



**MINUTES
APRIL 28, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

ATTENDING: DAVID ROSENQUIST, CHAIRMAN, SEAT 5
DEBORAH NABORS, VICE CHAIR, SEAT 2
JOHNATHAN CLIFTON, SEAT 3

ABSENT: JOANE MCCLENDON, SEAT 1
HENRY VALLEJO, SEAT 4

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.**
 - Babysitter Training-June 1-3, 2026
 - Camp 911 June 4, 2026

4. **CITIZEN COMMENTS**

There were none.

5. **ITEMS FOR CONSIDERATION**

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

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

MOTION MADE: NABORS

SECONDED: CLIFTON

APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

- B. **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 and 1290034).**

Presentation of proposed amendment.

Kim Dobbs, City Manager, presented details including slides for reference. Due to weather related issues the developers representatives were unable to attend.

PUBLIC HEARING continued from March 24, 2026 to receive comments regarding the proposed application.

At 6:37 p.m. Mr. Rosenquist continued the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:37 p.m.

Discussion and action regarding the proposed amendment.

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 thirteen (13) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in favor or opposition of 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 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 SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

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

- C. Discussion, action regarding 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 2961759 and 1290034).

MOTION: RECOMMEND APPROVAL OF 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 SUBJECT TO CITY COUNCIL APPROVAL OF MODIFIED BLOCK LENGTH, CITY PLANNER AND CITY ENGINEER APPROVAL.

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

- D. Discussion and action regarding the final plat of Elevon, Section 3, Phase 3A-3 consisting of 141 residential lots, 1 amenity center lot, and 9 common areas on approximately 48.059 acres of land, preliminary platted as Elevon Section 3A, north of Elevon Parkway, east of Elevon, Section 3A-1, in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property ID, 1290034).

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF ELEVON, SECTION 3, PHASE 3A-3 CONSISTING OF 141 RESIDENTIAL LOTS, 1 AMENITY CENTER LOT, AND 9 COMMON AREAS ON APPROXIMATELY 48.059 ACRES OF LAND, PRELIMINARY PLATTED AS ELEVON SECTION 3A, NORTH OF ELEVON PARKWAY, EAST OF ELEVON, SECTION 3A-1, IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION: NABORS

SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

- E. Discussion and action regarding the preliminary plat of the 205-78 Addition consisting of two commercial lots on 5.133 acres out of the W.A.S. Bohannon Survey, Abstract No. 121, situated south and west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083, 2826863, 2882966, and 2664025).

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE 205-78 ADDITION CONSISTING OF TWO COMMERCIAL LOTS ON 5.133 ACRES OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, SITUATED SOUTH AND WEST OF THE INTERSECTION OF SH 78 AND SH 205 AND NORTH AND EAST OF GRAND HERITAGE - WEST C ADDITION, CITY OF LAVON, COLLIN COUNTY, TEXAS.

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

- F. Discussion and action the site plan and landscape plan of a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres out of the W.A.S. Bohannon Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and east of the intersection of SH 78 and Atlantis Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863).

Ms. Dobbs provided information regarding the site and landscape plan including a slide presentation.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF A COMMERCIAL PROJECT ON LOT 1 OF THE PROPOSED 205-78 ADDITION AT 1030 S. SH 78 ON 2.414 ACRES OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, SITUATED WEST OF THE INTERSECTION OF SH 78 AND SH 205 AND EAST OF THE INTERSECTION OF SH 78 AND ATLANTIS BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

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

- G. Discussion and action regarding the replat of Lot 9 of Whitson Estates at 11060 County Road 484, consisting of 2.02 acres of land to form two lots northwest of the intersection of CR 484 and CR 485, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property ID 1812293).

Ms. Dobbs provided information regarding the revised replat.

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF LOT 9 OF WHITSON ESTATES AT 11060 COUNTY ROAD 484, CONSISTING OF 2.02 ACRES OF LAND TO FORM TWO LOTS NORTHWEST OF THE INTERSECTION OF CR 484 AND CR 485, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS.

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

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

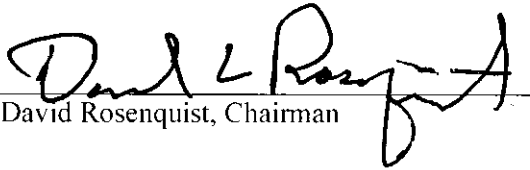
Ms. Dobbs provided a report regarding City Council action and the update to the Comprehensive Plan.

6. SET FUTURE MEETINGS AND AGENDAS


Regular Meeting – May 26, 2026

THE MEETING WAS ADJOURNED AT 6:59 P.M.

DULY PASSED AND APPROVED on this 26th day of May 2026.


David Rosenquist, Chairman

Attest:


Rae Norton, City Secretary