



AGENDA
FEBRUARY 17, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
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 items be placed on a future agenda or referred to city staff.)
- 5. PROCLAMATION**
American Heart Health Month
- 6. CONSENT AGENDA**
Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.
 - A.** Approve the minutes of the February 3, 2026 meeting.
 - B.** Approve Resolution No. **2026-02-05** authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of eleven cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.
 - C.** Approve Resolution No. **2026-02-06** approving and authorizing execution of minor contract amendments with Traylor & Associates relating to Administration/Professional Services for the Hazard Mitigation Grant Program, Project No(s). DR 4485-0014 / DR 4485-0101 / DR 4485-0102 for generators.
 - D.** Approve the final plat of the Lavon Landing Addition consisting of 5 commercial lots 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), subject to the final a review and approval of the city engineer and planner.
 - E.** Approve the preliminary plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533), subject to the final a review and approval of the city engineer and planner.
 - F.** Approve the final plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533), subject to the final a review and approval of the city engineer and planner.
 - G.** Approve the acceptance of Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project improvements.
 - H.** Receive Quarterly Investment Report.
 - I.** Approve Resolution No. **2026-02-07** approving and adopting the March 2026 Collin County Emergency Operations Plan.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Public hearing, discussion and action regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. **2022-02-08** in

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Elevon, Section 3 consisting of residential, commercial/mixed use, and parks/open space areas, on approximately 360 acres of land, generally on the north side of County Road 541 and east of Elevon, Section 2 and the Lavon Ranchettes Addition, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169 and Elevon, Section 3, Phase 3B-1 and Phase 3B-2).

- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** continued from February 3, 2026 to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- B.** Public hearing, discussion and action regarding an application to change the zoning from Planned Development as established by Ordinance No. 2004-09-05, as amended, that established the PD District regulations for the Commercial Planning Area in the Grand Heritage development project to Retail (R) for the property on 1.067 acres of land southeast of the intersection of SH 78 and Atlantis Blvd. adjacent to and in the vicinity of 9930 S. SH 78, out of the WAS Bohannan Survey, Abstract 121, Sheet 3, Tract 101, City of Lavon, Collin County, Texas (CCAD Property ID 2826863).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** continued from February 3, 2026 to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- C.** Public hearing, discussion and action regarding an application for a conditional use permit as specified in Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for drive-through sales activity for a coffee shop at 963 S. SH 78, on a proposed 0.60 acres portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** continued from February 3, 2026 to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- D.** Discussion and action regarding the site plan and landscape plan of the Lavon Retail Project at 616 Cedar Street on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of S.H. 78 and Cedar Street, City of Lavon, Collin County, Texas (CCAD Property ID 2918093)
- E.** Discussion and action regarding the site plan and landscape plan for a commercial project at 783 S. SH 78 on Lot 4R2, Block A of the SB Lavon Addition Replat, a 2.08 acre lot northwest of the intersection of S. SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).
- F.** Discussion and action regarding Ordinance No. 2026-02-04 to amend the fee schedule adopted by Ordinance No. 2025-08-09, as amended, for the Fiscal Year October 1, 2025 through September 30, 2026 to address cash transactions that end in increments of less than five cents.
- G.** Discussion and action regarding Resolution No. 2026-02-08 awarding the construction project bid for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 3 (CIP-44) and approving and authorizing the negotiation and execution of a construction contract with Pridemore Construction LLC in an amount not to exceed \$740,587.53 with 120 days to construct.
- H.** Discussion and action regarding Resolution No. 2026-02-09 awarding the construction project bid for the City of Lavon – Lavon Trail Parkway Paving and Drainage Improvements, (CIP-40) and approving and authorizing the negotiation and execution of a construction contract with Vlex Construction LLC in an amount not to exceed \$1,204,664 with up to 180 days to construct.
- I.** Discussion and action regarding proposed expenditures relating to Municipal Court security, enhanced budget software, City Hall workspace improvements, Hazard Mitigation Grant Program matching funds for generators, and sewer facility and equipment repair/replacement.

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8. DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A. Police Services – Service, activity, programs, and administration report
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the projects Chalkboard 27, Ignite, and Pathways in proximity to SH 78.

10. RECONVENE FROM EXECUTIVE SESSION

Consider and take any action necessary as a result of each item listed in executive session.

11. SET FUTURE MEETINGS AND AGENDA

Requests may be made for items to be placed on a future agenda or for a special meeting.

March 3, 2026 – Regular Meeting

12. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City’s website at www.cityoflavon.com and at City Hall on or before 6:00 PM on February 10, 2026.

/ Rae Norton /

Rae Norton, City Secretary

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
2. The body 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, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.