



AGENDA
AUGUST 18, 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 August 6, 2026 meeting.
 - B.** Approve Resolution No. **2026-08-02** approving and authorizing the execution of a contract with the Collin County Elections Administrator for Election Services related to the City's November 3, 2026, General Election.
 - C.** Approve Resolution No. **2026-08-03** accepting and authorizing execution of easements granted to the City of Lavon as follows: Utility Easements by Far East Lavon, LP, East Lavon Partners, LP, and MA Land Holdings, LLC and MA Elevon 429, LLC; Drainage Easements by MA Land Holdings, LLC, Petro-Hunt, LLC, and Far East Lavon Partners, LP; a Right of Way Dedication Instrument by Petro-Hunt, LLC; Access and Drainage Easements by MA Elevon 429, LLC and Petro-Hunt, LLC; and a Fire Lane, Access, and Utility Easement by MA Land Holdings, LLC related to development of Elevon East and West Commercial, Elevon Section 3, and Elevon Section 4 Additions, subject to final city engineer approval; and providing an effective date.
 - D.** Receive Quarterly Investment Report.
 - E.** Approve Resolution No. **2026-08-04** approving and authorizing execution of a License Agreement with Nicholson Ranch Residential Community, Inc. regarding maintenance and liability relating to the public right of way on Lavon Trail Parkway adjacent to and abutting the Nicholson Ranch Addition
- 6. ITEMS FOR CONSIDERATION**
 - A.** Presentation, discussion and action regarding Ordinance No. **2026-08-04** approving the 2026 Annual Service Plan Update and Assessment Rolls for the LakePointe Public Improvement District; and providing an effective date.
 - B.** Presentation, discussion and action regarding Ordinance No. **2026-08-05** approving the 2026 Annual Service Plan Update and Assessment Rolls for the Elevon Public Improvement District; and providing an effective date.
 - C.** Presentation, discussion and action regarding Ordinance No. **2026-08-06** approving the 2026 Annual Service Plan Update and Assessment Rolls for the Trails of Lavon Public Improvement District; and providing an effective date.
 - D.** Public hearing, discussion and action regarding an application to amend Article 9.03 "Zoning Ordinance" to amend Ordinance No. **2004-09-05**, as amended, that established the Planned Development District

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regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).

- 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.
- E.** 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.
- F.** Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 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).
- G.** Discussion and action regarding Ordinance No. **2026-08-09** approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the Company and the ACSC’s legal counsel.
- H.** Discussion and action regarding Resolution No. **2026-08-05** finding that SiEnergy Gas, LLC’s Statement of Intent to Increase rates filing within the city should be denied; finding that the City’s reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

7. BUDGET WORK SESSION

Presentation and discussion regarding 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. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION

- A.** Public hearing and discussion regarding the proposed Fiscal Year 2026-27 Annual Budget, Capital Improvements Plan, and Fee Schedule.
- 1) **PUBLIC HEARING** to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.
 - 2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

- B. Discussion and action regarding the proposed tax rate and conduct a record vote to call a non-mandated public hearing for Tuesday, September 15, 2026 at 6:30 p.m.

9. DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A. Police Services – Service, activity, programs, and administration report
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance and CIP report; and administration and staff reports

10. 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 (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) regarding the retail project Pathways in proximity to SH 78 and the extension of public infrastructure.

11. 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 Pathways project.

12. SET FUTURE MEETINGS AND AGENDA

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

September 1, 2026 – Regular Meeting

13. 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 August 12, 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.