



MINUTES
MAY 5, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING

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

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**
 - Babysitter Training June 1 – 3, 2026
 - Camp 911 June 4, 2026

4. **CITIZENS COMMENTS**

There were no citizen comments.

5. **PROCLAMATIONS**

The City Council presented Proclamations honoring National Police Week, Emergency Medical Services “EMS” Week and Public Works Week.

EXECUTIVE SESSION

At 6:42 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 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.

RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 7:02 p.m., stating no action was taken in the executive session.

6. **CONSENT AGENDA**

- A. **Approve the minutes of the April 21, 2026 meeting.**
- B. **Approve Resolution No. 2026-05-01 approving and authorizing execution of a First Amendment to Professional Services Reimbursement Agreement for city expenses relating to the scope and expansion of the Elevon Development Agreement; and providing for an effective date.**
- C. **Approve the preliminary plat of the 205-78 Addition consisting of two commercial lots on 5.133 acres out of the W.A.S. Survey, Abstract No. 121, situated south and west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083, 2826863, 2882966, and 2664025).**

- D. Approve the replat of Lot 9 of Whitson Estates at 11060 County Road 484, consisting of 2.02 acres of land to form two lots northwest of the intersection of CR 484 and CR 485, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property ID 1812293).

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent, Shepard)

7. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion and action 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 and 1290034).

Presentation of proposed amendment.

City Manager Kim Dobbs presented information regarding the proposed application. Applicant representative Daniel Dewey, JBI Partners, detailed the application and plans for the active adult community project.

PUBLIC HEARING continued from April 7, 2026 to receive comments regarding the proposed application.

At 7:10 p.m. Mayor Sanson reopened the continued public hearing and invited comments for or against the application. Michael Patton requested and received clarification regarding the public notice area. There being no further comments, Mayor Sanson closed the public hearing at 7:12 p.m.

Discussion and action regarding the proposed amendment.

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 thirteen (13) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in favor of or in opposition to the application. Additionally, Ms. Dobbs reported that the item comes with a recommendation for approval from the Planning & Zoning Commission,

MOTION: APPROVE 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.

MOTION MADE: COOK

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent: Shepard)

- B. Discussion and action regarding the proposed waiver of the maximum permitted block length in two instances in Elevon Section 3A Addition, Phases 3A-4, and 3A-5 out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon,

Section 2, Phase 2E north of the extension of Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property ID 1290034).

Ms. Dobbs provided information regarding the proposed waivers of the maximum permitted block length and noted the technical determination by the City's consulting planner. Mr. Dewey, JBI Partners, was available for questions.

MOTION: APPROVE THE WAIVER OF THE MAXIMUM PERMITTED BLOCK LENGTH IN TWO INSTANCES IN ELEVON SECTION 3A ADDITION, PHASES 3A-4, AND 3A-5 OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED ADJACENT TO AND EAST OF ELEVON, SECTION 2, PHASE 2E NORTH OF THE EXTENSION OF ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: JACOB

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Shepard)

- C. **Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).**

Ms. Dobbs provided information regarding the proposed preliminary plat and reported a recommendation for approval from the Planning and Zoning Commission, subject to City Council approval of the non-compliant block lengths.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON SECTION 3A ADDITION, PHASES 3A-1, 3A-2, 3A-3, 3A-4, AND 3A-5 CONSISTING OF 561 RESIDENTIAL LOTS, 1 AMENITY CENTER COMMON AREA, 1 WASTEWATER LIFT STATION LOT, AND 22 COMMON AREAS ON 172.014 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED ADJACENT TO AND EAST OF ELEVON, SECTION 2, PHASE 2E NORTH OF THE EXTENSION OF ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION MADE: COOK

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Shepard)

- D. **Discussion and action regarding the final plat of Elevon, Section 3, Phase 3A-3 consisting of 141 residential lots, 1 amenity center lot, and 9 common areas on approximately 48.059 acres of land, preliminary platted as Elevon Section 3A, north of Elevon Parkway, east of Elevon, Section 3A-1, in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property ID 1290034).**

Ms. Dobbs provided information and reported a recommendation for approval from the Planning and Zoning Commission, subject to City Council approval of the preliminary plat.

MOTION: APPROVE THE FINAL PLAT OF ELEVON, SECTION 3, PHASE 3A-3 CONSISTING OF 141 RESIDENTIAL LOTS, 1 AMENITY CENTER LOT, AND 9 COMMON AREAS ON APPROXIMATELY 48.059 ACRES OF LAND, PRELIMINARY PLATTED AS ELEVON SECTION 3A, NORTH OF ELEVON PARKWAY, EAST OF ELEVON, SECTION 3A-1, IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: DUMAS

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Shepard)

- E. Discussion, and action regarding the site plan and landscape plan of a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres out of the W.A.S. Bohanan Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and east of the intersection of SH 78 and Atlantis Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863).**

Ms. Dobbs provided information regarding the site plan and landscape plan and the recommendation for approval from the Planning and Zoning Commission. A adjacent resident inquired about screening and security and the applicant was not present to address the question. The City Council took no action and directed the item be scheduled for consideration at a future meeting after the applicant had an opportunity to address the question.

- F. Public hearing, discussion and action 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 two wall signs which is one wall sign more than permitted and 2) permit approximately 48 square feet in total wall sign area that is 24 square feet greater than permitted for Krispy Krunchy Chicken at 450 S. SH 78, Suite #100 on Block A, Lot 2, Lavon Business Park, on 1.31 acres, southeast of the intersection of SH 78 and Burnett Dr. and northwest of the intersection of Main Street (Bus 78) and Mustang Ct. adjacent to and abutting S. SH 78 and Main Street, City of Lavon, Collin County, Texas (CCAD Property ID 2539017).**

Presentation of proposed application.

Ms. Dobbs provided information regarding the application for variances. The applicant Najaf Manawar detailed the request and proposed business.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:38 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. Rick Mann shared general concerns about signage along SH 78. There being no further comments, Mayor Sanson closed the public hearing at 7:40 p.m.

Discussion and action regarding the proposed amendment.

MOTION: APPROVE 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 TWO WALL SIGNS WHICH IS ONE WALL SIGN MORE THAN PERMITTED AND 2) PERMIT APPROXIMATELY 48 SQUARE FEET IN TOTAL WALL SIGN AREA THAT IS 24 SQUARE FEET GREATER THAN PERMITTED FOR KRISPY KRUNCHY CHICKEN AT 450 S. SH 78, SUITE #100 ON BLOCK A, LOT 2, LAVON BUSINESS PARK, ON 1.31 ACRES, SOUTHEAST OF THE INTERSECTION OF SH 78 AND BURNETT DR. AND NORTHWEST OF THE INTERSECTION OF MAIN STREET (BUS 78) AND MUSTANG CT. ADJACENT TO AND ABUTTING S. SH 78 AND MAIN STREET, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent: Shepard)

- G. Staff report and discussion regarding noise mitigation efforts related to the city's sanitary sewer system.**

Mark Hill, Freeman Millican Inc., provided information regarding the mitigation efforts at the Lavon North Sewer Treatment Plant and provided results of the sound study noting that the decibel reading at the time of the study at its loudest was 61 decibel which he stated is considered roughly equivalent to an average sound in a restaurant or office. Mr. Hill noted that efforts to mitigate noise will continue at all plants.

- H. Discussion and action regarding Ordinance No. 2026-05-02 amending Article 4.09 "Habitual Criminal and Nuisance Properties" of the Code of Ordinances to clarify and enhance which**

offenses qualify as "Criminal Activity" for purposes of this article; and providing an effective date.

Ms. Dobbs provided information regarding the proposed amendment and Police Chief Mike Jones detailed the intent and implications of the update.

MOTION: APPROVE ORDINANCE NO. 2026-05-02 AMENDING ARTICLE 4.09 "HABITUAL CRIMINAL AND NUISANCE PROPERTIES" OF THE CODE OF ORDINANCES TO CLARIFY AND ENHANCE WHICH OFFENSES QUALIFY AS "CRIMINAL ACTIVITY" FOR PURPOSES OF THIS ARTICLE; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Shepard)

I. Discussion and action regarding staffing and mid-year budget conditions including reallocation in the staffing plan in the fire department.

Ms. Dobbs presented information to the City Council regarding staffing and mid-year budget conditions. Staff was directed to move forward with the requests presented consisting of conversion of firefighters un-funded by a proposed grant to a fire marshal position and plans for a July 4th event.

8. EXECUTIVE SESSION

At 8:07 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 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.

9. RECONVENE FROM EXECUTIVE SESSION


In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:27 p.m., stating no action was taken in the executive session.

10. SET FUTURE MEETINGS AND AGENDA

May 19, 2026 – Regular Meeting

10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:28 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 19th day of May 2026.


Vicki Sanson, Mayor

ATTEST:


Rae Norton, City Secretary

