



AGENDA
MARCH 3, 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. 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 17, 2026 meeting.
 - B.** Approve the acceptance of the public infrastructure of the Elevon Section 2, Phase 2-F Addition.
- 6. ITEMS FOR CONSIDERATION**
 - A.** Staff report regarding noise mitigation efforts related to the city’s sanitary sewer system.
 - B.** Receive an update regarding the Comprehensive Plan feedback and vision, and provide direction for next steps.
 - C.** **PUBLIC HEARING TO BE CONTINUED TO APRIL 7, 2026** Open and continue to April 7, 2026 at 6:30 p.m. a public hearing regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).
 - D.** Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” and Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.173 “Off-street parking requirements” generally to amend minimum parking requirements and add the parking requirements to the Permitted Use Table; 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 subject property notification sign requirements; and an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to add and amend use definitions.
 - 1) Presentation of proposed amendment.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
 - 3) Discussion and action regarding the proposed amendment and accompanying Ordinance.
 - E.** Discussion and action regarding the revised site plan and landscape plan of the Retail & Restaurant project at 635 S. SH 78 on Lot 4, Block A of the 78 East Commercial Addition in the Grand Heritage Planned Development District northwest of the intersection of SH 78 and Burnett Drive, City of Lavon, Collin County, Texas (CCAD Property ID 2614649).

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- F. Discussion and action regarding Ordinance No. **2026-03-02** amending Ordinance No. **2025-08-06**, that approved and adopted a budget for the City for the fiscal year October 1, 2025 through September 30, 2026 to amend adopted revenues and expenditures; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.
- G. Presentation and discussion of Organizational Structure Assessment: Summary.

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 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding the 1) Elevon Public Improvement District, 2) Reinvestment Zone #2, and 3) Elevon Amended and Restated Development Agreement; 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 17, 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 25, 2026.

/ Rae Norton /

Rae Norton, City Secretary

Budget Summary on page 3 of 3

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.

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FY2026 BUDGET NOTICE FOR THE CITY OF LAVON

The following is a summary of the adopted budget.

SUMMARY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL OPERATING AND CAPITAL FUNDS

FISCAL YEAR 2025-2026 BUDGET

	GENERAL FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	UTILITY FUND	TOTAL ALL FUNDS
ESTIMATED BEGINNING BALANCES	8,379,533	519,475	4,138,018	5,950,000	9,366,585	28,353,611
REVENUES:						
Ad Valorem Taxes	3,690,820	2,217,505	230,000	-	-	6,138,325
Sales Taxes	1,660,000	-	1,685,000	-	-	3,345,000
Franchise Fees	300,000	-	-	-	-	300,000
Intergovernmental	-	-	-	-	-	-
Grants	227,990	-	-	-	-	227,990
Licenses & Permits	3,042,900	-	-	-	-	3,042,900
Fines & Forfeitures	133,500	-	10,500	-	-	144,000
Services	205,000	-	-	-	7,105,000	7,310,000
Investment Income	100,000	8,000	1,500	-	-	109,500
Miscellaneous	1,000	-	-	-	-	1,000
TOTAL REVENUES	9,361,210	2,225,505	1,927,000	-	7,105,000	20,618,715
Transfers from Other Funds	1,432,600	-	-	-	-	1,432,600
Issuance of Long Term Debt	-	-	-	-	-	-
TOTAL AVAILABLE RESOURCES	19,173,343	2,744,980	6,065,018	5,950,000	16,471,585	50,404,926
EXPENDITURES:						
General Government	2,378,821	168,350	-	-	-	2,547,171
Police	3,758,209	-	-	-	-	3,758,209
Fire	2,981,505	-	150,000	-	-	3,131,505
Municipal Court	99,830	-	8,400	-	-	108,230
Parks & Recreation	15,000	-	-	-	-	15,000
Development Services	1,670,091	-	25,000	-	-	1,695,091
Public Works	1,052,182	-	500,000	-	-	1,552,182
Utilities	-	-	-	-	2,971,700	2,971,700
Debt Service	-	2,049,200	-	-	-	2,049,200
Economic Development	-	-	2,296,464	-	-	2,296,464
Capital Projects	-	-	1,350,150	15,891,000	4,400,000	21,641,150
TOTAL EXPENDITURES	11,955,638	2,217,550	4,330,014	15,891,000	7,371,700	41,765,902
Transfers to Other Funds	-	-	-	-	1,432,600	1,432,600
ENDING FUND BALANCE	7,217,705	527,430	1,735,004	(9,941,000)	7,667,285	7,206,424
				TOTAL REVENUES/TRANSFERS IN		22,051,315
				NET DECREASE (INCREASE) IN FUND BALANCE		21,147,187
				TOTAL APPROPRIABLE FUNDS		43,198,502

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