CITY OF NEVADA

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

AGENDA

CITY COUNCIL MEETING

May 5, 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
     - CISD Luncheon April 10, 2026
     - CWD X-Treme Green Event June 6, 2026
   - **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
     - Candy Noble Update
     - Sheriff Skinner Update
   - **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 -**
   - April 7, 2026

REGULAR AGENDA

7. **Legacy Park Addition**

   7.A Deliberate and take any appropriate action on approving the Legacy Park Addition Developers Agreement.

Summary: The City Council will review and discuss the executed Developers Agreement and consider action regarding its approval. Carroll Consulting Group, LLC will be present to provide additional information and respond to questions.

7.B Deliberate and take any appropriate action on approving the Legacy Park Addition Municipal Service Plan.

Summary: The City Council will review and discuss the executed Municipal Service Plan for Legacy Park Addition and consider action regarding its approval. Carroll Consulting Group, LLC will be present to provide additional information and respond to questions.

7.C Public Hearing – A Public Hearing will be held by and before the City Council of the City of Nevada, Texas on the 5th day of May 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 to institute annexation proceedings for a tract of land approximately 57.174 Acres being situated in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas.

Summary: HNJN LLC has petitioned the City of Nevada, Texas to institute annexation proceedings to enlarge and extend the boundary limits of said city to include the following territory, to-wit: A tract of land approximately 57.174 Acres being situated in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas.

7.D Deliberation and take any appropriate action on approving Ordinance No. 2026-4, HNJN LLC Annexation 57.174 Acres located in the James Osgood Survey, Abstract No. 673, City of Nevada, Collin County, Texas.

Summary: An ordinance annexing the hereinafter described territory to the City of Nevada, Collin County, Texas, and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a Service Plan.

8. BOARD OF ADJUSTMENT

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

8.A Variance Request – Phillip Hooks, Center Street (Property ID No. 1248894)

Public Hearing – A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 5th day of May 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 situated in the William Barker Survey, Abstract No. 50, City of Nevada, Collin County, Texas, known as lot 43 of Nevada Outlots and being the same 0.610 acre tract of land conveyed to Community Home Builders, LLC by deed recorded in Instrument No. 20210726001503160, Official Public Records, Collin County, Texas, and commonly known as Property ID No. 1248894.

Summary: Phillip Hooks, Legacy Community Home Builders, LLC requested a variance from the City of Nevada's Comprehensive Zoning Ordinance to allow for the development

of two (2) single-family residences on 0.610 acres. Requesting a variance to subdivide into 2 lots with each individual lot measuring 0.305 acres and a lot width of 63.715 feet. The Zoning Ordinance requires ¼ acre lots, lot width minimum of 100 feet.

Deliberation and take any appropriate action at the request of Phillip Hooks for a Variance Request at Center Street Nevada, Texas 75173 Property ID No. 1248894.

Summary: Phillip Hooks, Legacy Community Home Builders, LLC has submitted a variance request seeking approval to allow for the development of two (2) single-family residences on 0.610 acres. Requesting a variance to subdivide into 2 lots with each individual lot measuring 0.305 acres and a lot width of 63.715 feet. The Zoning Ordinance requires ¼ acre lots, lot width minimum of 100 feet.

8.B Variance Request – Phillip Hooks, 200 S. Warren Street

Public Hearing – A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 5th day of May 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 situated and being Lots 1, 2, 3, and 4, in the Block 2, of the Old Donation to the Town of Nevada according to the plat of same recorded in Volume 36, Page 300, Collin County, Texas, commonly known as 200 S. Warren Street Nevada, Collin County, Texas.

Summary: Phillip Hooks, Legacy Community Home Builders, LLC requested a variance from the City of Nevada's Comprehensive Zoning Ordinance to allow for the development of two (2) single-family residences on 0.64 acres. Requesting a variance to merge four lots into 2 lots with each individual lot measuring 0.32 acres and a lot width of 100 feet. The Zoning Ordinance requires ¼ acre lots, lot width minimum of 100 feet.

Deliberate and take any appropriate action at the request of Phillip Hooks for a Variance Request at 200 S. Warren Street Nevada, Texas 75173.

Summary: Phillip Hooks, Legacy Community Home Builders, LLC has submitted a variance request seeking approval to allow for the development of two (2) single-family residences on 0.64 acres. Requesting a variance to merge four lots into 2 lots with each individual lot measuring 0.32 acres and a lot width of 100 feet. The Zoning Ordinance requires ¼ acre lots, lot width minimum of 100 feet.

8.C Variance Request – Abdul Muhammet, 105 Eve Street

Public Hearing – A Public Hearing will be held by and before the Zoning Board of Adjustment of the City of Nevada, Texas on the 5th day of May 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 situated in the William Barker Survey, Abstract No. 50, and being the same 1.020 acre tract of land conveyed to Curtis W. Houseworth by deed recorded in Instrument No. 20100416000369590, Official Public Records, Collin County, Texas, commonly known as 105 Eve Street, Nevada, Collin County, Texas.

Summary: Abdul Muhammet requested a variance from Ordinance No. O120324B to allow Tire Service and Minor Vehicle Repair at the property located at 105 Eve Street Nevada, Texas, Collin County Texas. The property is currently zoned Commercial Corridor and is currently used as Automotive Lube and Oil Services.

Deliberate and appropriate any appropriate action at the request of Abdul Muhammet for a Variance Request at 105 Eve Street Nevada, Texas 75173.

Summary: Abdul Muhammet requested a variance from Ordinance No. O120324B to allow Tire Service and Minor Vehicle Repair at the property located at 105 Eve Street Nevada, Texas, Collin County Texas. The property is currently zoned Commercial Corridor and is currently used as Automotive Lube and Oil Services.

The Zoning Board of Adjustment Meeting is Adjourned:

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

9. **Deliberate and take any appropriate action on approving Ordinance No. 2026-5 amending the Budget for Municipal Purposes for the SJE Architects Proposal.**
   Summary: An ordinance of the City Council of the City of Nevada, Collin County, Texas, finding that an emergency creates the need to amend two line items of the 2025-2026 Municipal Budget for municipal purposes; providing a severability clause; and providing for an effective date.

   The City Council to review and amend the budget and take the amount of $21,000 from the line-item 50109 City Property Maintenance and transfer the funds to Engineering Services.

10. **Deliberate and take any appropriate action on approving Resolution No. R2026-1 Collin County Road & Bridge Interlocal Cooperation Agreement.**
    Summary: A Resolution of the City Council of the City of Nevada, Texas, approving the renewal of the Collin County Road & Bridge Interlocal Cooperation Agreement an Interlocal Agreement with Collin County, Texas, for the term of 2026 through 2030; authorizing the mayor to execute the agreement; providing for incorporation of recitals; and providing an effective date.

11. **Deliberate and take any appropriate action on the limitations and implementation of an ordinance to be known as the Heavy Truck Ordinance for the City of Nevada.**
    Summary: The City Council will discuss and consider adopting a Heavy Truck Ordinance for the City of Nevada. This includes reviewing possible regulations such as weight limits and designated streets, as well as coordinating with Collin County regarding roadways that fall partially within both city and county jurisdiction.

12. **Deliberate and take any appropriate action on renewing Building Code Consulting Services, LLC Company Services Agreement.**
    Summary: Building Code Consulting Services, LLC provides services for code enforcement, fire code plan reviews and inspections, as well as building code and plan review inspections for the city. The City Council will review and consider renewing the company's services agreement for a two-year term, effective May 1, 2026, through April 30, 2028.

13. **Deliberate and take any appropriate action on approving Ordinance No. 2026-6 revising the Schedule of Fees for Residential and Commercial Permitting for the City of Nevada.**
    Summary: An Ordinance of the City of Nevada, Texas, adopting the Schedule of Fees listed in Exhibit "A" to reflect same; repealing the fee schedules in prior Ordinances in conflict with the fee schedule of this Ordinance; providing for severability, providing a penalty of $500 for each violation of this Ordinance and providing an effective date.

14. **Deliberate and take any appropriate action regarding community involvement in citywide pothole repairs.**
    Summary: The City Council will discuss and consider community involvement in citywide pothole repairs, including setting dates, times, and locations for repair efforts, and evaluating the need to purchase additional materials and/or equipment.

15. **Deliberate and take any appropriate follow-up actions regarding TXDOT-related issues within the city limits.**
    Summary: The City Council will review and follow up on TXDOT-related issues discussed at the previous meeting and determine whether additional items within the city limits require attention or action.

FUTURE AGENDA ITEMS

16. **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.

17. **Executive Session –**
    Time:

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

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

20. **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, April 29, 2026, by 5:00pm** pursuant to Chapter 551 of the Texas Government Code.

Heather Schell

Heather Schell, City Secretary

CITY OF NEVADA
TEXAS