



**AGENDA**  
**SEPTEMBER 2, 2025**  
**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 August 19, 2025 meeting.
  - B.** Approve the acceptance of the public infrastructure for the Bear Creek Phase 5 Addition.
  - C.** Approve the acceptance of the public infrastructure for the Nicholson Ranch, Phase 1 Addition.
  - D.** Approve Resolution No. **2025-09-01** approving and authorizing the execution of a Contract Amendment to the Interlocal Dispatch Services Agreement with Collin County for Dispatch Services for a one (1) year period from October 1, 2025 to September 30, 2026; and providing for an effective date.
- 6. ITEMS FOR CONSIDERATION**
  - A.** Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” Section 9.03.131 “Retail District” and Section 9.03.132 “Main Street District” generally to amend area requirements and Section 9.03.135 “Dumpster regulations” generally to amend dumpster requirements.
    - 1) Presentation of proposed amendment.
    - 2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
    - 3) Discussion and action regarding the proposed amendment and accompanying Ordinance.
  - B.** Public hearing, discussion and action regarding an application an application to change the zoning from Single-Family 2 (SF-2) District to Main Street (M) District on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).
    - 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.
  - C.** Discussion and action regarding Resolution No. **2025-09-02**, a supplement to Resolution No. **2025-07-03**, approved July 1, 2025, designating certain officials as being responsible for, acting for and on behalf of the City in dealing with Collin County, herein referred to as the “County”, for the purpose of participating in the Collin County Parks & Open Space Project Funding Assistance Program, hereinafter referred to as the “Program”; certifying that the City is eligible to receive program assistance; certifying that the City matching share is readily available; and dedicating the proposed project for public recreational uses.

- D. Presentation and action regarding Lavon Economic Development Corporation promotional video.
- E. Discussion and action regarding the Comprehensive Plan Update and Strategic Plan Update with presentation by LJA.

**7. 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 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or hear a complaint or charge against an officer or employee – City Manager; and pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect 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 offer of a financial or other incentive to a business prospect described by Subdivision (1).

**8. RECONVENE FROM EXECUTIVE SESSION**

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

**9. SET FUTURE MEETINGS AND AGENDA**

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

September 16, 2025 – Regular Meeting

**10. 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 August 26, 2025.

*/ 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.