



**AGENDA**  
**MARCH 3, 2020**  
**LAVON CITY COUNCIL**  
**TAX INCREMENT REINVESTMENT ZONE (TIF) BOARD**  
**BOARD OF ADJUSTMENT**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**  
**6:00 PM**

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**1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**

**2. PLEDGE OF ALLEGIANCE AND INVOCATION**

**3. CITIZENS COMMENTS**

*Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request the items to be placed on a future agenda or referred to city staff.*

**4. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) to discuss the following items pursuant to Section 551.071: Consultation with City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter: (i) Abston Hills Development and (ii) Grand Heritage Development.

**5. RECONVENE INTO REGULAR SESSION**

Consider and take any action necessary as a result of executive session.

**6. ITEMS OF INTEREST/COMMUNICATIONS**

*Members may identify community events, functions and other activities.*

**7. TAX INCREMENT REINVESTMENT ZONE (TIF) BOARD**

Presentation of, discussion and action regarding Resolution No. TIF-2020-03-01 authorizing the Mayor to sign and file the Annual Report for Tax Reinvestment Zone Number One (TIF) for the Fiscal Year Ended September 30, 2019.

**8. CONSENT AGENDA**

*Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a Member.*

- A. Approve the minutes of the February 18, 2020 meeting.

**9. ITEMS FOR CONSIDERATION**

- A. Open the public hearing that was continued from February 4, 2020 and announce that the applicant has withdrawn the application for a zoning change from Temporary Agricultural (A) to Planned Development – Mixed Use (PD-MU) zoning district for mixed uses consisting of single family residential with a density of 89 lots on 34 acres and retail uses on 25 acres described as Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2152129), southwest of the intersection of SH 78 and FM 6, Collin County, Texas, requested by Lavon 678 Development, LLC.
- B. Public hearing, discussion and action regarding the application for a conditional use permit to construct a 960 sq ft addition to existing accessory structures of 1320 sq ft, 317 sq ft greater than permitted at 720 Lake Vista Ln., Block B, Lot 9, Lakeridge Meadows, CCAD Property ID 2092067, Lavon, Collin County, Texas, requested by William A. Rinks.

- 1) Presentation of request.
  - 2) **PUBLIC HEARING** to receive comments regarding the request.
  - 3) Discussion and action regarding the request and accompanying Ordinance.
- C. Discussion and action regarding establishing a curfew for minors and parental responsibility; setting the hours of curfew for minors; providing for affirmative defenses to prosecution; providing a penalty not to exceed five hundred dollars (\$500.00) for each offense; providing severability and providing an effective date.
- 1) Presentation of request.
  - 2) **PUBLIC HEARINGS** to receive comments regarding the request (**first of two hearings**).
  - 3) Discussion and action regarding the request and accompanying Ordinance.
- D. Discussion regarding an update to the Personnel Policies and Procedures.
- E. Discussion and action regarding Board and Commission Appointments

## 10. BOARD OF ADJUSTMENT

*In accordance with the Texas Local Government Code, Section 211.008 (g) and Section 9.1.11.1 (C)(3) of the Code of Ordinances, the Lavon City Council will act as the Board of Adjustment to consider and act on a request for a variance from the Zoning Ordinance.*

Public hearing, discussion and action regarding the application of Michael and Marie Smith for a variance to the area requirements of Planned Development Ordinance No. **2004-09-05**, Section 3.6.1.4, Rear Yard Setback that provides for a minimum building setback of three feet (3') for an accessory structure to allow a pad site near the property line and a structure placed within one foot (1') of the property line on Block A, Lot 32, Traditions at Grand Heritage (Collin CAD# 2743451) at 649 Weston Way, Lavon, TX.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request and accompanying Order.

## 11. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

*Council Members and staff may request items be placed on a future agenda or request a special meeting.*

March 17 – Regular Meeting

## 12. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

1. Notice is hereby given that members of the Lavon Economic Development Corporation Board, Lavon Planning and Zoning Commission, Parks and Recreation Board, and Reinvestment Zone #1 (TIF) Board of Directors may be in attendance at the Lavon City Council Meeting.
2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that this Agenda was duly posted on the City's website at [www.cityoflavon.com](http://www.cityoflavon.com) and at City Hall and on or before 6:00 PM on February 28, 2020.




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Kim Dobbs, City Administrator/City Secretary

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi password: Guest2014

# Breakfast with the Bunny for ages 0-8

City of Lavon Spring Fling  
Saturday April 4  
120 School Rd-City Hall Park  
9am-11am

**Free  
Breakfast,  
egg hunts,  
face painting  
and lots more.**



*Bring your  
camera for  
photos with  
the bunny*



Lavon Economic  
Development Corporation

SPRING  
SMALL  
BUSINESS  
BAZAAR  
Saturday, April 18  
10 am to 3 pm



City Hall, 120 School Road, Lavon,  
TX 75166

972 843 4220

info@lavonedc.com for vendor  
application



Saturday, April 25 8am-3pm at Lavon City Hall 120 School Rd.

**8am-Noon** Household Hazardous Waste and Electronics (Details Below)

**8am-3pm** Bulk Items (Furniture, Yard Waste, Construction Material)

**For City of Lavon Residents with CWD Garbage Collection Service.**

**Household Hazardous Waste & Electronics drop off will be on Sat. April 25 from 8am-Noon:**

- Household Hazardous Waste
- Electronics
- Household Metal Appliances
- Automotive Tires
- Document Shredding

**Household Hazardous Waste:**

Aerosols	RCRA Empty	Cylinders	Corrosive (acids)	Pesticides	Herbicides
Oxidizers	Flammables	Organic Compounds	Paint	Lighting Ballast	
Gasoline	Batteries				

**Electronics:**

Computers	Routers	Mainframe Computers	Laptops
Cable TV Boxes	Flatbed Scanner	Media Storage Devices	CD Rom Drives
Computer disk drives	Telephones	Satellite TV transmitting device	Printers
TV (all kinds)			

**Household Metal:**

Refrigerators, Freezer, Washers, Dryers, Microwaves, Stove/Oven

**Automotive:**

Tires, Oil, Gasoline, Antifreeze

**General Garbage, Bulk Garbage and Brush:**

Containers for large items not normally collected in routine garbage services will be available.



# CITY OF LAVON

## Agenda Brief

MEETING: March 3, 2020

ITEM: 7

**Item:**

**TAX INCREMENT REINVESTMENT ZONE (TIF) BOARD**

Presentation of, discussion and action regarding Resolution No. TIF-2020-02-01 authorizing the Mayor to sign and file the Annual Report for Tax Reinvestment Zone Number One (TIF) for the Fiscal Year Ended September 30, 2019.

**Background:**

The Texas Tax Code provides that the City shall prepare and submit an annual report on the status of the reinvestment zone. The City contracts with P3Works, LLC for administration of the Tax Reinvestment Zone Number One (TIF) which includes the preparation of the annual report.

The report will be provided to the State Comptroller and to all taxing jurisdictions within the zone.

***Code Excerpt:***

**Texas Tax Code, Section 311.016**

Sec. 311.016. ANNUAL REPORT BY MUNICIPALITY OR COUNTY. (a) On or before the 150th day following the end of the fiscal year of the municipality or county, the governing body of a municipality or county shall submit to the chief executive officer of each taxing unit that levies property taxes on real property in a reinvestment zone created by the municipality or county a report on the status of the zone. The report must include:

- (1) the amount and source of revenue in the tax increment fund established for the zone;
- (2) the amount and purpose of expenditures from the fund;
- (3) the amount of principal and interest due on outstanding bonded indebtedness;
- (4) the tax increment base and current captured appraised value retained by the zone; and
- (5) the captured appraised value shared by the municipality or county and other taxing units, the total amount of tax increments received, and any additional information necessary to demonstrate compliance with the tax increment financing plan adopted by the governing body of the municipality or county.

(b) The municipality or county shall send a copy of a report made under this section to the comptroller.

**Attachments:** Resolution and Annual Report - Tax Reinvestment Zone No. 1 for Fiscal Year Ending 9/30/2019

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. TIF-2020-03-01**

Annual Report – Tax Reinvestment Zone Number One

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO SIGN AND FILE THE ANNUAL REPORT FOR TAX REINVESTMENT ZONE NUMBER ONE (TIF) FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2019.**

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** The City Council does hereby authorize the Mayor to sign and file the Annual Report for Tax Reinvestment Zone Number One (TIF) for the Fiscal Year ended September 30, 2019 attached hereto as Exhibit “A”.

**SECTION 2.** That this resolution shall take effect from and after the date of its passage.

**DULY PASSED AND APPROVED** by the Board of Directors of the Tax Reinvestment Zone Number One (TIF) of the City of Lavon, Texas on the 3<sup>rd</sup> day of March 2020.

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Vicki Sanson  
Mayor, Presiding Officer

ATTEST:

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Kim Dobbs  
City Administrator/City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. TIF-2020-03-01**

**EXHIBIT A**

# Tax Increment Finance (TIF) Registry

## Annual Report by Municipality or County

PLEASE PRINT OR TYPE, DO NOT WRITE IN SHADED AREAS.

Please fill out the complete form and attach other documentation (See Instructions on page 2.)

### STEP 1: Contact Information

City of Lavon

Designating City or County

Kim Dobbs

Contact Person

City Administrator

Title

120 School Road

Current Mailing Address (number and street)

Lavon

City

Collin

County

75166

ZIP Code

972-843-4220

Phone (area code and number)

Fax Number

kim.dobbs@cityoflavon.org

Email Address

### STEP 2: Tax Increment Reinvestment Zone Information

1. TIF Reinvestment zone name: Reinvestment Zone Number One, City of Lavon, Texas

DO NOT USE ORDINANCE OR RESOLUTION NUMBERS FOR ZONE NAME

2. Report for fiscal year beginning 2018 and ending 2019

3. Has the termination date of the TIRZ been modified? (If "No" skip to question 4. If "Yes", please provide ordinance.)  Yes  No

a. Original Termination Date: \_\_\_\_\_ b. Modified Termination Date: \_\_\_\_\_

4. Size of the TIF reinvestment zone in acres: \_\_\_\_\_ 574

5. Has the size of the zone increased or decreased since creation?  Yes  No

6. If you answered "Yes" in question #4, please indicate which?  Increased  Decreased

7. Property types (select one only):  Residential  Commercial/Industrial  Both

8. Have one or more abatements been given to business(es) to locate in the TIRZ (if "No" then skip to question #10)?  Yes  No

9. What are the individual account numbers assigned to each active abated property that is located in the TIRZ?

8. Types of improvement projects (check all that are in progress or have been completed):

Public Projects

Public Buildings and Facilities

Roadwork

Water/Sewer and Drainage

Parks

Other Infrastructure: \_\_\_\_\_

Other Projects

Facade Renovation

Parking

Historical Preservation

Transit

Affordable Housing

Economic Development

Other: \_\_\_\_\_

**DRAFT FOR DISCUSSION ONLY**

**Texas Comptroller of Public Accounts**

Data Analysis and  
Transparency  
Form 50-806

9. TIF fund balance (end of year): .....	\$ 1,428,804
10. List of fund revenues:	
Total tax increments received .....	\$ 278,393
Sales tax increments .....	\$ _____
Loans .....	\$ _____
Sale of bonds .....	\$ _____
Sale of property .....	\$ _____
Other .....	\$ _____
<b>TOTAL ANNUAL REVENUES</b>	<b>\$ 278,393</b>

11. List of fund expenditures:	
Administrative .....	\$ _____
Property purchased .....	\$ _____
Public improvements .....	\$ _____
Facade renovations .....	\$ _____
Parking .....	\$ _____
Historic preservation .....	\$ _____
Transit .....	\$ _____
Affordable housing .....	\$ _____
Economic development programs .....	\$ _____
Other .....	\$ _____
<b>TOTAL ANNUAL EXPENDITURES</b>	<b>\$ N/A</b>

12. Bonded indebtedness:	
Principal due .....	\$ N/A
Interest due .....	\$ N/A

Fill out the three lines below if the TIRZ IS NOT divided into multiple subdivisions in the "lead taxing unit," if the zone has increased in size since it's creation and is divided into multiple subdivisions; (a) identify the name of each subdivision/section and (b) identify the TIRZ values, tax increment base and captured appraised value within that zone's subdivision. DO NOT INCLUDE numbers from "participating taxing units."

13. Reinvestment zone values:	
Tax increment base .....	\$ 5,298,535
Current captured appraised value .....	\$ 110,703,224
Tax increment reinvestment zone total (add above 2 lines together) .....	\$ 116,001,759
Name of the subdivision 1 (if applicable) .....	_____

(Fill out section below only if TIRZ is divided into multiple subdivisions)

Tax increment base .....	\$ _____
Current captured appraised value .....	\$ _____
Tax increment reinvestment zone total (add above 2 lines together) .....	\$ _____
Name of the subdivision 2 (if applicable) .....	_____

Tax increment base ..... \$

Current captured appraised value ..... \$

Tax increment reinvestment zone total (add above 2 lines together) ..... \$

Name of the subdivision 3 (if applicable) .....

Tax increment base ..... \$

Current captured appraised value ..... \$

Tax increment reinvestment zone total (add above 2 lines together) ..... \$

Name of the subdivision 4 (if applicable) .....

Total tax increment base of all subdivisions combined ..... \$

Total current captured appraised value of all subdivisions combined ..... \$

TOTAL TIRZ values of all subdivisions combined ..... \$

STEP 3: Signature of Person Completing Form

sign here

Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

# Instructions

State Law (Section Sec. 311.016, Tax Code) requires the governing body of a municipality or county, on or before the 150th day following the end of its fiscal year, to submit a report on the status of a reinvestment zone created by the municipality or county to the chief executive officer of each taxing unit that levies property taxes on real property in the zone. A copy of this annual report along with this form must be submitted to the Texas Comptroller of Public Accounts at the address below:

Comptroller of Public Accounts  
 Data Analysis and Transparency Division  
 Post Office Box 13528  
 Austin, Texas 78711-3528

For assistance or to request additional forms, call toll free, 1-800-531-5441 ext. 3-4679. You may also obtain additional forms at [comptroller.texas.gov/economy/local/ch311/reporting.php](http://comptroller.texas.gov/economy/local/ch311/reporting.php). From a Telecommunication Device for the Deaf (TDD), call 1-800-248-4099 or 512-463-4621.

### Step 1: Contact information

This information provides the Comptroller information on the entity initiating the tax increment reinvestment zone and a contact person for the annual report.

### Step 2: Tax Increment Reinvestment Zone Information

Please include the reinvestment zone name listed in the ordinance or resolution creating the zone, the size of the zone in acres, and the types of property in the zone. Indicate all improvement projects in progress or completed within the zone. List the TIF fund balance at the end of the fiscal year, all revenues received by the fund during the fiscal year, and all expenditures made by the fund during the fiscal year. List principal and interest due on bonded indebtedness, the tax increment base at the creation of the zone and the current captured appraised value (the increase in property value over the tax increment base.)

### Step 3: Signature of Person Completing Form

The person signing the report should be the same person listed in Step 1 as the contact person.



**MINUTES  
FEBRUARY 18, 2020  
LAVON CITY COUNCIL  
REGULAR MEETING  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
6:30 P.M.**

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ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1  
MIKE COOK, PLACE 2  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
TED DILL, PLACE 4  
MINDI SERKLAND, PLACE 5

**1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**

**2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MS. WRIGHT DELIVERED THE INVOCATION.**

**3. EXECUTIVE SESSION**

At 6:32 p.m., in accordance with the Texas Government Code, Annotated, Subchapter 551, Mayor Sanson recessed the meeting to go into executive session (closed meeting) to discuss the following items.

- 1) Section 551.071(2) Consultation with Attorney regarding the (1) provision of sanitary sewer service and development agreements with the proposed Abston Hills Municipal Utility District. and (2) Collin County Municipal Utility District No. 5.

**4. RECONVENE FROM EXECUTIVE SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 7:14 p.m. and stated that no action was taken in executive session.

**5. CITIZENS COMMENTS**

There were none.

**6. ITEMS OF INTEREST/COMMUNICATIONS**

- Early Voting February 18- February 28, 2020
- Election Day March 3, 2020
- Breakfast with the Bunny, April 4, 2020
- LEDC Small Business Bazaar, April 18, 2020
- CWD Xtreme Green April 25, 2020

**7. CONSENT AGENDA**

**A. Approve the minutes of the February 4, 2020 meeting.**

**B. Accept the Heritage Public Improvement District #1 Assessment Report Summary dated 1/31/2020 and authorize the payment of invoices included therein.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: DILL  
SECONDED: KELL  
APPROVED: UNANIMOUS

## 8. ITEMS FOR CONSIDERATION

### A. Discussion and action regarding the upgraded classification rating for fire protection from the Texas State Fire Marshal's Office.

Fire Chief Danny Anthony updated the Council on the upgraded ISO classification and explained the 4/4x rating. Chief Anthony added that residents can inform their homeowners insurance companies for possible savings on their insurance as a result of the change in the rating. The Council expressed gratitude to Chief Anthony and his team for working on the survey. City Administrator Kim Dobbs stated that the Bear Creek SUD participated in the survey and were very helpful in providing the necessary information to the inspectors.

### B. Discussion and action regarding Ordinance No. 2020-02-01 amending the Fee Schedule approved and adopted by Ordinance No. 2019-09-07 for the Fiscal Year October 1, 2019 through September 30, 2020; and providing an effective date.

Ms. Dobbs recapped the proposed fee changes noting that the changes would streamline the process for those services that require advertising costs.

**MOTION: APPROVE ORDINANCE NO. 2020-02-01 AMENDING THE FEE SCHEDULE APPROVED AND ADOPTED BY ORDINANCE NO. 2019-09-07 FOR THE FISCAL YEAR OCTOBER 1, 2019 THROUGH SEPTEMBER 30, 2020; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: WRIGHT

SECONDED: DILL

APPROVED: UNANIMOUS

### C. Discussion and action regarding a proposal to enter into an interlocal agreement to cooperate with the Northeast Texas Rural Rail District (NETEX) regarding right of way maintenance.

Ms. Dobbs stated that the city may have an opportunity to partner with the Northeast Texas Rural Rail District (NETEX) to help maintain the NETEX right of way within the City. Ms. Dobbs reported that NETEX proposed to reimburse the city's costs which would enable the city to take a more proactive approach. The consensus of the Council was for staff to bring back an interlocal agreement for maintaining the NETEX right of way within the city limits of Lavon.

## 9. WORK SESSION

### Capital Improvements Plan (CIP) - Discussion regarding the process, needs, elements, priorities and estimated costs of capital improvement programming.

City Engineer Mark Hill, Freeman Millican, LLC presented information regarding City Council and staff feedback pertaining to CIP prioritization factors and projects. Mr. Hill presented the prioritization factors and specific details regarding the projects, including the overall ranking of projects and rankings within the selected factors; Health & Safety, Strategic Plan Conformance, Legal Obligation, Available Funding, Operational Necessity and Timing/Location/Public Perception. The City Council expressed support for the information presented and directed Mr. Hill to continue Plan preparation. Rick Mann, 311 Private Rd 5397 inquired about the Lake Shadow drainage project and Mr. Hill offered to speak to him after the meeting. Pam Mundo, Executive Director, Lavon Economic Development Corporation requested to be included in design consideration for projects relating to the intersection at Geren, Main and SH 78. Mr. Hill estimated an update will be presented in April.

## 10. STAFF REPORTS

### A. Lavon Economic Development Corporation (LEDC) Annual Report- Ms. Mundo presented a report regarding the activities of the LEDC.

### B. Police Services – Police Chief Mike Jones presented reports regarding traffic stops, calls for service and call breakout information.

### C. Fire Services –Chief Anthony presented the call report and provided information regarding upcoming HazMat training, the EMS report and a donation of equipment from the Princeton Fire Department.

**D. Public Works** – Director of Public Works Sonny Mancias provided a report regarding general public works and street maintenance including mowing and trash collection and the sewer plant expansion. Mr. Mancias reported on the construction status of the wastewater treatment plant expansion, Crestridge Meadows, Lavon Farms, Traditions Phase 2, Presidents Rd. Bridge and LakePointe developments.

**E. Administration** – Ms. Dobbs referenced and offered to answer questions regarding the reports provided in the meeting packet including the Financial Outlooks; Building Permits Report; CWD Recycling Reports; Sales Tax Report and the TxDOT SH 205 Status Report.

**11. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.**

March 3, 2020 7 p.m. Regular City Council Meeting

**12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:41 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 3<sup>rd</sup> day of March 2020.

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Vicki Sanson  
Mayor

**ATTEST:**

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Kim Dobbs  
City Administrator/City Secretary



## CITY OF LAVON Agenda Brief

**MEETING: March 3, 2020**

**ITEM: 9 – A**

**Item:**

Open the public hearing that was continued from February 4, 2020 and announce that the applicant has withdrawn the application for a zoning change from Temporary Agricultural (A) to Planned Development – Mixed Use (PD-MU) zoning district for mixed uses consisting of single family residential with a density of 89 lots on 34 acres and retail uses on 25 acres described as Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2152129), southwest of the intersection of SH 78 and FM 6, Collin County, Texas, requested by Lavon 678 Development, LLC.

### Application Information

- Owner(s):** Lavon 678 Development, LLC
- Applicant:** Bryan Klein, ION Design Group LLC
- Location:** Southwest of the intersection of SH 78 and FM 6/Lake Road (CR 486) and east of and adjacent to Bently Farms
- Description:** Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2152129), (59 acres)
- Current Zoning:** Agricultural (A)
- Request:** Planned Development – Mixed Use (PD-MU) residential and commercial uses

### Background

On January 28, 2020, the Planning and Zoning Commission conducted a public hearing on the application and deferred action at the applicant's request. Because of the published and mailed notices, on February 4, 2020, the City Council opened and a public hearing on the application and continued it to March 3, 2020. **On February 13, 2020, the applicant withdrew the original November 12, 2019 application in order to submit a revised application.**

The February 13, 2020 application is currently undergoing staff review and is tentatively scheduled for public hearing and consideration on March 24, 2020. Notice of the public hearing will be published and posted and notices will be mailed to the owners of property located within 200 feet of the subject property.

No action is necessary.

- Attachments:**
1. Applicant Correspondence
  2. Location Exhibit

## Kim Dobbs

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**From:** Michele Gajkowski <michele.gajkowski@gmail.com>  
**Sent:** Thursday, February 13, 2020 4:44 PM  
**To:** Kim Dobbs; cconniecooper@cs.com; william  
**Subject:** Application for Zone Change  
**Attachments:** Lavon application.pdf

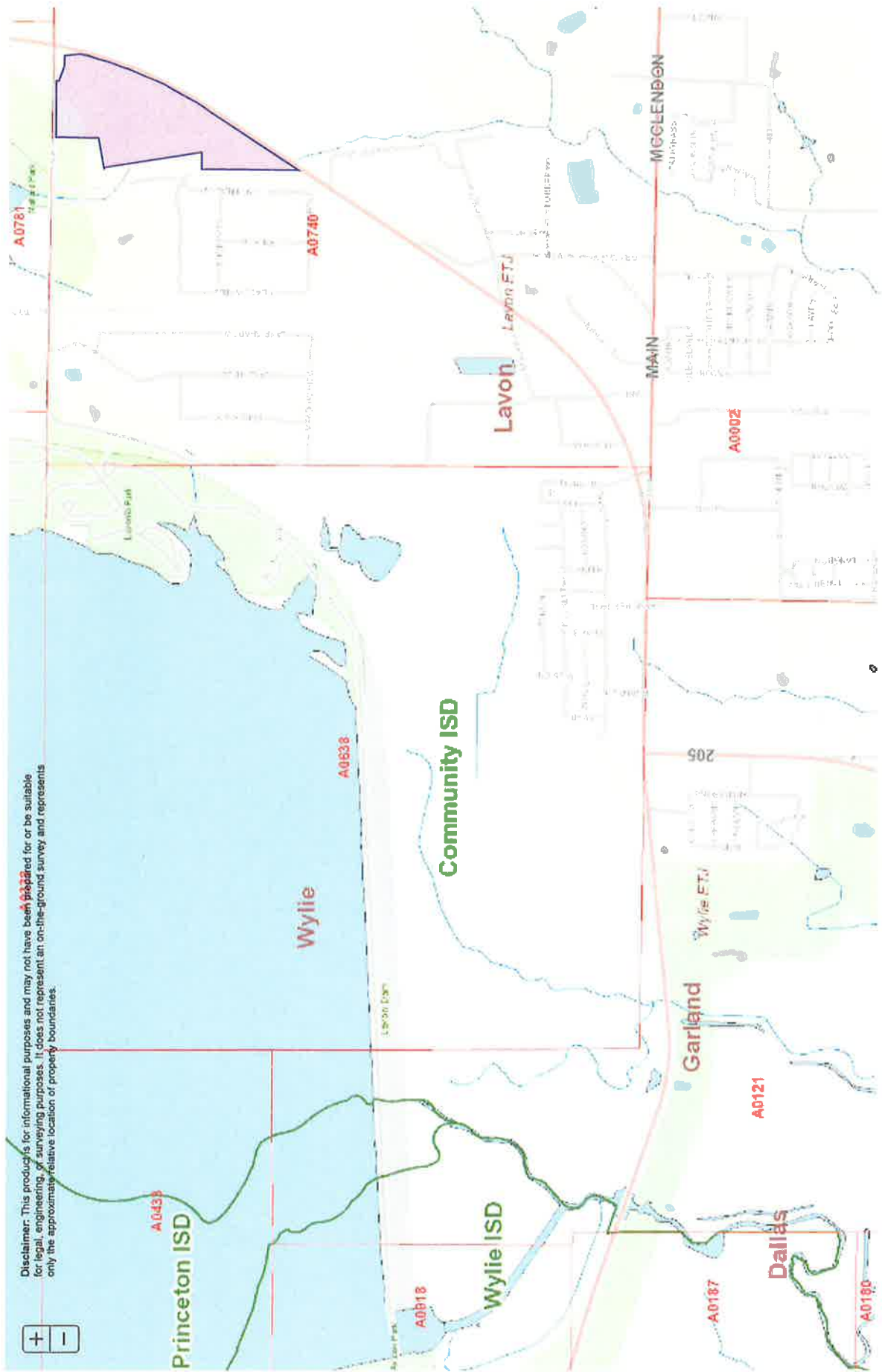
Good Afternoon,

After the Planning and Zoning Public Hearing on Jan 28, 2020 we decided that the best thing for the public would be to withdrawal the application that was sent in on November 12, 2019 and resubmit today February 13, 2020. Please see attached re-submission.

Thank You,

Michele Gajkowski  
Kingsbridge Construction LLC  
704.458.2085

**KINGSBRIDGE**  
C O N S T R U C T I O N





# CITY OF LAVON

## Agenda Brief

**MEETING:** March 3, 2020

**ITEM:** 9 – B

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**Item:**

Public hearing, discussion and action regarding the application for a conditional use permit to construct a 960 sq ft addition to existing accessory structures of 1320 sq ft, 317 sq ft greater than permitted at 720 Lake Vista Ln., Block B, Lot 9, Lakeridge Meadows, CCAD Property ID 2092067, Lavon, Collin County, Texas, requested by William A. Rinks.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request.

**Background:**

**Application Information**

**Owner(s):** William A. Rinks  
**Applicant:** William A. Rinks  
**Location:** 720 Lake Vista Ln.  
**Description:** Lakeridge Meadows, Block B, Lot 9  
Lavon, Collin County, TX; CCAD Property ID 2092067

**Current Zoning:** Single Family -1 (SF 1)

**Request:** Conditional Use Permit – Accessory Structure

**Request Details**

The applicant is seeking approval of a conditional use permit (CUP) for an addition to an existing accessory structure that does not conform to the SF 1 requirements of the zoning ordinance. The applicant advised that the proposed addition will be constructed in the same style and of the same materials as the existing structure. The proposed addition is located behind the existing main structure and will be screened from the front street view by the existing main structure.

**Code Excerpts:**

**CITY OF LAVON – ZONING ORDINANCE**

**9.1.4.3 ACCESSORY STRUCTURES**

B) Detached accessory buildings shall be subject to all of the following regulations, in addition to any other applicable regulations:

2) Lot coverage:

a) The combined floor area of all accessory buildings shall not exceed ten (10) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

C) Accessory Structure that do not conform to the requirements of [Section 9.1.4.3](#) may be permitted with a conditional use permit.

The applicant’s lot is 43,625 sq ft, slightly more than one acre. The maximum permitted lot coverage is 45% of the lot area or 19,631 sq ft, of which 10% is 1,963 sq feet. The current structures on the lot consist of a main structure, a metal building, carport and small storage shed. The main structure of 4,084 sq ft, including an enclosed garage, attached carport and patios/porches. 60% of the main structure is 2,450 square feet. Consequently, the permitted lot coverage of accessory structures is 1,963 sq ft.

The applicant has accessory structures of 1,320 sq ft total consisting of a metal building (720 sq ft), carport (600 sq ft) and an additional storage shed, 8x8, 64 sq ft that is proposed to be removed with the construction of the proposed addition. The proposed addition would bring the total area of the accessory structure to 2,280 sq ft. which is 317 sq ft larger than the total area permitted.

The applicant provided an alternative (Alternate B) in the application packet that would be permitted to help illustrate the difference between the requested and permitted structures.

***Staff Notes:***

**Planning and Zoning Commission Report**

**MOTION: RECOMMEND APPROVAL OF A CONDITIONAL USE PERMIT, SUBJECT TO REMOVAL OF THE EXISTING 8X8 STRUCTURE, TO CONSTRUCT A 960 SQ FT ADDITION TO EXISTING ACCESSORY STRUCTURES OF 1320 SQ FT, 317 SQ FT GREATER THAN PERMITTED AT 720 LAKE VISTA LN., BLOCK B, LOT 9, LAKERIDGE MEADOWS, CCAD PROPERTY ID 2092067, LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: SMITH

SECONDED: COKER

APPROVED: UNANIMOUS (Absent: Rosenquist, Tiegs)

On February 25, 2020, the Planning and Zoning Commission considered the application. A motion to recommend approval subject to the removal of the existing 8x8 structure was approved.

The requisite public hearing notice was posted, published and eight (8) neighbor notices were mailed to the owners of properties located within 200 feet of the applicant's property. Three (3) notices have been returned in favor of the request and no notices have been returned in opposition.

- Attachments:**
1. Proposed Ordinance
  2. Location Exhibits
  3. Application
  4. Neighbor Notices

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-03-01**

Conditional Use Permit – 720 Lake Vista Ln.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 9, ZONING ORDINANCE, OF THE CODE OF ORDINANCES, AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT TO APPLICANT WILLIAM A. RINKS FOR AN ADDITION TO AN EXISTING ACCESSORY BUILDING THAT WILL RESULT IN 2280 SQ. FT TOTAL AREA OF ACCESSORY STRUCTURES ON BLOCK B, LOT 9 OF THE LAKERIDGE MEADOWS ADDITION, (720 LAKE VISTA LN.); PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2000.00) DOLLARS AND THAT A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED ON EACH DAY OF VIOLATION; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a conditional use permit for an addition to a structure classified as an accessory structure has been requested by William A. Rinks, owner of the property described in Exhibit “A” in accordance with the conditions set forth in Exhibit “B” attached hereto; and

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Lavon, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Lavon, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Chapter 9, Zoning Ordinance of the City of Lavon Code of Ordinances be amended as follows:

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS THAT:**

**SECTION 1. Findings.**

It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

**SECTION 2. Authorization.**

That Chapter 9, Zoning Ordinance, of the City of Lavon Code of Ordinances as heretofore amended, and the same is hereby amended so as to grant a Conditional Use Permit in an SF-1, Single Family - 1 Zoning District on the property described in Exhibit “A” for an accessory structure as described in Exhibit “B.” That the above described property shall only be used in the manner and for the purpose provided for in the Zoning Code of the City of Lavon as heretofore amended by granting of this conditional use permit and as may be amended in the future.

**SECTION 3. Severability Clause.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4. Cumulative/Repealer Clause.**

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Lavon, Texas, whether codified or uncodified, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.

**SECTION 5. Penalty Clause.**

Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Lavon, Texas, shall be punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.

**SECTION 6. Savings Clause.**

Should any word, phrase, sentence or section contained herein be found to be invalid, such validity shall not affect any other portion of this ordinance.

**SECTION 7. Effective Date.**

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 3<sup>rd</sup> day of March 2020.

---

Vicki Sanson, Mayor

**ATTEST:**

---

Kim Dobbs, City Administrator/City Secretary

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-03-01**

**EXHIBIT A**

720 Lake Vista Ln.  
Lakeridge Meadows Addition, Block B, Lot 9

**EXHIBIT B**

- 1) Construction 960 square ft addition to existing accessory structures that results in total area of 2280 sq ft of accessory structures, screened from the front property view by the existing accessory and main structures
- 2) Removal of the 8X8 accessory structure

# Zoning Map

## CUP 720 Lake Vista Ln

### City of Lavon

Zoning Map  
SEPTEMBER 2019



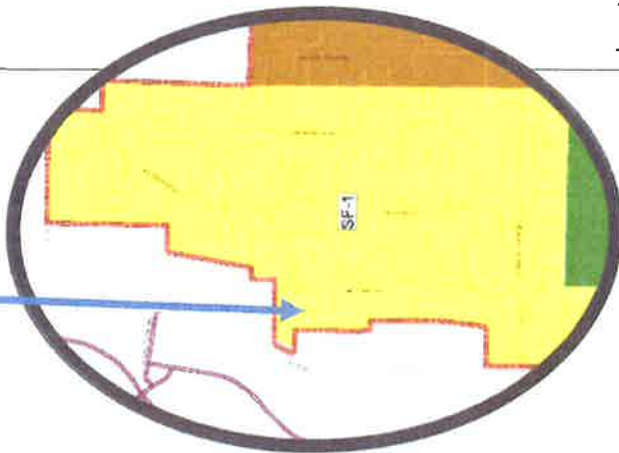
1 inch = 600 feet

#### Legend

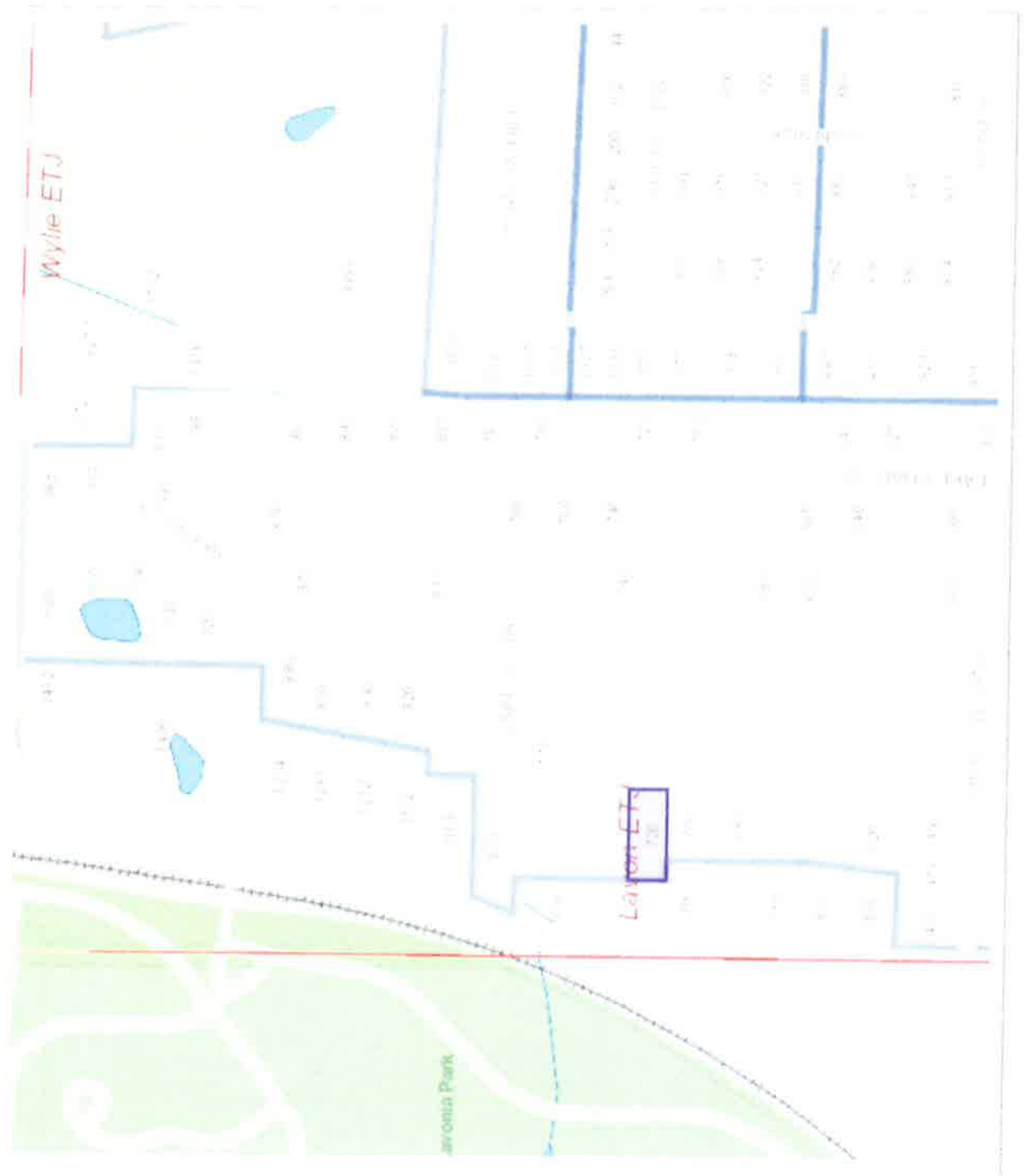
LAVON CITY LIMITS

#### ZONING

- AGRICULTURAL, A
- SINGLE FAMILY Y1, SF-1
- SINGLE FAMILY Y2, SF-2
- RETAIL, R
- PLANNED DEVELOPMENT - SINGLE FAMILY, PD-SF
- PLANNED DEVELOPMENT - MIXED USE, PD-MU
- PLANNED DEVELOPMENT - COMMERCIAL, PD-C
- PLANNED DEVELOPMENT, PD-B



# 720 Lake Vista – Location Exhibit



# 720 Lake Vista – Location Exhibit



**720 Lake Vista – Location Exhibit**



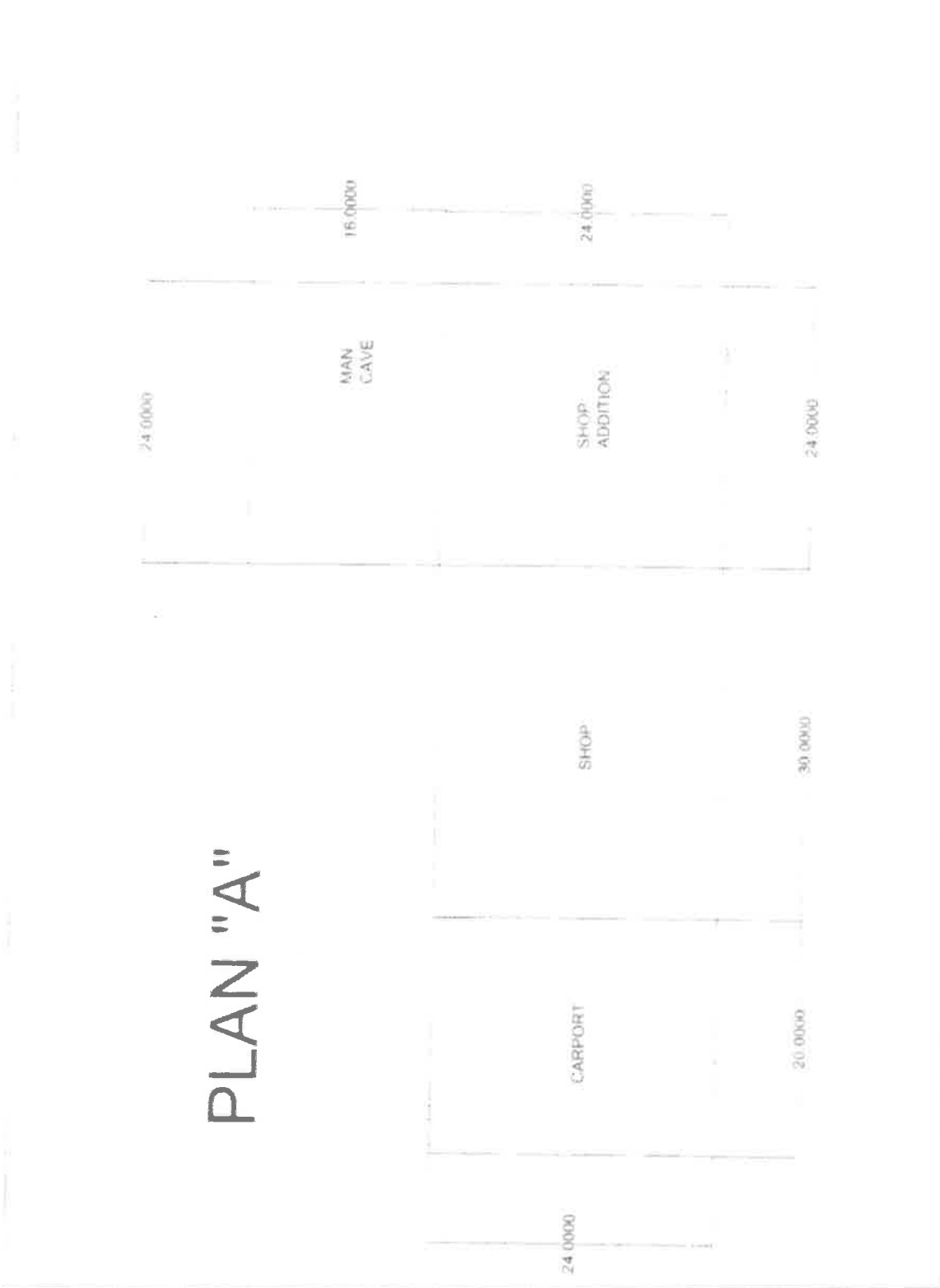
# 720 Lake Vista – Location Exhibit Street View



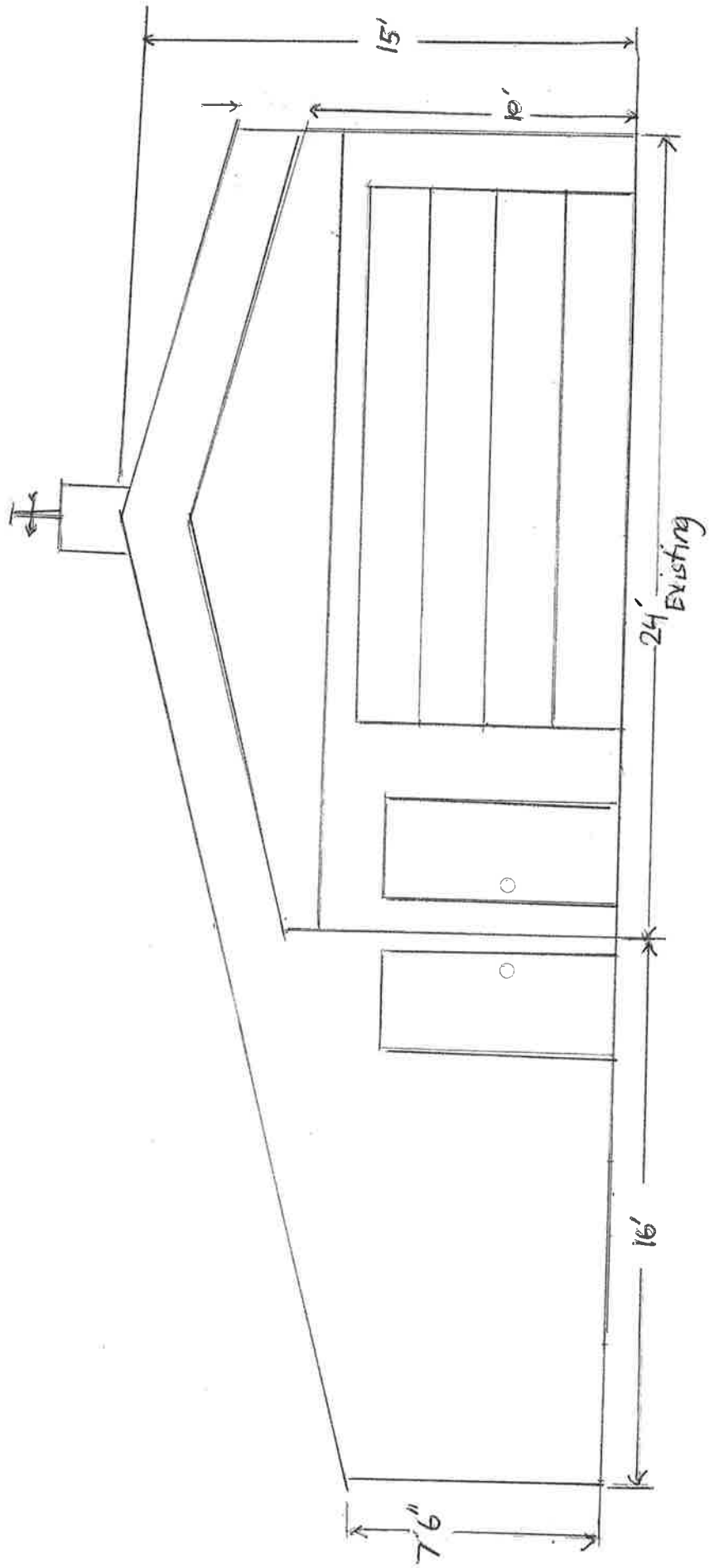


# Plan A – Rinks Shop Addition

## PLAN "A"



PLAN A  
RINKS SHOP ADDITION





# CITY OF LAVON

120 School Road, P.O. Box 340, Lavon, TX 75166

(972) 843-4220

[cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org)

## APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

William A. Rinks  
Applicant Name

1/21/2020  
Date

Representative, Agent or Owner

469-571-~~5~~025  
Phone

Company

billys1971chevy@gmail.com  
Email address

720 Lake Vista LN  
Street

Lavon TX 75166  
City, State, Zip

Same.  
Address and Location of Property

Legal Description of Property

Existing Zoning: \_\_\_\_\_

**REASON FOR REQUEST** (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

Adding on the existing shop. see prints.  
This is to get approval for Plan "A".

Signature of Applicant or Representative: William A. Rinks

For Office Use Only

Date Received: \_\_\_\_\_ Date Paid: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Next P & Z Meeting: \_\_\_\_\_ Next City Council Meeting: \_\_\_\_\_

RECEIVED  
JAN 24 2020  
CITY OF LAVON

Dear City of Lavon

We bought our house in 2003 (New) and built a shop (24X30) in 2005, I believe, with the vision of expanding that shop someday. Now that I have decided to expand, I have learned of a new code for building versus Land percentage.

The addition I am wanting (24X40) is a little over 300 SqFt, too large I'm told. So, I am wanting this conditional permit to build the building that I want and need (Plan "A"). With this addition I will be able to get rid of an 8x8 outbuilding that I will no longer need. This will also allow me to have all projects inside. I have attached drawings and renderings of both the bigger building (Plan "A") I want and what I can do without a conditional permit (Plan "B"). From the street you will not be able to see either addition as it will be on the back of the shop, hidden also by my house. Only two neighbors would be able to see the difference if they looked closely. The additions are very similar in scope.

With the bigger addition the shop would come in at 1680sqft inside. I have personal friends in the neighborhood and several other properties I know of that have larger buildings, most by 600 sqft. or more and are not hidden like this addition will be.

Please see drawings and renderings. The Plan A is the bigger building I am wanting. Plan B is the allowed plan I can do without conditional permit.

Many thanks for your consideration in this matter.

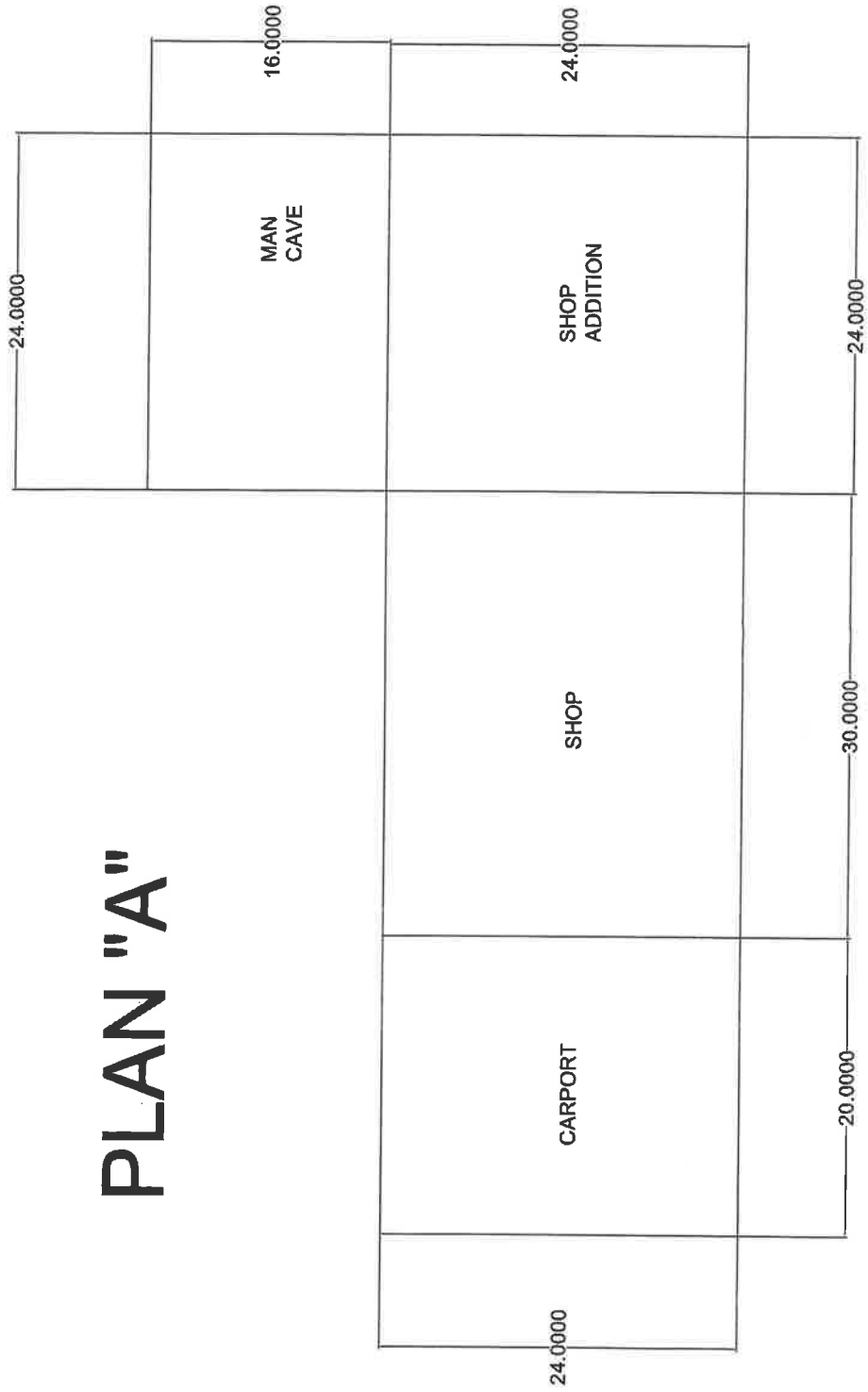
Best Regards and Happy New Year.

Billy and Molly Rinks

RECEIVED  
JAN 24 2020  
CITY OF LAVON

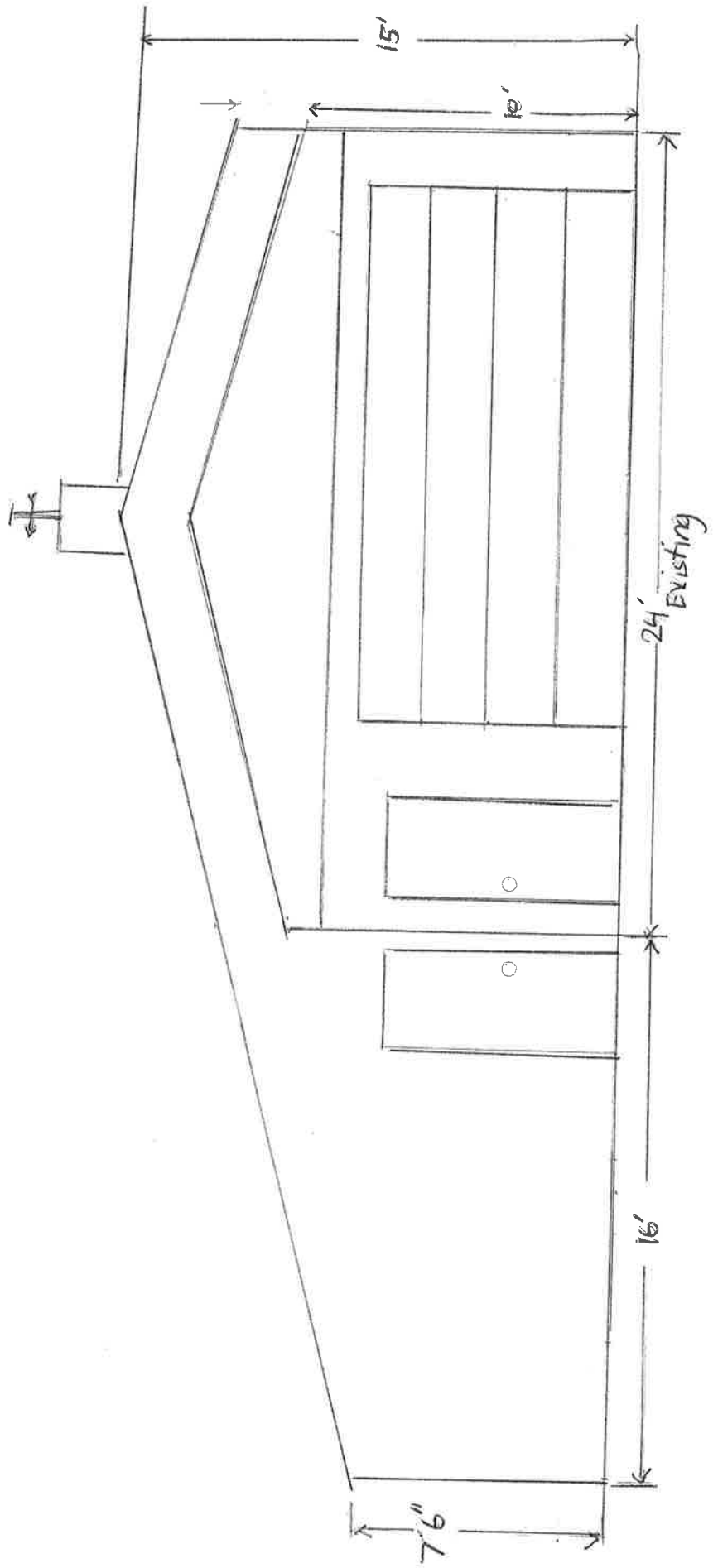


# PLAN "A"

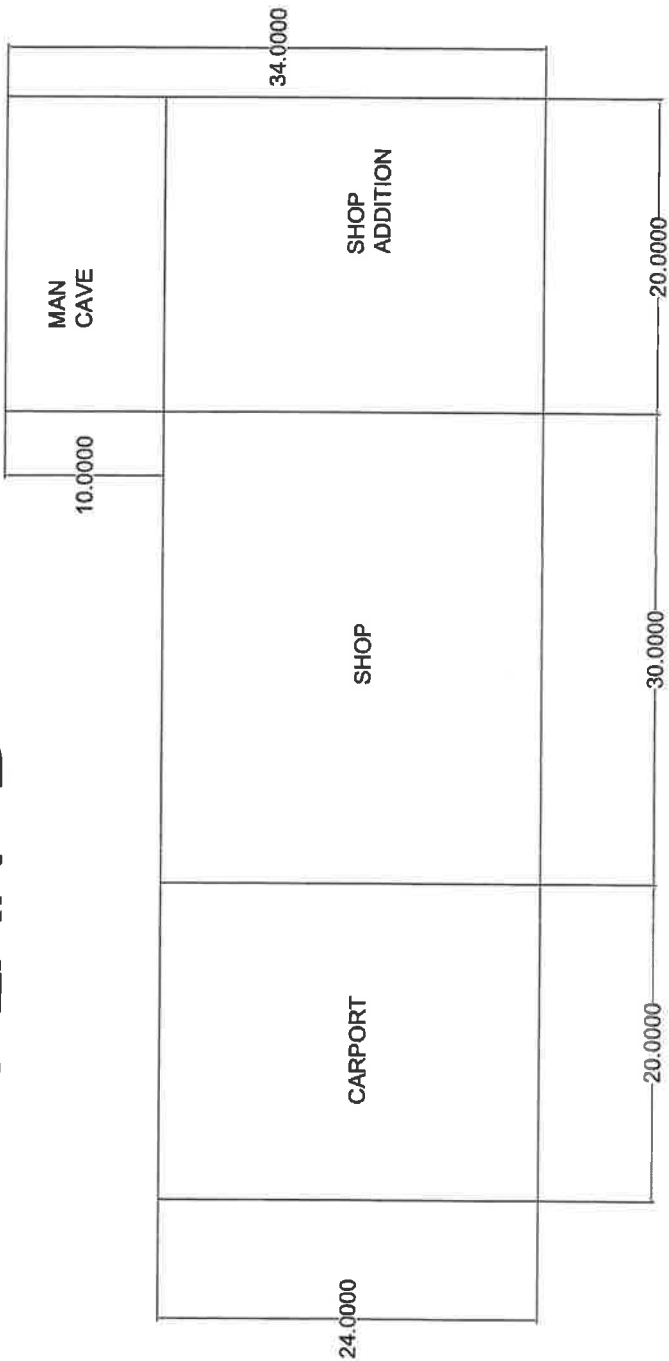


# PLAN A

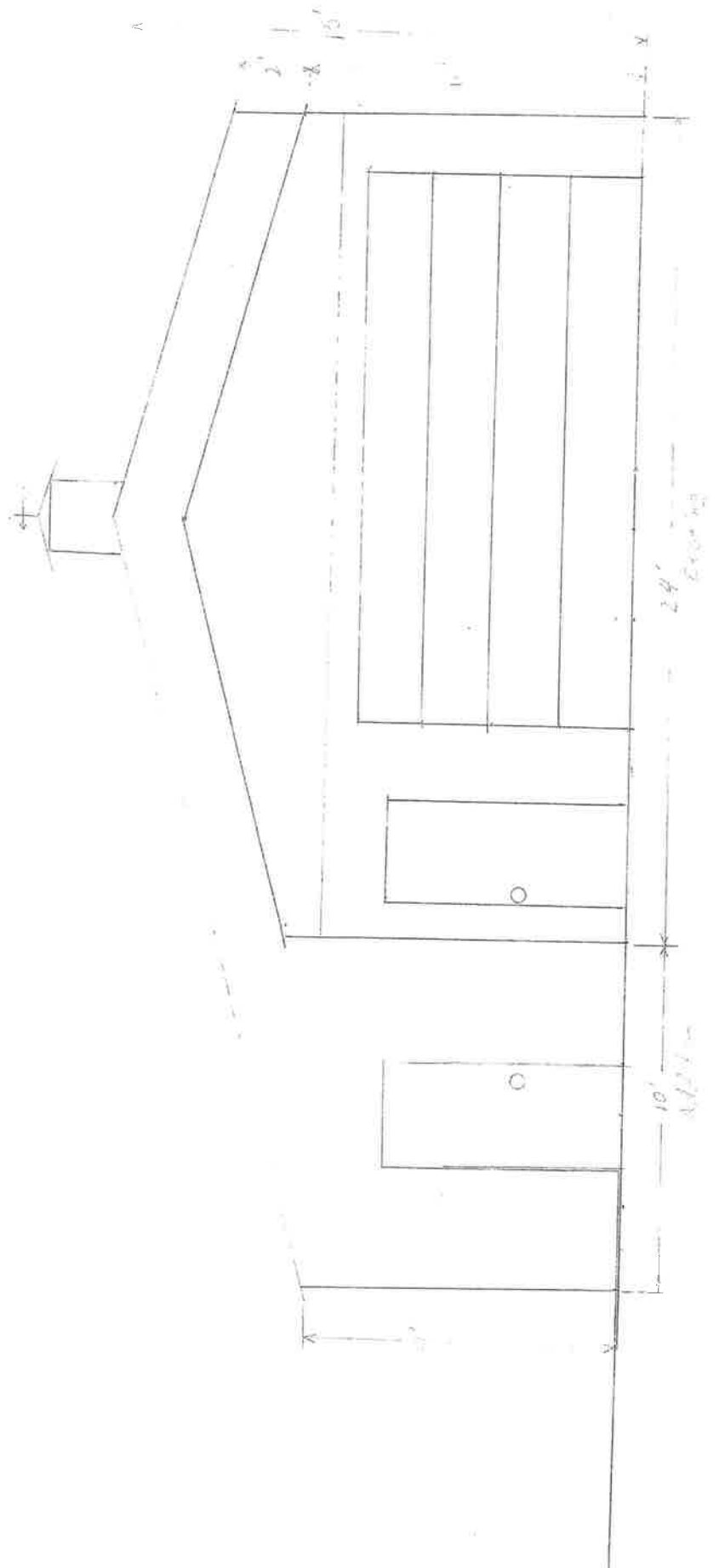
## RINKS SHOP ADDITION



# PLAN "B"



PLAN D  
RINAS SHOP ADDITION



### **Total Square foot allowed for Accessory Structures at 720 Lake Vista Lane**

1. The combined area of all accessory buildings shall not exceed 10% of lot coverage or 60% of the primary structure, whichever is less.
2. 60% of under roof of main structure = 2450 Square Feet
3. 10% of total allowable coverage for accessory structures = 1963.13 Square Feet
4. Current size of accessory structures to include metal building (720) on property and detached carport (600) 720 Sq. Ft + 600 Sq. Ft = 1320 Sq. Feet
5. Proposed extension 960 Sq. Ft for a total of 960 + 1320 = 2280 Sq. Feet leaving approximately 317 Sq. Feet over current Zoning Ordinance.

**CUP Letters for 720 Lake Vista Lane**

<b>Name</b>	<b>Mailing Address</b>	<b>City</b>	<b>State Zip</b>	<b>Physical Add</b>	<b>City</b>	<b>State Zip</b>	<b>Abstract Lot</b>
William & Molly Rinks	720 Lake Vista Lane	Lavon,	TX 75166	Same	Lavon	TX, 75166	Lakeridge Meadow, Blk B, Lot 9
Donnie L. Williams	986 Lake Road	Lavon,	TX 75166	Same	Lavon	TX, 75166	Abs A0740 S M Rainer Survey, Sheet 1, Tract 68, 1.193 Acres
James & Bernice Deerman	956 Lake Road	Lavon,	TX 75166	Same	Lavon	TX, 75166	Abs A0740 S M Rainer Survey, Sheet 1, Tract 141, 1.1293 Acres
Scott & Kimberly Frisbie	740 Lake Vista Lane	Lavon,	TX 75166	Same	Lavon	TX, 75166	Lakeridge Meadows, Blk B, Lot 10
Cheyl Campbell & Peter Benniger	700 Lake Vista Lane	Lavon,	TX 75166	Same	Lavon	TX, 75166	Lakeridge Meadows, Blk B, Lot 8
Dean Shayna	745 Lake Vista Lane	Lavon,	TX 75166	Same	Lavon	TX, 75166	Lakeridge Meadows, Blk C, Lot 9
Claude & Cynthia Michael	725 Lake Vista Lane	Lavon,	TX 75166	Same	Lavon	TX, 75166	Lakeridge Meadows, Blk C Lot 8
Kathleen Salisbury	705 Lake Vista Lane	Lavon,	TX 75166	Same	Lavon	TX, 75166	Lakeridge Meadows, Blk C, Lot 7

**Kim Dobbs**

---

**From:** 69 Stang <dgaawilli@gmail.com>  
**Sent:** Thursday, February 13, 2020 10:18 AM  
**To:** cityhall  
**Subject:** application of William Rinks

I am in favor of the request.

Donnie Williams

*986 Lake Rd.*

RECEIVED  
FEB 13 2020  
CITY OF LAVON



**CITY OF LAVON, TEXAS  
NOTICE OF PUBLIC HEARINGS BEFORE THE  
PLANNING AND ZONING COMMISSION  
AND THE CITY COUNCIL**

Notice is hereby given that the **Planning and Zoning Commission** will hold a public hearing at the meeting starting at 7:00 PM, Tuesday, **February 25, 2020** at Lavon City Hall, 120 School Rd. Further notice is given that a second public hearing is scheduled where the request and the recommendation of the Planning and Zoning Commission will be considered by the **City Council** at a meeting starting at 7:00 PM, Tuesday, **March 3, 2020** at Lavon City Hall.

**Request:** At such times and place, the Commission and the Council will consider testimony and act on the application of William Rinks for a conditional use permit to construct a 960 sq ft addition to existing accessory structures of 1320 sq ft, 317 sq ft greater than permitted.

**Property Description:** 720 Lake Vista Ln., Block B, Lot 9, Lakeridge Meadows  
CCAD Property ID 2092067, Lavon, Collin County, Texas.

Information regarding the request may be obtained at [cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org) or at 972-843-4220. You are receiving this notice because the subject property is located within 200 feet of your property. A public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

**Check one:**     I am in favor of the request.     I am opposed to the request.

Reasons: (attach separate sheet(s) as needed)

I BELIEVE MR RINKS SHOULD BE ALLOWED TO PROCEED WITH HIS EXPANSION AS HIS NEW STRUCTURE WILL STILL BE SMALLER THAN SEVERAL OTHERS IN THE NEIGHBORHOOD.

Signature: Claude Michael

Name (printed): CLAUDE MICHAEL

Address: 725 LAKE VISTA LN ; LAVON 75166

Phone/Email Address (optional): 469.338.6081 / CEMICHAEL64@GMAIL.COM

*You may return this form to:*    City of Lavon  
P.O. Box 340  
Lavon, Texas 75166  
or email [CityHall@cityoflavon.org](mailto:CityHall@cityoflavon.org)

**RECEIVED**  
**FEB 20 2020**  
**CITY OF LAVON**



**CITY OF LAVON, TEXAS  
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*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

**Check one:**  I am **in favor** of the request.       I am **opposed** to the request.

Reasons: (attach separate sheet(s) as needed)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature: Kathleen Salisbury

Name (printed): KATHLEEN SALISBURY

Address: 705 Lake Vista LN

Phone/Email Address (optional): 972-824-6618

*You may return this form to:*      **City of Lavon**  
P.O. Box 340  
Lavon, Texas 75166  
or email [CityHall@cityoflavon.org](mailto:CityHall@cityoflavon.org)

**RECEIVED**  
**FEB 20 2020**  
**CITY OF LAVON**



# CITY OF LAVON

## Agenda Brief

**MEETING:** March 3, 2020

**ITEM:** 9 – C

---

**Item:**

Discussion and action regarding establishing a curfew for minors and parental responsibility; setting the hours of curfew for minors; providing for affirmative defenses to prosecution; providing a penalty not to exceed five hundred dollars (\$500.00) for each offense; providing severability and providing an effective date.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request.

**Background:**

In August 2016, the City Council updated and renewed the juvenile curfew allowed state law. The law provides that the ordinance expires if not continued within three years. The proposed ordinance re-establishes the juvenile curfew as previously enacted and with no changes.

**Code Excerpts:**

**TEXAS LOCAL GOVERNMENT CODE**

**370.002 REVIEW OF JUVENILE CURFEW ORDER OR ORDINANCE**

Sec. 370.002. (a) Before the third anniversary of the date of adoption of a juvenile curfew ordinance by a general-law municipality or a home-rule municipality or an order of a county commissioners court, and every third year thereafter, the governing body of the general-law municipality or home-rule municipality or the commissioners court of the county shall:

- (1) review the ordinance or order's effects on the community and on problems the ordinance or order was intended to remedy;
- (2) conduct public hearings on the need to continue the ordinance or order; and
- (3) abolish, continue, or modify the ordinance or order.

(b) Failure to act in accordance with Subsections (a)(1)-(3) shall cause the ordinance or order to expire.

The proposed ordinance provides an important tool for law enforcement officers. The Police Department reports that warnings are employed to gain voluntary compliance and that no tickets have been written for curfew violations since August 2019.

As set forth in the state law, two public hearings will be scheduled to gather public input on the proposed curfew. The first public hearing is set for March 3 and the subsequent hearing may be called by the City Council.

**Financial Implications:**

There is no proposed change in policy or procedure that results in a financial impact.

***Staff Notes:***

The City Attorney has reviewed and approved the form of the proposed ordinance. Approval is recommended.

**Attachments:**            1. Proposed Ordinance

**CITY OF LAVON, TEXAS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF LAVON, TEXAS, RENEWING AND ESTABLISHING, AS PREVIOUSLY ESTABLISHED BY ORDINANCE NO. 2016-08-01, A CURFEW FOR MINORS AND PARENTAL RESPONSIBILITY; SETTING THE HOURS OF CURFEW FOR MINORS; PROVIDING FOR AFFIRMATIVE DEFENSES TO PROSECUTION; PROVIDING A PENALTY NOT TO EXCEED FIVE HUNDRED DOLLARS (\$500.00) FOR EACH OFFENSE; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Lavon (the “City Council”) has deliberated the issues regarding the activity and safety of minors in the City of Lavon during curfew hours defined herein; and

**WHEREAS**, the City Council has considered the effect that a curfew might have on the community and on problems such as criminal activity and mischief caused by minors during the curfew hours that this ordinance is intended to remedy; and

**WHEREAS**, the City Council finds that adoption of this Juvenile Curfew Ordinance is in the best interest of the City and that this ordinance will promote and provide for the health, safety and welfare of the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

**SECTION 1.** All matters stated in the preamble are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

**SECTION 2.** The Code of Ordinances of the City of Lavon is hereby amended to renew and establish the Juvenile Curfew as previously codified in Chapter 8 Offenses and Additional Provisions, Division 2. Curfew attached hereto as Exhibit “A”.

**SECTION 3.**           **Severability Clause.**

It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

**SECTION 4.**           **Cumulative Clause.**

This ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**SECTION 5. Public Meeting.**

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

**SECTION 6. Effective Date.**

This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

\_\_\_\_\_  
Vicki Sanson, Mayor

**ATTEST:**

\_\_\_\_\_  
Kim Dobbs, City Administrator/City Secretary

ORDINANCE No. \_\_\_\_\_

EXHIBIT A

Division 2. Curfew

Sec. 8.02.031 Definitions

All definitions contained within this division are for the purpose of this division only and shall have no impact on any other rule, law or ordinance unless referenced directly within said rule, law or ordinance.

Adult means any person seventeen years of age or older.

Business operator means any employee, individual, firm, associate, partnership or corporation engaged in or responsible for operating, conducting business or managing any business or establishment.

Curfew or curfew hours means those hours between 11:00 p.m. and 6:00 a.m. inclusive.

Emergency means an unforeseen combination of circumstances or the resulting state that calls for immediate action. The term includes, but is not limited to, a fire, a natural disaster, an automobile accident, or any situation requiring immediate action to prevent serious bodily injury or loss of life.

Establishment means any privately owned place of business operated for a profit to which the public is invited, including but not limited to any place of amusement or entertainment.

Guardian means:

- (1) A person who is the natural guardian of the minor;
- (2) A person who, under court order, is the guardian of the person of a minor; or
- (3) A public or private agency with whom a minor has been placed by a court.

Minor means any person less than seventeen (17) years of age who has not had the disabilities of minority removed in accordance with chapter 31 of the Texas Family Code or who is not legally married at the time.

Operator means any individual, employee, firm, association, partnership, or corporation engaged in, operating, managing or conducting any establishment. The term includes the members or partners of an association or partnership and the officers of a corporation.

Parent means a person who is:

- (1) A natural parent, adoptive parent, or step-parent of another person;
- (2) A person being at least 18 years of age and having written authorization from a parent or guardian to provide for the care and custody of a minor.

Public place means any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, highways, and the common areas of schools, hospitals, apartment

houses, office buildings, transport facilities, and shops.

Remain means to linger, stay or fail to leave premises when requested to do so by a peace officer or the owner, operator, or other person in control of the premises.

Serious bodily injury means bodily injury that creates a substantial risk of death, serious permanent disfigurement or protracted loss or impairment of the function of any bodily member or organ.

(Ordinance 2016-08-01, sec. 2, adopted 8/2/16)

**Sec. 8.02.032 Offenses**

(a) Violation by minor. A minor commits an offense if the minor remains in any public place or on the premises of any establishment within the city during curfew hours.

(b) Violation by parent or guardian. A parent or guardian of a minor commits an offense if the parent or guardian knowingly permits, or by insufficient control allows, the minor to remain in any public place or on the premises of any establishment within the city during curfew hours.

(c) Contributing to the neglect or delinquency of minor. A parent, guardian or other person having the care, custody or control of a minor commits an offense if, by any act or omission, or by lack of supervision and control over such minor, such person encourages, contributes toward, causes or tends to cause the minor to become neglected or delinquent.

(d) Violation by owner, operator or employee of establishment. The owner, operator, or any employee of an establishment commits an offense if such person knowingly allows a minor to remain upon the premises of the establishment during curfew hours.

(Ordinance 2016-08-01, sec. 3, adopted 8/2/16)

**Sec. 8.02.033 Penalty**

(a) A person who violates section 8.02.032(a) of this article is guilty of a misdemeanor, and upon conviction in the municipal court of the city shall be deemed guilty of a class C misdemeanor punishable by a fine of not more than two hundred fifty dollars (\$250.00) for each offense. Each day or part of day during which the violation is committed, continued, or permitted shall be considered a separate offense.

(b) Each minor upon the premises of any establishment constitutes a separate violation under section 8.02.032 of this article and shall result in a separate fine.

(c) Any child taken into custody for a violation of this article shall be held in accordance with article 45.059, Texas Code of Criminal Procedure.

(d) When required by section 51.08 of the Texas Family Code, as amended, the municipal court of the city shall waive original jurisdiction over a minor who violates section 8.02.032(a) and shall refer the minor to a juvenile court.

(e) Any person who violates section 8.02.032(b) to (d) of this article is guilty of a misdemeanor, and upon conviction in the municipal court of the city shall be deemed guilty of a class C misdemeanor punishable by a fine of not more than five hundred dollars (\$500.00) for each offense. Each day or part of day during which the violation is committed, continued, or permitted shall be considered a separate offense.

(Ordinance 2016-08-01, sec. 4, adopted 8/2/16)

**Sec. 8.02.034 Affirmative defenses**

(a) It is an affirmative defense to prosecution under section 8.02.032(a), (b), and (c) of this article that:

(1) The minor was accompanied by his/her parent or legal guardian;

(2) The minor was accompanied by an adult approved by the minor's parent;

(3) The minor was attending, going to or returning from, without stop or detour and using the most direct route, any school, religious or other activity supervised by adults and sanctioned by a government, civic or church entity that takes responsibility for the minor;

(4) The minor was on an emergency errand;

(5) The minor was engaged in lawful employment activity or going to or returning from, without stop or detour and using the most direct route, any lawful employment; or

(6) The minor is married or had been married or had disabilities or minority removed in accordance with Texas Family Code chapter 31.

(b) It is an affirmative defense to prosecution under section 8.02.032(d) of this article that:

(1) The business operator notified the police department that the minor was present during curfew hours and refused to leave;

(2) The business operator was unaware of the presence of the minor and assisted the police in identifying the minor; or

(3) The minor is an employee of the establishment, is actually engaged in duties ~~related~~ to that employment and is receiving payment for the activity.

(Ordinance 2016-08-01, sec. 5, adopted 8/2/16)

**Sec. 8.02.035 Review of regulations**

Before the third anniversary of the date of adoption of this article and every third year thereafter, the city council shall review the effects of this article on the community and determine whether to abolish, continue or modify this article. Two public hearings shall be conducted to consider public comments.  
(Ordinance 2016-08-01, sec. 6, adopted 8/2/16)



# CITY OF LAVON

## Agenda Brief

**MEETING:** March 3, 2020

**ITEM:** 9 - D

---

**Item:**

Discussion regarding an update to the Personnel Policies and Procedures.

**Background:**

A ~~General~~ Policy Statement dated March 19, 2013 currently serves as the Personnel Manual for city employees. Prior to 2016, a City Council and staff subcommittee began work on a revised policy document. The subcommittee reviewed several peer cities' policy documents. Using the framework developed by the subcommittee, the staff has prepared a draft update to the policies and procedures. A consulting human resource professional and the City Attorney have reviewed the draft and recommend approval.

In November 2019, the City Council approved updated policies for On Call Pay and Leave Accrual. These policies are incorporated as adopted into the draft policies and procedures. The draft does not contain any major changes to the current policy document. A broader scope of policy matters is covered in the draft than is included in the current policy.

The draft policies and procedures will be distributed to the City Council at the meeting. No action is scheduled to allow the City Council time to review and comment on the draft document. Action will be scheduled at a future meeting at the direction of the City Council.

**Attachments:** DRAFT Personnel Policies and Procedures – Table of Contents



## PERSONNEL POLICIES AND PROCEDURES

March 3, 2020

EFFECTIVE \_\_\_\_\_

## **TABLE OF CONTENTS**

### **Section 1 – INTRODUCTION AND KEY POLICIES**

- 1.01 Authority
- 1.02 Purpose and Objectives
- 1.03 Severability
- 1.04 Applicability of Personnel Policies
- 1.05 Dissemination of Personnel Policies
- 1.06 Departmental Rules/Policies
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- 2.03 HIPAA Privacy Regulations
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- 3.04 Employment Categories
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- 3.13 Physical Standards
- 3.14 Americans with Disabilities Policy
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  - B. Administrative Procedures – How to Request an Accommodation
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  - C. Reasonable Accommodation
- 3.16 Selection
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- B. Governing Body Authority
- 3.17 Orientation and Training
- 3.18 Introductory Period
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- 3.21 Promotions
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- 5.04 Work During Recognized Holidays
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- 6.02 Pension/Retirement Plan
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- 7.09 Solicitation of Funds for Non-City Organizations
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- 7.11 Use of City Property/Vehicle
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## **CITY OF LAVON**

### **Agenda Brief**

**MEETING:** March 3, 2020

**ITEM:** 9 - E

---

**Item:**

Discussion and action regarding board and commission appointments – Lavon Economic Development Corporation Board of Directors, Planning and Zoning Commission and Parks and Recreation Board.

**Background:**

In addition to the elected City Council, several appointed boards and commissions provide invaluable contributions to the City through their service. The members of these boards are appointed by the City Council for specific terms of service.

Openings presently exist on the Lavon Economic Development Corporation Board of Directors, Planning and Zoning Commission and Parks and Recreation Board.

**Attachments:** Spreadsheet – Boards & Commissions  
Volunteer Application(s)

## City of Lavon Boards & Commissions

March 2020

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
<b>City Council Members</b>				Elected
Mayor	6/19/2018	Vicki Sanson	11/2021	
Place One	6/19/2018	John Kell	11/2020	
Place Two	11/7/2017	Mike Cook	11/2021	
Place Three	11/21/2016	Kay Wright	11/2020	
Place Four	1/15/2019	Ted Dill	11/2021	
Place Five	11/21/2016	Mindi Serkland	11/2020	
<b>Economic Development Corp Board of Dir - Type B</b>				7 members; 4 CC/staff; county resident
Place 1, Chair	3/1/2009	Kay Wright	7/15/2020	
Place 2	7/17/2018	Manzelle Williams	7/15/2021	
Place 3	9/19/2017	Vicki Sanson	7/15/2020	
Place 4	7/16/2019	Rachel Dumas	7/15/2021	
Place 5	9/17/2019	Joe Serpette	7/15/2020	
Place 6	7/18/2017	John Kell	7/15/2021	
Place 7			7/15/2020	<i>formerly D. Piekarski</i>
<b>Planning &amp; Zoning Commission</b>				5 members, residency req
Seat 1			6/1/2021	<i>formerly B. Tiegs</i>
Seat 2	7/19/2016	Deborah Nabors	6/1/2020	
Seat 3	9/6/2016	Cynthia Coker	6/1/2021	
Seat 4	7/16/2019	Michael Smith	6/1/2020	
Seat 5, Chair	8/16/2011	David Rosenquist	6/1/2021	
	ex officio	Vicki Sanson	6/1/2021	<i>Council Liaison</i>
<b>Parks &amp; Recreation Board</b>				5 members, CC liaison; residency req
Seat 1	4/17/2012	Mike Gulino	1/1/2021	
Seat 2	1/16/2018	Kelly Turk	1/1/2022	
Seat 3	7/16/2019	Leon Marshall	1/1/2021	
Seat 4, Chair			1/1/2022	<i>formerly B. Tiegs</i>
Seat 5 - Council	11/6/2018	Mindi Serkland	1/1/2021	<i>Council Liaison</i>
Alternate	12/3/2019	Joe Serpette	1/1/2022	
<b>TIF (TIRZ #1)</b>				5 members, Mayor appt; Council consent
Seat 1	11/19/2019	John Kell	11/2020	
Seat 2	11/19/2019	Mike Cook	11/2021	
Seat 3	11/19/2019	Kay Wright	11/2020	
Seat 4	11/19/2019	Ted Dill	11/2021	
Seat 5	11/19/2019	Mindi Serkland	11/2020	
<b>IFC Building Board of Appeals</b>				8 members
Seat 1	9/18/2018	Joe Wetzal	9/1/2020	
Seat 2	9/18/2018	Tom Paroski	9/1/2021	
Seat 3	9/18/2018	Jeff Donaldson	9/1/2020	
Seat 4	9/18/2018	Paul Slay	9/1/2021	
Seat 5	9/18/2018	Derek Hanson	9/1/2020	
Seat 6	9/18/2018	Micki Hollien	9/1/2021	
Seat 7	9/18/2018	Richard Hollien	9/1/2020	
Seat 8, Chair	7/16/2019	Jason Browning	---	Fire Marshal - Ex Officio
<b>LVFD Board of Directors</b>				3 members
Seat 1	6/19/2018	Mindi Serkland	6/19/2020	
Seat 2	6/19/2018	Mike Jones	6/19/2021	
Seat 3	6/19/2018	Kelly Turk	6/19/2020	



**CITY OF LAVON  
BOARD OF ADJUSTMENT  
Agenda Brief**

**MEETING: March 3, 2020**

**ITEM: 10**

**Item:**

**BOARD OF ADJUSTMENT**

*In accordance with the Texas Local Government Code, Section 211.008 (g) and Section 9.1.11.1 (C))(3) of the Code of Ordinances, the Lavon City Council will act as the Board of Adjustment to consider and act on a request for a variance from the Zoning Ordinance.*

Public hearing, discussion and action regarding the application of Michael and Marie Smith for a variance to the area requirements of Planned Development Ordinance No. **2004-09-05**, Section 3.6.1.4, Rear Yard Setback that provides for a minimum building setback of three feet (3') for an accessory structure to allow a pad site near the property line and a structure placed within one foot (1') of the property line on Block A, Lot 32, Traditions at Grand Heritage (Collin CAD# 2743451) at 649 Weston Way, Lavon, TX.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request.

**Background:**

Owner(s): Michael J. and Marie L. Smith  
Applicant: Michael J. and Marie L. Smith  
Location: 649 Weston Way, Lavon, TX  
Property Description: Traditions at Grand Heritage, Block A, Lot 31  
(Collin CAD#2743451) City of Lavon, Collin County, Texas  
Current Zoning: Planned Development – PD District  
Request: Variance to rear yard setback for an accessory structure

The applicant has submitted an application for a variance of the rear yard setback requirements to permit the placement of a pad site near the property line and an accessory structure within one foot (1 ft) of the property line. The Planned Development regulations provide for a three-foot (3 ft) setback for accessory structures.

The applicant advised that the reason for proposing to place the building in the setback is to avoid interference with the grading plan of the lot and the drainage pattern around the main

structure. The applicant provided an approval letter from the Home Owner’s Association and photographs of similarly situated structures in the neighborhood.

**Code Excerpt:**

**Lavon Code of Ordinances – Zoning Ordinance**

**Ordinance No. 2004-09-05 – Planned Development – Grand Heritage**

**Section 3.6 SETBACK FOR FRONT, REAR AND SIDE YARDS**

3.6.1.2. Rear Yard. The minimum rear yard setbacks are established by the tables in Section 3.6.1.4. Except as otherwise provided in this paragraph, required rear yards must be open and unobstructed. Fences, landscaping, retaining walls, and lighting may be located in the required rear yard setback. The rear yard setback is measured from the rear lot line.

**3.6.1.4 Setback Standards**

For accessory structures, the table indicates the minimum setback for a rear yard is three feet (3’).

**3.6.1.4. Setback Standards. All measurements are in feet.**

Setback and Separation Standards for Residential Structures	
Standards	Dimension
<b>Minimum Building Setbacks</b>	
<b>Front Yard</b>	
Front Entry	20
Rear Entry	20
Non-Habitable Projections	8
<b>Side Yard Adjacent to Street</b>	
Habitable Area	5 feet
Non-Habitable Projections	5
Garage Opening – Side Entry	20
Accessory Structure	3
<b>Side Yard Adjacent to Alley</b>	
Habitable Area	5 feet
Non-Habitable Projections	5 feet
Garage Opening – Side Entry	20
Accessory Structure	3
<b>Interior Side Yard</b>	
Habitable Area	5 feet for sides not attached to another unit
Non-Habitable Projections	Three (3) feet for sides not attached to another unit. If each dwelling unit in a duplex is located on a separate platted lot, the side yard shall be zero on the side of the lot on which the two dwelling units are attached, 3 feet for all other single family and duplex uses.
Accessory Structure	3
<b>Rear Yard</b>	
Habitable Area	5 feet for sides not attached to another unit
Non-Habitable Projections	8
Garage Opening – Rear Entry	20
Accessory Structure	3
Minimum Building Separation	If three or more units are attached, that series of attached units shall be located a minimum of 20 feet from all other single family and duplex uses; NA for all other single family and duplex uses.

Non-habitable projections exclude architectural features such as porches, steps, stoops, eaves, chimneys, lighting and awnings.

3.6.2.5. Accessory Buildings. The minimum setback requirements set forth in this Section apply to accessory buildings.

The requisite public hearing notice was posted, published and eighteen (18) neighbor notices were mailed to the owners of properties located within 200 feet of the applicant's property. No notices have been returned in favor of or opposition to the request.

**Attachments:** Board of Adjustment Process Sheet  
Application  
Location Exhibits  
Neighbor Notices



## **City of Lavon, Texas Board of Adjustment Request for a Variance from the Zoning Ordinance**

### **Variance Request**

According to the Texas Local Government Code, Section 211.009 (a) (3), the board of adjustment “may authorize in specific cases a variance from the terms of a zoning ordinance if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of the ordinance would result in unnecessary hardship, and so that the spirit of the ordinance is observed and substantial justice is done.”

### **Scheduling of Hearings**

The City Secretary shall make every reasonable effort to schedule a hearing before the BoA no later than 30 days after the date the City Secretary determines the applicant/appellant has passed the administrative review process. Each case before the board of adjustment must be heard by 75% of the members.

### **Speakers at Hearings**

At any hearing, the presiding officer shall ensure the following individuals or groups are given an appropriate opportunity to be heard.

1. The applicant or appellant
2. Representatives from the Planning and Zoning Commission
3. Staff members and Municipal Officers
4. Citizens of Lavon

### **Deliberations at Hearings**

As a Board of record with decision making power, all deliberations of the Board shall be made in public during the hearing on the matter. At no time shall Board members discuss the facts of the case prior to the hearing.

### **Decisions of the Board**

The concurring vote of 75% of the members of the board is necessary to authorize a variation from the terms of the Zoning Ordinance. Decisions of the board are subject to appeal in accordance with State Law.

### **Order of the Board**

The City Secretary shall, in all cases, formally notify the applicant/appellant in writing of the decision of the Board. The City Secretary shall enter the Order of the Board in the permanent records of the City.

**City of Lavon Board of Adjustment**

**Findings of Fact for Variance Request**

**Applicant:** \_\_\_\_\_

**Address:** \_\_\_\_\_

Upon giving public notice and conducting a public hearing on this variance request, the Board of Adjustment adopts these specific, written findings as follows:

	<b>Yes</b>	<b>No</b>
1. There are special circumstances or conditions peculiar to the property involved.		
2. The strict application of the terms of the Ordinance will impose upon the applicant unusual and practical difficulties or particular hardship		
3. Literal interpretation of the Ordinance will deprive the applicant of rights commonly enjoyed by other properties in the same district under the Ordinance		
4. The proposed variance is in harmony with the Ordinance's general purpose and intent		
5. The granting of the variance will not merely serve as a convenience to the applicant		
6. The granting of the variance will alleviate some demonstrable and unusual hardship or difficulty for the applicant.		
7. Granting the variance will no confer upon the applicant any special privilege that is denied by the Ordinance to other similarly-situated properties in the same district.		
8. The variance is in the public interest and will ensure that public substantial justice will be done.		
9. The surrounding property will be properly protected.		
10. Remaining regulations are adequate to govern the project.		

With \_\_\_ members present, and upon a vote of \_\_\_\_\_ for, and \_\_\_ against, and \_\_\_\_\_ abstaining, the variance is hereby: \_\_\_\_\_ granted \_\_\_\_\_ denied

\_\_\_\_\_  
 Presiding Officer of BoA

\_\_\_\_\_  
 Date





Item # 437507 Model # 182545

### Heartland (Common: 8-ft x 8-ft; Interior Dimensions: 7.58-ft x 7.36-ft) Belmont Gable Engineered Storage Shed

# \$699.00

**Hurry! Low in stock.**

142 Ratings



4.3 Average

91%

Recommend this product



Community Q&A  
[View Now](#)



Shingles, paint and floor sold separately

- Pre-cut kit - nothing to saw
- Wide 56in. double doors provide easy access for lawn mowers and more
- Bonus: gable window

- 1 +

ADD TO CART

SAVE

SHARE

**FREE Store Pickup**

**Delivery**

Unavailable for Pickup at Mid-city Los Angeles Lowe's

Delivery available

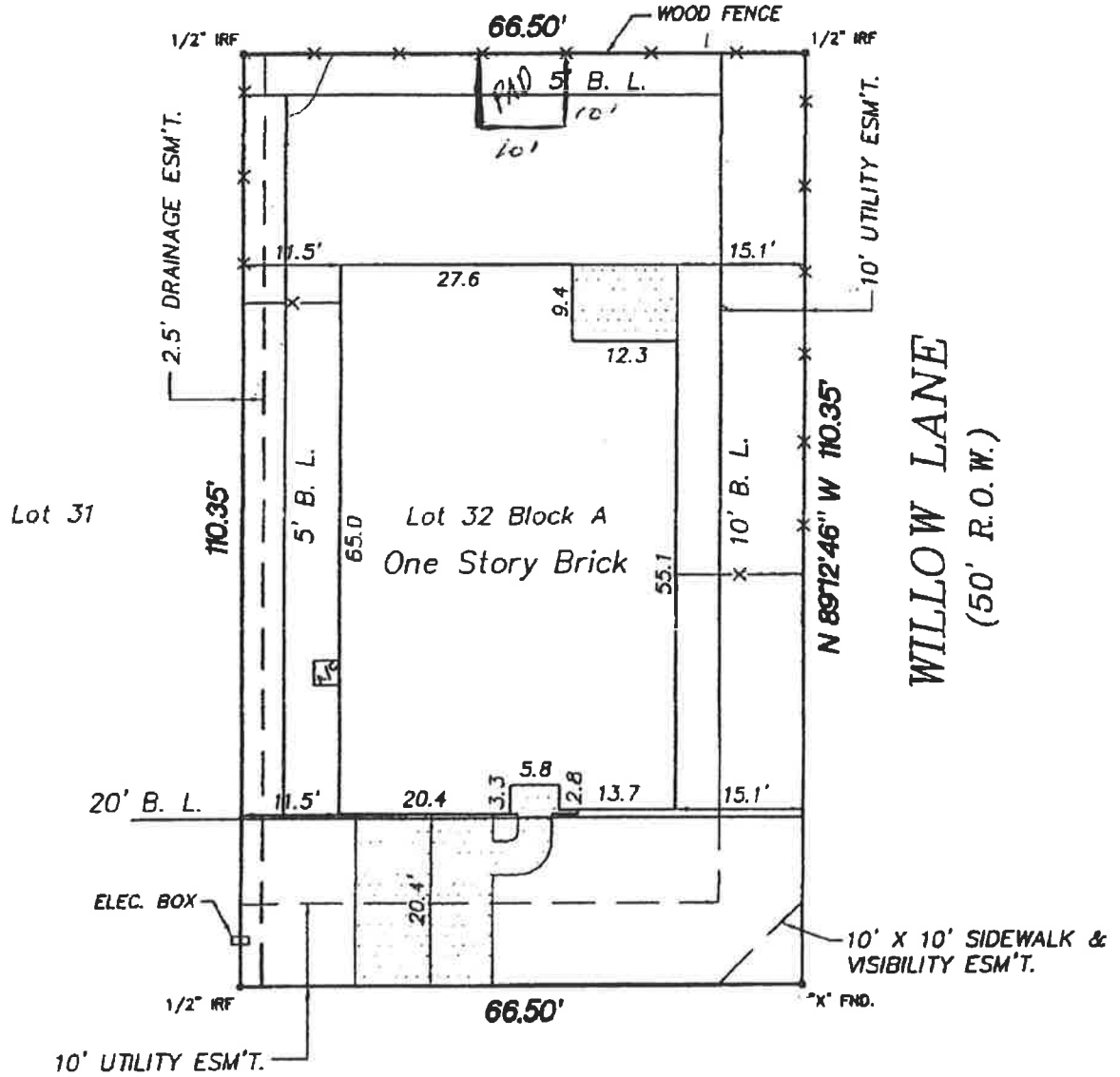
[CHECK OTHER STORES](#)

## Product Information

### Description

A nice blend of utility and style, this 8x8 shed offers 64 square feet of storage space for traditional outdoor storage or as a small workspace. 56" wide double doors make it easy to access with lawn mowers, bicycles and other large equipment. The gable window adds design appeal and lets natural light inside without sacrificing wall space. Strong wood shed construction makes it easy to customize with your own shelves, hooks and workbench. Treated, engineered wood siding provides protection from the elements and comes factory primed for quick and easy painting.

- Pre-cut kit - nothing to saw
- Wide 56in. double doors provide easy access for lawn mowers and more
- Bonus: gable window
- Pre-hung doors with heavy-duty continuous hinges to prevent sagging
- Strong wood construction stands up to demanding wind and snow loads
- Treated, engineered wood siding is factory-primed and ready to paint
- Will not warp like plastic sheds, will not rust like metal sheds
- 10-Year limited material warranty
- Full on-site installation available; call 1-888-645-6937 or see Lowe's associate



649 WESTON WAY  
(50' R.O.W.)

NOTE: ALL FENCES ARE ON OR NEAR PROPERTY LINE UNLESS OTHERWISE NOTED.

This tract is not shown to be in a flood-prone area as delineated on the Federal Emergency Management Agency Map.  
COLLIN COUNTY PANEL NO. 48085C0440J DATED 06-02-09, ZONE X

The plat hereon is a true, correct, and accurate representation of the property, as determined by an on the ground survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.  
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale 1" = 20'  
Date 11-26-18  
JOB No.: GHTJ2-A

This survey was performed in connection with the transaction described in FIRST AMERICAN TITLE  
Company G.F. No. 2018-8359-08

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY ANY OTHER PARTIES SHALL BE AT THEIR RISK AND THE UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

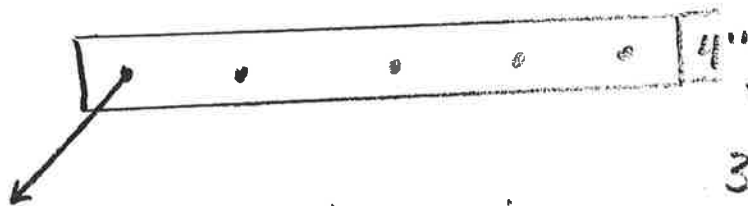
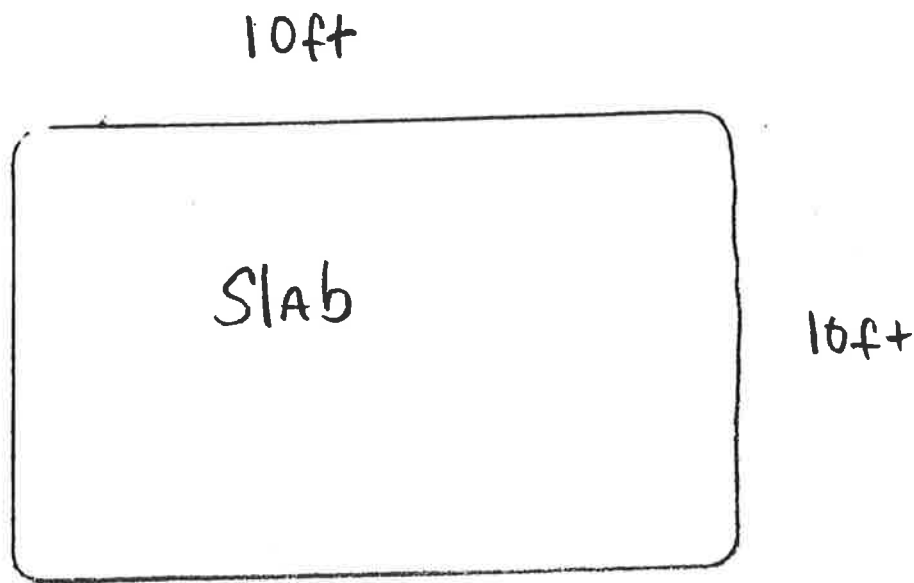
FIRM NO. 10007500



Partain Surveyors, Inc.—

3280 Southern Drive  
Suite C  
Garland, Texas 75043  
(480) 298-3039





1. # 3 rebar @ 18" on center

2. 6mil vapor barrier over subgrade

3. 4 inch of concrete  
3000 psi

**APPROVED**

BY: LM DATE: 2-8-20

**LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE SUBMISSION FORM**

Check # \_\_\_\_\_ Account Number \_\_\_\_\_

NAME: <u>MICHAEL J. &amp; MARIE L.</u>	DATE: <u>2-7-2020</u>
ADDRESS: <u>644 WESTON WAY</u>	PHONE: <u>815-236-5160 / 630-2093308</u>

I WOULD LIKE TO REQUEST APPROVAL FOR THE FOLLOWING SUBMISSION:

To place a rebar reinforced 10'x10' concrete pad near the fence line. The pad is 4" thick w/ moisture barrier. The shed is a Lowes kit wooden 8'x8' separate from the house & not attached. Shed will have at least 12" from structure to fence & secured to post w/ lag bolts. Placement does not block yard drainage side.

(Please make sure the above includes detailed specifications, height, materials, color and a site plan showing location)

OWNER'S SIGNATURE: Michael J. Smith / Marie L. Smith SIGNATURE OF AUTHORIZED AGENT:

IMPORTANT NOTICE: There is a \$50.00 Review Fee (this is for structural changes) for each submission to Lavon Grand Heritage Homeowners Association, Inc. Owners are responsible for obtaining all city requirements, restrictions and approvals. Trash containers are to be used on site; no contractors' signs are allowed; no access/egress on common lands without prior approval from Lavon Grand Heritage Homeowners Association, Inc.

Please send all documents and make \$50.00 check payable to  
LAVON GRAND HERITAGE HOMEOWNERS ASSOCIATION, INC.  
200 Grand Heritage Blvd.  
Lavon, Texas 75166  
Fax # (972) 843-4333  
Please call the Management office at (972) 843-4222 if you have any questions

APPROVED: <u>[Signature]</u> DATE: <u>2-8-20</u>	DENIED: _____ DATE: _____
CONDITIONS/REASONS/COMMENTS	

Similar structures - provided by applicant



28

Similar structures - provided by applicant



29

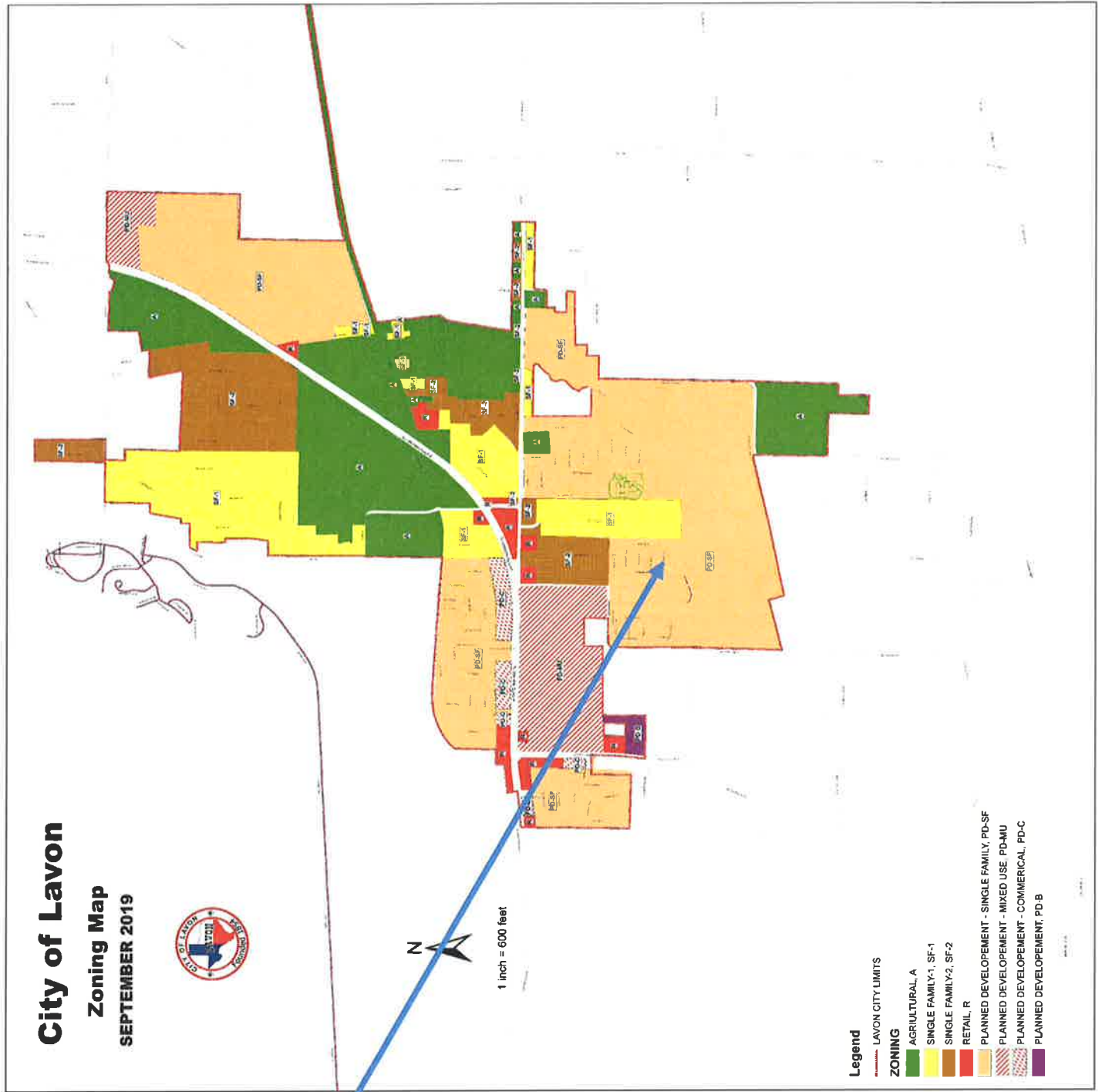
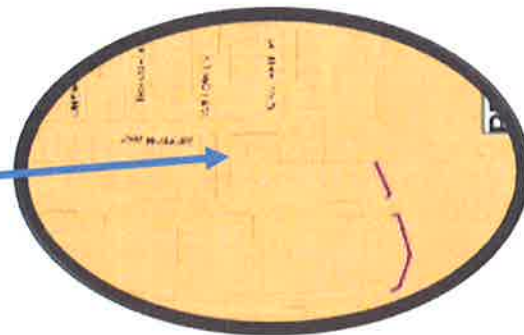
Similar structures - provided by applicant



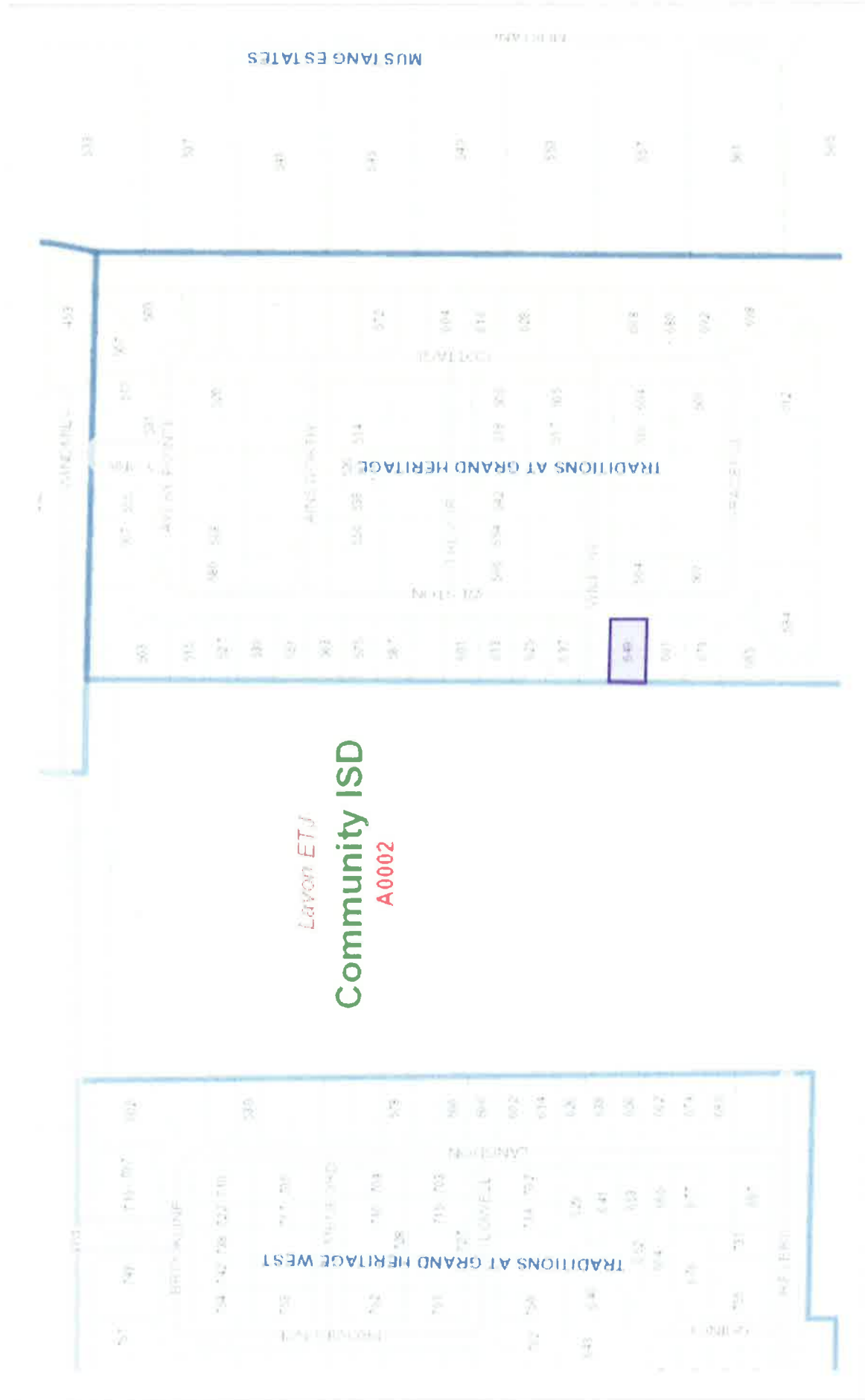
30

# Zoning Map

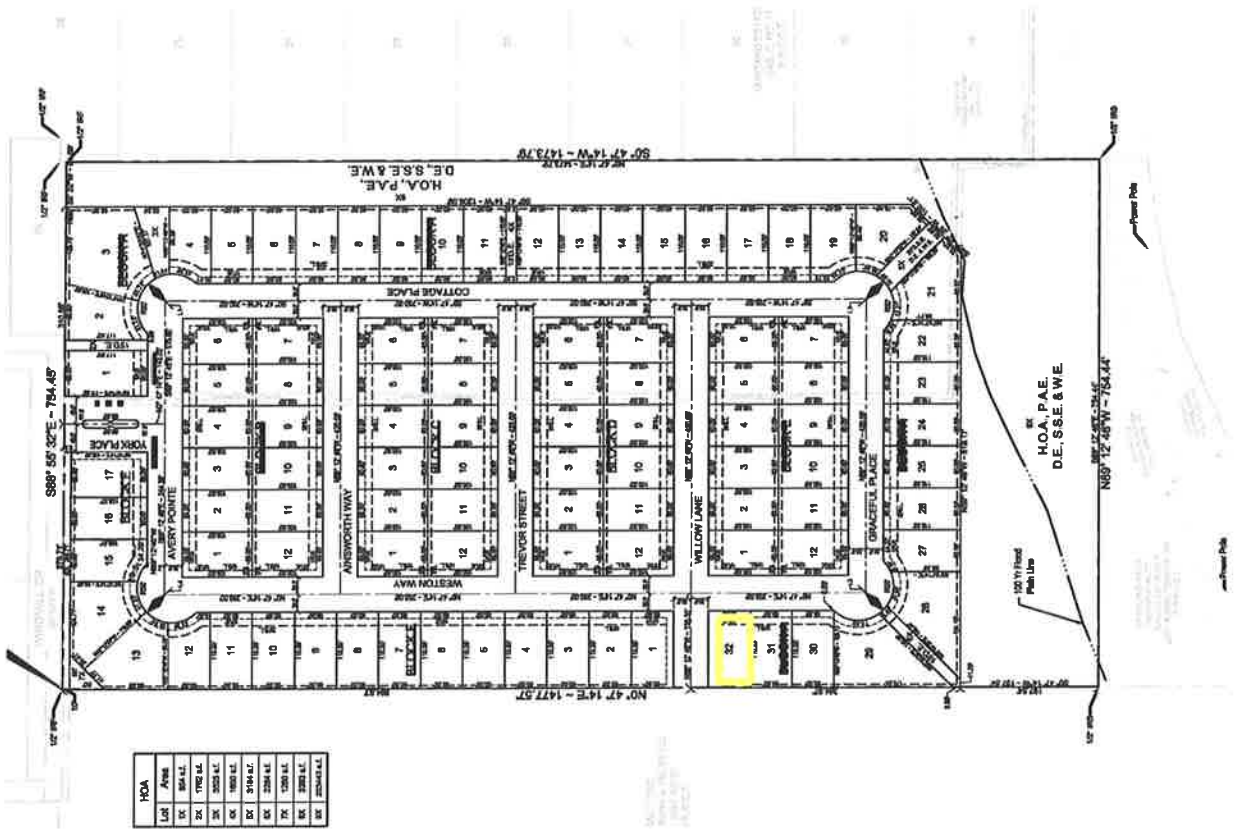
## 649 Weston Way



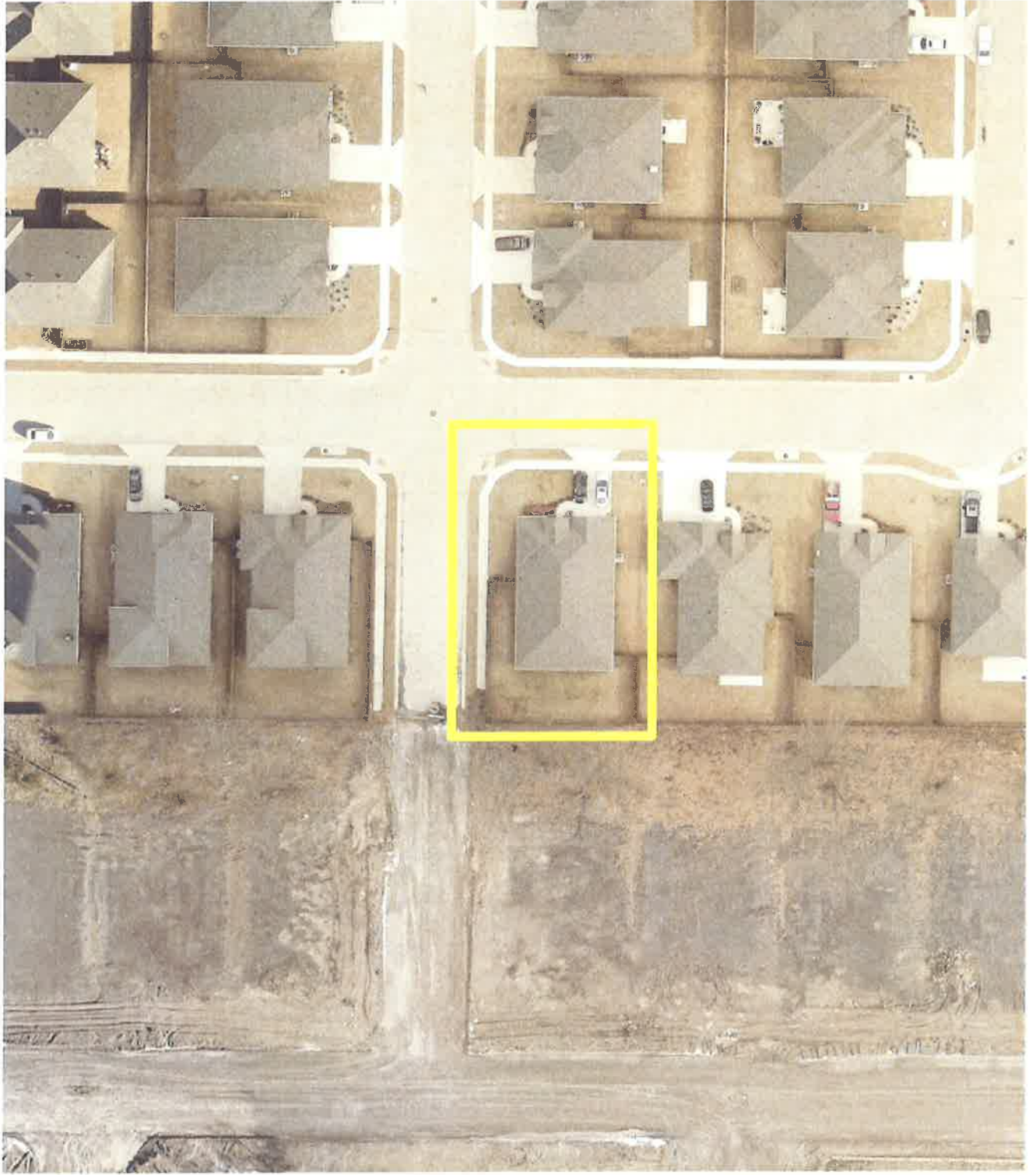
# 649 Weston Way - Location Exhibit



# 649 Weston Way – Location Exhibit



**649 Weston Way -- Location Exhibit**



**649 Weston Way – Location Exhibit**



# 649 Weston Way – Proposed Structure

**LOWE'S** Mid-city Los Angeles Lowe's >  
Open till 10PM

Shop Ideas Savings Services

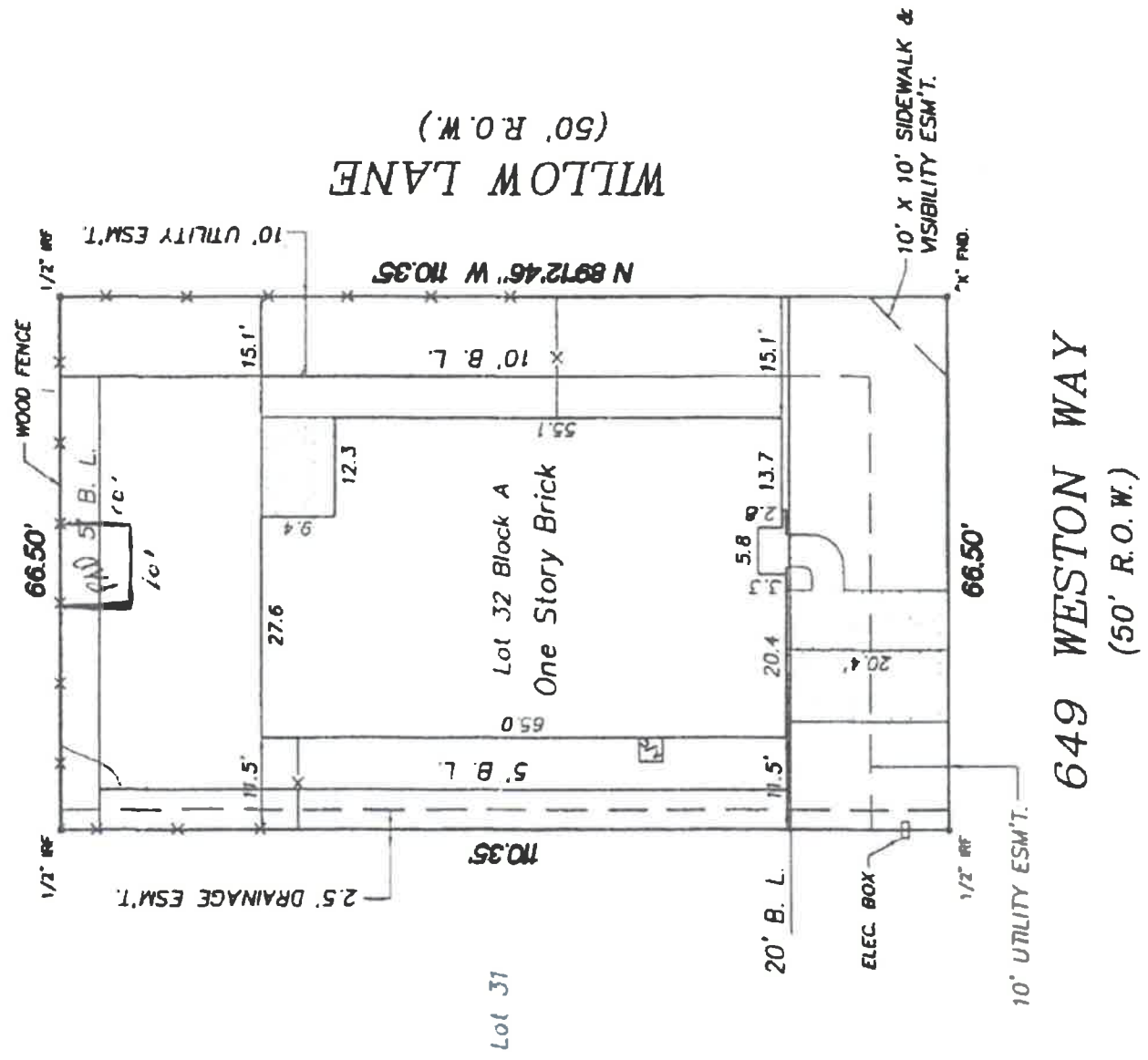
Outdoors > Sheds & Outdoor Storage > Sheds > Wood Storage Sheds

Item # 437697 Model # 162342

**Heartland (Common 8-ft x 8-ft; Interior Dimensions: 7 58-ft x 7 36-ft) Belmont Gable Engineered Storage Shed**

142 Ratings **91%**                       

**649 Weston Way**  
**Proposed Variance**  
**to**  
**Rearyard setback**



## 649 Weston Way BoA Notices

<b>Name</b>	<b>Mailing Address</b>	<b>City</b>	<b>State Zip</b>	<b>Physical Add</b>	<b>City</b>	<b>State Zip</b>	<b>Abstract Lot</b>
Michael & Marie Smith	649 Weston Way	Lavon	TX, 75166	649 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk A, Lot 32
Joshua & Lesley Stancil	661 Weston Way	Lavon	TX, 75166	661 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk A, Lot 31
Denise Delle	673 Weston Way	Lavon	TX, 75166	673 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk A, Lot 30
Shawn Anderson Fidel & Wilhelmina Bernandez	685 Weston Way	Lavon	TX, 75166	685 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk A, Lot 29
Trevor & Lara Davis Courtney & Patricia Walker	637 Weston Way	Lavon	TX, 75166	637 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk F, Lot 1
Denise & Jesus Alberto Medonza	625 Weston Way	Lavon	TX, 75166	625 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk F, Lot 2
Minh Q. Tran	613 Weston Way	Lavon	TX, 75166	613 Weston Way	Lavon	TX, 75166	Traditions at GH, Blk F, Lot 3
Limei Pan Lance Petty & Madison Horan	566 Trevor St.	Lavon	TX, 75166	566 Trevor St.	Lavon	TX, 75166	Traditions at GH, Blk D, Lot 1
Kelly E. Netherton Richard Alberto Sr. & Elva Castillo	565 Willow Lane	Lavon	TX, 75166	565 Willow Lane	Lavon	TX, 75166	Traditions at GH, Blk D, Lot 12
Kevin & Ashley Gareis Scott & Tracy Sanders	553 Willow Lane	Lavon	TX, 75166	553 Willow Lane	Lavon	TX, 75166	Traditions at GH, Blk D, Lot 11
Berry & Carolyn Wooten Kelly Lowder	541 Willow Lane	Lavon	TX, 75166	541 Willow Lane	Lavon	TX, 75166	Traditions at GH, Blk D, Lot 10
Bloomfield Homes LP	564 Willow Lane	Lavon	TX, 75166	564 Willow Lane	Lavon	TX, 75166	Traditions at GH, Blk E, Lot 1
	552 Willow Lane	Lavon	TX, 75166	552 Willow Lane	Lavon	TX, 75166	Traditions at GH, Blk E, Lot 2
	540 Willow Lane	Lavon	TX, 75166	540 Willow Lane	Lavon	TX, 75166	Traditions at GH, Blk E, Lot 3
	569 Graceful Place	Lavon	TX, 75166	569 Graceful Place	Lavon	TX, 75166	Traditions at GH, Blk E, Lot 12
	557 Graceful Place	Lavon	TX, 75166	557 Graceful Place	Lavon	TX, 75166	Traditions at GH, Blk E, Lot 11
	545 Graceful Place	Lavon	TX, 75166	545 Graceful Place	Lavon	TX, 75166	Traditions at GH, Blk E, Lot 10
	1050 E. State Hwy 114 Suite 210	Southlake	TX, 75166	Drury Anglin Survey	Lavon	TX, 75166	Abs A0002 Drury Anglin Survey, Sheet 3, Tract 84, 30.485 Acres



**CITY OF LAVON, TEXAS  
NOTICE OF PUBLIC HEARINGS BEFORE THE  
BOARD OF ADJUSTMENT**

Notice is hereby given that the Board of Adjustment of the City of Lavon will hold a public hearing at a meeting that begins at 7:00 PM on Tuesday, March 3, 2020 at City Hall, 120 School Road, Lavon, Texas. At such time and place, the Board will consider the application of Michael and Marie Smith for a variance to the area requirements of Planned Development Ordinance No. 2004-09-05, Section 3.6.1.4, Rear Yard Setback that provides for a minimum building setback of three feet (3') for an accessory structure to allow a pad site near the property line and a structure placed within one foot (1') of the property line on Block A, Lot 32, Traditions at Grand Heritage (Collin CAD# 2743451) at 649 Weston Way, Lavon, TX. The public is invited to attend and participate in the public hearing.

Additional information regarding the request may be obtained at [cityhall@cityoflavon.org](mailto:cityhall@cityoflavon.org) or at 972-843-4220. You are receiving this notice because the subject property is located within 200 feet of your property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

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*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

**Check one:**     I am in favor of the request.     I am opposed to the request.

Reasons: (attach separate sheet(s) as needed)

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**Signature:** \_\_\_\_\_

**Name (printed):** \_\_\_\_\_

**Address:** \_\_\_\_\_

**Phone/Email Address (optional):** \_\_\_\_\_

*You may return this form to:*

*City of Lavon  
P.O. Box 340  
Lavon, Texas 75166  
or email [CityHall@cityoflavon.org](mailto:CityHall@cityoflavon.org)*