



**AGENDA**  
**FEBRUARY 24, 2026**  
**CITY OF LAVON**  
**PLANNING AND ZONING COMMISSION**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**6:30 PM**

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

**2. PLEDGE OF ALLEGIANCE AND INVOCATION**

**3. ITEMS OF INTEREST/COMMUNICATIONS**

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

**4. 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 be placed on a future agenda or referred to city staff.*

**5. ITEMS FOR CONSIDERATION**

**A.** Discussion and action regarding the minutes of the February 10, 2026 meeting.

**B.** Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” and Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.173 “Off-street parking requirements” generally to amend minimum parking requirements and add the parking requirements to the Permitted Use Table; an amendment to Division 2 “Districts and Zoning District Map” Section 9.03.034 “Amendments to the official zoning ordinance and zoning district map” generally to amend subject property notification sign requirements; and an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to add and amend use definitions.

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

**C.** Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

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

**D.** Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

**E.** Discussion and action regarding the revised site plan and landscape plan of the Retail & Restaurant project at 635 S. SH 78 on Lot 4, Block A of the 78 East Commercial Addition in the Grand Heritage

Planned Development District northwest of the intersection of SH 78 and Burnett Drive, City of Lavon, Collin County, Texas (CCAD Property ID 2614649).

F. Staff report regarding Planning and Zoning Commission recommendations to the City Council.

**6. SET FUTURE MEETINGS AND AGENDAS**

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

- March 24, 2026 regular meeting

**7. PRESIDING OFFICER TO ADJOURN THE MEETING**

This is to certify that this Agenda was duly posted at City Hall and on the City's website at [www.cityoflavon.com](http://www.cityoflavon.com) on or before 6:00 p.m. on February 18, 2026.

*/ Rae Norton /* \_\_\_\_\_

Rae Norton, City Secretary

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission 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. Any action regarding such matters will be conducted in Open Session.

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