



AGENDA
AUGUST 4, 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 July 21, 2026 meeting.
 - B.** Approve Ordinance No. **2026-08-01** of the City Council of the City of Lavon, Texas calling a General Election to be held jointly with other political subdivisions designated by the County Elections Administrator and Administered by the County Elections Administrator on Tuesday, November 3, 2026, for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 for two (2) year terms each for said city respectively; providing for the conduct and the giving notice of the election; providing an effective date; and enacting other provisions relating to the subject.
 - C.** Approve the second of two readings of Resolution No. **2026-08-01** authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years; and providing an effective date.
 - D.** Approve the preliminary plat of the Eleven Southwest Commercial Addition consisting of six commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Eleven Parkway City of Lavon, Collin County, Texas.
 - E.** Approve the replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
 - F.** Approve the final plat of the Flex Industrial Park Addition consisting of two commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to final approval of the city engineer.
 - G.** Approve Ordinance No. **2026-08-02** changing the street name of the presently undeveloped Heritage Boulevard to Grand Heritage Boulevard and adding North and South designations per Collin County requirements.
 - H.** Approve Resolution No. **2026-08-02** accepting and authorizing execution of easements granted to the City of Lavon as follows: Utility Easements by Far East Lavon, LP, East Lavon Partners, LP, and MA Land Holdings, LLC and MA Eleven 429, LLC; Drainage Easements by MA Land Holdings, LLC, Petro-Hunt, LLC, and Far East Lavon Partners, LP; a Right of Way Dedication Instrument by Petro-Hunt, LLC; Access and Drainage Easements by MA Eleven 429, LLC and Petro-Hunt, LLC; and a Fire Lane, Access,

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and Utility Easement by MA Land Holdings, LLC related to development of Elevon East and West Commercial, Elevon Section 3, and Elevon Section 4 Additions, subject to final city engineer approval; and providing an effective date.

6. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding Ordinance No. **2026-08-03** approving the 2026 Annual Service Plan Update and Assessment Rolls for the LakePointe Public Improvement District; and providing an effective date.
- B. Discussion and action regarding Ordinance No. **2026-08-04** approving the 2026 Annual Service Plan Update and Assessment Rolls for the Elevon Public Improvement District; and providing an effective date.
- C. Discussion and action regarding Ordinance No. **2026-08-05** approving the 2026 Annual Service Plan Update and Assessment Rolls for the Trails of Lavon Public Improvement District; and providing an effective date.
- D. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 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 July 7, 2026 to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying ordinance.
- E. Public hearing, discussion and action regarding an application to amend Article 9.03 “Zoning Ordinance” to amend Ordinance No. **2004-09-05**, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying ordinance.
- F. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre 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).
- G. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 acre 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).
- H. Discussion and action regarding land use and a temporary moratorium relating to potential data center development pursuant to Texas Local Government Code Section 212.1352 and including related matters.
- I. Discussion and action regarding an election for creation of a Municipal Development District (“District”) comprised primarily of non-residential properties adjacent to SH 205, SH 78, and FM 2755 and consideration of Ordinance No. **2026-08-08** defining the boundary of the District; calling for a Special Election on November 3, 2026, to submit a ballot proposition to the qualified voters of the District authorizing the creation of the District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the District; designating that the election shall be conducted by Collin County pursuant to the terms of the city’s

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contract for election services with the county; providing a severability clause, for publication and for an effective date.

7. BUDGET WORK SESSION

Presentation and discussion regarding the goals and objectives identified in the Strategic Plan, City Council budget priorities, regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels and requests, tax rate, fee schedule, Capital Improvements Plan (CIP) updates and direction, FY 2025-26 projections and current fiscal year opportunities, and proposed revenues and expenditures for FY 2026-27. A link to the budget can be found on the homepage of the City website.

8. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION

A. Public hearing and discussion regarding the proposed Fiscal Year 2026-27 Annual Budget, Capital Improvements Plan, and Fee Schedule.

- 1) **PUBLIC HEARING** to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.
- 2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

B. Discussion and action regarding departmental requests and allocated staffing plan.

C. Discussion and action regarding the proposed tax rate and conduct a record vote to call a public hearing for Tuesday, August 18, 2026 at 6:30 p.m.

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 (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail project 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.

August 18, 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 July 29, 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.

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