



**MINUTES  
MARCH 3, 2026  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING**

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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 MAYOR PRO TEM SHEPARD DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
  - Breakfast with the Bunny, March 28 from 9 a.m. – 10:30 a.m.
4. **CITIZENS COMMENTS**

There were no citizen comments.
5. **CONSENT AGENDA**
  - A. **Approve the minutes of the February 17, 2026 meeting.**
  - B. **Approve the acceptance of the public infrastructure of the Elevon Section 2, Phase 2-F Addition.**

**MOTION: APPROVE THE CONSENT AS PRESENTED.**  
MOTION MADE: SHEPARD  
SECONDED: HEDGE  
APPROVED: UNANIMOUS
6. **ITEMS FOR CONSIDERATION**
  - A. **Staff report regarding noise mitigation efforts related to the city's sanitary sewer system.**

City Engineer Mark Hill, FMI, Inc. provided a report regarding the noise mitigation project and results as well as efforts to prevent future occurrences.
  - B. **Receive an update regarding the Comprehensive Plan feedback and vision, and provide direction for next steps.**

Abra Nusser, LJA Engineering, provided a presentation regarding the update of the Comprehensive Plan.
  - C. **Open and continue the PUBLIC HEARING to a meeting beginning at 6:30 p.m. on April 7, 2026 to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. 2004-09-05, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon 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 Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).**

At 6:58 p.m. Mayor Sanson opened and continued the Public Hearing to a meeting to begin at 6:30p.m. on Tuesday April 7, 2026.

- D. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” and Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.173 “Off-street parking requirements” generally to amend minimum parking requirements and add the parking requirements to the Permitted Use Table; an amendment to Division 2 “Districts and Zoning District Map” Section 9.03.034 “Amendments to the official zoning ordinance and zoning district map” generally to amend subject property notification sign requirements; and an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to add and amend use definitions.**

**Presentation of proposed amendment**

Abra Nusser, LJA Engineering, presented details regarding the proposed updates.

**PUBLIC HEARING, to receive comments regarding the proposed amendment.**

Mayor Sanson opened the public hearing at 7:05 p.m. and invited questions and comments in favor of or opposition to the proposed amendment. There being no comments, Mayor Sanson closed the public hearing at 7:05 p.m.

**Discussion and action regarding the proposed amendment and accompanying Ordinance.**

Ms. Dobbs noted that the proposed amendment comes forward with a recommendation for approval from the Planning & Zoning Commission.

**MOTION: APPROVE AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP” SECTION 9.03.032 “PERMITTED USE TABLE” AND DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS” SECTION 9.03.173 “OFF-STREET PARKING REQUIREMENTS” GENERALLY TO AMEND MINIMUM PARKING REQUIREMENTS AND ADD THE PARKING REQUIREMENTS TO THE PERMITTED USE TABLE; AN AMENDMENT TO DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP” SECTION 9.03.034 “AMENDMENTS TO THE OFFICIAL ZONING ORDINANCE AND ZONING DISTRICT MAP” GENERALLY TO AMEND SUBJECT PROPERTY NOTIFICATION SIGN REQUIREMENTS; AND AN AMENDMENT TO DIVISION 3 “DEFINITIONS” SECTION 9.03.061 “GENERAL” GENERALLY TO ADD AND AMEND USE DEFINITIONS.**

MOTION MADE: COOK  
SECONDED: DUMAS  
APPROVED: UNANIMOUS

- E. Discussion and action regarding the revised site plan and landscape plan of the Retail & Restaurant project at 635 S. SH 78 on Lot 4, Block A of the 78 East Commercial Addition in the Grand Heritage Planned Development District northwest of the intersection of SH 78 and Burnett Drive, City of Lavon, Collin County, Texas (CCAD Property ID 2614649).**

Ms. Dobbs provided location exhibits and detailed the project revisions.

**MOTION: APPROVE THE REVISED SITE PLAN AND LANDSCAPE PLAN OF THE RETAIL & RESTAURANT PROJECT AT 635 S. SH 78 ON LOT 4, BLOCK A OF THE 78 EAST COMMERCIAL ADDITION IN THE GRAND HERITAGE PLANNED DEVELOPMENT DISTRICT NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: SHEPARD  
SECONDED: JACOB  
APPROVED: UNANIMOUS

- F. Discussion and action regarding Ordinance No. 2026-03-02 amending Ordinance No. 2025-08-06, that approved and adopted a budget for the City for the fiscal year October 1, 2025 through September 30, 2026 to amend adopted revenues and expenditures; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.

Controller Patty Parks provided details of the proposed amendments.

**MOTION: APPROVE ORDINANCE NO. 2026-03-02 AMENDING ORDINANCE NO. 2025-08-06, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026 TO AMEND ADOPTED REVENUES AND EXPENDITURES; AFFIRMING THAT THE BUDGET AMENDMENT WILL HAVE NO DIRECT IMPACT ON PROPERTY TAXES; AND DECLARING AN EFFECTIVE DATE.**

MOTION MADE: JACOB  
SECONDED: HEDGE  
APPROVED: UNANIMOUS

- G. Presentation and discussion of Organizational Structure Assessment: Summary.

Ms. Dobbs presented information regarding the Organization Structure Assessment and Summary.

## 7. EXECUTIVE SESSION

At 7:17 p.m., in accordance with Texas Government Code, Chapter 551, Subchapter D, City Council recessed 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 the 1) Elevon Public Improvement District, 2) Reinvestment Zone #2, and 3) Elevon Amended and Restated Development Agreement; Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from business prospect(s) 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 offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the projects Chalkboard 27, Ignite, and Pathways in proximity to SH 78.

## 8. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 7:29 p.m., stating no action was taken in the executive session.

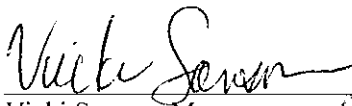
John Marlin, MA Partners provided information regarding a proposal for a potential development project relating to Elevon.

## 9. SET FUTURE MEETINGS AND AGENDA

March 17, 2026 – Regular Meeting

## 10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:03 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 17<sup>th</sup> day of March 2026.

  
Vicki Sanson, Mayor

ATTEST:

  
Rae Norton, City Secretary

