AGENDA
FEBRUARY 3, 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 January 20, 2026 meeting.

   B. Approve the minutes of the January 29, 2026 meeting.

   C. Approve Resolution No. **2026-02-01** approving and authorizing the execution of Task Order No. 18 with Freeman-Millican, Inc. for professional engineering services associated with the preparation of a Texas Pollutant Discharge Elimination System (TPDES) Permit Renewal Application to the Texas Commission on Environmental Quality (TCEQ) for the Bear Creek Wastewater Treatment Plant project in an amount not to exceed $18,000.00.

   D. Approve Resolution No. **2026-02-02** designating The Wylie News as the official newspaper for fiscal year 2025-2026.

   E. Approve Resolution No. **2026-02-03** approving and authorizing execution of a Communication System Agreement with the City of Plano and the City of Allen relating to provision of Public Safety voice radio and data communications.

   F. Approve Resolution No. **2026-02-04** approving and authorizing the execution of Task Orders with LJA Engineering, Inc. pursuant to Resolution No. **2023-10-04** for professional Landscape Architecture and Engineering Services for the preparation of Construction Documentation for two phases of the Lavon Community Park.

6. **ITEMS FOR CONSIDERATION**

   A. Open and continue the **PUBLIC HEARING** to a meeting beginning at 6:30 p.m. on February 17, 2026 to receive comments regarding the proposed application regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. **2022-02-08** in Elevon, Section 3 consisting of residential, commercial/mixed use, and parks/open space areas, on approximately 360 acres of land, generally on the north side of County Road 541 and east of Elevon, Section 2 and the Lavon Ranchettes Addition, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169 and Elevon, Section 3, Phase 3B-1 and Phase 3B-2).

   B. Open and continue the **PUBLIC HEARING** to a meeting beginning at 6:30 p.m. on February 17, 2026 to receive comments regarding an application to change the zoning from Planned Development as established by Ordinance No. **2004-09-05**, as amended, that established the PD District regulations for the Commercial Planning Area in the Grand Heritage development project to Retail (R) for the property on

1.067 acres of land southeast of the intersection of SH 78 and Atlantis Blvd. adjacent to and in the vicinity of 9930 S. SH 78, out of the WAS Bohannan Survey, Abstract 121, Sheet 3, Tract 101, Lavon, Collin County, TX. (CCAD Property ID 2826863).

C. Open and continue the **PUBLIC HEARING** to a meeting beginning at 6:30 p.m. on February 17, 2026 to receive comments regarding an application for a conditional use permit as specified in Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for drive-through sales activity for a coffee shop at 963 S. SH 78, on a proposed 0.60 acres portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, (CCAD Property ID 2796752).

7. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council and LEDC Board 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 extension of public infrastructure.

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.

February 17, 2026 – 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 January 28, 2026.

/ Rae Norton /

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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.

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