



MINUTES
JULY 25, 2017
LAVON PLANNING & ZONING COMMISSION
LAVON CITY HALL, 120 SCHOOL RD., LAVON, TX
REGULAR MEETING & PUBLIC HEARING

1. VICE CHAIR NABORS CALLED THE MEETING TO ORDER AT 7:00 P.M. WITH A QUORUM PRESENT.

ATTENDING: BRAD TIEGŚ, SEAT ONE
DEBORAH NABORS, SEAT TWO, VICE CHAIR, PRESIDING
CYNTHIA COKER, SEAT THREE
TOM ORMSBY, SEAT FOUR
VICKI SANSON, EX OFFICIO, COUNCIL LIAISON

ABSENT: DAVID ROSENQUIST, SEAT FIVE CHAIRMAN

2. VICE CHAIR NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. ORMSBY DELIVERED AN INVOCATION.

3. ITEMS OF INTEREST/ COMMUNICATIONS.

Community ISD "Back to School Bash" August 12.

4. CITIZENS COMMENTS

There were no citizen comments.

5. CONSENT AGENDA

A. Minutes of the June 27, 2017 Meeting

MOTION: APPROVE THE CONSENT AGENDA, AS AMENDED.

MOTION MADE: NABORS

SECONDED: ORMSBY

APPROVED: UNANIMOUS

Absent: ROSENQUIST

6. ZONING CASE

Conduct a public hearing, consider and take action regarding the application of Pat Atkins, KPA Consulting Inc. for a zoning change from Agricultural (A) zoning district to Planned Development (PD) for commercial uses (office, retail) on approximately 3.44 acres and residential uses consisting of 156 lots on 38.36 acres of land located within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas, situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, and being described in deed to Belinda Collier, Collin County, Texas, (Collin County CAD ID #s 2653997, 2087762 and 2507840), generally located southwest of the intersection of FM 2755 and CR 483, such property referenced as Lavon Farms.

A. Presentation of request.

Ms. Nabors invited the applicant to present the request. Representing Saddle Star Development, Pat Atkins provided background information on the development company, qualifications and firm projects. Mr. Atkins presented a concept plan consisting of 156 residential lots, open space and a proposed trail plan. Mr. Atkins informed the Commission that he had decided to withdraw the Non-residential commercial 3.44 acre portion of the proposed Planned Development from the application. Mr. Atkins explained that he had included it as a favor to the property owner and that the parcel would be considered for annexation at present and zoned later.

Mr. Atkins explained that the price point in the neighborhood would be an estimated \$225,000. Mr. Atkins further provided examples of and described anticipated home elevations, architectural guides, size, and homeowner association commitments. Mr. Atkins also discussed the potential for extending the trail from the development to a point across the creek to access the City's open space.

B. PUBLIC HEARING to receive comments regarding the request.

Ms. Nabors opened the public hearing at 7:22 p.m. and invited comments in favor of or in opposition to the proposed zoning change.

Ms. Coker inquired about the provisions for maintenance of the 3.44 acres and Mr. Atkins allowed that the developer would likely maintain the area for the first seven years or so until build out and then the City's code enforcement could address after that period. Ms. Coker expressed a desire for larger lots and higher price point. Ms. Coker also inquired about sidewalks and fence requirements. Mr. Atkins explained that the sidewalks would be built with the homes and described the proposed fence requirements.

Mr. Tiegs inquired about side-yard retaining walls. Mr. Ormsby noted there is no provision for a sidewalk on CR 483 and inquired about traffic. Mr. Atkins explained there are three points of access to distribute the traffic. Mr. Atkins further noted that they would break ground in 3-4 months of all approvals being obtained and build out in about five years.

Paul Tallant, 9687 CR 483, expressed concerns regarding the density, price point of the planned homes, traffic in the area, the load on water/sewer and would prefer to see ½ acre lots.

Jerry Carter, 9740 CR 483 expressed that he shared the same concerns as Mr. Tallant and also raised concern regarding decreased property values, fences on the property line, and stated he would prefer ¾ acre lots.

Mike Box, 9939 CR 483, shared concerns regarding speed and traffic at the curve on CR 483.

Jonathan Greene, 9939 CR 483, voiced concerns regarding density, long term appreciation values (similar to Frisco).

Kelly Burns, 348 McClendon, agreed with the others who spoke and would like to also see ¾ acre lots. He also voiced concerns regarding the wooden fences that were proposed.

There being no further comments, Ms. Nabors closed the public hearing at 8:00 p.m.

C. Discussion and action regarding the request.

City Administrator Kim Dobbs informed the Commission that notice of the hearing had been published, signs placed on the property and that seventeen notices had been mailed to the owners of property located within 200 feet of the subject property. Three notices were returned in opposition to the application.

Ms. Coker inquired about the lots dimensions and the possibility of going to wider lots. Mr. Tiegs expressed support for the trail plan and the open space proposed. Ms. Nabors expressed support for the proposed development in general, citing the consistency with the Comprehensive Plan and neighboring Grand Heritage communities. Mr. Ormsby expressed concern regarding the traffic impact on area roads. Ms. Coker expressed concerns regarding density, traffic and utilities. The Commission requested the addition of a non-monotony provision and the applicant agreed.

MOTION: RECOMMEND APPROVAL FOR A ZONING CHANGE FROM AGRICULTURAL ZONING TO PLANNED DEVELOPMENT FOR RESIDENTIAL USES CONSISTING OF 156 LOTS ON 38.36 ACRES OF LAND LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF AND ADJACENT TO THE CITY OF LAVON, TEXAS. GENERALLY LOCATED SOUTHWEST OF INTERSECTION OF FM 2755 AND CR 483, SUCH PROPERTY REFERENCED AS LAVON FARMS.

MOTION MADE: TIEGS
SECONDED: NABORS
APPROVED: FOR: TIEGS, NABORS AND ORMSBY
AGAINST: COKER
Absent: ROSENQUIST

7. WORK SESSION

Discussion regarding recommendations relating to an update of the City’s development regulations including the Zoning Ordinance, Comprehensive Plan, and regulations pertaining to site plan, storm water, land use and design, parking, signs, nonconforming uses, and specific use permits and other property development regulations – Pam Mundo, AICP, Mundo and Associates, Inc.

Ms. Nabors opened the work session and invited Pam Mundo, Mundo and Associates to lead the discussion. The Commission discussed draft residential and commercial zoning provisions in general. Ms. Mundo presented and the Commission discussed conceptual drafts of a revised Zoning Map and revised Future Land Use Plan. There were specific discussion regarding signage in the Main Street District and potential uses therein. The Commission expressed a desire to review the maps in August with the goal of calling a public hearing in September to consider the update.

8. SET FUTURE MEETINGS AND AGENDAS

Regular meeting – August 22, 2017 at 7:00 p.m.


9. BOARD MEMBER NABORS ADJOURNED THE MEETING AT 9:04 P.M.

DULY PASSED AND APPROVED on this 22nd day of August, 2017.



David Rosenquist, Chair

Attest:



Kim Dobbs
City Administrator | City Secretary