



CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARINGS

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at 6:30 PM on February 27, 2024 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 March 5, 2024 at Lavon City Hall.

At such times and place, the Commission and the Council will receive testimony and consider:

ZONING

- 1) an application for a conditional use permit to construct an on-site temporary concrete batch plant in the Trails of Lavon, Ph 2B Addition, on approximately 1 acre out of the S.A. Roberts Survey, A-773, Tract 3, southwest of the intersection of CR 485 and CR 484, Lavon, Collin County, Texas (CCAD Property ID 1291872); and
- 2) an amendment to Article 9.03 “Zoning Ordinance,” Division 2 “Districts and Zoning District Map,” Section 9.03.032 “Permitted Use Table” generally to add a mobile food unit use to the permitted use table, Division 4 “Regulations Applicable to All Districts” generally to establish parkland dedication and development requirements, Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” generally to establish design standards for dumpsters and regulations for mobile food units, Division 7 “Site Plan Requirements,” Section 9.03.153 “Site Plan Requirements” generally to modify site plan drawing requirements, Division 8 “Off-Street Parking and Loading Regulations,” Section 9.03.173 “Off-Street Parking Requirements” generally to establish multi-family parking and Section 9.03.174 “Off-Street Loading Site Design Requirements” generally to establish commercial loading dock requirements, and Division 9 “Landscaping Requirements,” Section 9.03.191 “Purpose” generally to add parking lot landscaping requirements and modify landscape plan drawing requirements.

SUBDIVISION

- 3) an amendment to the City’s Code of Ordinances Chapter 9 “Planning and Development Regulations,” Article 9.02 “Subdivision Ordinance,” Division 1 “Generally,” Section 9.02.005 “General Plat Requirements” to add Subsection (6) “Parkland Dedication and Development Requirements” to provide open space and recreational areas in the form of parks as a function of subdivision and site development.

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.