



CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARINGS

ZONING AND SUBDIVISION ORDINANCES

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at 6:30 PM on June 23, 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 July 7, 2026 at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider applications and amendments to the Article 9.03 - Zoning and Article 9.02 Subdivision Ordinance of the Code of Ordinances:

1) 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);

2) 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); and

3) 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" generally to amend loading space requirements; and

4) 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.

Information regarding the proposed amendments 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.