



**MINUTES
JUNE 23, 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
JOANE MCCLENDON, SEAT 1
HENRY VALLEJO, SEAT 4

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.**

- America's 250th Anniversary Party at City Hall 7/2/2026 6:00pm-9:30pm

4. **CITIZEN COMMENTS**

There were none.

5. **ITEMS FOR CONSIDERATION**

A. **Discussion and action regarding the Minutes of the April 28, 2026 meeting.**

MOTION: APPROVE THE MINUTES OF THE APRIL 28, 2026 MEETING.

MOTION MADE: NABORS

SECONDED: VALLEJO

APPROVED: UNANIMOUS (Absent: Clifton)

B. **Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).**

Presentation of proposed amendment.

City Manager Kim Dobbs presented slides for reference. Patricio Castro, the applicant's representative provided details including the concrete foundation plan. Mr. Castro added that no electrical or plumbing will be installed in the shell building.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:36 p.m. Mr. Rosenquist opened 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, 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 opposition, and one (1) notice was returned in favor of the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SECOND ACCESSORY STRUCTURE OF 1,000 SQ FT IN AREA, THAT IS 350 SQUARE FEET GREATER THAN PERMITTED AT 246 SHOREVIEW ON LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION, CITY OF LAVON, TEXAS.

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

- C. **Public hearing, discussion, action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).**

Presentation of proposed amendment.

Ms. Dobbs reported the applicant requested a continuance.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:36 p.m. Mr. Rosenquist opened the public hearing and continued it to a meeting to be held on July 28, 2026 beginning at 6:30pm.

- D. **Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” generally to amend uses and minimum parking requirements; an amendment to Division 2 “Districts and Zoning District Map” Section 9.03.034 “Amendments to the official zoning ordinance and zoning district map” generally to amend the property notification sign requirements; an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to amend use definitions; an amendment to Division 4 “Regulations Applicable to All Districts” Section 9.03.085 “Home occupation/home based business” generally to amend home occupation/home based business standards; an amendment to Division 4 “Regulations Applicable to All Districts” generally to establish farmers market standards; an amendment to Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” Section 9.03.135 “Dumpster regulations” generally to amend dumpster standards; an amendment to Division 7 “Site Plan Requirements” Section 9.03.156 “Term of the approved site plan” generally to amend the expiration period of site plans; and an amendment to Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.175 “Off-street loading space requirements”.**

Presentation of proposed amendment.

Abra Nusser, LJA Engineering, provided information regarding each proposed amendment.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:51 p.m. Mr. Rosenquist opened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:51 p.m.

Discussion and action regarding the proposed amendment.

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP” SECTION 9.03.032 “PERMITTED USE TABLE” GENERALLY TO AMEND USES AND MINIMUM PARKING REQUIREMENTS; AN AMENDMENT TO DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP” SECTION 9.03.034 “AMENDMENTS TO THE OFFICIAL ZONING ORDINANCE AND ZONING DISTRICT MAP” GENERALLY TO AMEND THE PROPERTY NOTIFICATION SIGN REQUIREMENTS; AN AMENDMENT TO DIVISION

3 “DEFINITIONS” SECTION 9.03.061 “GENERAL” GENERALLY TO AMEND USE DEFINITIONS; AN AMENDMENT TO DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” SECTION 9.03.085 “HOME OCCUPATION/HOME BASED BUSINESS” GENERALLY TO AMEND HOME OCCUPATION/HOME BASED BUSINESS STANDARDS; AN AMENDMENT TO DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” GENERALLY TO ESTABLISH FARMERS MARKET STANDARDS; AN AMENDMENT TO DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” SECTION 9.03.135 “DUMPSTER REGULATIONS” GENERALLY TO AMEND DUMPSTER STANDARDS; AN AMENDMENT TO DIVISION 7 “SITE PLAN REQUIREMENTS” SECTION 9.03.156 “TERM OF THE APPROVED SITE PLAN” GENERALLY TO AMEND THE EXPIRATION PERIOD OF SITE PLANS; AND AN AMENDMENT TO DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS” SECTION 9.03.175 “OFF-STREET LOADING SPACE. REQUIREMENTS”.

MOTION: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: Clifton)

- E. Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 “Generally” Section 9.02.004 “Procedure” generally to amend the expiration period of construction plans and to establish the expiration for final plats.**

Presentation of proposed amendment.

Abra Nusser, LJA Engineering, provided information pertaining to each proposed amendment.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:57 p.m. Mr. Rosenquist opened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:58 p.m.

Discussion and action regarding the proposed amendment.

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.02 SUBDIVISION ORDINANCE DIVISION 1 “GENERALLY” SECTION 9.02.004 “PROCEDURE” GENERALLY TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND TO ESTABLISH THE EXPIRATION FOR FINAL PLATS.

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

- F. Discussion and action regarding the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052).**

Ms. Dobbs provided and introduced the proposed plat and Daniel Dewey, JBI Partners, detailed the plat and was available for questions.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE FLEX INDUSTRIAL PARK ADDITION CONSISTING OF THREE COMMERCIAL LOTS ON 30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, NORTH OF AND ADJACENT TO 17253 FM 2755 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL APPROVAL OF THE CITY ENGINEER.

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

- G. Discussion and action regarding the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092).**

Ms. Dobbs provided information regarding the revised replat and the applicant's representative Matthew Kivnani was available for questions.

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF Lots 1, 2, AND 3 TO FORM LOTS 1R AND 2R, BLOCK F, LAKE BREEZE ESTATES, CONSISTING OF 3 ACRES SOUTHWEST OF THE INTERSECTION OF OAK ST. AND SH 78 AND SOUTHEAST OF THE INTERSECTION OF OAK ST. AND CEDAR ST., CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL APPROVAL OF THE CITY PLANNER.

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

- H. Discussion and action regarding the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).**

Ms. Dobbs provided information regarding the final plat and Christian Songy, Southland Consulting Engineers, detailed the Letter of Map Revision to FEMA for the project.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HILLSTEAD PHASE 2B-1 ADDITION CONSISTING OF 44 RESIDENTIAL LOTS AND 4 NON-RESIDENTIAL LOTS ON 17.49 ACRES IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370, PREVIOUSLY APPROVED AS PART OF HILLSTEAD PHASE 2B ADDITION, SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 483 IN COLLIN COUNTY MUD NO. 5 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.

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

- I. Discussion and action regarding the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).**

Ms. Dobbs provided information regarding the final plat and Christian Songy, Southland Consulting Engineers, detailed the Letter of Map Revision to FEMA for the project.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HILLSTEAD PHASE 2B-2 ADDITION CONSISTING OF 96 RESIDENTIAL LOTS AND 4 NON-RESIDENTIAL LOTS ON 25.243 ACRES IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370, THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, THE J. STRICKLAND SURVEY, ABSTRACT NO. 794, AND THE CI CO SURVEY, ABSTRACT NO. 1051, PREVIOUSLY APPROVED AS PART OF HILLSTEAD PHASE 2B ADDITION, SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 483 IN COLLIN COUNTY MUD NO. 5 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON,

COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.

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

- J. Discussion and action regarding the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated 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 and 2826863).**

Ms. Dobbs provided information regarding the final plat of the 205-78 Addition.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE 205-78 ADDITION, LOT 1 CONSISTING OF A COMMERCIAL LOT ON 2.414 ACRES OUT OF THE W.A.S. SURVEY, ABSTRACT NO. 121, SITUATED 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, SUBJECT TO CITY ENGINEER'S AND PLANNER'S FINAL APPROVAL.

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

- K. Discussion and action regarding the final plat of Elevon, Section 3, Phase 3B-2 consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).**

Ms. Dobbs provided information regarding the final plat and Daniel Dewey, JBI Partners, was available for questions.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF ELEVON, SECTION 3, PHASE 3B-2 CONSISTING OF 107 RESIDENTIAL LOTS AND 1 COMMON AREA LOT ON 21.8 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740, SITUATED NORTHEAST OF THE INTERSECTION OF CR 541 AND NOBLE GROVE, EAST OF SECTION 3B-1, AND SOUTH OF ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS.

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

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

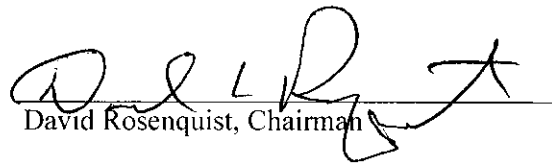
Ms. Dobbs provided a report regarding City Council action and the update to the Comprehensive Plan.

6. SET FUTURE MEETINGS AND AGENDAS

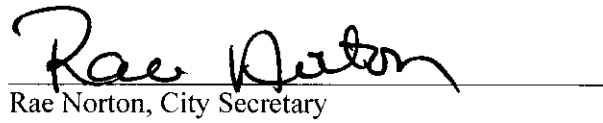
Regular Meeting – July 28, 2026

THE MEETING WAS ADJOURNED AT 7:18 P.M.

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


David Rosenquist, Chairman

Attest:


Rae Norton, City Secretary