MINUTES
SEPTEMBER 22, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM

ATTENDING: DEBORAH NABORS, CHAIRMAN, SEAT 2
JOANE MCCLENDON, SEAT 1
JOHNATHAN CLIFTON, SEAT 3
HENRY VALLEJO, SEAT 4
DAVID ROSENQUIST 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.**
   - Marine Grove Park Ribbon Cutting and Dedication, October 7 from 5:30 pm. – 6:30 pm.
   - Fall Festival & Neighborhood Night Out, Thursday October 15 from 6 pm.-8 pm.
   - Temporary moratorium for data center development – second Public Hearing – October 20, 2026 at 6:30 at City Hall in the gym
   - Early voting begins on 10/19/2026 at Lavon City Hall
   - Election Day 11/3/2026 at Lavon City Hall 7am-7pm.
   - Education Foundation Bags for Braves will be held on March 25, 2027 at Boyd Farm
4. **CITIZEN COMMENTS**

   There were no citizen comments.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the Minutes of the August 25, 2026 meeting.

   MOTION: APPROVE THE MINUTES OF THE AUGUST 25, 2026 MEETING.
   MOTION MADE: MCCLENDON
   SECONDED: CLIFTON
   APPROVED: UNANIMOUS

   B. Discussion, and action regarding the election of a Vice Chairman, pursuant to the City of Lavon Code of Ordinances, Sec 2.06.032 (f).

   City Manager Kim Dobbs provided information regarding the election of the Vice Chairman position.

   MOTION: APPOINT JOHNATHAN CLIFTON AS VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION.
   MOTION: NABORS
   SECONDED: VALLEJO
   APPROVED: UNANIMOUS

   C. Public hearing, discussion, and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises

consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

Presentation of proposed application.

Ms. Dobbs shared location information regarding the request and advised that the applicant requested a continuance as they were unable to attend the meeting to present the application.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:35 p.m. Ms. Nabors opened the public hearing and continued the public hearing to a meeting on October 27, 2026 beginning at 6:30 p.m.

No comments were offered and no action was taken.

D. Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., 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 N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Presentation of proposed application.

Ms. Dobbs provided information regarding the application and the applicant's engineer Cohen Eksaengsri, Project Coordinator, Pann Sribhen & Associates detailed the project and was available for questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:40 p.m. Ms. Nabors opened the public hearing and invited comments for or against the application. Resident Erika Jones asked about the driveway, expressing concern that traffic would back up onto SH 78. Matthew Kivnani, Hunington Properties, the applicant's broker, provided general information regarding the property, identifying possible tenants, and stating that the applicant does not have a specific identified user or actual queuing data. Ms. Dobbs clarified that access is exclusively from Cedar St., and that traffic would not likely queue as far as onto SH 78. There being no further comments, Ms. Nabors closed the public hearing at 6:47p.m.

Discussion and action regarding the proposed application.

Ms. McClendon expressed support for the application, particularly if it were for a dry cleaner.

MOTION: RECOMMEND DENIAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS AND ARTICLE 9.03 ZONING, OF THE CODE OF ORDINANCES, SECTION 9.03.131 RETAIL DISTRICT (R) (C)(4) FOR APPROVAL OF A COMMERCIAL BUILDING WITH A DRIVE-THROUGH LANE FACING A PUBLIC STREET AT 616 CEDAR ST., 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 N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION:	NABORS
SECONDED:	ROSENQUIST
FOR:	NABORS, CLIFTON, VALLEJO, ROSENQUIST
AGAINST:	MCCLENDON
DENIED:	4-1

E. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-10-03 for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).

Presentation of proposed application.

Mayra Godinez, JBI Partners, provided information regarding the proposed application to amend the Elevon Planned Development non-residential district and noted the application is specifically for Land Use Parcel 2, 3, 4, 5 and 7 directly adjacent to and in the vicinity of N. SH 78 and Elevon Parkway.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:04 p.m. Ms. Nabors opened the public hearing and invited comments for or against the application. Resident Tammy Stefanovic inquired about the use of gas stations in the Planned Development and if feasibility studies were completed. The applicant clarified that the amendment does not propose any additional fueling stations. There being no further comments, Ms. Nabors closed the public hearing at 7:08 p.m.

Discussion and action regarding the proposed application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND THE ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-10-03 FOR COMMERCIAL AND MIXED USE DEVELOPMENT, AS AMENDED, FOR NON-RESIDENTIAL DEVELOPMENT ON 62.183 ACRES COMPRISED OF LAND USE PARCEL 2 (22.38 AC), LAND USE PARCEL 4 (21.03 AC) AND PORTIONS OF LAND USE PARCELS 3 (11.76 AC), 5 (3.05 AC) AND 7 (3 AC), ADJACENT TO ELEVON PARKWAY IN THE VICINITY OF THE INTERSECTION OF ELEVON PARKWAY AND N. SH 78 AND WEST OF INSPIRATION GROVE IN THE S. M RAINER SURVEY ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY TEXAS SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY PLANNER.

MOTION:	ROSENQUIST
SECONDED:	VALLEJO
APPROVED:	UNANIMOUS

F. Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. 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 N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Ms. Dobbs provided information regarding the site plan and landscape plan and the reliance on an approved CUP for consideration.

MOTION: RECOMMEND DENIAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR ST. 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 N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY.

MOTION:	VALLEJO
SECONDED:	MCCLENDON
DENIED:	UNANIMOUS

G. Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on Commercial Tract 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).

Ms. Dobbs provided information regarding the site plan and landscape plan. The applicant's representative Davis Dickerson, Pape-Dawson detailed the project and was available for questions.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF A WHATABURGER COMMERCIAL PROJECT ON COMMERCIAL TRACT 1R, BLOCK A, 78 COMMERCIAL EAST ADDITION AT 597 S. SH 78, NORTHWEST OF THE INTERSECTION OF S. SH 78 AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY PLANNER, FIRE MARSHAL AND CITY ENGINEER AND SUBJECT TO APPROVAL OF THE FINAL PLAT.

MOTION: MCCLENDON
SECONDED: CLIFTON
APPROVED: UNANIMOUS

H. Discussion and action regarding the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of SH 78 and Grand Heritage Blvd., and northeast of the intersection of SH 205 and Endeavour, City of Lavon, Collin County, Texas (CCAD Property ID 2624070).

Ms. Dobbs provided information regarding the site plan and landscape plan. David Upton, Kimley-Horn, detailed the project and was available for questions. Mr. Rosenquist asked if drones would be used at this location and Mr. Upton noted there would not be drones at the Lavon location.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN FOR A 181,372 SQUARE FOOT WALMART RETAIL STORE AND FUELING STATION ON 20.803 ACRES ON LOT 7, BLOCK A OF THE PRELIMINARY PLAT OF THE HERITAGE SQUARE PROJECT AT 840 S. SH 78, SOUTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, SOUTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD., AND NORTHEAST OF THE INTERSECTION OF SH 205 AND ENDEAVOUR, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER, FIRE MARSHAL AND PLANNER.

MOTION: VALLEJO
SECONDED: MCCLENDON
APPROVED: UNANIMOUS

I. Discussion and action regarding the final plat of the Nicholson Ranch Phase 2A Addition consisting of 187 residential lots and 4 common area lots on 37.761 acres in the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).

Ms. Dobbs provided information regarding the final plat and the applicant's representative was available to answer questions.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE NICHOLSON RANCH PHASE 2A ADDITION CONSISTING OF 187 RESIDENTIAL LOTS AND 4 COMMON AREA LOTS ON 37.761 ACRES IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, A PART OF COLLIN COUNTY MUD NO. 6 WEST OF FM 2755 ON NICHOLSON RANCH TRAIL IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION: CLIFTON

SECONDED: VALLEJO
APPROVED: UNANIMOUS

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

Ms. Dobbs provided a report.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting – October 27, 2026

Regular Meeting – November 24. 2026 (Thanksgiving Week)

THE MEETING WAS ADJOURNED 7:26 P.M.

DULY PASSED AND APPROVED on this 27th day of October 2026.

Deborah Nabors, Chairperson

Attest:

Rae Norton, City Secretary