AGENDA
OCTOBER 27, 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 September 22, 2026 meeting.

   B. Public hearing, discussion and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automobile service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

   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 for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

   1) Presentation of proposed application.
   2) **PUBLIC HEARING**, continued from September 22, 2026, to receive comments regarding the proposed application.
   3) Discussion and action regarding the proposed application.

   D. Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

   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 final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759).

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F. Discussion and action regarding the final plat of the Elevon Southeast Commercial Phase 1 Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

G. Discussion and action regarding the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).

H. Discussion and action regarding the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan 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 Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

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.

- November 24, 2026 regular meeting (Thanksgiving week)
- December 22, 2026 regular meeting (Christmas week)

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 October 20, 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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