

**CITY OF LAVON, COLLIN COUNTY TEXAS**

**ORDINANCE NO: 2007-05-01**

**Amendment to Heritage Planned Development**

**AN ORDINANCE OF THE CITY OF LAVON,  
COLLIN COUNTY, TEXAS AMENDING THE  
PLANNED DEVELOPMENT DISTRICT NO. 1  
ORDINANCE NO. 2004-09-05 DISTRICT  
REGULATIONS SECTION 3.12.3 AND PROVIDING  
SEVERABILITY AND PROVIDING AN EFFECTIVE  
DATE.**

**WHEREAS**, the City Council of the City of Lavon has been presented with a request from residents of the Grand Heritage Subdivision to amend the Planned Development District No. 1, District Regulations.

**WHEREAS**, the City Council has given due and diligent thought to this concern.

**WHEREAS**, the City Council held a public hearing according to L.G.C. Section 211.006, before the City Council.

**NOW THEREFORE:**

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

**SECTION 1. Amending Planned Development District No. 1 District Regulations  
Section 3.12.3**

1. The Planned Development District No. 1 - Ordinance No. 2004-09-05, Exhibit B, District Regulations Section 3.12.3, shall be amended as follows:
  - 1.1. Strike the words "and each residential lot shall have two (2) trees, either newly planted or retained, in the front yard" from the second sentence of Section 3.12.3; and
  - 1.2. Strike the fourth sentence "Required trees shall be at least three (3) inches in diameter measured 12 inches above grade." from Section 3.12.2; and

1.3. Insert the words "two (2) trees," in the first sentence of Section 3.12.3, between the words "lot six,".

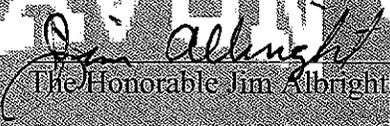
## SECTION 2. SEVERABILITY

It is hereby declared by the City Council of the City of Lavon that if any of the sections, paragraphs, sentences, clauses or phrases of this ordinance shall be declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not effect any remaining sections, paragraphs, sentences, clauses or phrases of this ordinance.

## SECTION 4. EFFECTIVE DATE

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

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS ON THIS 15<sup>th</sup> DAY OF MAY, 2007.**

  
The Honorable Jim Albright, Mayor

Attest:

  
Linda Ardis, City Secretary

**CITY OF LAVON, COLLIN COUNTY TEXAS**

**ORDINANCE NO: 2005-08-01**

**Amendment to Heritage Planned Development**

**AN ORDINANCE OF THE CITY OF LAVON,  
COLLIN COUNTY, TEXAS AMENDING THE  
PLANNED DEVELOPMENT DISTRICT NO. 1  
ORDINANCE NO. 2004-09-05 DISTRICT  
REGULATIONS SECTION 2.7.2 and SECTION 3.2.2  
AND PROVIDING SEVERABILITY AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Lavon has been presented with a request from the Developers of Grand Heritage Subdivision to amend the Planned Development District No. 1, District Regulations .

**WHEREAS**, the City Council has given due and diligent thought to this concern.

**WHEREAS**, the City Council held a public hearing according to L.G.C. Section 211.006, before the Planning and Zoning Commission and the City Council.

**NOW THEREFORE:**

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

**SECTION 1. Amending Planned Development District No. 1 District Regulations  
Section 2.7.2**

1. The Planned Development District No. 1 - Ordinance No. 2004-09-05, Exhibit B, District Regulations Section 2.7.2, shall be amended as follows:
  - 1.1. Strike the word "100th" from the first sentence of Section 2.7.2; and
  - 1.2. Insert the word "250th" in the same location of the first sentence of Section 2.7.2; and
  - 1.3. Strike the word "100th" from the second sentence of Section 2.7.2; and

- 1.4. Insert the word "250th" in the same location of the second sentence of Section 2.7.2;

**SECTION 2. Amending Planned Development District No. 1 District Regulations Section 3.2.2**

2. The Planned Development District No. 1 - Ordinance No. 2004-09-05, Exhibit B, District Regulations Section 3.2.2, shall be amended as follows:

- 2.1. Strike the words "East Residential B" from the footnote #3 of Section 3.2.2; and
- 2.2. Insert the words "West Residential D" in the same location of the footnote #3 of Section 3.2.2

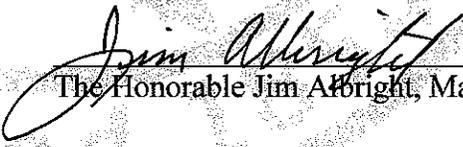
**SECTION 3. SEVERABILITY**

It is hereby declared by the City Council of the City of Lavon that if any of the sections, paragraphs, sentences, clauses or phrases of this ordinance shall be declared unconstitutional or otherwise illegal by the valid judgment or decree of any court of competent jurisdiction, such event shall not effect any remaining the sections, paragraphs, sentences, clauses or phrases of this ordinance.

**SECTION 4. EFFECTIVE DATE**

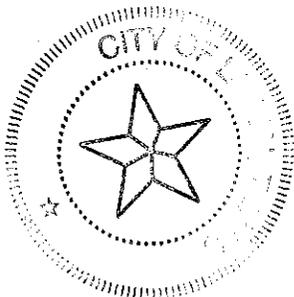
This ordinance shall be in full force and effect from and after its passage and publication and it is so ordained.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS ON THIS 2<sup>nd</sup> DAY OF AUGUST, 2005.**

  
The Honorable Jim Albright, Mayor

Attest:

  
Rosa Stovall, City Secretary



**ORIGINAL**

CITY OF LAVON, TEXAS

ORDINANCE NO. 2004-09-05

BEING AN ORDINANCE OF THE CITY OF LAVON, TEXAS, A TYPE "A" GENERAL LAW MUNICIPALITY, AMENDING THE OFFICIAL ZONING MAP OF THE CITY TO CREATE A PLANNED DEVELOPMENT ZONING DISTRICT NO. 1 FOR RESIDENTIAL AND COMMERCIAL USES ON APPROXIMATELY 575 ACRES OF LAND GENERALLY LOCATED AT THE NORTHEAST, SOUTHEAST AND SOUTHWEST CORNERS OF THE INTERSECTION OF STATE HIGHWAY 78 AND STATE HIGHWAY 205, AND SOUTH OF FARM TO MARKET ROAD 2755 BETWEEN COUNTY ROAD 483 AND COUNTY ROAD 484; PROVIDING A PENALTY, SAVING AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON

WHEREAS, the owners of the property described on Exhibit A attached hereto and made an integral part hereof (which property is commonly known as the Heritage Subdivision, formally known as the Bear Creek Subdivision) have requested the creation of a planned development zoning district for residential and commercial uses; and

WHEREAS, the City Council of the City of Lavon, Texas (the "City") has given the requisite notices 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 and has concluded that the Comprehensive Zoning Ordinance of the City (the "Comprehensive Zoning Ordinance") should be amended as set forth in this ordinance (this "PD Ordinance");

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AS FOLLOWS:

Section 1. The Comprehensive Zoning Ordinance of the City is hereby amended to create Planned Development District No. 1 on the property described in Exhibit A attached to and made an integral part of this PD Ordinance as a mixed use planned development zoning district for residential and commercial uses in accordance with the District Regulations attached as Exhibit B and made an integral part of this ordinance.

Section 2. The official Zoning Map of the City shall be corrected to reflect the change in zoning established by this PD Ordinance.

Section 3. All ordinances of the City in conflict with the provisions of this PD Ordinance are repealed to the extent of that conflict.

Section 4. Violations of the terms of this ordinance shall be a class C misdemeanor and upon conviction shall be punishable in accordance with Chapter 54 of the Texas Local Government Code. Further, each day a violation continues shall be considered a separate offence.

Section 5. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional or unlawful, such holding shall not affect the validity of the remaining portions of this ordinance.

Section 6. This PD Ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such case provides.

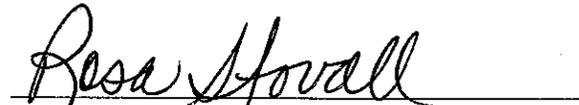
PASSED on this the 30 day of Sept, 2004, by the following vote of the City Council of the City of Lavon, Texas.

AYES:	<u>6</u>
NAYS:	<u>0</u>
ABSTAIN:	<u>0</u>

APPROVED:

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Secretary

