AGENDA
NOVEMBER 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. **PROCLAMATIONS**

   Veterans Day
6. **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 October 20, 2026 meeting.

   B. Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years; and providing an effective date.

   C. Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years; and providing an effective date

   D. Approve Resolution No. **2026-11-03** approving and authorizing execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed $3,284.00 for items associated with curb and sidewalk construction, storm sewer and water utility modifications, and boring; and providing an effective date.

   E. Approve acceptance of the public infrastructure for the Lot 3, 4, and 5, Block B, Elevon West Commercial, Phase 3 Addition, subject to receipt of the Maintenance Bond.

   F. Approve Resolution No. **2026-11-04** calling a public hearing on November 17, 2026 for a petition for the voluntary annexation of property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD and any right-of-way adjacent to said property

generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of WEST St. situated in Collin County wholly within the extraterritorial jurisdiction of the City of Lavon, Texas.

G. Approve the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759), subject to approval of thoroughfare alignment and approval of the city planner and city engineer.

H. Approve the final plat of the Elevon Southeast Commercial Phase 1 Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

I. Approve the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101), subject to the final approval of the city engineer and planner.

J. Approve the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2 situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476), subject to the city engineer, fire marshal, and planner final approval.

7. ITEMS FOR CONSIDERATION

A. Public hearing, discussion and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automobile service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

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, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

1) Presentation of proposed application.
2) **PUBLIC HEARING**, continued from October 6, 2026, 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 application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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.

D. Discussion and action regarding a petitioners' committee request under Section 12.04(B) of the City Charter for the Lavon City Council to review the City Attorney's determination and certification under Section 12.02(D) that six proposed recall affidavits or petitions are legally insufficient for failing to state any specific or adequate grounds for recall under section 12.02(A).

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 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding any posted agenda item.

9. RECONVENE FROM EXECUTIVE SESSION

Consider and take any action necessary as a result of each item listed in executive session.

10. SET FUTURE MEETINGS AND AGENDA

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

- November 17, 2026 – Regular Meeting
  2nd Reading – Ordinance for Temporary Data Center Moratorium

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 October 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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