



**MINUTES
AUGUST 6, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
MEETING**

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

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**

- August 17, 2026, Last Day to File for a Place on the Ballot for the November 3, 2026 Election

4. **CITIZENS COMMENTS**

Presenting comments in support of a moratorium on Data Center Development and decommissioning regulations were city residents Tammy Stefanovic, Clinton Mclure, Sean Harrison, James Wallington, Erika Jones, Laura Himmelberg and non-city resident Rodney Duplechain.

5. **CONSENT AGENDA**

- A. **Approve the minutes of the July 21, 2026, meeting.**
- B. **Approve Ordinance No. 2026-08-01 of the City Council of the City of Lavon, Texas calling a General Election to be held jointly with other political subdivisions designated by the County Elections Administrator and Administered by the County Elections Administrator on Tuesday, November 3, 2026, for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 for two (2) year terms each for said city respectively; providing for the conduct and the giving notice of the election; providing an effective date; and enacting other provisions relating to the subject.**
- C. **Approve the second of two readings of Resolution No. 2026-08-01 authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years; and providing an effective date.**
- D. **Approve the preliminary plat of the Elevon Southwest Commercial Addition consisting of six commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Elevon Parkway City of Lavon, Collin County, Texas.**
- E. **Approve the replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).**
- F. **Approve the final plat of the Flex Industrial Park Addition consisting of two 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 final approval of the city engineer.

- G. Approve Ordinance No. 2026-08-02 changing the street name of the presently undeveloped Heritage Boulevard to Grand Heritage Boulevard and adding North and South designations per Collin County requirements.**

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent, Cook)

6. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre 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).**

Kim Dobbs, City Manager, presented slides for reference. Austin Clinkscales, Ladera Properties, the property owner, provided details and answered questions.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN AT 963 S. SH 78, FOR 7-BREW COFFEE ON A PROPOSED 0.60 ACRE 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.

MOTION MADE: SHEPARD

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent, Cook)

- B. Discussion and action regarding land use and a temporary moratorium relating to potential data center development pursuant to Texas Local Government Code Section 212.1352 and including related matters.**

City Attorney Fritz Quast, Messer, Fort Municipal Law, presented information regarding land use and moratorium procedures including a timeline.

MOTION: APPROVE MOVING FORWARD WITH THE PROCESS FOR A TEMPORARY MORATORIUM RELATING TO POTENTIAL DATA CENTER DEVELOPMENT PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 212.1352.

MOTION MADE: DUMAS

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent, Cook)

- C. Discussion and action regarding an election for creation of a Municipal Development District ("District") comprised primarily of non-residential properties adjacent to SH 205, SH 78, and FM 2755 and consideration of Ordinance No. 2026-08-03 defining the boundary of the District; calling for a Special Election on November 3, 2026, to submit a ballot proposition to the qualified voters of the District authorizing the creation of the District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the District; designating that the election shall be conducted by Collin County pursuant to the terms of the city's contract for election services with the county; providing a severability clause, for publication and for an effective date.**

Ms. Dobbs provided information regarding the Municipal Development District (MDD) and identified the specific boundary.

MOTION: APPROVE AN ELECTION FOR CREATION OF A MUNICIPAL DEVELOPMENT DISTRICT ("DISTRICT") COMPRISED PRIMARILY OF NON-RESIDENTIAL PROPERTIES ADJACENT TO SH 205, SH 78, AND FM 2755 AND CONSIDERATION OF ORDINANCE NO. 2026-08-03 DEFINING THE BOUNDARY OF THE DISTRICT; CALLING FOR A SPECIAL ELECTION ON NOVEMBER 3, 2026, TO SUBMIT A BALLOT PROPOSITION TO THE QUALIFIED VOTERS OF THE DISTRICT AUTHORIZING THE CREATION OF THE DISTRICT AND THE IMPOSITION OF A SALES AND USE TAX AT THE RATE OF ONE-HALF OF ONE PERCENT (0.50%) FOR THE PURPOSE OF FINANCING DEVELOPMENT PROJECTS BENEFICIAL TO THE DISTRICT; DESIGNATING THAT THE ELECTION SHALL BE CONDUCTED BY COLLIN COUNTY PURSUANT TO THE TERMS OF THE CITY'S CONTRACT FOR ELECTION SERVICES WITH THE COUNTY; PROVIDING A SEVERABILITY CLAUSE, FOR PUBLICATION AND FOR AN EFFECTIVE DATE.

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent, Cook)

7. BUDGET WORK SESSION

Controller Patty Parks provided an overview of the budget goals and objectives as identified in the Strategic Plan noting changes to the budget calendar, departmental service levels and requests, FY 2025-26 projections and current fiscal year opportunities, proposed revenues and expenditures for FY 2026-27, and potential tax rates and their effect on the FY27 proposed budget. The City Council directed that the presented departmental operational and capital requests be incorporated into the proposed budget. It was noted that a public hearing on the budget will be conducted August 18 and that public hearings on the budget and tax rate will be conducted on September 15.

8. EXECUTIVE SESSION

At 7:59 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 project Pathways in proximity to SH 78.

9. RECONVENE FROM EXECUTIVE SESSION

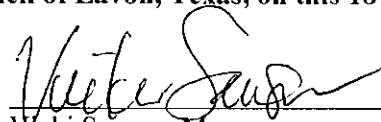
In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:08 p.m., and stated that no action was taken in the executive session

10. SET FUTURE MEETINGS AND AGENDA

August 18, 2026 – Regular Meeting

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

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 18th day of August 2026.


Vicki Sanson, Mayor

ATTEST:


Rae Norton, City Secretary

