



AGENDA
JULY 7, 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 June 16, 2026 meeting.
 - B.** Approve Resolution No. **2026-07-01** approving and authorizing execution of a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2026 to September 30, 2027; and providing for an effective date.
 - C.** Approve Resolution No. **2026-07-02** approving and authorizing execution of a License Agreement with Elevon Homeowners Association, Inc. regarding maintenance and liability relating to encroachments in the public right of way in Elevon Parkway in the Elevon, Section 3 - Phase 3A1 Addition.
 - D.** Approve acceptance of the public infrastructure for the Elevon, Section 3, Phase 3B-1 Addition.
 - E.** Approve the preliminary plat of the Flex Industrial Park Addition consisting of three 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 the final approval of the city engineer.
 - F.** Approve the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates Addition, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092), subject to final approval of the planner.
 - G.** Approve the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.
 - H.** Approve the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.
 - I.** Approve the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Bohannon Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205

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and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863), subject to the city engineer's and planner's final approval.

- J. Approve the final plat of Elevon, Section 3, Phase 3B-2 Addition consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).

6. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).
 - 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. **PUBLIC HEARING TO BE CONTINUED TO AUGUST 4, 2026** 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** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- C. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 "Districts and Zoning District Map" Section 9.03.032 "Permitted use table" generally to amend uses and minimum parking requirements; an amendment to Division 2 "Districts and Zoning District Map" Section 9.03.034 "Amendments to the official zoning ordinance and zoning district map" generally to amend the property notification sign requirements; an amendment to Division 3 "Definitions" Section 9.03.061 "General" generally to amend use definitions; an amendment to Division 4 "Regulations Applicable to All Districts" Section 9.03.085 "Home occupation/home based business" generally to amend home occupation/home based business standards; an amendment to Division 4 "Regulations Applicable to All Districts" generally to establish farmers market standards; an amendment to Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" Section 9.03.135 "Dumpster regulations" generally to amend dumpster standards; an amendment to Division 7 "Site Plan Requirements" Section 9.03.156 "Term of the approved site plan" generally to amend the expiration period of site plans; and an amendment to Division 8 "Off-Street Parking and Loading Regulations" Section 9.03.175 "Off-street loading space requirements".
 - 1) Presentation of proposed amendment.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed amendments
 - 3) Discussion and action regarding the proposed amendments and accompanying Ordinance.
- D. Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" generally to amend the expiration period of construction plans and to establish the expiration for final plats.
 - 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.
- E. Discussion and action regarding Ordinance No. **2026-07-04** an amendment to Article 4.05 Signs vision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" amending the City's Code of Ordinances

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Chapter 4 “Building Regulations,” Article 4.05 “Signs,” Division 1 “Variances,” to refine the definitions and process and requirements for Flexibility and Relief Procedures.

- F. Discussion and action regarding Resolution No. 2026-07-03 of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Heritage Public Improvement District No. 1 (Residential); approving a Preliminary Service and Assessment Plan, including a proposed Assessment Roll; calling a regular meeting and noticing a public hearing for July 21, 2026 to consider an ordinance levying assessments on property located within the Heritage Public Improvement District No. 1 (Residential); directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
- G. Discussion and action regarding Resolution No. 2026-07-04 approving and authorizing the appointment of deputy city attorneys to serve as the Municipal Court Prosecutor, execution of an Attorney Employment Agreement for Municipal Prosecutor, and providing an effective date.
- H. Discussion and action regarding nominations for the Board of Trustees of the Texas Municipal League (TML) Intergovernmental Risk Pool.
- I. Discussion and action regarding an election for creation of a Municipal Development District primarily comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.
- J. Discussion and action regarding Ordinance No. 2026-07-05 adopting rules and regulations related to amending Article 5.02 “Peddlers and Solicitors”; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.
- K. Discussion and action regarding Ordinance No. 2026-07-06 adopting rules and regulations related to adding Article 7.05 Prohibiting Public Urination and Defecation; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.
- L. Discussion and action regarding Ordinance No. 2026-07-07 adopting rules and regulations related to adding Article 8.10 Prohibiting Interference with City Employees; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.
- M. Discussion and action regarding Ordinance No. 2026-07-08 adopting rules and regulations related to adding Article 8.11 Prohibiting Gate Crashing; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

7. BUDGET INTRODUCTION AND DISCUSSION

Presentation and discussion regarding the goals and objectives identified in the Strategic Plan, City Council budget priorities, new regulatory requirements, budget calendar, anticipated commitments, status of tax rate, status of fee schedule, status of Capital Improvements Plan (CIP).

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 projects White Feather, Chalkboard 27, Ignite, and 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.

- A. Discussion and action regarding an agreement pertaining to the Ignite project.

10. SET FUTURE MEETINGS AND AGENDA

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

July 21, 2026 – Regular Meeting

July 22, 2026 – Public meeting regarding potential data center development.

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 June 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.