CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS

NOTICE OF PUBLIC HEARING ON ANNEXATION

Notice is hereby given that the Lavon City Council will hold a public hearing at a meeting starting at 6:30 p.m. on November 17, 2026 at Lavon City Hall, 120 School Rd., Lavon, Texas regarding the voluntary annexation of property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, OPRCCT; and any right-of-way adjacent to said property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of WEST St. situated in Collin County wholly within the extraterritorial jurisdiction of the City of Lavon, Texas into the corporate limits of the City of Lavon. Information regarding the annexation petition may be obtained at cityhall@lavontx.gov or at 972-843-4220. Interested citizens are invited to attend the public hearing and participate in the same.

CITY OF LAVON CITY COUNCIL NOTICE OF PUBLIC HEARING ON CREATION OF A REINVESTMENT ZONE

The City of Lavon City Council will hold a Public Hearing on November 17, 2026 At 6:30 P.M. in the City Council Chamber located at City of Lavon City Hall, 120 School Road, Lavon, Texas 75166, on the Creation of a Reinvestment Zone and its Benefits to the City of Lavon and to provide a reasonable opportunity for any owner of property within the Proposed Zone to protest the inclusion of their property within the Proposed Zone, which Proposed Reinvestment Zone contains approximately 268.769 acres of land generally located north of NETEX Railway, east of County Road 976, south of West FM 6, and West of West Street, and being wholly located within the extraterritorial jurisdiction of the City of Lavon, Texas. A map depicting the boundaries of the Proposed Reinvestment Zone is available in the Office of the City Secretary at 120 School Road, Lavon, Texas 75166 for public inspection. At the Public Hearing, any interested person may speak for or against the inclusion of property within the proposed Reinvestment Zone, The creation of the proposed Reinvestment Zone, its boundaries and/or the concept of tax increment financing. Following the Public Hearing, the City Council will consider adoption of an Ordinance creating the Reinvestment Zone and other related matters.

NOTICE OF PUBLIC HEARING
ZONING

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at 6:30 PM on November 24, 2026 at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at 6:30 PM on December 1, 2026 at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

1) An amendment to Article 9.03 Zoning Ordinance Division 5 “Regulations Applicable to Residential Districts” Section 9.03.111 “Agricultural district (A)”, Section 9.03.112 “Single family -1 acre district (SF-1)” generally to amend guest house requirements;

2) An application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935);

3) An amendment to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, OPRCCT; and any right-of-way adjacent to said property, and for which an associated amendment of the Comprehensive Plan may also be considered, generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of WEST St. situated in the City of Lavon, Collin County, Texas (CCAD Property IDs 1289974, 1290043, 2900177, 2900177, 2999713, and 1290249);

4) An application for an amendment to Ordinance No. **2025-06-02** that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677); and

5) An application to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

Information regarding the applications may be obtained at cityhall@lavontx.gov or at 972-843-4220. A public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.