



**MINUTES
JULY 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
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

- July 2, 2026, America's 250th Celebration recap
- July 18, 2026, First Day to file for a place on the ballot for the November 3, 2026, Election

4. CITIZENS COMMENTS

City of Lavon resident Erika Jones provided comments.

5. CONSENT AGENDA

- A. Approve the minutes of the June 16, 2026, meeting.**
- B. Approve Resolution No. 2026-07-01 approving and authorizing execution of a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2026, to September 30, 2027; and providing for an effective date.**
- C. Approve Resolution No. 2026-07-02 approving and authorizing execution of a License Agreement with Elevon Homeowners Association, Inc. regarding maintenance and liability relating to encroachments in the public right of way in Elevon Parkway in the Elevon, Section 3 - Phase 3A1 Addition.**
- D. Approve the acceptance of the public infrastructure for the Elevon, Section 3, Phase 3B-1 Addition.**
- E. Approve the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to the final approval of the city engineer.**
- F. Approve the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates Addition, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092), subject to final approval of the planner.**
- G. Approve the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR**

484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

- H. Approve the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.
- I. Approve the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Bohannon Survey, Abstract No. 121, situated 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 and 2826863), subject to the city engineer's and planner's final approval.
- J. Approve the final plat of Elevon, Section 3, Phase 3B-2 Addition consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).

Presentation of proposed application.

Kim Dobbs, City Manager, presented slides for reference. Patricio Castro, the applicant's representative and applicant Scott West provided details including the concrete foundation plan and the plan for no electrical or plumbing in the shell building.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:45 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 6:45 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs noted that the requisite notice was published in the newspaper and online, and that thirteen (13) notices were mailed to residents living within 200 ft. of the property with one (1) was returned in favor and none in opposition.

MOTION: APPROVE ORDINANCE NO. 2026-07-01 APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SECOND ACCESSORY STRUCTURE OF 1,000 SQ FT IN AREA, THAT IS 350 SQUARE FEET GREATER THAN PERMITTED AT 246 SHOREVIEW ON LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION, CITY OF LAVON, TEXAS.

MOTION MADE: COOK

SECONDED: HEDGE

APPROVED: UNANIMOUS

- B. Public hearing, discussion and regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 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 noted there was no report from the Planning and Zoning Commission and relayed the applicant's request to continue the public hearing.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:48 p.m. Mayor Sanson opened the public hearing and continued it to a meeting scheduled on August 4, 2026, beginning at 6:30 p.m.

- C. 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" generally to amend uses and minimum parking requirements; 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 the property notification sign requirements; an amendment to Division 3 "Definitions" Section 9.03.061 "General" generally to amend use definitions; an amendment to Division 4 "Regulations Applicable to All Districts" Section 9.03.085 "Home occupation/home based business" generally to amend home occupation/home based business standards; an amendment to Division 4 "Regulations Applicable to All Districts" generally to establish farmers market standards; an amendment to Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" Section 9.03.135 "Dumpster regulations" generally to amend dumpster standards; an amendment to Division 7 "Site Plan Requirements" Section 9.03.156 "Term of the approved site plan" generally to amend the expiration period of site plans; and an amendment to Division 8 "Off-Street Parking and Loading Regulations" Section 9.03.175 "Off-street loading space requirements".

Presentation of proposed application.

Abra Nusser, LJA Engineering, AICP, presented information regarding the proposed amendments.

PUBLIC HEARING to receive comments regarding the proposed amendments.

At 6:58 p.m. Mayor Sanson opened the public hearing and invited comments for or against the amendments. There being no comments, Mayor Sanson closed the public hearing at 6:58 p.m.

Discussion and action regarding the proposed amendments and accompanying Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-07-02 AMENDING ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" SECTION 9.03.032 "PERMITTED USE TABLE" GENERALLY TO AMEND USES AND MINIMUM PARKING REQUIREMENTS; 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 THE PROPERTY NOTIFICATION SIGN REQUIREMENTS; AN AMENDMENT TO DIVISION 3 "DEFINITIONS" SECTION 9.03.061 "GENERAL" GENERALLY TO AMEND USE DEFINITIONS; AN AMENDMENT TO DIVISION 4 "REGULATIONS APPLICABLE TO ALL DISTRICTS" SECTION 9.03.085 "HOME OCCUPATION/HOME BASED BUSINESS" GENERALLY TO AMEND HOME OCCUPATION/HOME BASED BUSINESS STANDARDS; AN AMENDMENT TO DIVISION 4 "REGULATIONS APPLICABLE TO ALL DISTRICTS" GENERALLY TO ESTABLISH FARMERS MARKET STANDARDS; AN AMENDMENT TO DIVISION 6 "REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS" SECTION 9.03.135 "DUMPSTER REGULATIONS"

GENERALLY TO AMEND DUMPSTER STANDARDS; AN AMENDMENT TO DIVISION 7 "SITE PLAN REQUIREMENTS" SECTION 9.03.156 "TERM OF THE APPROVED SITE PLAN" GENERALLY TO AMEND THE EXPIRATION PERIOD OF SITE PLANS; AND AN AMENDMENT TO DIVISION 8 "OFF-STREET PARKING AND LOADING REGULATIONS" SECTION 9.03.175 "OFF-STREET LOADING SPACE REQUIREMENTS".

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

- D. Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" generally to amend the expiration period of construction plans and to establish the expiration for final plats.**

Abra Nusser, LJA Engineering, AICP provided information regarding the proposed amendments.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 7:01 p.m. Mayor Sanson opened the public hearing and invited comments for or against the amendment. There being no comments, Mayor Sanson closed the public hearing at 7:01 p.m.

Discussion and action regarding the proposed amendment and accompanying Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-07-03 AMENDING ARTICLE 9.02 SUBDIVISION ORDINANCE DIVISION 1 "GENERALLY" SECTION 9.02.004 "PROCEDURE" GENERALLY TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND TO ESTABLISH THE EXPIRATION FOR FINAL PLATS.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

- E. Discussion and action regarding Ordinance No. 2026-07-04 amending the City's Code of Ordinances, Chapter 4 "Building Regulations," Article 4.05 "Signs," Division 1 "Variances," to refine the definitions and process and requirements for Flexibility and Relief Procedures.**

Abra Nusser, LJA Engineering, provided information regarding the proposed amendment to the Sign Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-07-04 AMENDING THE CITY'S CODE OF ORDINANCES, CHAPTER 4 "BUILDING REGULATIONS," ARTICLE 4.05 "SIGNS," DIVISION 1 "VARIANCES," TO REFINE THE DEFINITIONS AND PROCESS AND REQUIREMENTS FOR FLEXIBILITY AND RELIEF PROCEDURES.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

- F. Discussion and action regarding Resolution No. 2026-07-03 of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Heritage Public Improvement District No. 1 (Residential); approving a Preliminary Service and Assessment Plan, including a proposed Assessment Roll; calling a regular meeting and noticing a public hearing for July 21, 2026 to consider an ordinance levying assessments on property located within the Heritage Public Improvement District No. 1 (Residential); directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.**

Jaime Schulte, P3-Works, provided information regarding the Preliminary Service and Assessment Plan for the Heritage Public Improvement District No. 1 (Residential). Ms. Dobbs noted that the

Public Hearing would be scheduled for the July 21, 2026 City Council Meeting with appropriate notice published.

MOTION: APPROVE RESOLUTION NO. 2026-07-03 OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); APPROVING A PRELIMINARY SERVICE AND ASSESSMENT PLAN, INCLUDING A PROPOSED ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JULY 21, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

MOTION MADE: DUMAS
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- G. Discussion and action regarding Resolution No. 2026-07-04 approving and authorizing the appointment of deputy city attorneys to serve as the Municipal Court Prosecutor, execution of an Attorney Employment Agreement for Municipal Prosecutor, and providing an effective date.**

Ms. Dobbs provided information regarding the Lavon Municipal Court Prosecutor employment agreement.

MOTION: APPROVE RESOLUTION NO. 2026-07-04 APPROVING AND AUTHORIZING THE APPOINTMENT OF RAJISH JOSE, PAUL LISTON, AND JEFFREY BELTZ AS DEPUTY CITY ATTORNEYS TO SERVE AS THE MUNICIPAL COURT PROSECUTOR, EXECUTION OF AN ATTORNEY EMPLOYMENT AGREEMENT FOR MUNICIPAL PROSECUTOR, AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

- H. Discussion and action regarding nominations for the Board of Trustees of the Texas Municipal League (TML) Intergovernmental Risk Pool.**

No action was taken.

- I. Discussion and action regarding an election for creation of a Municipal Development District primarily comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.**

The City Council discussed an election for the creation of a Municipal Development District and directed staff to bring the item back on the July 21, 2026 Meeting.

- J. Discussion and action regarding Ordinance No. 2026-07-05 adopting rules and regulations related to amending Article 5.02 "Peddlers and Solicitors"; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.**

Police Chief Mike Jones presented information regarding the update to the rules and regulations regarding Peddlers and Solicitors, noting the regulations were developed in response to residents' complaints regarding solicitors coming to their homes after dark and to address minors applying for permits.

MOTION: APPROVE ORDINANCE NO. 2026-07-05 ADOPTING RULES AND REGULATIONS RELATED TO AMENDING ARTICLE 5.02 "PEDDLERS AND

SOLICITORS”; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

- K. Discussion and action regarding Ordinance No. 2026-07-06 adopting rules and regulations related to adding Article 7.05 Prohibiting Public Urination and Defecation; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.**

Chief Jones provided information regarding the proposed Ordinance, noting that a change in state law prompted the need for a local ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-07-06 ADOPTING RULES AND REGULATIONS RELATED TO ADDING ARTICLE 7.05 PROHIBITING PUBLIC URINATION AND DEFECATION; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW

MOTION MADE: DUMAS
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- L. Discussion and action regarding Ordinance No. 2026-07-07 adopting rules and regulations related to adding Article 8.10 Prohibiting Interference with City Employees; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.**

Chief Jones provided information regarding the proposed Ordinance prohibiting interference with city employees, most commonly first responders and public works personnel in the course of their work.

MOTION: APPROVE ORDINANCE NO. 2026-07-07 ADOPTING RULES AND REGULATIONS RELATED TO ADDING ARTICLE 8.10 PROHIBITING INTERFERENCE WITH CITY EMPLOYEES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

- M. Discussion and action regarding Ordinance No. 2026-07-08 adopting rules and regulations related to adding Article 8.11 Prohibiting Gate Crashing; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.**

Chief Jones provided information regarding the proposed prohibition of Gate Crashing, or trespassing in restricted areas.

MOTION: APPROVE ORDINANCE NO. 2026-07-08 ADOPTING RULES AND REGULATIONS RELATED TO ADDING ARTICLE 8.11 PROHIBITING GATE CRASHING; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

7. BUDGET INTRODUCTION AND DISCUSSION

Controller Patty Parks provided an overview of the budget goals and objectives as identified in the Strategic Plan noting budget priorities, new regulatory requirements, budget calendar, anticipated commitments, status of tax rate, status of fee schedule, status of Capital Improvements Plan (CIP).

8. EXECUTIVE SESSION

At 7:48 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 (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail projects White Feather, 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 8:15 p.m., and stated that no action was taken in the executive session

A. Discussion and action regarding an agreement pertaining to the Ignite project.

MOTION: APPROVE A CHAPTER 380 ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT WITH WAL-MART REAL ESTATE BUSINESS TRUST.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

10. SET FUTURE MEETINGS AND AGENDA

July 21, 2026 – Regular Meeting

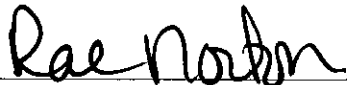
July 22, 2026 – Data Center Informational Meeting from 6:00-8:00 pm

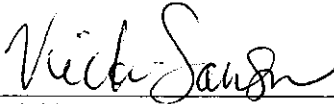
August 4, 2026 – Regular Meeting and Budget Public Hearing

11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:16 P.M.

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

ATTEST:


Rae Norton, City Secretary


Vicki Sanson, Mayor
