



MINUTES
APRIL 7, 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
ABSENT: 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**

- Early Voting for the May 2, 2026 Election begins on April 20, 2026.

4. **CITIZENS COMMENTS**

There were no citizen comments.

5. **CONSENT AGENDA**

A. **Approve the minutes of the March 17, 2026 meeting.**

B. **Approve the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of S. SH 78 and Grand Heritage Blvd. in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).**

C. **Approve the replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).**

D. **Approve Resolution No. 2026-04-01 authorizing the submission of a grant application to the Office of the Governor, Public Safety Office, for the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities for the Terrorism Intervention Training Project and designating authorized representatives.**

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent, Hedge)

6. **ITEMS FOR CONSIDERATION**

A. **Public hearing, discussion and action regarding an application 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. 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 Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

Presentation of proposed amendment.

Abra Nusser, LJA Engineering, presented amendment details including slides for reference. Matt Johnson, Petro Hunt, detailed the project including site information and project details.

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

At 7:36 p.m. Mayor Sanson opened the public hearing and invited comments for or against the amendment. The following people offered input and comments: The following people offered input and comments: Mary Jane Newton, Carmen Tomsu, and Rick Mann. Comments were provided regarding traffic, drainage, infrastructure, trail and park space, parking, public safety, development timing, and residential density. The development team and city planning consultants addressed questions and comments. There being no further comments, Mayor Sanson closed the public hearing at 7:42 p.m.

Discussion and action regarding the proposed amendment.

Councilman Jacob encouraged the developer to consider roundabouts within the development, saving mature trees and possible municipal enhancements.

Ms. Dobbs reported that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and fifty-seven (57) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Four (4) notices were returned in favor of and six (6) notices were returned in opposition to the application.

Ms. Dobbs reported that the item comes with a conditional recommendation for approval from the Planning & Zoning Commission, specifically acknowledging the application is sufficiently consistent with the Comprehensive Plan, and recommending approval of an associated waiver of the Subdivision Code for a reduction in parkland dedication all being subject to the reduction of the amount of difference between required code minimums and the following standards via a revised application with regard to 1) reduction in residential density or an increase in the amount of parkland dedication provided, 2) tree requirements for multi-family subareas, 3) tree requirements for parking areas, and 4) covered and enclosed parking standards for multi-family subareas.

Abra Nusser noted that the applicant will provide right turn, deceleration lanes on all entrances on SH 78 and SH 205, consistent with prior discussions and TxDOT request.

With regard to a waiver of the Subdivision Code for Parkland Dedication, the City Council found: (1) that there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of the land; and (2) that strict application of the provisions of this subdivision ordinance requested to be waived is not necessary to promote the public health, safety, and welfare; and (3) that the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this subdivision ordinance, and will not otherwise be injurious to other property owners in the vicinity; and (4) that the granting of the waiver will be in harmony with the general purpose, intent, and spirit of this subdivision ordinance, and not conflict with provisions of the City's zoning ordinance, comprehensive plan, or other regulations of the City

MOTION: APPROVE AN AMENDMENT TO 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. 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 DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS, INCLUDING THE ADDITION OF RIGHT TURN DECELERATION LANES ON ALL ENTRANCES ON SH 205 AND SH 78 SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL, AND APPROVE A PROPOSED WAIVER OF THE SUBDIVISION ORDINANCE FOR A REDUCTION IN PARKLAND DEDICATION AS PROVIDED IN THE PROPOSED PLANNED DEVELOPMENT REGULATIONS.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent, Hedge)

The council took a brief recess at 8:15 p.m. and reconvened at 8:22 p.m.

- B. Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, on approximately 110.12 acres of land 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 Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).**

Ms. Dobbs provided information regarding the plat of the Bear Creek Commercial Addition and noted that the proposed amendment comes forward with a recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE BEAR CREEK COMMERCIAL ADDITION, ALSO REFERRED TO AS THE HERITAGE SQUARE PROJECT, ON APPROXIMATELY 110.12 ACRES OF LAND 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 DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent, Hedge)

- C. PUBLIC HEARING TO BE CONTINUED TO MAY 5, 2026 Open and continue to May 5, 2026 at 6:30 p.m. a public hearing regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-02-08 for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, 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).**

Mayor Sanson opened the public hearing at 8:26 p.m. and continued it to a meeting to be held on May 5, 2026 beginning at 6:30 p.m.

- D. Presentation, discussion and action regarding Resolution No. 2026-04-02 approving the 2026-2028 City of Lavon Strategic Plan.**

Abra Nusser, LJA Engineering, presented details regarding the proposed 2028 City of Lavon Strategic Plan.

MOTION: APPROVE RESOLUTION NO. 2026-04-02 APPROVING THE 2026-2028 CITY OF LAVON STRATEGIC PLAN.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS (Absent, Hedge)

- E. **Public hearing, discussion, and action regarding the application for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two wall signs more than permitted and 2) permit approximately 227.91 square feet in total wall sign area that is 167.91 square feet greater than permitted for Arka Montessori Academy at 601 S. SH 78 on Block A, Lot 5, 78 Commercial East Addition, Phase 2, on 1.7 acres, northwest of the intersection of SH 78 and Burnett Dr. (CCAD Property ID 2913477).**

Presentation of proposed application.

Ms. Dobbs provided information regarding the application for a variance to the Sign Ordinance. The applicant detailed the variance request.

PUBLIC HEARING to receive comments regarding the proposed application.

At 8:43 p.m. Mayor Sanson opened the public hearing and invited comments for or against the variance. There being no comments, Mayor Sanson closed the public hearing at 8:43 p.m.

Discussion and action regarding the proposed application.

Councilman Shepard shared concerns for neighboring residential properties regarding the lights times of light operation and the lumens they were producing.

MOTION: APPROVE AN APPLICATION FOR VARIANCES TO ARTICLE 4.05 SIGNS OF THE CODE OF ORDINANCES TO SECTION 4.05.008 APPROVED SIGNS AND STANDARDS (B)(3) WALL SIGNS TO 1) PERMIT THREE WALL SIGNS WHICH IS TWO WALL SIGNS MORE THAN PERMITTED AND 2) PERMIT APPROXIMATELY 227.91 SQUARE FEET IN TOTAL WALL SIGN AREA THAT IS 167.91 SQUARE FEET GREATER THAN PERMITTED FOR ARKA MONTESSORI ACADEMY AT 601 S. SH 78 ON BLOCK A, LOT 5, 78 COMMERCIAL EAST ADDITION, PHASE 2, ON 1.7 ACRES, NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT DR WITH STIPULATIONS OF THE EAST AND WEST SIGNS BEING IN OPERATION AT THE TIME OF MORNING OPENING AND ONE (1) HOUR AFTER CLOSING AND SUBJECT TO CITY PLANNER REVIEW OF REDUCING THE BRIGHTNESS OF FRONT AND SIDE SIGNS.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent, Hedge)

- F. **Discussion and action regarding Resolution No. 2026-04-03 awarding the construction project bid for the City of Lavon – Bear Creek Wastewater Treatment Plant Expansion, Phase 4 (CIP-21) Project and approving and authorizing the negotiation and execution of a construction contract with Drake General Contractors, LLC in an amount not to exceed \$6,586,100.00 with up to 540 calendar days for construction.**

Mark Hill, Freeman Millican Inc., provided information regarding the contract award.

MOTION: APPROVE RESOLUTION NO. 2026-04-03 AWARDING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON – BEAR CREEK WASTEWATER TREATMENT PLANT EXPANSION, PHASE 4 (CIP-21) PROJECT AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH DRAKE GENERAL CONTRACTORS, LLC IN AN AMOUNT NOT TO EXCEED \$6,586,100.00 WITH UP TO 540 CALENDAR DAYS FOR CONSTRUCTION.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS (Absent, Hedge)

- G. Discussion and action regarding Resolution No. 2026-04-04 approving and authorizing the execution of Change Order No. 2 to the construction contract with XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in an amount of (\$6,000.00) for unused contingency; and providing for an effective date.**

Mr. Hill provided information regarding the Change Order request.

MOTION: APPROVE RESOLUTION NO. 2026-04-04 APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 2 TO THE CONSTRUCTION CONTRACT WITH XIT PAVING & CONSTRUCTION, INC. FOR THE CITY OF LAVON BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS, PHASE 2 (CIP-43) CONSTRUCTION PROJECT IN AN AMOUNT OF (\$6,000.00) FOR UNUSED CONTINGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent, Hedge)

- H. Discussion and action regarding acceptance of Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project improvements.**

Mr. Hill provided information regarding the acceptance of the Bently Farms Phase 2 project.

MOTION: ACCEPT THE BENTLY FARMS PHASE 2 PAVING AND STORM DRAIN (CIP-43) CONSTRUCTION PROJECT IMPROVEMENTS.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS (Absent, Hedge)

- I. Discussion and action regarding Resolution No. 2026-04-05 approving and authorizing the execution of Change Order No. 1 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 \$189,480.00 additional road construction and water line, and providing for an effective date.**

Mr. Hill provided details regarding the Change Order request from VLEX Construction.

MOTION: RESOLUTION NO. 2026-04-05 APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 1 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 \$189,480.00 ADDITIONAL ROAD CONSTRUCTION AND WATER LINE, AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: JACOB
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent, Hedge)

- J. Discussion and action regarding Ordinance No. 2026-04-01 amending Chapter 7 “Health and Sanitation”, Article 7.03 “Smoking, Tobacco Products, E-Cigarettes and Related Products” of the Code of Ordinances to add new provisions regulating smoking in certain commercial establishments; establishing criminal offenses and setting penalties; providing for certain affirmative defenses; providing for savings, severability clause; providing for a repealing clause and providing for an effective date.**

Ms. Dobbs provided information regarding the proposed Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-04-01 AMENDING CHAPTER 7 “HEALTH AND SANITATION”, ARTICLE 7.03 “SMOKING, TOBACCO PRODUCTS, E-CIGARETTES AND RELATED PRODUCTS” OF THE CODE OF ORDINANCES TO ADD NEW PROVISIONS REGULATING SMOKING IN CERTAIN COMMERCIAL ESTABLISHMENTS; ESTABLISHING CRIMINAL OFFENSES AND SETTING PENALTIES; PROVIDING FOR CERTAIN AFFIRMATIVE DEFENSES; PROVIDING FOR SAVINGS, SEVERABILITY CLAUSE; PROVIDING FOR A REPEALING CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent, Hedge)

- K. Discussion and action regarding Resolution No. 2026-04-06 approving and authorizing the execution of Task Order 19 pursuant to the 2018 Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the planning, analysis, design, and construction administration of a gravity sanitary sewer collection system to serve properties located along Main St. (Bus. 78) from Geren Dr. to the Lake Road area in an estimated amount of \$87,200.00; and providing an effective date.**

Ms. Dobbs provided information regarding the proposed Resolution.

MOTION: APPROVE RESOLUTION NO. 2026-04-06 APPROVING AND AUTHORIZING THE EXECUTION OF TASK ORDER 19 PURSUANT TO THE 2018 PROFESSIONAL SERVICES AGREEMENT WITH FREEMAN MILLICAN INC. FOR PROFESSIONAL ENGINEERING SERVICES ASSOCIATED WITH THE PLANNING, ANALYSIS, DESIGN, AND CONSTRUCTION ADMINISTRATION OF A GRAVITY SANITARY SEWER COLLECTION SYSTEM TO SERVE PROPERTIES LOCATED ALONG MAIN ST. (BUS. 78) FROM GEREN DR. TO THE LAKE ROAD AREA IN AN ESTIMATED AMOUNT OF \$87,200.00; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent, Hedge)

7. SET FUTURE MEETINGS AND AGENDA

April 15, 2026 – Special Meeting

April 21, 2026 – Regular Meeting

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

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 21st day of April 2026.



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary

