



AGENDA
NOVEMBER 25, 2025
CITY OF LAVON
PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
6:30 PM

1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ITEMS OF INTEREST/COMMUNICATIONS

Members may identify community events, functions, and other activities.

4. CITIZENS COMMENTS

Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request the items be placed on a future agenda or referred to city staff.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the minutes of the October 28, 2025 meeting.

B. Public hearing, discussion and action regarding an application for a conditional use permit to construct a 1,000 square foot canopy addition to an existing accessory structure that is 1,000 square feet greater than permitted at 980 Lakeridge Drive on Lot 26, Block B of the Lakeridge Meadows Addition (1.48 acres), City of Lavon, Texas, (CCAD Property ID 2092084).

1) Presentation of proposed application.

2) **PUBLIC HEARING** to receive comments regarding the proposed application.

3) Discussion and action regarding the proposed application.

C. Discussion and action regarding a revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,600 residential lots, 61 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101).

D. Discussion and action regarding the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S.M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property ID 2542827).

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

6. SET FUTURE MEETINGS AND AGENDAS

Board Members and staff may request items be placed on a future agenda or request a special meeting.

- December 23, 2025 regular meeting

7. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 p.m. on November 17, 2025.

/ Rae Norton /

Rae Norton, City Secretary

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi: Select Guest Portal

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, Any action regarding such matters will be conducted in Open Session.