



**MINUTES
DECEMBER 23, 2025
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

ATTENDING: JOANE MCCLENDON, SEAT 1
DEBORAH NABORS, VICE CHAIR, SEAT 2
HENRY VALLEJO, SEAT 4
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

ABSENT: JOHNATHAN CLIFTON, SEAT 3

- 1. MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
- 2. MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
- 3. ITEMS OF INTEREST/ COMMUNICATIONS.**
 - Holiday Grease Collection is available through mid-January.
 - CISD Education Foundation Bags for Braves 2/12/2026 at Boyd Farm

4. CITIZEN COMMENTS

There were no citizen comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the November 25, 2025, meeting.

MOTION: APPROVE THE MINUTES OF THE NOVEMBER 25, 2025, MEETING.

MOTION MADE: MCCLENDON

SECONDED: VALLEJO

APPROVED: UNANIMOUS (Absent: Clifton)

B. Discussion and action the final plat of the Nicholson Ranch Phase 4A Addition consisting of 13 common area lots on 30.923 acres in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2919101).

City Manager Kim Dobbs provided information regarding the final plat.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE NICHOLSON RANCH PHASE 4A ADDITION CONSISTING OF 13 COMMON AREA LOTS ON 30.923 ACRES IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, SOUTHEAST OF THE INTERSECTION OF LAVON TRAIL PARKWAY AND ROSEWOOD, WEST OF FM 2755 AND NORTH AND WEST OF THE INTERSECTION OF FM 2755 AND CR 535, IN COLLIN COUNTY MUD NO. 6 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.

MOTION: VALLEJO

SECONDED: MCCLENDON

APPROVED: UNANIMOUS (Absent: Clifton)

- C. Discussion, and action regarding the final plat of the Nicholson Ranch Phase 4B Addition consisting of 157 residential lots and 4 common area lots on 29.925 acres in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2919101).

Ms. Dobbs provided information regarding the final plat.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE NICHOLSON RANCH PHASE 4B ADDITION CONSISTING OF 157 RESIDENTIAL LOTS AND 4 COMMON AREA LOTS ON 29.925 ACRES IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, SOUTHEAST OF THE INTERSECTION OF LAVON TRAIL PARKWAY AND ROSEWOOD, WEST OF FM 2755 AND NORTH AND WEST OF THE INTERSECTION OF FM 2755 AND CR 535, IN COLLIN COUNTY MUD NO. 6 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER FINAL APPROVAL.

MOTION MADE: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

- D. Discussion and action regarding the site plan and landscape plan of the Lavon Retail Project at 616 Cedar Street on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of S.H. 78 and Cedar Street, City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

The applicant was unable to attend to present the application. No action was taken.

- E. Discussion and action regarding the site plan and landscape plan of Lots 1 & 2, Barks and Board, Lavon Landing Phase 1 Addition on 3.298 acres at 358 N. SH 78, out of the S. M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas, (CCAD Property ID 2542827).

Ms. Dobbs provided information regarding the site and landscape plan and the applicant’s representative detailed the site plan and was available to answer questions.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF LOTS 1 & 2, BARKS AND BOARD, LAVON LANDING PHASE 1 ADDITION ON 3.298 ACRES AT 358 N. SH 78, OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO.740, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

- F. Staff report regarding Planning and Zoning Commission recommendations to the City Council and discussion regarding the Comprehensive Plan Update.

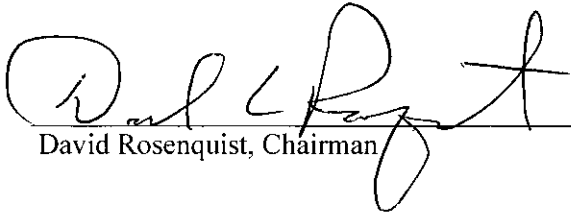
Ms. Dobbs provided a report regarding City Council action and an update on the Community Forum, noting the www.horizonlavon.com site has been updated.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting - January 27, 2026

THE MEETING WAS ADJOURNED AT 6:54 P.M.

DULY PASSED AND APPROVED on this 10th day of February 2026.


David Rosenquist, Chairman

Attest:


Rae Norton, City Secretary