



**MINUTES
MARCH 24, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
6:30 PM**

ATTENDING: DEBORAH NABORS, VICE CHAIR, SEAT 2
JOHNATHAN CLIFTON, SEAT 3
HENRY VALLEJO, SEAT 4

ABSENT: JOANE MCCLENDON, SEAT 1
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

1. **MS. NABORS CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MS. NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. CLIFTON DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**

- Breakfast with the Bunny Saturday, March 28, 2026.

4. **CITIZEN COMMENTS**

Grant Urquhart voiced concern regarding a road condition outside of the city limits on SH 78 north of FM 6.

5. **ITEMS FOR CONSIDERATION**

A. Discussion and action regarding the Minutes of the February 24, 2026 meeting.

MOTION: APPROVE THE MINUTES OF THE FEBRUARY 24, 2026 MEETING.

MOTION MADE: VALLEJO

SECONDED: CLIFTON

APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

- B. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. 2004-09-05, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon 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 Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).**

Presentation of proposed amendment.

Abra Nusser, LJA Engineering, presented amendment details including slides for reference. Matt Johnson, Petro Hunt, detailed the project including site information and project details.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 7:32 p.m. Ms. Nabors opened the public hearing and invited comments for or against the amendment. The following people offered input and comments: Jason Ricks, Mike Burke, Shawn Harrison, Mary Jane Newton, Patricia Burns, Carmen Tomsu, Cheryl Underwood, Jeannie Rawlinson, Ashley Rawlinson, Christine LeGare, Candace Urquhart, Sydni Farrar, and Tammy Fred. Comments

were provided regarding traffic, drainage, infrastructure, property values, parking and public safety. The development team and city planning consultants addressed questions and comments. There being no further comments, Ms. Nabors closed the public hearing at 8:55 p.m.

Discussion and action regarding the proposed amendment.

Vice Chairman Nabors, Mr. Vallejo and Mr. Clifton acknowledged entitlements approved in 2004 for the subject property and shared overall positive feedback regarding the project. The commission expressed concerns with the with applicants and city planning team regarding density in relation to parkland dedication, the reduction of tree standards, public safety on Geren Dr. and setting precedent with subdivision variances going forward.

Ms. Dobbs reported that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and fifty-seven (57) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Four (4) notices were returned in favor of and six (6) notices, one of which was received after packet posting, were returned in opposition to the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND ARTICLE 9.03 ZONING ORDINANCE TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD), IN THE GRAND HERITAGE PD ESTABLISHED BY ORDINANCE NO. 2004-09-05, AS AMENDED, TO A NEW PD FOR MIXED USES FOR COMMERCIAL AND MULTIFAMILY DEVELOPMENT ON APPROXIMATELY 110.12 ACRES OF LAND 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 DRIVE, AND TRADITIONS DRIVE ACKNOWLEDGING THE APPLICATION IS SUFFICIENTLY CONSISTENT WITH THE COMPREHENSIVE PLAN, AND RECOMMENDING APPROVAL OF AN ASSOCIATED WAIVER OF THE SUBDIVISION CODE FOR A REDUCTION IN PARKLAND DEDICATION ALL BEING SUBJECT TO THE REDUCTION OF THE AMOUNT OF DIFFERENCE BETWEEN REQUIRED CODE MINIMUMS AND THE FOLLOWING STANDARDS VIA A REVISED APPLICATION WITH REGARD TO 1) REDUCTION IN RESIDENTIAL DENSITY OR AN INCREASE IN THE AMOUNT OF PARKLAND DEDICATION PROVIDED, 2) TREE REQUIREMENTS FOR MULTI-FAMILY SUBAREAS, 3) TREE REQUIREMENTS FOR PARKING AREAS, AND 4) COVERED AND ENCLOSED PARKING STANDARDS FOR MULTI-FAMILY SUBAREAS.

MOTION: NABORS
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

- C. Discussion, action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, on approximately 110.12 acres of land 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 Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).**

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE BEAR CREEK COMMERCIAL ADDITION, ALSO REFERRED TO AS THE HERITAGE SQUARE PROJECT, ON APPROXIMATELY 110.12 ACRES OF LAND 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 DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS

MOTION: NABORS
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

- D. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-02-08 for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).**

At 9:30 p.m. Ms. Nabors opened the public hearing and continued it to a meeting to be held on April 28, 2026 at 6:30 p.m.

- E. Discussion and action the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 1290203, 1290169, and 1290034).**

No action taken.

- F. Discussion and action regarding the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of Grand Heritage Blvd. and S. SH 78 in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).**

Ms. Dobbs provided information regarding the replat of the Grand Heritage Club Common Addition.

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF THE GRAND HERITAGE CLUB COMMON ADDITION LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3 ON 3.782 ACRES NORTHWEST AND NORTHEAST OF THE INTERSECTION OF GRAND HERITAGE BLVD. AND S. SH 78 IN THE VICINITY OF 200 GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: VALLEJO
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

- G. Discussion and action regarding a replat of the SB Lavon Addition Lot 42R on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).**

Ms. Dobbs provided information regarding the revised replat.

MOTION: RECOMMEND APPROVAL OF A REPLAT OF THE SB LAVON ADDITION LOT 42R ON 1.750 ACRES TO REVISE LOT LINE FOR ADDITIONAL 0.329 ACRES TO BE JOINED TO AN ADJACENT LOT IN A SEPARATE REPLAT, AT 783 S. SH 78, NORTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: CLIFTON
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

H. 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 the update to the Comprehensive Plan.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting – April 28, 2026

THE MEETING WAS ADJOURNED AT 9:35 P.M.

DULY PASSED AND APPROVED on this 28th day of April 2026.



David Rosenquist, Chairman

Attest:



Rae Norton, City Secretary