AGENDA
NOVEMBER 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 October 27, 2026 meeting.

   B. Public hearing, discussion and action regarding amendment to the Comprehensive Plan to amend the planning area to include 268.77 acres of recently annexed property and amend the Master Thoroughfare Plan to accommodate the extension of thoroughfares in the property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of WEST St. situated in Collin County.

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

   C. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 268.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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

   D. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 5 "Regulations Applicable to Residential Districts" Section 9.03.111 "Agricultural district (A)", and Section 9.03.112 "Single family -1 acre district (SF-1)" generally to amend guest house requirements.

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

   E. Public hearing, discussion and action regarding an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally

located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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

F. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

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

G. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. 2025-06-02 that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

1) Presentation of proposed application.
2) Open and continue a **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on December 22, 2026.
3) Discussion and action regarding the proposed application.

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.

- December 22, 2026

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 November 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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