



AGENDA
JULY 28, 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 June 23, 2026 meeting.
- B. 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** continued from June 23, 2026 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 amend Ordinance No. **2004-09-05**, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).
 - 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 a replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
- E. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
- F. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of

the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

- G.** Discussion and action regarding the preliminary plat of the Elevon Southwest Commercial Addition consisting of 6 commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Elevon Parkway City of Lavon, Collin County, Texas.
- H.** Discussion and action regarding the final plat of the Flex Industrial Park Addition consisting of two 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).
- I.** 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.

- August 25, 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 July 22, 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.