MINUTES
OCTOBER 6, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
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**
   - Marine Grove Park Dedication, Wednesday October 7 from 5:30 p.m.-6:30 p.m.
   - Fall Festival & Neighborhood Night Out, Thursday October 15 from 6 p.m.-8p.m.
   - Education Foundation Bags for Braves will be held on March 25, 2027 at Boyd Farm
   - Ribbon Cutting and Dedication for Marine Grove Park on October 7, 2026 at 5:30p.m.
   - Data Center Moratorium Public Hearing will be held on October 20, 2026 at 6:30 at City Hall in the gymnasium.
4. **CITIZENS COMMENTS**

   City residents Erika Jones expressed opposition to regulations regarding decorum at public meeting (ref. Ord. No. **2018-11-01** adopted November 6, 2018) and James Wallington provided comments regarding processes relating to Ord. No. **2024-12-01**.
5. **PROCLAMATIONS**

   The Mayor and Council presented proclamations bringing awareness to Domestic Violence Awareness Month and Neighborhood Night Out on October 15, 2026.
6. **CONSENT AGENDA**

   A. **Approve the minutes of the September 15, 2026 meeting.**

   B. **Approve the final plat of the Nicholson Ranch Phase 2A Addition consisting of 187 residential lots and 4 common area lots on 37.761 acres in the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).**

   C. **Approve a Resolution approving and authorizing execution of the renewal of a 2017 Chapter 380 economic development agreement with Bloomfield Homes L.P. relating to use tax receipts for the purchase of items using a Texas Direct Payment Permit to generate economic development and local use tax revenue for the City, that would otherwise not be available to the City; and providing an effective date.**

   MOTION: APPROVE THE CONSENT AGENDA.
   MOTION MADE: DUMAS
   SECONDED: COOK
   APPROVED: UNANIMOUS

7. ITEMS FOR CONSIDERATION

A. Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Presentation of proposed application.

City Manager Kim Dobbs presented location information and a report from the Planning and Zoning Commission with their unanimous recommendation for denial. Ms. Dobbs stated that members of the Planning and Zoning Commission expressed concern that the drive-through user was not known with the queuing data being generic at best. Ms. Dobbs noted that following the Planning and Zoning Commission Meeting, the applicant submitted two proposals included in the meeting packet for the City Council consideration to address the concerns expressed by the Commission being: 1) proposal for potential tenant to provide queuing analysis prior to any lease, and 2) proposal for specific enhanced landscape to further screen the drive-through lane from the public street. Ms. Dobbs noted that because the Planning & Zoning Commission recommended denial of the application, the Zoning Ordinance requires a super-majority vote of the City Council to overrule the recommendation and approve.

The applicant's representative and engineer Pann Sribhen, P.E. detailed the proposed revision to the site plan and answered questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:52 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. City resident Erika Jones stated it was her understanding that the Commission denied the request because cars from a drive-through would back up onto SH 78. There being no further comments, Mayor Sanson closed the public hearing at 6:53 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs noted that requisite notice had been published and posted online, signs placed, and that six (6) neighbor notices were mailed to residents within 200 feet of the subject property with none returned in favor or against the application.

MOTION: DENY THE APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS AND ARTICLE 9.03 ZONING, OF THE CODE OF ORDINANCES, SECTION 9.03.131 RETAIL DISTRICT (R) (C)(4) FOR APPROVAL OF A COMMERCIAL BUILDING WITH A DRIVE-THROUGH LANE FACING A PUBLIC STREET AT 616 CEDAR ST., ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE:	COOK
SECONDED:	SHEPARD
DENY:	UNANIMOUS

B. Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Ms. Dobbs provided information regarding the site and landscape plan. The applicant's representative detailed the project. Ms. Dobbs noted that because the preceding application for a conditional use permit was recommended for denial, the site and landscape plan was also recommended for denial by the Planning & Zoning Commission.

MOTION: DENY THE REVISED SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR ST. ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: JACOB
DENY: UNANIMOUS

C. **Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-10-03 for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).**

Ms. Dobbs provided information regarding the application and Daniel Dewey, JBI Partners detailed the request to amend the Planned Development District on Land Use Parcels 2 and 4 and portions of Land Use parcels 3,5 and 7.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:05 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 7:05 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

Ms. Dobbs noted that requisite notice was published and posted online, signs placed, and thirty-five (35) neighbor notices were mailed to residents within 200 feet of the proposed parcels with none returned in favor or opposition to the application.

MOTION: APPROVE ORDINANCE NO. 2026-10-01 AMENDING THE ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-10-03 FOR COMMERCIAL AND MIXED USE DEVELOPMENT, AS AMENDED, FOR NON-RESIDENTIAL DEVELOPMENT ON 62.183 ACRES COMPRISED OF LAND USE PARCEL 2 (22.38 AC), LAND USE PARCEL 4 (21.03 AC) AND PORTIONS OF LAND USE PARCELS 3 (11.76 AC), 5 (3.05 AC) AND 7 (3 AC), ADJACENT TO ELEVON PARKWAY IN THE VICINITY OF THE INTERSECTION OF ELEVON PARKWAY AND N. SH 78 AND WEST OF INSPIRATION GROVE IN THE S. M RAINER SURVEY ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY TEXAS.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

D. **Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on 1.283 acres on Commercial Tract Lot 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).**

Ms. Dobbs presented information regarding the site plan and landscape plan and the applicant's representative Davis Dickerson, Pape-Dawson noted the detention pond on the west side of the

property, the tree line buffer between the childcare center and the Whataburger and was available for questions.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF A WHATABURGER COMMERCIAL PROJECT ON 1.283 ACRES ON COMMERCIAL TRACT LOT 1R, BLOCK A, 78 COMMERCIAL EAST ADDITION AT 597 S. SH 78, NORTHWEST OF THE INTERSECTION OF S. SH 78 AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FIRE MARSHAL, CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

E. Discussion and action regarding the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres on Lot 7, Block A of the preliminary plat of the Heritage Square project at 225 S. Grand Heritage Blvd., also referred to as 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of S. SH 78 and Grand Heritage Blvd., and northeast of the intersection of SH 205 and Endeavour, City of Lavon, Collin County, Texas (CCAD Property ID 2624070).

Ms. Dobbs provided information and David Upton, Kimley-Horn, the applicant's representative, noted the fueling station would house ten (10) bays and would not be open for large truck fueling. Mr. Upton also confirmed there would be no drone delivery facilities.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR A 181,372 SQUARE FOOT WALMART RETAIL STORE AND FUELING STATION ON 20.803 ACRES ON LOT 7, BLOCK A OF THE PRELIMINARY PLAT OF THE HERITAGE SQUARE PROJECT AT 225 S. GRAND HERITAGE BLVD., ALSO REFERRED TO AS 840 S. SH 78, SOUTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, SOUTHWEST OF THE INTERSECTION OF S. SH 78 AND GRAND HERITAGE BLVD., AND NORTHEAST OF THE INTERSECTION OF SH 205 AND ENDEAVOUR, CITY OF LAVON, COLLIN COUNTY, TEXAS, NOTING THE EXCLUSION OF DRONE DELIVERY FACILITIES.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

F. Public hearing, discussion, and action regarding an Ordinance approving a petition of the landowner to add 82.427 acres of property to the City's extraterritorial jurisdiction and adding the hereinafter described property known as: parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas; and any right-of-way adjacent to said property; into of the City's extraterritorial, and updating the official map.

Presentation of proposed petition.

John Marlin, MA Partners, provided historical details regarding the property proposed in the petitions consisting of the 82.427acre parcel (item 7F) and the 186.342 acre parcel (item 7G).

PUBLIC HEARING to receive comments regarding the proposed petition.

At 7:30 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. Resident Erika Jones asked for clarification on the zoning and Ms. Dobbs stated that

the it would eventually be zoned for residential uses. There being no further comments, Mayor Sanson closed the public hearing at 7:31 p.m.

Discussion and action regarding the proposed petition and accompanying Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-10-02 APPROVING A PETITION OF THE LANDOWNER TO ADD 82.427 ACRES OF PROPERTY TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND ADDING THE HEREINAFTER DESCRIBED PROPERTY KNOWN AS: PARCEL OF LAND LOCATED IN COLLIN COUNTY, TEXAS, A PART OF THE SAMUAL M. RAINER SURVEY, ABSTRACT NUMBER 740, AND BEING A PART OF THAT CALLED 46.17 ACRE TRACT OF LAND DESCRIBED IN DEED TO LOUISE B. AKIN AS RECORDED IN DOCUMENT NUMBER 20201112002008460, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 1.648 ACRE TRACT OF LAND DESCRIBED IN DEED TO JOE AKIN & LOUISE AKIN AS RECORDED IN VOLUME 4070, PAGE 2740, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 54.28 ACRE TRACT OF LAND DESCRIBED IN DEED TO MAURICE WILLIAMS, KIMBERLY WILLIAMS BARNETT, AND KRISTI WILLIAMS NEYES AS RECORDED IN DOCUMENT NUMBER 20110207000130110, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AND ANY RIGHT-OF-WAY ADJACENT TO SAID PROPERTY; INTO OF THE CITY'S EXTRATERRITORIAL, AND UPDATING THE OFFICIAL MAP.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

G. **Public hearing, discussion, and action regarding an Ordinance approving a petition of the landowner to add 186.342 acres of property to the City's extraterritorial jurisdiction and adding the hereinafter described property known as: parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas; and any right-of-way adjacent to said property; into of the City's extraterritorial, and updating the official map.**

Presentation of proposed petition.

Details were presented with item 7-F.

PUBLIC HEARING to receive comments regarding the proposed petition.

At 7:38 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 7:38 p.m.

Discussion and action regarding the proposed petition and accompanying Ordinance.

MOTION: APPROVE ORDINANCE NO. 2026-10-03 APPROVING A PETITION OF THE LANDOWNER TO ADD 186.342 ACRES OF PROPERTY TO THE CITY'S EXTRATERRITORIAL JURISDICTION AND ADDING THE HEREINAFTER DESCRIBED PROPERTY KNOWN AS: PARCEL OF LAND LOCATED IN COLLIN COUNTY, TEXAS, A PART OF THE SAMUAL M. RAINER SURVEY, ABSTRACT NUMBER 740, AND BEING A PART OF THAT CALLED 132.70 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAVON 78 DEVELOPMENT LLC AS RECORDED IN DOCUMENT NUMBER 2022000088387, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 41.79 ACRE TRACT OF LAND AND ALL OF THAT

CALLED 46.66 ACRE TRACT OF LAND DESCRIBED IN DEED TO BANK SITE ACQUISITION CORPORATION AS RECORDED IN DOCUMENT NUMBER 20060221000229620, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, AND BEING A PART OF THAT CALLED 162.075 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILFORD FOUNDERS, LTD AS RECORDED IN VOLUME 5549, PAGE 4476, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS; AND ANY RIGHT-OF-WAY ADJACENT TO SAID PROPERTY; INTO OF THE CITY'S EXTRATERRITORIAL, AND UPDATING THE OFFICIAL MAP

MOTION MADE: DUMAS
SECONDED: COOK
APPROVED: UNANIMOUS

H. Discussion and action regarding the Elevon North development agreement between the City, MA Land Holdings, LLC, et. al. related to the development, annexation and creation of a municipal management district for approximately 268.769 acres of land generally located south of FM 6 and north of Elevon Parkway in the extraterritorial jurisdiction of the City.

Ms. Dobbs provided information regarding the proposed agreement and noted this area would be included in the Elevon HOA and the agreement provides for the property to be zoned for residential and school use.

MOTION: APPROVE THE ELEVON NORTH DEVELOPMENT AGREEMENT BETWEEN THE CITY, MA LAND HOLDINGS, LLC, ET. AL. RELATED TO THE DEVELOPMENT, ANNEXATION AND CREATION OF A MUNICIPAL MANAGEMENT DISTRICT FOR APPROXIMATELY 268.769 ACRES OF LAND GENERALLY LOCATED SOUTH OF FM 6 AND NORTH OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

I. Discussion and action regarding a Resolution consenting to the creation of a municipal management district to be known as the Elevon North Municipal Management District No. 1 of Collin County over approximately 268.769 acres of land generally located south of FM 6 and north of Elevon Parkway in the extraterritorial jurisdiction of the city.

Ms. Dobbs provided information regarding the creation of the MMD.

MOTION: APPROVE RESOLUTION NO. 2026-10-02 CONSENTING TO THE CREATION OF A MUNICIPAL MANAGEMENT DISTRICT TO BE KNOWN AS THE ELEVON NORTH MUNICIPAL MANAGEMENT DISTRICT NO. 1 OF COLLIN COUNTY OVER APPROXIMATELY 268.769 ACRES OF LAND GENERALLY LOCATED SOUTH OF FM 6 AND NORTH OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

J. Discussion and action regarding a Chapter 380 economic development agreement between the City, the Lavon Economic Development Corporation and Bear Creek Commercial Properties to promote local economic development, secure the extension of public infrastructure, and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City.

Ms. Dobbs provided information and the Developer's representative Matt Johnson, Petro Hunt, LLC. was available for questions.

MOTION: APPROVE A CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE LAVON ECONOMIC DEVELOPMENT CORPORATION AND BEAR CREEK COMMERCIAL PROPERTIES TO PROMOTE LOCAL ECONOMIC DEVELOPMENT, SECURE THE EXTENSION OF PUBLIC INFRASTRUCTURE, AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY RELATING TO THE HERITAGE SQUARE DEVELOPMENT ON 110.1 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78 IN THE CITY.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

K. Discussion and action regarding a Resolution approving and authorizing execution of Change Order No. 1 for the Bently Farms Phase 3 Paving and Storm Drain (CIP-44) construction project in the amount of $88,877.50 and the addition of 36 calendar days for the addition of high early concrete, additional concrete repairs on Crockett Dr. and Orbit Dr., extended storm drain repairs, and addition of flex base; and providing an effective date.

City Engineer Mark Hill, Freeman Millican, Inc., provided details regarding the change order and clarified that the repairs to Crockett and Orbit were not in the Bently Farms Subdivision but were included in the project.

MOTION: APPROVE RESOLUTION NO. 2026-10-03 APPROVING AND AUTHORIZING EXECUTION OF CHANGE ORDER NO. 1 FOR THE BENTLY FARMS PHASE 3 PAVING AND STORM DRAIN (CIP-44) CONSTRUCTION PROJECT IN THE AMOUNT OF $88,877.50 AND THE ADDITION OF 36 CALENDAR DAYS FOR THE ADDITION OF HIGH EARLY CONCRETE, ADDITIONAL CONCRETE REPAIRS ON CROCKETT DR. AND ORBIT DR., EXTENDED STORM DRAIN REPAIRS, AND ADDITION OF FLEX BASE; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

L. Discussion and action regarding the acceptance of Bently Farms Phase 3 Paving and Storm Drain (CIP-44) construction project improvements.

MOTION: ACCEPT BENTLY FARMS PHASE 3 PAVING AND STORM DRAIN (CIP-44) CONSTRUCTION PROJECT IMPROVEMENTS SUBJECT TO ACCEPTANCE OF FINAL CLOSEOUT PAPERWORK.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS

M. Discussion and action regarding a Resolution awarding and authorizing the negotiation and execution of a contract for an Indefinite Delivery, Indefinite Quantity (IDIQ) Concrete Street Hot Mix Asphalt Concrete (HMAC) Street And Concrete Sidewalk Repair for the 2026-2027 program year, at an estimated value of $250,000.00 minimum; and providing an effective date.

Ms. Dobbs provided details regarding the implementation of a program including street and sidewalk repairs noting it would generally be funded by the Street Maintenance Fund containing the street maintenance sales tax proceeds. City Engineer Mark Hill detailed the inaugural program.

MOTION: APPROVE RESOLUTION 2026-10-04 AWARDING AND AUTHORIZING THE NEGOTIATION AND EXECUTION FOR AN INDEFINITE DELIVERY, INDEFINITE QUANTITY (IDIQ) CONCRETE STREET HOT MIX ASPHALT CONCRETE (HMAC) STREET AND CONCRETE SIDEWALK REPAIR FOR THE 2026-2027 PROGRAM YEAR, AT AN ESTIMATED VALUE OF $250,000.00 MINIMUM TO VLEX CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK

SECONDED: DUMAS
APPROVED: UNANIMOUS

N. Discussion and action regarding an Ordinance amending Ordinance No. 2025-08-06, as amended, that approved and adopted a budget for the City for the fiscal year October 1, 2025 through September 30, 2026, for which links can be found on the homepage of the City website lavontx.gov directly and under Financial Transparency, to amend adopted revenues and expenditures; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.

Ms. Dobbs provided information regarding the proposed amendment.

MOTION: APPROVE ORDINANCE NO. 2026-10-04 AMENDING ORDINANCE NO. 2025-08-06, AS AMENDED, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026, FOR WHICH LINKS CAN BE FOUND ON THE HOMEPAGE OF THE CITY WEBSITE LAVONTX.GOV DIRECTLY AND UNDER FINANCIAL TRANSPARENCY, TO AMEND ADOPTED REVENUES AND EXPENDITURES; AFFIRMING THAT THE BUDGET AMENDMENT WILL HAVE NO DIRECT IMPACT ON PROPERTY TAXES; AND DECLARING AN EFFECTIVE DATE.
MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

O. Discussion and action regarding a Resolution approving and authorizing execution of an agreement with All American Animal Control for provision of animal control services; and providing an effective date.

Ms. Dobbs provided history of contracts with Collin County Animal Services and highlighted contract-specific changes and expanded services.

MOTION: APPROVE RESOLUTION NO. 2026-10-05 APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT WITH ALL AMERICAN ANIMAL CONTROL FOR PROVISION OF ANIMAL CONTROL SERVICES; AND PROVIDING AN EFFECTIVE DATE.
MOTION: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

P. Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

Presentation of proposed petition.

Ms. Dobbs advised that the applicant was unable to attend the Planning and Zoning Commission Meeting and requested a continuance in advance, and consequently there is no report from the Commission for consideration.

PUBLIC HEARING to receive comments regarding the proposed petition.

At 8:17 p.m. Mayor Sanson opened the public hearing and continued it to a meeting to be held on November 3, 2026, beginning at 6:30 p.m.

8. EXECUTIVE SESSION

At 8:19 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 551.074 - Personnel matters for annual evaluation of the City Manager; and to Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding the development of Elevon North.

9. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 9:03 p.m. and stated that no action was taken in the executive session.

10. SET FUTURE MEETINGS AND AGENDA

October 20, 2026 – Regular Meeting

Public Hearing – Data Center Moratorium

11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:04 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 20th day of October 2026.

Vicki Sanson

Vicki Sanson, Mayor

ATTEST:

Rae Norton

Rae Norton, City Secretary

CITY OF LAVON, TEXAS