Meeting Minutes\*

**Motion:** Commissioner Barnhart "I move we accept the minutes from July 22nd just as written."

**Second:** Commissioner Bonney

**In Favor:** Commissioner Barnhart, Commissioner Bonney and Chairman Smith

**Opposed:** None

**Abstained:** None

**Motion:** Passed

## VI. PUBLIC RECOGNITION

None

## VII. CITIZENS' COMMENTS

**Citizens, who wish to address the Commission, may discuss matters not on the agenda and who have not previously expressed to the Commission or City Hall a desire to discuss such matters. The only response from the Commission can be to request these items to be placed on a future agenda for action.**

None

## VIII. PUBLIC HEARING

None

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## IX. ITEMS FOR DISCUSSION

None

## X. ITEMS FOR CONSIDERATION AND ACTION

- A. Planning & Zoning Commission to consider and act on formalizing methods of communication of documents and other material with the City Council. (Hacking)

City Manager Jones requested that this item be taken out of order because the Commissioners had visitors that were waiting to hear Item "B".

- B. P & Z Commission to consider and act on zoning requirements related to churches. (Smith)

City Manager Jones began by stating that the Planning & Zoning's current Comprehensive Zoning Ordinance contained contradictory terms addressing Churches and religious organizations within the City. The proposed Bill of Ordinance amending the Comprehensive Zoning Ordinance would clearly define regulations correcting this matter.

The Commissioners discussed the addition of Article III, Section 20 which would read Churches and Religious Organizations. City Manager Jones was asked by Chairman Smith to reword parts of the Ordinance in 20.3:

1. The word "continuously" on the last line of Page 1
2. # 5 on Page 2 limiting the number of people to 30

**Motion:** Commissioner Barnhart "I move that the Ordinance we saw tonight related to Churches move forward to the next step of a Public Hearing and recommend that the City Council have a joint session with the Public & Zoning Commission."

**Second:** Commissioner Bonney

**In Favor:** Commissioner Barnhart, Commissioner Bonney, and Chairman Smith

**Opposed:** None

**Abstained:** None

**Motion:** Passed

- A. Planning & Zoning Commission to consider and act on formalizing methods of communication of documents and other material with the City Council. (Hacking)

City Council Member Nabors passed out a new flow chart related to the Comprehensive Plan. She explained that each step needed to be numbered, and if necessary, a narrative with the number when needed. She asked the Commissioners if they saw anything else that needed to be added. Commissioner Bonney thought the

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date needed to be on the copy. All the Commissioners agreed Council Member Nabors had done a good job with the flow chart.

City Council Member Nabors told the Commissioners the next thing she would be working on would be General Communications. No action was taken on Item "A".

- C. P & Z Commission to consider and act on Commission Seat and Appointments. (Nabors)

Council Member Nabors said a few people had expressed an interest in the Commission and committing the time to serve. She reminded the Council that they had already visited with David Hawkins.

Commissioner Barnhart asked her if she had spoken with Ernest Cody. Mr. Cody had to miss the last meeting because his father was ill. She told him that she had not, but that she had emailed him another application to fill out and send back.

Council Member Nabors said she had also received an application from John Horton, but the day the Commission met was in direct conflict with another board meeting he attended.

Commissioner Barnhart said he had talked with Ernest Cody and he was just leaving work, but he would try to come by the meeting to meet with the Commissioners. City Manager suggested laying the item on the table and it could be recalled later in the meeting.

**Motion:** Commissioner Bonney "I move we lay Item "C" upon the table for Consider and Action on Commission Seat and Appointment."

**Second:** Commissioner Barnhart

**In Favor:** Commissioner Barnhart, Commissioner Bonney and Chairman Smith

**Opposed:** None

**Abstained:** None

**Motion:** Passed

- D. P & Z Commission to discuss Comprehensive Plan. (Smith)

Commissioner Barnhart went over the Neighborhood Planning and Housing Drafts. A recess was taken at 8:12 p.m.. The meeting resumed at 8:17 p.m. The following corrections were made on the Housing Draft:

1. Page 1, clarity on item "D" under definitions for "duplex"
2. Page 3, HP12 the word "paved" should be changed to "concrete"
3. Page 5, all numbers should be changed to "RAP" instead of "HIM"

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Commissioner Barnhart told the Commissioners he would have the changes made and ready for the next meeting. He told the Commissioners the next item he would be working on would be Land Use.

City Manager Jones asked the Commissioner if he could have the material completed before the packets went out so it could be included.

- C. P & Z Commission to consider and act on Commission Seat and Appointments.  
(Nabors)

The following motions were made at 9:05 p.m.

**Motion:** Commissioner Barnhart "I move we extend the meeting past 9:00 p.m."

**Second:** Commissioner Bonney

**In Favor:** Commissioner Barnhart, Commissioner Bonney and Chairman Smith

**Opposed:** None

**Abstained:** None

**Motion:** Passed

**Motion:** Commissioner Bonney "I move we lift Item "C" from the table."

**Second:** Commissioner Barnhart

**In Favor:** Commissioner Barnhart, Commissioner Bonney and Chairman Smith

**Opposed:** None

**Abstained:** None

**Motion:** Passed

Commissioner Barnhart introduce Ernest Cody to the Commissioners. He told the Commissioners he was a System Architect for Ratheon. He said he wanted to help make the City a better place to live and was willing to help meet that goal. The Commissioners discussed the responsibilities and duties of the Planning & Zoning Commission with Mr. Cody. There was no more discussion or questions and Mr. Cody excused himself and left the meeting.

**Motion:** Commissioner Bonney "I move to make a motion to recommend Ernest Cody to fill the vacancy in Commission Seat One."

**Second:** Commissioner Barnhart

**In Favor:** Commissioner Barnhart and Commissioner Bonney

**Opposed:** Chairman Smith

**Abstained:** None

**Motion:** Passed

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## XI. SETTING FUTURE MEETINGS AND AGENDAS

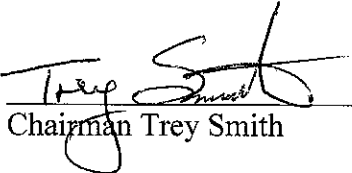
Planning & Zoning Commission members and staff may request items to be placed on a future agenda or request a special meeting be called. Each request that passes by a majority vote will be placed on the schedule by the City Secretary.

1. Consider and Act on Planning & Zoning Commission meeting dates and schedule. (Bonney)
2. Consider and Act on sending the following elements of the Comprehensive Plan to the City Council: (Bonney & Barnhart)
  - a. Numbering System for elements
  - b. Introduction
  - c. Application & Function
  - d. History
  - e. Vision & /Summary Vision Statement
  - f. Neighborhood Planning
  - g. Housing
3. Comprehensive Plan (Smith)


## XII. CHAIRMAN SMITH TO ADJOURN THE LAVON PLANNING & ZONING COMMISSION MEETING

Chairman Smith adjourned the meeting at 9:46 p.m.

Duly passed and approved on this 12<sup>th</sup> day of October, 2010.

  
Chairman Trey Smith

Attest:

  
Linda Ardis, City Secretary