



**MINUTES
FEBRUARY 17, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1, MAYOR PRO TEM
MIKE COOK, PLACE 2
TRAVIS JACOB, PLACE 3
RACHEL DUMAS, PLACE 4
LINDSEY HEDGE, PLACE 5

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.

2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/COMMUNICATIONS

- March 3, 2026 - Primary Election and Early Voting February 17-February 27, 2026
- March 28, 2026 Breakfast with the Bunny

4. CITIZENS COMMENTS

Andrew Fox, Gavin Smits, Brian Huddleston, Laci Korsberg, Daniel Testa, Erick Haskell, Loyd Johns, Karen Jacob and Michelle Tannehill expressed concerns regarding noise at the Elevon-North Wastewater Treatment Plant. City Engineer Mark Hill, Freeman Millican, Inc. provided an update regarding the sound mitigation efforts at the plant and planned actions.

5. PROCLAMATION

Mayor Sanson and the City Council presented a Proclamation bringing awareness to American Hearth Health Month.

6. CONSENT AGENDA

- A. Approve the minutes of the February 3, 2026 meeting.**
- B. Approve Resolution No. 2026-02-05 authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of eleven cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.**
- C. Approve Resolution No. 2026-02-06 approving and authorizing execution of minor contract amendments with Traylor & Associates relating to Administration/Professional Services for the Hazard Mitigation Grant Program, Project No(s). DR 4485-0014 / DR 4485-0101 / DR 4485-0102 for generators.**
- D. Approve the final plat of the Lavon Landing Addition consisting of 5 commercial lots on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas (CCAD Property ID 2542827), subject to the final review and approval of the city engineer and planner.**
- E. Approve the preliminary plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located northeast of the intersection of Elevon Parkway and SH 78, City of Lavon, Collin County, Texas (CCAD**

Property ID's 2868716, 1290542, and 1290533), subject to the final review and approval of the city engineer and planner.

- F. Approve the final plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533), subject to the final a review and approval of the city engineer and planner.
- G. Approve the acceptance of Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project improvements.
- H. Receive Quarterly Investment Report.
- I. Approve Resolution No. 2026-02-07 approving and adopting the March 2026 Collin County Emergency Operations Plan.

City Manager Kim Dobbs requested that Item G be removed from the consent agenda because the contractor had not provided the required documents when committed.

MOTION: APPROVE THE CONSENT AGENDA REMOVING ITEM "G" FROM THE MOTION.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

7. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion and action 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).

Presentation of proposed application

Ms. Dobbs provided information regarding the application to change the zoning from temporary Agriculture to Elevon Planned Development District. John Marlin, MA Partners, was available for questions.

PUBLIC HEARING continued from February 3, 2026 to receive comments regarding the proposed application.

Mayor Sanson reopened the public hearing at 7:13 p.m. and invited questions and comments in favor of or opposition to the proposed ordinance. There being no comments, Mayor Sanson closed the public hearing at 7:13 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs reported that the item comes forward with a unanimous recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE 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 SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

- B. Public hearing, discussion and action 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, City of Lavon, Collin County, Texas (CCAD Property ID 2826863).**

Presentation of proposed application

Ms. Dobbs provided information regarding the application. The applicant's representative was available for questions.

PUBLIC HEARING continued from February 3, 2026 to receive comments regarding the proposed application.

Mayor Sanson reopened the public hearing at 7:16 p.m. and invited questions and comments in favor of or opposition to the proposed ordinance. Chris Cyr, expressed concerns regarding the effectiveness of the existing screen fencing between residential property and the possible retail development. There being no further comments, Mayor Sanson closed the public hearing at 7:16 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs reported that the item comes forward with a unanimous recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE 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, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

- C. Public hearing, discussion and action 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, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).**

Presentation of proposed application

Ms. Dobbs provided information regarding the application to change the zoning from temporary Agriculture to Eleven Planned Development District. The applicant was not present for the item.

PUBLIC HEARING continued from February 3, 2026 to receive comments regarding the proposed application.

Mayor Sanson reopened the public hearing at 7:23 p.m. and invited questions and comments in favor of or opposition to the proposed ordinance. There being no comments, Mayor Sanson closed the public hearing at 7:24 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs reported that the item comes forward with a unanimous recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE 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, CITY OF LAVON, COLLIN COUNTY, TEXAS WITH CONDITIONS AS FOLLOWS: BUILDING ELEVATIONS SHALL GENERALLY COMPLY WITH PROVIDED EXHIBITS IN TERMS OF BUILDING MATERIALS, LIGHTING AND EXTERIOR WALL COLORS, THE LUMENS OF THE ACCENT LIGHTS ON THE FAÇADE WILL NOT EXSCEED A LIMIT TO BE ESTABLISHED BY CITY PLANNER, OUTDOOR AMPLIFIED SOUND, INCLUDING DRIVE-THRU ORDERING SPEAKERS SHALL NOT EXCEED 55 DECIBELS, ALL EXTERIOR SPEAKER SYSTEMS SHALL BE DIRECTIONAL AND AIMED AWAY FROM ADJACENT RESIDENTIAL USES, EQUIPPED WITH AN AUTOMATIC VOLUME-LIMITING DEVICE, NOT AUDIBLE BEYOND THE PROPERTY LINE DURING OVERNIGHT HOURS.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS

- D. Discussion and action regarding the site plan and landscape plan of the Lavon Retail Project at 616 Cedar Street on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of S.H. 78 and Cedar Street, City of Lavon, Collin County, Texas (CCAD Property ID 2918093).**

Ms. Dobbs presented information regarding the site and landscape plans and a representative from Claymoore Engineering was available for questions.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR STREET ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF S.H. 78 AND CEDAR STREET, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

- E. Discussion and action regarding the site plan and landscape plan for a commercial project at 783 S. SH 78 on Lot 4R2, Block A of the SB Lavon Addition Replat, a 2.08 acre lot northwest of the intersection of S. SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).**

Ms. Dobbs provided information regarding the site and landscape plans for the project.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR A COMMERCIAL PROJECT AT 783 S. SH 78 ON LOT 4R2, BLOCK A OF THE SB LAVON ADDITION REPLAT, A 2.08 ACRE LOT NORTHWEST OF THE INTERSECTION OF S. SH 78 AND GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: DUMAS
SECONDED: HEDGE

APPROVED: UNANIMOUS

- F. Discussion regarding Ordinance No. 2026-02-04 to amend the fee schedule adopted by Ordinance No. 2025-08-09, as amended, for the Fiscal Year October 1, 2025 through September 30, 2026 to address cash transactions that end in increments of less than five cents.

Ms. Dobbs provided information regarding the amendment.

MOTION: APPROVE ORDINANCE NO. 2026-02-04 TO AMEND THE FEE SCHEDULE ADOPTED BY ORDINANCE NO. 2025-08-09, AS AMENDED, FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026 TO ADDRESS CASH TRANSACTIONS THAT END IN INCREMENTS OF LESS THAN FIVE CENTS.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

- G. Discussion and action regarding Resolution No. 2026-02-08 awarding the construction project bid for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 3 (CIP-44) and approving and authorizing the negotiation and execution of a construction contract with Pridemore Construction LLC in an amount not to exceed \$740,587.53 with 120 days to construct.

Ms. Dobbs provided information regarding the bid process.

MOTION: APPROVE RESOLUTION NO. 2026-02-08 AWARDING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS, PHASE 3 (CIP-44) AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH PRIDEMORE CONSTRUCTION LLC IN AN AMOUNT NOT TO EXCEED \$740,587.53 WITH 120 DAYS TO CONSTRUCT.

MOTION MADE: HEDGE
SECONDED: JACOB
APPROVED: UNANIMOUS

- H. Discussion and action regarding Resolution No. 2026-02-09 awarding the construction project bid for the City of Lavon – Lavon Trail Parkway Paving and Drainage Improvements, (CIP-40) and approving and authorizing the negotiation and execution of a construction contract with Vlex Construction LLC in an amount not to exceed \$1,204,664 with up to 180 days to construct.

Ms. Dobbs provided information regarding the bid process.

MOTION: APPROVE RESOLUTION NO. 2026-02-09 AWARDING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON – LAVON TRAIL PARKWAY PAVING AND DRAINAGE IMPROVEMENTS, (CIP-40) AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH VLEX CONSTRUCTION LLC IN AN AMOUNT NOT TO EXCEED \$1,204,664 WITH UP TO 180 DAYS TO CONSTRUCT.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

- I. Discussion and action regarding proposed expenditures relating to Municipal Court security, enhanced budget software, City Hall workspace improvements, Hazard Mitigation Grant Program matching funds for generators, and sewer facility and equipment repair/replacement.

Controller Patty Parks provided details regarding a request for funding for proposed expenditures. The City Council directed Ms. Dobbs and Ms. Parks to prepare a budget amendment for the items discussed and for housekeeping items.

8.

9. DEPARTMENT REPORTS

- A. Police Services** – Police Captain Roger Myers referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.
- B. Fire Services** – Fire Chief Danny Anthony provided information regarding reports, programs and current activities including announcing the newly appointed ESD Board Members.
- C. Public Works** – Director of Public Works David Carter provided general information regarding the public works operations.
- D. Administration** – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report.

10. EXECUTIVE SESSION

At 8:10 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following 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.

11. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:57 p.m., stating no action was taken in the executive session

12. SET FUTURE MEETINGS AND AGENDA

March 3, 2026 – Regular Meeting

11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:00 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 3rd day of March 2026.



 Vicki Sanson, Mayor

ATTEST:



 Rae Norton, City Secretary

