



AGENDA
DECEMBER 2, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

The City Council will convene into a meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. Two (TIRZ No. 2) at 6:30 pm. The City Council meeting will begin immediately upon conclusion of the TIRZ No. 2 Board meeting.

- 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 November 18, 2025 meeting.
 - B.** Approve the revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,600 residential lots, 61 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101), subject to city engineer and planner final review and approval.
 - C.** Approve the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, Lavon TX (CCAD Property ID 2542827), subject to city engineer and planner final review and approval.
 - D.** Approve Resolution No. **2025-12-01** approving and authorizing the execution of Contract Amendment No. Nineteen (19) to extend the interlocal agreement with Collin County for animal control and animal shelter 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 Ordinance of the City Council of the City of Lavon accepting and approving a Service and Assessment Plan and Assessment Rolls for the Elevon Public Improvement District; making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent assessments; providing for severability; and providing an effective date.
 - 1) Presentation of proposed ordinance.
 - 2) **PUBLIC HEARING** to receive comments and objections to proposed assessments.
 - 3) Discussion and action regarding the proposed Ordinance No. **2025-12-01**.

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- B. Discussion and action regarding an Ordinance authorizing the issuance of the “City Of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Improvement Area #3-5 Project)”; approving and authorizing an Indenture Of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding And Acquisition Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.
- C. Discussion and action regarding an Ordinance authorizing the issuance of the “City Of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Zone 2 Remainder Area Project)”; approving and authorizing an Indenture Of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding And Acquisition Agreement, Agriculture Valuation Waiver and Redemption Agreements, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.
- D. Public hearing, discussion, and action regarding an Ordinance amending the boundaries and project costs of Reinvestment Zone Number Two, City of Lavon; and approving a Reinvestment Zone Number Two, City of Lavon Amended and Restated Final Project and Finance Plan.
 - 1) Presentation of proposed ordinance.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed ordinance.
 - 3) Discussion and action regarding the proposed Ordinance No. 2025-12-04.
- E. Public hearing, discussion and action regarding an application for a conditional use permit to construct a 1,000 square foot canopy addition to an existing accessory structure that is 1,000 square feet greater than permitted at 980 Lakeridge Drive on Lot 26, Block B of the Lakeridge Meadows Addition (1.48 acres), City of Lavon, Texas, (CCAD Property ID 2092084).
 - 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 No. 2025-12-05.
- F. Discussion and action regarding Resolution No. 2025-12-02 casting three (3) votes to elect Collin Central Appraisal District Board of Directors.
- G. Discussion and action regarding Resolution No. 2025-12-03 approving and authorizing the execution of an Effluent Water Purchase Agreement with Maverick Infrastructure II, LLC for the provision of treated effluent to promote reuse efforts for non-potable uses such as irrigation, construction water, moisture conditioning, pond leveling, cooling, fire suppression, and other approved applications.

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 discuss the provision of professional legal services.

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.

December 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 and at City Hall on or before 6:00 PM on November 24, 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.