



AGENDA
THURSDAY, AUGUST 6, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
SPECIAL 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.
- 6. ITEMS FOR CONSIDERATION**
 - A.** 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).

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- B. 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.
- C. 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. **2026-08-03** 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 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 changes to the budget calendar, departmental service levels and requests, FY 2025-26 projections and current fiscal year opportunities, proposed revenues and expenditures for FY 2026-27, and potential tax rates and their effect on the FY27 proposed budget. A link to the budget can be found on the homepage of the City website.

8. 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.

9. RECONVENE FROM EXECUTIVE SESSION

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

10. 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

11. 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 31, 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.