



AGENDA
JUNE 23, 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 April 28, 2026 meeting.
 - B.** Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
 - C.** Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
 - D.** 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” generally to amend uses and minimum parking requirements; 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 the property notification sign requirements; an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to amend use definitions; an amendment to Division 4 “Regulations Applicable to All Districts” Section 9.03.085 “Home occupation/home based business” generally to amend home occupation/home based business standards; an amendment to Division 4 “Regulations Applicable to All Districts” generally to establish farmers market standards; an amendment to Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” Section 9.03.135 “Dumpster regulations” generally to amend dumpster standards; an amendment to Division 7 “Site Plan Requirements” Section 9.03.156 “Term of the approved site plan” generally to amend the expiration period of site plans; and an amendment to Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.175 “Off-street loading space requirements”.

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

E. Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 “Generally” Section 9.02.004 “Procedure” generally to amend the expiration period of construction plans and to establish the expiration for final plats.

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

F. Discussion and action regarding the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052).

G. Discussion and action regarding the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092).

H. Discussion and action regarding the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).

I. Discussion and action regarding the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).

J. Discussion and action regarding the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863).

K. Discussion and action regarding the final plat of Elevon, Section 3, Phase 3B-2 consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).

L. 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.

- July 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 on or before 6:00 p.m. on June 16, 2026.

/ Rae Norton /

Rae Norton, City Secretary