



**MINUTES
JANUARY 23, 2024
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

ATTENDING: JEFF COX, SEAT 1
DEBORAH NABORS, VICE CHAIR, SEAT 2
TRAVIS JACOB, SEAT 4
DAVID ROSENQUIST, CHAIRMAN, SEAT 5
ABSENT: BRAD TIEGS, SEAT 3

1. **MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS:**
 - CISD Education Foundation Scholarship Portal open 2/1/2024 - 2/28/2024
 - March 21, 2024 CISD Education Foundation Bags for Braves Fundraiser
 - March 23, 2024 Breakfast with the Bunny 9:00am-10:30am
 - April 8, 2024 Total Eclipse on the Farm 11:30am-2:30pm

4. **CITIZEN COMMENTS**

There were no citizen comments.

5. **ITEMS FOR CONSIDERATION**

A. Discussion and action regarding the Minutes of the November 28, 2023, meeting.

MOTION: APPROVE THE MINUTES OF THE NOVEMBER 28, 2023, MEETING.

MOTION MADE: NABORS

SECONDED: COX

APPROVED: UNANIMOUS (Absent: Tiegs)

B. Public Hearing, discussion, and action regarding an application to change the zoning district classification from Agricultural (A) District to Single Family 1-Acre (SF-1) on approximately 3.167 acres of land out of the Drury Anglin Survey, Abstract No. 2, Sheet 3, Tract 121 situated southwest of the intersection of CR 483 and FM 2755/McClendon Rd. Lavon, Collin County, TX, (CCAD Property ID 2653997).

PRESENTATION of proposed application

City Manager Kim Dobbs provided information regarding the applicant's request to change the zoning district classification. Applicant Randall Ingle, 536 Winding Shore Dr., Toole, TX, was available for questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:36 p.m., Mr. Rosenquist opened the public hearing and invited comments for or against the application. Randall Ingle, 536 Winding Shore Dr., Toole, Tx, spoke in favor of the request. There being no further comments, Mr. Rosenquist closed the public hearing at 6:38 p.m.

Discussion and action regarding the proposed application.

Ms. Dobbs noted that the requisite public hearing notice had been published, posted, signs placed, and that twenty-two (22) neighbor notices were mailed to the owners of property located within 200 feet of the subject property with three returned in favor of and none in opposition to the proposed zoning change.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM AGRICULTURAL (A) DISTRICT TO SINGLE FAMILY 1-ACRE (SF-1) ON APPROXIMATELY 3.167 ACRES OF LAND OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, SHEET 3, TRACT 121 SITUATED SOUTHWEST OF THE INTERSECTION OF CR 483 AND FM 2755/MCCLENDON RD. LAVON, COLLIN COUNTY, TX.

MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS (Absent: Tiegs)

- C. Public hearing, discussion, and action regarding an amendment to the City's Code of Ordinances Chapter 9 "Planning and Development Regulations", Article 9.02 "Subdivision Ordinance", Division 1 "Generally", Section 9.02.002 "Definitions" to add the definition of "Lot" and Section 9.02.004 "Procedure" to remove the requirement to provide building setback lines on a plat.**

PRESENTATION of proposed amendment.

Ms. Dobbs provided information regarding the amendment noting the need to improve and clarify the Subdivision Ordinance.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 6:41 p.m., Mr. Rosenquist opened the public hearing and invited comments for or against the amendment. There being no comments, Mr. Rosenquist closed the public hearing at 6:43 p.m.

Discussion and action regarding the proposed amendment.

MOTION: RECOMMEND APPROVAL OF THE AMENDMENT TO THE CITY'S CODE OF ORDINANCES CHAPTER 9 "PLANNING AND DEVELOPMENT REGULATIONS", ARTICLE 9.02 "SUBDIVISION ORDINANCE", DIVISION 1 "GENERALLY", SECTION 9.02.002 "DEFINITIONS" TO ADD THE DEFINITION OF "LOT" AND SECTION 9.02.004 "PROCEDURE" TO REMOVE THE REQUIREMENT TO PROVIDE BUILDING SETBACK LINES ON A PLAT.

MOTION MADE: COX
SECONDED: NABORS
APPROVED: UNANIMOUS (Absent: Tiegs)

- D. Discussion and action regarding the final plat of the Bradley Addition consisting of two residential lots on 2.0 acres out of the Drury Anglin Survey, Abstract No. 2, Sheet 1, Tract 39 situated at 17560 FM 2755, Collin County, Texas, (CCAD Property ID 1249642).**

Ms. Dobbs presented information regarding the final plat consisting of two residential lots on 2 acres and noted this property was in the extraterritorial jurisdiction (ETJ) of the City.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE BRADLEY ADDITION CONSISTING OF TWO RESIDENTIAL LOTS ON 2.0 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, SHEET 1, TRACT 39 SITUATED AT 17560 FM 2755, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER APPROVAL.

MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS (Absent: Tiegs)

- E. Discussion and action regarding revision of the approved unrecorded final plat of the Racetrac Addition, Phase 1, consisting of one commercial lot on 1.853 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 situated at 9930 S. State Highway 78, Lavon, Collin County, TX, (CCAD Property IDs 2593398, 2133957, 2823009, and 2821235).**

Ms. Dobbs provided information regarding the revision of the plat.

MOTION: RECOMMEND APPROVAL OF THE REVISION OF THE APPROVED UNRECORDED FINAL PLAT OF THE RACETRAC ADDITION, PHASE 1, CONSISTING OF ONE COMMERCIAL LOT ON 1.853 ACRES OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121 SITUATED AT 9930 S. STATE HIGHWAY 78, LAVON, COLLIN COUNTY, TX. SUBJECT TO RESOLUTION OF ENGINEERING COMMENTS.

MOTION MADE: NABORS

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Tiegs)

- F. Discussion and action regarding the site plan and landscape plan for the Lavon Food & Fuel project at 995 N. SH 78, Lake Breeze Estates, Lot 25C-R, Block E, on 2.142 acres situated southwest of the intersection of SH 78 and Gage Road (formerly Lake Road), Lavon, Collin County, TX, (CCAD Property IDs 2864642 and 2894671).**

Ms. Dobbs provided information regarding the site plan and landscape plan. The applicant, Sat Singh detailed the site plan and planned tenants, and answered questions.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN FOR THE LAVON FOOD & FUEL PROJECT AT 995 N. SH 78, LAKE BREEZE ESTATES, LOT 25C-R, BLOCK E, ON 2.142 ACRES SITUATED SOUTHWEST OF THE INTERSECTION OF SH 78 AND GAGE ROAD (FORMERLY LAKE ROAD), LAVON, COLLIN COUNTY, TX SUBJECT TO TRAFFIC IMPACT ANALYSIS AND COMPLIANCE WITH PLANNER'S REVIEW NOTES.

MOTION MADE: NABORS

SECONDED: COX

APPROVED: UNANIMOUS (Absent: Tiegs)

- G. Discussion, and action regarding the site plan and landscape plan of the Elevon Section 2 Amenity Center at 199 Elevon Parkway, Block M, Lot 2X, Elevon Parkway Addition on 5.763 acres of land, southeast of and adjacent to the roundabout intersection of Elevon Parkway and Wishing Pond Road, Lavon, Collin County, TX (CCAD Property ID 2892638).**

Ms. Dobbs provided information regarding the location and plat of the Elevon West Commercial addition and Ruben Graciano, JBI Partners detailed the location and elevations.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE ELEVON SECTION 2 AMENITY CENTER AT 199 ELEVON PARKWAY, BLOCK M, LOT 2X, ELEVON PARKWAY ADDITION ON 5.763 ACRES OF LAND, SOUTHEAST OF AND ADJACENT TO THE ROUNDABOUT INTERSECTION OF ELEVON PARKWAY AND WISHING POND ROAD, LAVON, COLLIN COUNTY, TX SUBJECT TO COMPLETION OF PLANNER REVIEW NOTES.

MOTION MADE: NABORS

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Tiegs)

- H. Staff report regarding Planning and Zoning Commission recommendations to the City Council.**

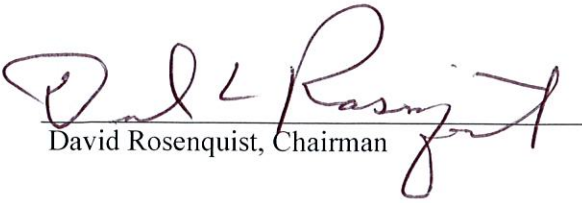
Ms. Dobbs provided a report including upcoming TxDOT projects in Lavon.

6. SET FUTURE MEETINGS AND AGENDAS

Regular meeting on February 27, 2024

THE MEETING WAS ADJOURNED AT 7:05 P.M.

DULY PASSED AND APPROVED on this 27th day of February 2024.


David Rosenquist, Chairman

Attest:



Rae Norton, City Secretary