



**AGENDA**  
**MARCH 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 24, 2026 meeting.

**B.** 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 and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

1) Presentation of proposed application.

2) **PUBLIC HEARING** continued from February 24, 2026 to receive comments regarding the proposed application.

3) Discussion and action regarding the proposed application.

**C.** Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, 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).

**D.** Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).

1) Presentation of proposed application.

2) **PUBLIC HEARING** to receive comments regarding the proposed application.

3) Discussion and action regarding the proposed application.

- E. Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 1290203, 1290169, and 1290034).
- F. Discussion and action regarding replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of Grand Heritage Blvd. and S. SH 78 in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).
- G. Discussion and action regarding a replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).
- H. 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.*

- April 28, 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 6:30 p.m. on March 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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