



**MINUTES  
AUGUST 18, 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**
  - October 7, 2026 Coffee with Cops
  - October 15, 2026 Fall Festival & Neighborhood Night Out

4. **CITIZENS COMMENTS**

City of Lavon resident Tammy Stefanovic presented comments regarding work current being done around Elevon parcels 8 and 9 and clarification of the easements mentioned on the current agenda, the need for larger space for meetings and if Elevon parcels 8 and 9 would be included in the proposed Municipal Development District.

5. **CONSENT AGENDA**

- A. **Approve the minutes of the August 6, 2026 meeting.**
- B. **Approve Resolution No. 2026-08-02 approving and authorizing the execution of a contract with the Collin County Elections Administrator for Election Services related to the City's November 3, 2026, General Election.**
- C. **Approve Resolution No. 2026-08-03 accepting and authorizing execution of easements granted to the City of Lavon as follows: Utility Easements by Far East Lavon, LP, East Lavon Partners, LP, and MA Land Holdings, LLC and MA Elevon 429, LLC; Drainage Easements by MA Land Holdings, LLC, Petro-Hunt, LLC, and Far East Lavon Partners, LP; a Right of Way Dedication Instrument by Petro-Hunt, LLC; Access and Drainage Easements by MA Elevon 429, LLC and Petro-Hunt, LLC; and a Fire Lane, Access, and Utility Easement by MA Land Holdings, LLC related to development of Elevon East and West Commercial, Elevon Section 3, and Elevon Section 4 Additions, subject to final city engineer approval; and providing an effective date.**
- D. **Receive Quarterly Investment Report.**
- E. **Approve Resolution No. 2026-08-04 approving and authorizing execution of a License Agreement with Nicholson Ranch Residential Community, Inc. regarding maintenance and liability relating to the public right of way on Lavon Trail Parkway adjacent to and abutting the Nicholson Ranch Addition.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: SHEPARD  
SECONDED: DUMAS  
APPROVED: UNANIMOUS

## 6. ITEMS FOR CONSIDERATION

- A. **Presentation, discussion and action Ordinance No. 2026-08-04 approving the 2026 Annual Service Plan Update and Assessment Rolls for the LakePointe Public Improvement District; and providing an effective date.**

Jordan Sawyer, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Mr. Sawyer noted that this item would not affect the assessments for residents in the already established LakePointe Public Improvement District.

**MOTION: APPROVE ORDINANCE NO. 2026-08-04 APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: DUMAS  
SECONDED: JACOB  
APPROVED: UNANIMOUS

- B. **Presentation, discussion and action regarding Ordinance No. 2026-08-05 approving the 2026 Annual Service Plan Update and Assessment Rolls for the Elevon Public Improvement District; and providing an effective date.**

Jordan Sawyer, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Mr. Sawyer noted that this item would not affect the assessments for residents in the already established Elevon Public Improvement District.

**MOTION: APPROVE ORDINANCE NO. 2026-08-05 APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR THE ELEVON PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: COOK  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

- C. **Presentation discussion and action Ordinance No. 2026-08-06 approving the 2026 Annual Service Plan Update and Assessment Rolls for the Trails of Lavon Public Improvement District; and providing an effective date.**

Jordan Sawyer, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Mr. Sawyer noted that this item would not affect the assessments for residents in the already established Trails of Lavon Public Improvement District.

**MOTION: APPROVE ORDINANCE NO. 2026-08-06 APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR THE ELEVON PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: DUMAS  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

- D. **Public hearing, discussion, and action regarding an application to amend Article 9.03 "Zoning Ordinance" to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. "Development Standards", Section 3.9 "Off-Street Parking Requirements" to add a Use and Space Requirement for a "Restaurant With No Dine-In Service of 1:200" for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).**

**Presentation of proposed application.**

Ms. Dobbs provided information regarding the Grand Heritage development project and the application to amend Article III in regards to “Off Street Parking”. The applicants representative provided details, adding the restaurant will not have dine-in service.

**PUBLIC HEARING to receive comments regarding the proposed application.**

At 6:48 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 6:48 p.m.

**Discussion and action regarding the proposed application and accompanying ordinance.**

**MOTION: AMEND ARTICLE 9.03 “ZONING ORDINANCE” TO AMEND ORDINANCE NO. 2004-09-05, AS AMENDED, THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT, TO AMEND ARTICLE III. “DEVELOPMENT STANDARDS”, SECTION 3.9 “OFF-STREET PARKING REQUIREMENTS” TO ADD A USE AND SPACE REQUIREMENT FOR A “RESTAURANT WITH NO DINE-IN SERVICE OF 1:200” FOR THE PROPERTY AT 783 S. SH 78, LOT 4R2-A, BLOCK A OF THE SB LAVON ADDITION ON 1.75 ACRES OF LAND NORTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD., LAVON, COLLIN COUNTY, TX.**

MOTION MADE: SHEPARD  
SECONDED: COOK  
APPROVED: UNANIMOUS

- E. Public hearing, discussion and action 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 presented information regarding the application and the applicant’s representative Austin Haywood answered questions regarding noise, hours of operation and storage of used product.

**PUBLIC HEARING to receive comments regarding the proposed application.**

At 6:55 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 6:55 p.m.

**Discussion and action regarding the proposed application and accompanying ordinance.**

Ms. Dobbs noted that twenty (20) notices were sent to residents within 200 feet of the proposed site and one (1) was returned in favor and none against.

**MOTION: APPROVE 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.**

MOTION MADE: DUMAS  
SECONDED: COOK  
APPROVED: UNANIMOUS

- F. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 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).

Ms. Dobbs provided information regarding the submitted site plan and landscape plan and the applicant's representative Austin Haywood was available for questions.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN AT 963 S. SH 78, FOR TAKE 5 OIL CHANGE ON A PROPOSED 0.783 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: COOK  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

- G. Discussion and action regarding Ordinance No. 2026-08-09 approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the Company and the ACSC's legal counsel.

Eva Hummel, Atmos Energy, provided information regarding the 2026 Rate Review filing.

**MOTION: APPROVE ORDINANCE NO. 2026-08-09 APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.**

MOTION MADE: COOK  
SECONDED: JACOB  
APPROVED: UNANIMOUS

- H. Discussion and action regarding Resolution No. 2026-08-05 finding that SiEnergy Gas, LLC's Statement of Intent to Increase rates filing within the city should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

Ms. Dobbs provided information on the rate increase denial and noted that Si Energy has no customers in the City of Lavon at this time.

**MOTION: APPROVE RESOLUTION NO. 2026-08-05 FINDING THAT SIENERGY GAS, LLC'S STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE**

**MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.**

MOTION MADE: SHEPARD  
SECONDED: DUMAS  
APPROVED: UNANIMOUS

**7. BUDGET WORK SESSION**

Controller Patty Parks, presented the goals and objectives identified in the Strategic Plan, City Council budget priorities, regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels and requests, tax rate, fee schedule, Capital Improvements Plan (CIP) updates and direction, FY 2026-27 projections, and proposed revenues and expenditures for FY 2026-27.

**8. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION**

**A. Public hearing and discussion regarding the proposal Fiscal Year 2026-27 Annual Budget, Capital Improvements Plan, and Fee Schedule.**

**1) PUBLIC HEARING to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.**

Mayor Sanson opened the public hearing at 7:33 p.m. and invited comments and feedback regarding the proposed Fiscal Year 2025-26 Annual Budget, Capital Improvements Plan, and Fee Schedule. Lavon resident Tammy Stefanovic asked if the consideration could be give to keeping the tax rate the same as this year. There being no further comments, Mayor Sanson closed the public hearing at 7:34 p.m.

**2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.**

The City Council discussed and provided direction regarding the proposed budget items including capital improvements.

**B. Discussion and action regarding the proposed tax rate and conduct a record vote to call a non-mandated public hearing for Tuesday, September 15, 2026 at 6:30 p.m.**

The City Council confirmed their understanding that the proposed tax rate would not require an automatic election, and it is not subject to a voter petition. Ms. Dobbs advised that a record vote is required and that required notices in a form prescribed by law will be published in the newspaper and on the City's website.

**MOTION: I MOVE THAT THE PROPOSED MAXIMUM TAX RATE FOR FISCAL YEAR 2026-27 BE SET AT 0.433807 PER \$100 VALUATION AND THAT A COURTESY PUBLIC HEARING TO RECEIVE INPUT REGARDING THE TAX RATE BE SCHEDULED FOR TUESDAY, SEPTEMBER 15, 2026 AT 6:30 P.M., WITH APPROPRIATE NOTICE OF SUCH HEARING TO BE PUBLISHED.**

MOTION MADE: DUMAS  
SECONDED: SHEPARD

As required by state law, a record vote was taken:

|                        |     |
|------------------------|-----|
| PLACE 1- MIKE SHEPARD  | YES |
| PLACE 2- MIKE COOK     | YES |
| PLACE 3- TRAVIS JACOB  | NO  |
| PLACE 4- RACHEL DUMAS  | YES |
| PLACE 5- LINDSEY HEDGE | YES |

APPROVED 4 -1

## 9. DEPARTMENT REPORTS

- A. **Police Services** – Police Chief Mike Jones referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.
- B. **Fire Services** – Lavon Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions.
- C. **Public Works** – Director of Public Works David Carter provided general information regarding the public works operations.
- D. **Administration** – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report. Ms. Dobbs noted that TxDOT has indicated to her that the traffic signal at SH 78 and Elevon Pkwy should be installed and functional by October/November 2026.

## 10. EXECUTIVE SESSION

No executive session was needed.

## 11. RECONVENE FROM EXECUTIVE SESSION

## 12. SET FUTURE MEETINGS AND AGENDA

September 1, 2026 – Regular Meeting

September 15, 2026 – Regular Meeting and Budget Hearing

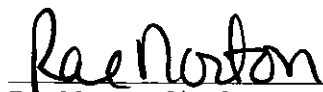
## 13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:52 P.M.

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 1<sup>st</sup> day of September 2026.**



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary

