



**AGENDA**  
**MAY 5, 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. PROCLAMATIONS**  
National Police Week – May 11-16, 2026  
Emergency Medical Services “EMS” Week – May 17-23, 2026  
Public Works Week – May 17-23, 2026
- 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 April 21, 2026 meeting.
  - B.** Approve Resolution No. **2026-05-01** approving and authorizing execution of a First Amendment to Professional Services Reimbursement Agreement for city expenses relating to the scope and expansion of the Elevon Development Agreement; and providing for an effective date.
  - C.** Approve the preliminary plat of the 205-78 Addition consisting of two commercial lots on 5.133 acres out of the W.A.S. Survey, Abstract No. 121, situated south and west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083, 2826863, 2882966, and 2664025).
  - D.** Approve the replat of Lot 9 of Whitson Estates at 11060 County Road 484, consisting of 2.02 acres of land to form two lots northwest of the intersection of CR 484 and CR 485, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property ID 1812293)
- 7. ITEMS FOR CONSIDERATION**
  - A.** Public hearing, discussion and action 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 and 1290034).
    - 1) Presentation of proposed application.
    - 2) **PUBLIC HEARING** continued from April 7, 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 proposed waiver of the maximum permitted block length in two instances in Elevon Section 3A Addition, Phases 3A-4, and 3A-5 out of the Samuel M. Rainer Survey,

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Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property ID 1290034).

- C. Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).
- D. Discussion and action regarding the final plat of Elevon, Section 3, Phase 3A-3 consisting of 141 residential lots, 1 amenity center lot, and 9 common areas on approximately 48.059 acres of land, preliminary platted as Elevon Section 3A, north of Elevon Parkway, east of Elevon, Section 3A-1, in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property ID 1290034).
- E. Discussion and action regarding the site plan and landscape plan of a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and east of the intersection of SH 78 and Atlantis Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863).
- F. 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 two wall signs which is one wall sign more than permitted and 2) permit approximately 48 square feet in total wall sign area that is 24 square feet greater than permitted for Krispy Krunchy Chicken at 450 S. SH 78, Suite #100 on Block A, Lot 2, Lavon Business Park, on 1.31 acres, southeast of the intersection of SH 78 and Burnett Dr. and northwest of the intersection of Main Street (Bus 78) and Mustang Ct. adjacent to and abutting S. SH 78 and Main Street, City of Lavon, Collin County, Texas (CCAD Property ID 2539017).
  - 1) Presentation of application.
  - 2) **PUBLIC HEARING** to receive comments regarding the application.
  - 3) Discussion and action regarding the application.
- G. Staff report and discussion regarding noise mitigation efforts related to the city's sanitary sewer system.
- H. Discussion and action regarding Ordinance No. **2026-05-02** amending Article 4.09 "Habitual Criminal and Nuisance Properties" of the Code of Ordinances to clarify and enhance which offenses qualify as "Criminal Activity" for purposes of this article; and providing an effective date.
- I. Discussion regarding staffing and mid-year budget conditions including reallocation in the staffing plan in the fire department.

## 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.*

May 19, 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](http://www.cityoflavon.com) and at City Hall on or before 6:00 PM on April 29, 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.

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