



## CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARINGS

### Board of Adjustment

Notice is hereby given that the Board of Adjustment will hold a public hearing at a meeting starting at 6:00 PM on December 10, 2024 at Lavon City Hall, 120 School Road, Lavon, Texas. At such time and place, the Board will receive testimony and consider the application of Jeffery Brown for variances to Article 4.06 FENCES of the Code of Ordinances to (1) Section 4.06.007 (c) to permit a fence constructed of R-Panel metal, a material not included in Section 4.06.003 Approved Fence Materials; and (2) Section 4.06.007 (e) to permit exposed posts or rails on the street-facing side of the fence on Block A, Lot 13 of the Lakeridge Meadows Addition at 605 Lake Shadow, Lavon, Collin County, Texas (CCAD Property ID 2092039). A public hearing may be continued by the Commission and/or City Council. Information regarding the proposed amendment may be obtained at [cityhall@lavontx.gov](mailto:cityhall@lavontx.gov) or at 972-843-4220. Interested citizens are invited to attend the public hearing and participate in the same

### Planning and Zoning Commission – City Council

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a special meeting starting at 6:30 PM on Wednesday, December 18, 2024 at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on January 7, 2025 at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider proposed amendments to the Zoning Ordinance Article 9.03 “Zoning Ordinance”:

- 1) to amend Ordinance No. **2004-09-05** that established the Planned Development regulations for the Commercial Planning Area in the Grand Heritage development project generally situated southwest, northeast and southeast of the intersection of SH 205 and SH 78 to reconcile and clarify parking requirements in Section 3.9 Off-Street Parking Requirements; and
- 2) to revise Division 2 “Districts and Zoning District Map”, Section 9.03.032 “Permitted Use Table”, Figure 9.1.2.2 “Zoning Use Summary Table” to organize permitted uses and conditional uses into a single location in the Zoning Use Summary Table; to delete duplicated permitted use and conditional use references from Division 5 “Regulations Applicable to Residential Districts” and Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” and renumber accordingly; and to amend Division 3 “Definitions”, Section 9.03.061 “General” to clarify definitions referenced in the Zoning Use Summary Table.

A public hearing may be continued by the Commission and/or City Council. Information regarding the proposed amendment may be obtained at [cityhall@lavontx.gov](mailto:cityhall@lavontx.gov) or at 972-843-4220. Interested citizens are invited to attend the public hearing and participate in the same.