



AGENDA
OCTOBER 6, 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**
 - Domestic Violence Awareness Month - October
 - Neighborhood Night Out – October 15, 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 September 15, 2026 meeting.
 - B.** Approve the final plat of the Nicholson Ranch Phase 2A Addition consisting of 187 residential lots and 4 common area lots on 37.761 acres in the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).
 - C.** Approve a Resolution approving and authorizing execution of the renewal of a 2017 Chapter 380 economic development agreement with Bloomfield Homes L.P. relating to use tax receipts for the purchase of items using a Texas Direct Payment Permit to generate economic development and local use tax revenue for the City, that would otherwise not be available to the City; and providing an effective date.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Public hearing, discussion, and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).
 - 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.
 - B.** Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

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- C. Public hearing, discussion, and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-10-03** for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).
- 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.
- D. Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on 1.283 acres on Commercial Tract Lot 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).
- E. Discussion and action regarding the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres on Lot 7, Block A of the preliminary plat of the Heritage Square project at 225 S. Grand Heritage Blvd., also referred to as 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of S. SH 78 and Grand Heritage Blvd., and northeast of the intersection of SH 205 and Endeavour, City of Lavon, Collin County, Texas (CCAD Property ID 2624070).
- F. Public hearing, discussion and action regarding an Ordinance approving a petition of the landowner to add 82.427 acres of property to the City's extraterritorial jurisdiction and adding the hereinafter described property known as: parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas; and any right-of-way adjacent to said property; into of the City's extraterritorial, and updating the official map.
- 1) Presentation of proposed petition.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed petition.
 - 3) Discussion and action regarding the proposed petition and accompanying Ordinance.
- G. Conduct a public hearing and consider and act upon an Ordinance approving a petition of the landowner to add 186.342 acres of property to the City's extraterritorial jurisdiction and adding the hereinafter described property known as: parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas; and any right-of-way adjacent to said property; into of the City's extraterritorial, and updating the official map.
- 1) Presentation of proposed petition.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed petition.
 - 3) Discussion and action regarding the proposed petition and accompanying Ordinance.
- H. Discussion and action regarding the Elevon North development agreement between the City, MA Land Holdings, LLC, et. al. related to the development, annexation and creation of a municipal management

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district for approximately 268.769 acres of land generally located south of FM 6 and north of Elevon Parkway in the extraterritorial jurisdiction of the City.

- I. Discussion and action regarding a Resolution consenting to the creation of a municipal management district to be known as the Elevon North Municipal Management District No. 1 of Collin County over approximately 268.769 acres of land generally located south of FM 6 and north of Elevon Parkway in the extraterritorial jurisdiction of the City.
- J. Discussion and action regarding a Chapter 380 economic development agreement between the City, the Lavon Economic Development Corporation and Bear Creek Commercial Properties to promote local economic development, secure the extension of public infrastructure, and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City.
- K. Discussion and action regarding a Resolution approving and authorizing execution of Change Order No. 1 for the Bently Farms Phase 3 Paving and Storm Drain (CIP-44) construction project in the amount of \$88,877.50 and the addition of 36 calendar days for the addition of high early concrete, additional concrete repairs on Crockett Dr. and Orbit Dr., extended storm drain repairs, and addition of flex base; and providing an effective date.
- L. Discussion and action regarding the acceptance of Bently Farms Phase 3 Paving and Storm Drain (CIP-44) construction project improvements.
- M. Discussion and action regarding a Resolution awarding and authorizing the negotiation and execution of a contract for an Indefinite Delivery, Indefinite Quantity (IDIQ) Concrete Street Hot Mix Asphalt Concrete (HMAC) Street And Concrete Sidewalk Repair for the 2026-2027 program year, at an estimated value of \$250,000.00 minimum; and providing an effective date.
- N. Discussion and action regarding and Ordinance amending Ordinance No. **2025-08-06**, as amended, that approved and adopted a budget for the City for the fiscal year October 1, 2025 through September 30, 2026, for which links can be found on the homepage of the City website lavontx.gov directly and under Financial Transparency, to amend adopted revenues and expenditures; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.
- O. Discussion and action regarding a Resolution approving and authorizing execution of an agreement with All American Animal Control for provision of animal control services; and providing an effective date.
- P. Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit “Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)” and “Alcohol: mixed beverage package store (on- and/or off-premises consumption)” uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).
 - 1) Presentation of proposed application.
 - 2) Open and continue the **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on November 3, 2026.
 - 3) Discussion and action regarding the proposed application.

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 551.074 - Personnel matters for annual evaluation of the City Manager; and 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 development of Elevon North.

9. RECONVENE FROM EXECUTIVE SESSION

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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.

- October 20, 2026 – Regular Meeting

Public Hearing – Data Center Moratorium

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 September 30, 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.