



**AGENDA**  
**APRIL 7, 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 March 17, 2026 meeting.
  - B.** Approve the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of S. SH 78 and Grand Heritage Blvd. in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).
  - C.** Approve the replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).
  - D.** Approve Resolution No. **2026-04-01** authorizing the submission of a grant application to the Office of the Governor, Public Safety Office, for the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities for the Terrorism Intervention Training Project and designating authorized representatives.
- 6. ITEMS FOR CONSIDERATION**
  - A.** Public hearing, discussion and action 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 and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).
    - 1) Presentation of proposed application.
    - 2) **PUBLIC HEARING** continued from March 3 2026 to receive comments regarding the proposed application.
    - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
  - B.** Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, 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

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intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

- C. PUBLIC HEARING TO BE CONTINUED TO MAY 5, 2026** Open and continue to May 5, 2026 at 6:30 p.m. a public hearing regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-02-08 for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, 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).
- D.** Presentation, discussion and action regarding Resolution No. 2026-04-02 approving the 2026-2028 City of Lavon Strategic Plan.
- E.** Public hearing, discussion, and action regarding the application for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two wall signs more than permitted and 2) permit approximately 227.91 square feet in total wall sign area that is 167.91 square feet greater than permitted for Arka Montessori Academy at 601 S. SH 78 on Block A, Lot 5, 78 Commercial East Addition, Phase 2, on 1.7 acres, northwest of the intersection of SH 78 and Burnett Dr. (CCAD Property ID 2614649).
- 1) Presentation of proposed application.
  - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
  - 3) Discussion and action regarding the proposed application.
- F.** Discussion and action regarding Resolution No. 2026-04-03 awarding the construction project bid for the City of Lavon – Bear Creek Wastewater Treatment Plant Expansion, Phase 4 (CIP-21) Project and approving and authorizing the negotiation and execution of a construction contract with Drake General Contractors, LLC in an amount not to exceed \$6,586,100.00 with up to 540 calendar days for construction.
- G.** Discussion and action regarding Resolution No. 2026-04-04 approving and authorizing the execution of Change Order No. 2 to the construction contract with XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in an amount not to exceed \$167,050.00 and 45 construction days for additional paving improvements to Shoreview Drive from Corn Silk Lane to Rolling Meadow Drive; and providing for an effective date.
- H.** Discussion and action regarding the acceptance of Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project improvements.
- I.** Discussion and action regarding Resolution No. 2026-04-05 approving and authorizing the execution of Change Order No. 1 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed \$189,480.00 additional road construction and water line, and providing for an effective date.
- J.** Discussion and action regarding Ordinance No. 2026-04-01 amending Chapter 7 “Health and Sanitation”, Article 7.03 “Smoking, Tobacco Products, E-Cigarettes and Related Products” of the Code of Ordinances to add new provisions regulating smoking in certain commercial establishments; establishing criminal offenses and setting penalties; providing for certain affirmative defenses; providing for savings, severability clause; providing for a repealing clause and providing for an effective date.
- K.** Discussion and action regarding Resolution No. 2026-04-06 approving and authorizing the execution of Task Order 19 pursuant to the 2018 Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the planning, analysis, design, and construction administration of a gravity sanitary sewer collection system to serve properties located along Main St. (Bus. 78) from Geren Dr. to the Lake Road area in an estimated amount of \$87,200.00; and providing an effective date.

**7. SET FUTURE MEETINGS AND AGENDA**

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

April 15, 2026 – Special Meeting

April 21, 2026 – Regular Meeting

**8. 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](http://www.cityoflavon.com) and at City Hall on or before 6:00 PM on March 31, 2026.

*/ Rae Norton/*

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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.