CITY OF NEVADA

424 E FM 6 NEVADA, TX 75173 | 972-853-0027

AGENDA

CITY COUNCIL MEETING

August 4, 2026

7:00PM at City Hall

Mayor – Donald Deering

Council Member Place 1 – Mike Laye
Council Member Place 2 – Paul Baker
Council Member Place 3 – Amanda Wilson
Council Member Place 4 – Clayton Laughter
Council Member Place 5 – Derrick Little

REGULAR MEETING

1. **Call to Order and Declaration of Quorum –**

   Time:

2. **Invocation -**

3. **Pledge of Allegiance to the United States of America -**

   I pledge Allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with Liberty and Justice for all.

   Pledge of Allegiance to the Texas Flag -

   Honor the Texas flag, I pledge allegiance to thee, Texas, one state under God, one and indivisible.

4. **Public Comment -**

   Citizens are invited to address the City Council with public comments. Comments regarding items for which notice has not been given will be limited to three minutes, prior to discussion of agenda items, and Council responses shall be in accordance with Sec. 551.042 of the Texas Government Code. Comments regarding an item on the agenda may be given before or during discussion of that item. An intentional act intended to disrupt a government meeting is prohibited.

REPORTS

5. **Reports -**

   a. City Secretary Report
   - Municipal Court Date
   - MyGov Request Report – Review Only
   - Pothole Repairs (East Street, West Street, Eugene Lane, & CR 591/592)
   - Downtown Drainage Project

   b. City Attorney Report

   c. Code Enforcement Report
   - Code Enforcement Officer to present a report on all enforcement activities conducted during the preceding month.

   d. P&Z Report

   e. EDC Report

   f. Financial Report
   - City Council to review the monthly financial report and discuss or address any questions or concerns.

   g. Mayor Pro Tem Report

   h. Mayor's Report
   - Proposed Budget FY 2026-2027

   i. NVFD Report
   - Chief Wilson to present a report on call activity and departmental updates for the preceding month.

CONSENT AGENDA: ACTION

6. **Approval of Previous Meeting Minutes –**

   - July 7, 2026 – City Council Regular Meeting

7. **Deliberation and take any appropriate action to approve the following Ordinance:**

   A.) Ordinance No. 2026-11 approving Variance Request – Vern Larcom, 331 Cedar Elm Lane.
   Summary: A variance of the City of Nevada, Collin County, Texas approving and adopting a variance to the property at 331 Cedar Elm Lane, to grant permission to reduce the 20-foot side yard on the north side of the residence to 8 feet, allowing the existing driveway to be covered by a carport matching the residence in style and construction.

REGULAR AGENDA

8. **Deliberate and take any appropriate action regarding electricity rates and terms provided by Strategos Commercial Power Consulting.**
   Summary: Representatives from Strategos Commercial Power Consulting will provide information regarding electrical rates and terms and address the City Council with any questions. The City Council will discuss the proposed electricity rates and terms provided by Strategos Commercial Power Consulting and consider whether to enter into an agreement with a new provider to secure fixed rates prior to the expiration of the City's current contract with APG&E that expires on February 25, 2027.

9. **Public Hearing - A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 4th day of August 2026 at 7:00 o'clock PM at Nevada City Hall, 424 E. FM 6 Nevada, Texas 75173, to consider matters related to the new Texas statute requiring municipalities to allow manufactured housing within at least one residential zoning district in the City of Nevada.**
   Summary: The City Council to consider the Single Family (SF-1/4 /12) District to allow manufactured housing, in addition to the existing housing permitted by that zoning. The Planning and Zoning Commission reviewed and considered the Single Family (SF-1/4 /12) District to allow manufactured housing.

   Time In:
   Time Out:

10. **Deliberate and take any appropriate action approving an Ordinance to allow manufactured housing as a permitted use in the quarter-acre Single-Family Zoning District to comply with the new Texas statute requiring municipalities to allow manufactured housing within at least one residential zoning district in the City of Nevada.**
    Summary: An Ordinance of the City Council of the City of Nevada, Texas, amending the City of Nevada Zoning Ordinance by adding manufactured housing as a permitted use in the quarter-acre Single-Family Residential District (SF-1/4 /12); incorporating the statutory definition of "manufactured home" under Texas Occupations Code § 1201.003; establishing development standards, installation requirements, and skirting material standards for manufactured homes; providing for nonconforming structures; providing a severability clause; providing a repealer clause; and providing an effective date.

11. **Public Hearing - A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 4th day of August 2026 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173, for a request to change the Zoning to Neighborhood Service Zoning for approximately 0.42-acre tract of land located at 102 Center Street Nevada, Texas 75173.**

Summary: Benito Ponce filed a request to change the Zoning from No Zoning Established to Neighborhood Service Zoning for approximately 0.42-acre tract of land located at 102 Center Street Nevada, Texas 75173.

Time In:
Time Out:

12. <u>Deliberation and take any appropriate action at the request of Benito Ponce for a permanent zoning change to Neighborhood Service Zoning for approximately 0.42-acre tract of land located at 102 Center Street Nevada, Texas 75173.</u>

Summary: Benito Ponce has requested a permanent zoning change to Neighborhood Service Zoning for approximately 0.42-acre tract of land located at 102 Center Street Nevada, Texas 75173. The requested zoning change is intended to allow for the establishment of a Hobby Card Trading Shop. The Planning & Zoning Commission reviewed the zoning request change on July 28, 2026, and will provide recommendations to City Council for further consideration.

13. BOARD OF ADJUSTMENT

At this time, the City Council will recess the regular City Council Meeting and convene as the Zoning Board of Adjustment.

Time In:

13.A <u>Variance Request – Shawn Wible, 309 Amber Lane Nevada, Texas 75173.</u>

<u>Public Hearing - A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 4th day of August 2026 at 7:00 o'clock PM in the City Council Chambers of the Nevada City Hall at 424 E. FM 6 Nevada, Texas 75173 for a Variance Request for a tract of land located at 309 Amber Lane Nevada, Texas 75173.</u>

Summary: Shawn Wible has requested a variance from the City of Nevada's Revised Comprehensive Zoning Ordinance No. 17-09. The variance is requested for the property located at 309 Amber Lane Nevada, Texas 75173 to reduce the required setback from 20 feet to 3 feet, allowing the construction of a carport over an existing concrete pad.

<u>Deliberate and take any appropriate action at the request of Shawn Wible for a Variance Request at 309 Amber Lane Nevada, Texas 75173.</u>

Summary: Shawn Wible requested a variance from Ordinance No. 17-09 to reduce the required setback from 20 feet to 3 feet, allowing the construction of a carport over an existing concrete pad at 309 Amber Lane Nevada, Texas 75173.

The Zoning Board of Adjustment Meeting is Adjourned:

Time Out:

The City Council Meeting will now reconvene the remaining items on the agenda.

14. **Deliberation and take any appropriate action on discussing and approving a Tax Rate for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027.**
Summary: The City Council will deliberate on the proposed Tax Rate for Fiscal Year 2026–2027 and consider any revisions deemed necessary. Any action taken by the City Council will provide directions for the preparation of the ordinance and the formal adoption of the Tax Rate at the next regularly scheduled meeting, in accordance with applicable law.

15. **Deliberate and take any appropriate action regarding the preparation of FY 2026-2027 Operation Budget.**
Summary: Deliberate, review, and take any necessary action concerning the preparation and development of the Fiscal Year 2026–2027 Operating Budget, including evaluation of projected revenues and expenditures, departmental budget requests, operational priorities, and related financial planning considerations prior to formal adoption.

16. **Deliberation and take any appropriate action on the formal Petitions for Release of Area from the Extraterritorial Jurisdiction and formal Petitions for Disannexation of Area from Municipality.**
Summary: Winstead submitted formal petitions on July 7, 2026, requesting the release of multiple properties from the City of Nevada's Extraterritorial Jurisdiction (ETJ) and the request for disannexations. The City Council will review the petitions, consider the implications of releasing the properties from the ETJ and Municipality, and take appropriate action.

16.A – Petition for Release of Area from The Extraterritorial Jurisdiction

- Lavon 78 Development, LLC – 64.534-acres
- Bank Site Acquisition Corporation – 87.625-acres
- Milford Founders, LTD – 64.235-acres
- Maurice Williams, Kimberly Williams Barnett, & Kristi Williams Neyes – 52.764-acres
- Louise B. Akin – 40.557-acres

16.B – Petition for Disannexation of Area from Municipality

- Lavon 78 Development, LLC – 65.888-acres
- Louise B. Akin – 7.212-acres
- Maurice Williams, Kimberly Williams Barnett, & Kristi Williams Neyes – 2.547-acres

17. **Deliberate and take any appropriate action on approving an Ordinance for Mobile Food Vendors.**
Summary: An Ordinance of the City of Nevada, Collin County, Texas, establishing regulations for Mobile Food Vendors within the city; providing for definitions, local registration, zoning and location standards, hours of operation, fire and life safety, waste management, enforcement and penalties which include the following:

18. **Deliberate and take any appropriate action on establishing procedures for the installation of Traffic Calming Devices.**
    Summary: The City Council determined that a formal process should be established to objectively evaluate neighborhoods before installing city-funded traffic calming devices. The council will consider adopting procedures for the installation of traffic calming devices and taking any necessary action.

19. **Deliberate and take any appropriate action on becoming a member of the Lavon Area Chamber of Commerce.**
    Summary: Lavon Area Chamber of Commerce offers a variety of memberships. The Business Partner Membership is $150.00 annually. The council will consider whether to become a member of the Lavon Area Chamber of Commerce and take any necessary action regarding the proposed membership.

20. **Deliberate and take any appropriate action on revoking the Collin County Interlocal Cooperation Agreement for the reconstruction of Eugene Lane.**
    Summary: The City Council will discuss whether to revoke the Interlocal Cooperation Agreement with Collin County for the reconstruction of Eugene Lane and take any necessary action.

FUTURE AGENDA ITEMS

21. **Future Agenda Item –**

    Future agenda items shall be designated by the mayor. In addition, a motion and a second from any two Councilpersons shall be sufficient to add an agenda item for a future meeting. Staff and council shall have prior consent from the mayor to add an agenda item for a future meeting.

    1.
    2.
    3.
    4.
    5.
    As authorized by Section 551.071 (2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

22. **Executive Session –**
    Time:

23. **Regular Session: Reconvene from Executive Session –**
    Time:

24. **If required, take any action deemed necessary as the result of any executive session deliberations.**

25. **Adjournment / Closing -**
Time:

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Council reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an interest in real property], 551.073 [contract for gift to City], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices] 551.087 [deliberation regarding economic development negotiations].

The City of Nevada is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at (469) 788-7473 Ext: 101 for information**. Attendance by Other Elected or Appointed Officials: It is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the other city boards, commissions and/or committees. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

A member or member of the government body holding this meeting may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event that a member or members of the government body holding this meeting attends via videoconference, a quorum of the government body holding this meeting will be physically present at the location identified above.
I certify that the above agenda for this meeting of the City Council of the City of Nevada, Texas, was posted on the bulletin board at City Hall, in Nevada, Texas, **Wednesday, July 29, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA
TEXAS