



AGENDA
JUNE 2, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

**MEMBERS OF THE PLANNING AND ZONING COMMISSION AND
COMPREHENSIVE PLAN ADVISORY COMMITTEE MAY BE IN ATTENDANCE**

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
- 4. PROCLAMATIONS**

Kira Bowman – Texas UIL 4A State Pole Vault Champion
Juneteenth 2026
- 5. CITIZENS COMMENTS**
Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.
- 6. CONSENT AGENDA**
Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.
 - A.** Approve the minutes of the May 19, 2026 meeting.
 - B.** Approve Resolution No. **2026-06-01** declaring certain miscellaneous office furniture items as surplus property and authorizing the disposition and/or sale of said property in a manner which is beneficial to the City; and directing all proceeds to the City’s general fund.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Consider and discuss draft concepts and highlights of the Comprehensive Plan Update.
 - B.** Discussion, and action regarding Ordinance No. **2026-06-01** amending the City’s Code of Ordinances Chapter 4 “Building Regulations,” Article 4.05 “Signs,” Division 1 “Generally,” to add a definition and requirements for Master Sign Plans.
 - C.** Receive presentation, discussion, and action regarding Resolution No. **2026-06-02** approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.
 - D.** Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, recreational and community development for the acquisition of real property at 121 School Road and 125 School Road, out of the S. M. Rainer Survey, Abstract No. 740, consisting of 0.12 acres of land and 0.16 acres of land respectively (CCAD Parcels # 1291220 and 1291211), northwest of the intersection of Boyd Court and School Road, Lavon, Collin County, TX in the amount of \$60,000.00 and associated closing costs, and providing an effective date.
 - E.** Discussion and action regarding Ordinance No. **2026-06-02** amending Ordinance No. **2025-08-10**, that approved and adopted a Five-Year Capital Improvement Plan for Fiscal Years 2026-2030; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.

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- F. 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. Bohannon 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).
- G. Discussion and action regarding board and commission appointment guidelines and appointment to the Economic Development Corporation Board of Directors, the Planning and Zoning Commission, and the Lavon Volunteer Fire Department Board of Directors.

8. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) 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

Consider and take any action necessary as a result of each item listed in executive session.

10. SET FUTURE MEETINGS AND AGENDA

Requests may be made by the City Council for items to be placed on a future agenda.

June 16, 2026 – Regular Meeting

11. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City’s website at <https://lavontx.gov/> and at City Hall on or before 6:00 PM on May 27, 2026.

/ Rae Norton /

Rae Norton, City Secretary

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
2. The body reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

FY2026 BUDGET NOTICE FOR THE CITY OF LAVON

The following is a summary of the adopted budget.

SUMMARY OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

ALL OPERATING AND CAPITAL FUNDS

FISCAL YEAR 2025-2026 BUDGET

	GENERAL FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECT FUNDS	UTILITY FUND	TOTAL ALL FUNDS
ESTIMATED BEGINNING BALANCES	8,379,533	519,475	4,138,018	5,950,000	9,366,585	28,353,611
REVENUES:						
Ad Valorem Taxes	3,690,820	2,217,505	230,000	-	-	6,138,325
Sales Taxes	1,660,000	-	1,685,000	-	-	3,345,000
Franchise Fees	300,000	-	-	-	-	300,000
Intergovernmental	-	-	-	-	-	-
Grants	227,990	-	-	-	-	227,990
Licenses & Permits	3,042,900	-	-	-	-	3,042,900
Fines & Forfeitures	133,500	-	10,500	-	-	144,000
Services	205,000	-	-	-	7,105,000	7,310,000
Investment Income	100,000	8,000	1,500	-	-	109,500
Miscellaneous	1,000	-	-	-	-	1,000
TOTAL REVENUES	9,361,210	2,225,505	1,927,000	-	7,105,000	20,618,715
Transfers from Other Funds	1,432,600	-	-	-	-	1,432,600
Issuance of Long Term Debt	-	-	-	-	-	-
TOTAL AVAILABLE RESOURCES	19,173,343	2,744,980	6,065,018	5,950,000	16,471,585	50,404,926
EXPENDITURES:						
General Government	2,378,821	168,350	-	-	-	2,547,171
Police	3,758,209	-	-	-	-	3,758,209
Fire	2,981,505	-	150,000	-	-	3,131,505
Municipal Court	99,830	-	8,400	-	-	108,230
Parks & Recreation	15,000	-	-	-	-	15,000
Development Services	1,670,091	-	25,000	-	-	1,695,091
Public Works	1,052,182	-	500,000	-	-	1,552,182
Utilities	-	-	-	-	2,971,700	2,971,700
Debt Service	-	2,049,200	-	-	-	2,049,200
Economic Development	-	-	2,296,464	-	-	2,296,464
Capital Projects	-	-	1,350,150	15,891,000	4,400,000	21,641,150
TOTAL EXPENDITURES	11,955,638	2,217,550	4,330,014	15,891,000	7,371,700	41,765,902
Transfers to Other Funds	-	-	-	-	1,432,600	1,432,600
ENDING FUND BALANCE	7,217,705	527,430	1,735,004	(9,941,000)	7,667,285	7,206,424
						TOTAL REVENUES/TRANSFERS IN
						22,051,315
						NET DECREASE (INCREASE) IN FUND BALANCE
						21,147,187
						TOTAL APPROPRIABLE FUNDS
						43,198,502

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PROCLAMATION City of Lavon, Texas

“TEXAS UIL 4A STATE POLE VAULT CHAMPION”

WHEREAS, the City of Lavon is proud to be home to the outstanding Community Independent School District; and

WHEREAS, Kira Bowman, student-athlete of Community Independent School District, has demonstrated exceptional talent, determination, and sportsmanship through her participation in track and field; and

WHEREAS, through hard work, discipline, and commitment to excellence, Kira Bowman earned the distinguished title of Texas UIL 4A Girls State Champion in Pole Vault, and

WHEREAS, this remarkable accomplishment reflects not only individual achievement, but also the support and encouragement provided by her family, coaches, teammates, teachers, and the Community Independent School District; and

WHEREAS, Kira Bowman serves as an inspiration to young athletes throughout our community by exemplifying dedication, leadership, and the pursuit of excellence both on and off the track; and

WHEREAS, the City of Lavon wishes to recognize and celebrate this extraordinary achievement and commend Kira Bowman for representing her school and community with pride and distinction.

NOW THEREFORE, the City Council of the City of Lavon, in recognition of her outstanding accomplishments, do hereby proclaim that June 2, 2026 is to be celebrated as

Kira Bowman – Texas State Champion Pole Vault Day

in the City of Lavon and urge all citizens of Lavon to recognize the achievements and distinction Kira Bowman has brought to our community and to encourage all citizens to applaud and celebrate this success.

BE IT SO PROCLAIMED this 2nd day of June 2026.

Vicki Sanson
Mayor



**PROCLAMATION
City of Lavon, Texas
JUNETEENTH**

WHEREAS, on January 1, 1863, President Abraham Lincoln signed the Emancipation Proclamation, declaring enslaved people in Confederate territory free and paving the way for the passage of the Thirteenth Amendment, which formally abolished slavery in the United States; and

WHEREAS, it took more than two years for news of the Emancipation Proclamation to reach authorities and enslaved people in parts of the South and Southwestern United States, with the announcement of freedom in Texas occurring on June 19, 1865; and

WHEREAS, June 19th, known as “Juneteenth,” has been recognized for more than 150 years as a day of reflection, remembrance, and celebration of freedom;

NOW THEREFORE, the City Council of the City of Lavon hereby encourages the observance of

Juneteenth on June 19th

and urges the citizens of the City of Lavon commit to remembrance of the past and embrace freedom, equity, and opportunity for all residents, thereby strengthening the fabric of our City, State, and Nation.

BE IT SO PROCLAIMED this 2nd day of June 2026.

Vicki Sanson, Mayor



**MINUTES
MAY 19, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
TRAVIS JACOB, PLACE 3
RACHEL DUMAS, PLACE 4
LINDSEY HEDGE, PLACE 5
ABSENT: MIKE SHEPARD, PLACE 1, MAYOR PRO TEM
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 DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/COMMUNICATIONS

- Lavon FD Push in Ceremony May 23 at 10am
- Babysitter Training – June 1-3, 2026
- Camp 911 – June 4, 2026
- Early voting through May 22 and Election Day May 26, 2026.
- July 2 –City of Lavon celebrates America’s Birthday Festival 6:00pm-9:30pm
- The Stephan family and The Wellness Station presented a new portable sound system to Lavon Special Events.

4. CITIZENS COMMENTS

ETJ resident Zachary Pena expressed concerns regarding a data center located near the intersection of FM 2755 and CR 541 and about the ParcHaus project located outside of the corporate limits of Lavon.

5. CONSENT AGENDA

- A. Approve the minutes of the May 5, 2026 meeting.**
- B. Receive Quarterly Investment Report**
- C. Approve the acceptance of the public infrastructure for the Lavon North Wastewater Treatment Plant at 360 Elevon Parkway, Lavon, Texas – *action to be deferred.***

MOTION: APPROVE THE CONSENT AGENDA ITEMS A AND B.

MOTION MADE: DUMAS

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Shepard, Cook)

6. ITEMS FOR CONSIDERATION

- A. 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. Bohannan 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).**

The applicant was not present and action was deferred to the next meeting.

- B. Discussion and regarding Ordinance No. 2026-05-03 altering the prima facie speed limits established for vehicles under the provisions of the Texas Transportation Code, Section 545.356 upon State Highway 78 or parts thereof, within the corporate limits of the City of Lavon, as set out in this Ordinance; and providing a penalty of a fine not to exceed \$200.00 for the violation of this ordinance; providing for the incorporation of premises; providing a savings and repealer clause; providing a severability clause; providing a penalty clause; providing for publication and an effective date.**

City Manager Kim Dobbs provided information regarding the speed limit on SH 78 within the corporate limits of Lavon and the City's request to ensure that TxDOT speed studies are conducted as often as possible to address resident concerns. Dobbs noted the most recent study supported a 5 mph reduction in the speed limit from FM 6 to Lake Road.

MOTION: APPROVE ORDINANCE NO. 2026-05-03 ALTERING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF THE TEXAS TRANSPORTATION CODE, SECTION 545.356 UPON STATE HIGHWAY 78 OR PARTS THEREOF, WITHIN THE CORPORATE LIMITS OF THE CITY OF LAVON, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200.00 FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

MOTION MADE: JACOB
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Shepard, Cook)

- C. Discussion and action regarding Resolution No. 2026-05-02 suspending the June 8, 2026 effective date of SiEnergy Gas, LLC's requested increase to permit the city time to study the request and to establish reasonable rates; approving cooperation with other cities in the SiEnergy Service Area; hiring legal and consulting services to negotiate with the company and direct any necessary litigation and appeals; authorizing intervention in Si Energy's Statement of Intent to Change Gas Utility Rates within the Incorporated Areas Served by SiEnergy and Notice of Consolidation at the Railroad Commission; requiring reimbursement of cities' rate case expenses; 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 regarding the suspension of the requested increase and noted there are no SiEnergy customers in the City at this time.

MOTION: APPROVE RESOLUTION NO. 2026-05-02 SUSPENDING THE JUNE 8, 2026 EFFECTIVE DATE OF SIENERGY GAS, LLC'S REQUESTED INCREASE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING COOPERATION WITH OTHER CITIES IN THE SIENERGY SERVICE AREA; HIRING LEGAL AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; AUTHORIZING INTERVENTION IN SI ENERGY'S STATEMENT OF INTENT TO CHANGE GAS UTILITY RATES WITHIN THE INCORPORATED AREAS SERVED BY SIENERGY AND NOTICE OF CONSOLIDATION AT THE RAILROAD COMMISSION; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; 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: JACOB
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent: Shepard, Cook)

- D. Discussion and action regarding Resolution No. 2026-05-03 awarding the construction project bid for the City of Lavon – Lavon East Wastewater Treatment Plant Phase 1- Lift Station (CIP-42)**

Project and approving and authorizing the negotiation and execution of a construction contract with Drake General Contractors, LLC in an amount not to exceed \$3,427,000.00 with a construction completion date of November 30, 2026.

City Engineer Mark Hill, Freeman Millican Inc., provided information regarding the bid process for the Lavon East Wastewater Treatment Plant Phase 1 Lift Station.

MOTION: APPROVE RESOLUTION NO. 2026-05-03 AWARDDING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON – LAVON EAST WASTEWATER TREATMENT PLANT PHASE 1- LIFT STATION (CIP-42) PROJECT AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH DRAKE GENERAL CONTRACTORS, LLC IN AN AMOUNT NOT TO EXCEED \$3,427,000.00 WITH A CONSTRUCTION COMPLETION DATE OF NOVEMBER 30, 2026.

MOTION MADE: DUMAS
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Shepard, Cook)

- E. **Discussion and action regarding Ordinance No. 2026-05-04 amending the City’s Code of Ordinances, Chapter 5, “Business Regulations,” Article 5.02, “Peddlers and Solicitors,” Division 2, “Permit,” Section 5.02.033, “Issuance; Fee; Duration; Revocation,” changing authority for permit revocation from the mayor to the city manager; providing severability, repealer and savings clauses; providing for publication and an effective date; and finding and determining the meeting at which this ordinance is adopted to be open to the public as required by law.**

Ms. Dobbs provided information regarding the update to the Solicitor Permit process.

MOTION: APPROVE ORDINANCE NO. 2026-05-04 AMENDING THE CITY’S CODE OF ORDINANCES, CHAPTER 5, “BUSINESS REGULATIONS,” ARTICLE 5.02, “PEDDLERS AND SOLICITORS,” DIVISION 2, “PERMIT,” SECTION 5.02.033, “ISSUANCE; FEE; DURATION; REVOCATION,” CHANGING AUTHORITY FOR PERMIT REVOCATION FROM THE MAYOR TO THE CITY MANAGER; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

MOTION MADE: JACOB
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent: Shepard, Cook)

- F. **Discussion and action board and commission appointment guidelines and appointment to the Economic Development Corporation Board of Directors, the Planning and Zoning Commission, and the Lavon Volunteer Fire Department Board of Directors.**

Item was deferred to a future meeting.

7. DEPARTMENT REPORTS

- A. **Police Services** –Assistant Police Chief Roger Myers referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.
- B. **Fire Services** – Ms. Dobbs provided information regarding reports, programs and current activities.
- 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.

8. BUDGET INTRODUCTION AND DISCUSSION

City Controller Patty Parks presented budget calendars and explained the beginning budget process.

9. EXECUTIVE SESSION

At 7:06 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 551.071 (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 Elevon Amended and Restated Development Agreement; 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.

10. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 7:57 p.m., stating no action was taken in the executive session

11. SET FUTURE MEETINGS AND AGENDA

June 2, 2026 – Regular Meeting

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:58 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 2nd day of June 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: June 2, 2026

ITEM: 6 – B

Item:

CONSENT AGENDA

Approve Resolution No. 2026-06-01 declaring certain miscellaneous office furniture items as surplus property and authorizing the disposition and/or sale of said property in a manner which is beneficial to the City; and directing all proceeds to the City's general fund.

Background:

When new chairs were purchased for the City Council Chambers/Courtroom the chairs were moved to the Fire Department for use in the training room. Due to space constraints and the general condition of the chairs, many of which are in disrepair, the Fire Department has asked if the chairs can be removed.

Financial Implication:

Any costs associated with the sale, transfer, or auction of the surplus equipment are expected to be minimal and would be recovered from any proceeds of the sales. Proceeds from the sale of surplus property will be deposited into the general fund.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-06-01

Surplus Property –Office Furniture

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS
DECLARING CERTAIN MISCELLANEOUS OFFICE FURNISHINGS TO
BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION OF
SAME IN A MANNER WHICH IS BENEFICIAL TO THE CITY.**

WHEREAS, the City of Lavon, Texas owns property and/or equipment, miscellaneous office furnishings, that have been replaced, are obsolete and/or unsafe and that are not currently used in department operations, and

WHEREAS, such property and/or equipment has no or limited value to the City, and

WHEREAS, storage space for such property and/or equipment is limited, and

WHEREAS, City staff members have evaluated the need for and the value to the City of each piece of property and/or equipment and have recommended disposal of the items.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

The City Council declares miscellaneous office furnishings listed in “**Exhibit A**” attached hereto and incorporated herein to be surplus property and/or equipment and authorizes the City Manager to dispose of the property and/or equipment in a manner which is beneficial to the City and that any proceeds that may be realized from the disposal of the property and/or equipment shall be deposited into the general fund of the City.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 2nd day of June 2026.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary



CITY OF LAVON

Agenda Brief

MEETING: June 2, 2026

ITEM: 7 - A

Item:

Receive an update regarding the Comprehensive Plan Update draft concepts and provide direction for next steps.

Background:

To guide informed decision-making and reflect current conditions, the City is updating its Comprehensive Plan. Since adoption of the existing Plan four years ago, Lavon has experienced significant change, making it necessary to ensure strategies remain aligned with the City’s desired development pattern, character, and operational needs. The City Council has engaged LJA to lead this effort.

The update refines Lavon’s 25-year Vision through community engagement and supporting recommendations, while also evaluating how that Vision may continue to evolve as the city grows. The Comprehensive Plan Update addresses existing conditions, identifies future opportunities, and establishes implementation strategies, with particular attention to infrastructure and the economic implications of development.

To recap the progress on the project to date:

- On September 2, 2025, the City Council initiated “Horizon Lavon,” an update to both the Comprehensive Plan and the Strategic Plan.
- A Comprehensive Plan Advisory Committee (CPAC) was appointed and held its first meeting with LJA and the Staff Technical Advisory Committee (TAC) on October 6, 2025.
- A community survey was conducted online, with responses accepted through October 15, 2025.
- A come-and-go Community Forum open house was held at City Hall on November 8, 2025.
- The CPAC and TAC met on February 23, 2025, to review community engagement feedback and provide initial direction.
- The Vision Guiding Principles were finalized and approved by City Council on March 3, 2026.
- The CPAC and TAC met on May 18, 2026, to review and provide feedback on draft Comprehensive Plan concepts.

The draft concepts presented at this stage reflect input from CPAC, TAC, and broader community engagement efforts. This represents a key milestone for City Council to review the concepts and provide direction before the plan is fully drafted. With City Council’s feedback, the project will advance into its final phase, culminating in preparation of the complete Comprehensive Plan document for formal consideration and adoption.



CITY OF LAVON

Agenda Brief

MEETING: June 2, 2026

ITEM: 7 - B

Item:

Discussion and action regarding Ordinance No. **2026-06-01** amending the City's Code of Ordinances Chapter 4 "Building Regulations," Article 4.05 "Signs," Division 1 "Generally," to add a definition and requirements for Master Sign Plans.

Background:

The City of Lavon Sign Code was adopted in 2003 with subsequent minor amendments since. The city attorney is currently conducting research and working on the preparation of an update to the Code.

To address commercial development with multiple businesses and lower the number of requested variances.

Financial Consideration:

There is no impact.

Staff Notes:

The city attorney reviewed the proposed ordinance and approval is recommended.

Attachments: Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-06-01

Amending Chapter 4, Article 4.05, Signs

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING THE CITY’S CODE OF ORDINANCES CHAPTER 4, “BUILDING REGULATIONS,” ARTICLE 4.05, “SIGNS,” SECTION 4.05.008 (B) “APPROVED PERMANENT SIGNS” TO ADD AND DEFINE A MASTER SIGN PLAN; 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.

WHEREAS, the City Council of the City of Lavon, Texas (the “City Council”) has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas (“Lavon”) to amend the provisions pertaining to approved permanent signs; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein; and

WHEREAS, the City Council finds that the adoption of this Ordinance is in the best interest of the City and that the regulations provided herein will promote and provide for the health, safety, and welfare of the City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENT

Chapter 4, “Building Regulations,” Article 4.05, “Signs,” of the City’s Code of Ordinances is hereby amended by amending Section 4.05.001, “Definitions,” to add the following definition of “Master Sign Plan” to the alphabetical list of definitions between the existing definitions of “Logo” and “Non-structural trim”:

“§ 4.05.001 **Definitions.**

. . . . [No other definitions are intended to amended, added, or deleted by this Ordinance.]

Master Sign Plan.

A set of sign-related plans/drawings which establish standards (size, design, location, etc.) for all exterior signs associated with a commercial, mixed-use, or Planned Development District.

SECTION 3. AMENDMENT

Chapter 4, “Building Regulations,” Article 4.05, “Signs,” of the City’s Code of Ordinances is hereby amended by amending subsection (b) of Section 4.05.008, “Approved signs and standards,” to add a new subsection (b)(15) to read as follows:

“§ 4.05.008 **Approved signs and standards.**

. . . . [Subsection (a) is not intended to be amended by this Ordinance.]

(b) Approved permanent signs.

. . . . [Subsections (b)(1)-(14) are not intended to be amended by this Ordinance.]

(15) Master Sign Plan. An approved **Master Sign Plan** is an administrative permit which establishes standards (size, design, location, etc.) for all exterior signs associated with a multi-tenant or multi-building developments, with two or more tenants, whether on a single lot or multiple lots. A Master Sign Plan may also be submitted for a Master Planned Community, where multiple signs are requested for the development name and wayfinding. The sign standards of the code provide clear regulations for the permitting, design, location, construction, modification, use, maintenance, and removal of signs in the City of Lavon.

(A) Applicability. A Master Sign Plan is required for all multiple-tenant buildings and developments, Master Planned Communities, and all multi-building or multi-occupant commercial or mixed-use developments.

(B) General Requirements.

- (i) The lot or lots proposed to be governed by a Master Sign Plan must be contiguous and constitute a single, cohesive development.
- (ii) For commercial or mixed-use developments, the sign or signs must be located on a lot that one of the advertised businesses occupies. Alternately, the property owner may secure an easement, or place the signage in a platted Common Area, and provide written evidence of such from the owner or entity responsible for an adjacent property where a sign may be placed.
- (iii) Each sign must be designed in the overall architectural style of the buildings within the development.
- (iv) For any proposed signage not compliant with other standards contained within this , it shall be noted in the project narrative for specific consideration.
- (v) Private streets and fire lanes within the boundaries of the development are treated as public rights-of-way for purposes of determining allowable signage.
- (vi) All other provisions of this code will be applicable to this sign category, including but not limited to, allowed number based on road frontage (multiple lot developments are treated as a single lot for this purpose), allowable size as a function of zoning district, spacing, illumination, materials, unless specifically noted and requested.

(C) Application Submittal Requirements. An application for approval of a Master Sign Plan shall include or be accompanied by:

- (i) A sign application;
- (ii) an application fee;
- (iii) a project narrative describing the proposed Master Sign Plan; and
- (iv) a Master Sign Plan submittal containing the following information:
 - a. Elevations of the signs, illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;

- b. Elevations depicting the size of the signs in relation to the size of the buildings within the development;
 - c. An approved Site Plan illustrating the location of existing and proposed signs on the property and, if required by City Staff, on adjacent properties; and
 - d. Other information to illustrate the consistency and uniformity of the signs under the plan.
- (D) Review Process. A Master Sign Plan is an administrative permit issued by the City Manager and/or their designee. The processing of a Master Sign Plan will involve the following steps:
- (i) formal application;
 - (ii) review for completeness of application;
 - (iii) review of the proposed Master Sign Plan; and
 - (iv) final action.

The following criteria shall be considered when evaluating a Master Sign Plan application:

- a. compatibility with the surroundings and proportion in size, scale, and quantity to the building façade and roadway, if applicable, on which they are placed, the area in which they are located, and the scale of the structure/use;
 - b. integration with the design of the building and site on which they are placed, and in multiple-tenant buildings, designed to complement or enhance the other signs and features on the building and within the development;
 - c. placed in locations that respect the design, visibility, and safety of a building and development, including the arrangement of bays, openings, driveways, and other relevant features;
 - d. where signs are proposed to be located along SH 78 and/or SH 205, compatibility and consistency with the Lavon Corridor Branding Strategy;
 - e. whether the signs for the individual businesses relate well to each other in terms of location, height, proportion, color, and illumination;
 - f. the level and type of illumination to reduce potential impacts on light pollution, glare, and adjacent properties;
 - g. a color palette that demonstrates development cohesiveness and design; and
 - h. compatibility, sustainability, maintenance, and durability of the proposed materials.
- (E) Signs Subject to the Master Sign Plan. Any sign for which a permit is required and that is part of a development for which a Master Sign Plan has been approved must demonstrate at the time of application that such signs conform to the Master Sign Plan.
- (F) Appeal.
- (i) An appeal of an administrative decision (such as a Master Sign Plan) may be filed by any person aggrieved by the administrative decision; and any officer, department, board or bureau of the city affected by the decision. The appeal is filed with the City Secretary and must specifically set forth all grounds for the appeal.
 - (ii) An appeal of an administrative decision must be made within 30 days after the date of the decision. Such decision will become final following expiration of the 30-day period if no appeal is filed.
 - (iii) The appeal authority for administrative decisions is the City Council.”

SECTION 4. SAVINGS/REPEALING CLAUSE

All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed

ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. SEVERABILITY

Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. PENALTY

Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be subject to the general penalty provision of Section 1.01.009. Nothing in this Ordinance shall limit the remedies available to the City in seeking to enforce the provisions of the amended article or other law, and all remedies shall be cumulative and not exclusive.

SECTION 7. PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 8. OPEN MEETING

That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 2nd day of June 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: June 2, 2026

ITEM: 7 - C

Item:

Receive presentation, discussion, and action regarding Resolution No. 2026-06-02 approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.

Background:

In 2014, the City and CWD entered into a contract for the provision of services related to refuse collection, removal and disposal services and recyclable materials collection. The contract was extended for five years in April 2024.

The contract states that all rates charged to the City by CWD will be subject to an Annual Consumer Price Index (CPI)/Fuel/Disposal Cost Adjustment.

The proposed adjustment is a rate adjustment to the City only and does not represent an increase to residents or businesses unless or until the City Council determines to pass the increase through to customers.

Financial Implication:

It is not recommended that the residential rate increase be passed through to residential garbage customers at this time. With modest reductions in expenditures and the increase in customer base, it is anticipated that the garbage fund will have adequate resources available to absorb the rate increase.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Resolution

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-06-02

CWD Annual Market Adjustment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO SIGN AN AMENDMENT TO THE CONTRACT WITH COMMUNITY WASTE DISPOSAL (CWD) FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE TO APPROVE A MARKET ADJUSTMENT TO RATES CHARGED; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has considered and determined that it is necessary and in the best interests of the residents of the City of Lavon to approve the automatic annual rate adjustment pursuant to the contract with Community Waste Disposal.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. That the City does hereby authorize an amendment to the contract with CWD, being attached hereto and labeled “Exhibit A”, for the collection, hauling and disposal of municipal solid waste a to approve a market adjustment to rates charged.

SECTION 2. That the City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 2nd day of June 2026.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-06-02

EXHIBIT A



CITY OF LAVON

Agenda Brief

MEETING: June 2, 2026

ITEM: 7 – D

Item:

Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, recreational and community development for the acquisition of real property at 121 School Road and 125 School Road, out of the S. M. Rainer Survey, Abstract No. 740, consisting of 0.12 acres of land and 0.16 acres of land respectively (CCAD Parcels # 1291220 and 1291211), northwest of the intersection of Boyd Court and School Road, Lavon, Collin County, TX in the amount of \$60,000 and associated closing costs, and providing an effective date.

Background:

The Lavon Economic Development Corporation (LEDC) published requisite notice of the potential project on April 17, 2024. No comments were submitted in regard to the project for acquisition of property in accordance with the process and procedures of the Texas Development Corporation Act.

A public hearing before the LEDC Board is planned for the June 8, 2026 meeting. At such time and place, the public will be provided an opportunity to comment on the proposed project.

Pursuant to state law, a Project may include costs for the acquisition of lands, buildings, equipment, facilities and improvements and related necessary costs for the design, construction, renovation, equipping, improving, maintenance and operation of the land, buildings, equipment facilities and improvements.

The Local Government Code provides that a Type B economic development corporation may undertake a Project with the City Council's approval.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.152 PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES

- (a) Type B corporations are authorized projects to include land and improvements suitable for sports, entertainment, tourist, convention, and public park purposes and events and other related improvements.

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.

(a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.

(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.

As permitted by the Open Meetings Act and posted on the meeting agenda, the City Council may convene into Executive Session to discuss the matter if needed.

Financial Implications:

The LEDC appropriated funds for the project in the Annual Budget.

Staff Notes:

This is the first of two required readings and approval of the first reading is recommended.

If the proposed item is approved, the Resolution will be scheduled for second reading on the June 19, 2026 City Council Meeting agenda.

Attachments: 1) Proposed Resolution
2) Location Exhibit

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-

LEDC Projects – 121 and 125 School Road

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED BUSINESS, RECREATIONAL, AND COMMUNITY DEVELOPMENT ALONG SCHOOL ROAD, IN THE AMOUNT OF \$60,000.00 AND ASSOCIATED CLOSING COSTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code, Section 505.152 and 505.158 establishes the authority for the Lavon Economic Development Corporation (“LEDC”) to undertake certain projects with the City Council of the City of Lavon’s approval; and

WHEREAS, the Projects may include costs for the acquisition of lands and related necessary costs; and

WHEREAS, these projects assist in the development of business, recreational and community facilities in Lavon and the City Council finds that approving the projects serve the best interests of the City and the public health, safety and welfare of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. That the City Council of the City of Lavon does hereby approve and authorizes the LEDC to expend funds for two land acquisition projects at 121 School Road and 125 School Road in Lavon to assist in business, recreational, and community development. The two projects shall not exceed \$60,000.00 plus cost of necessary fees, surveys and real estate services.

SECTION 2. That this resolution shall take effect from and after the date of the second reading.

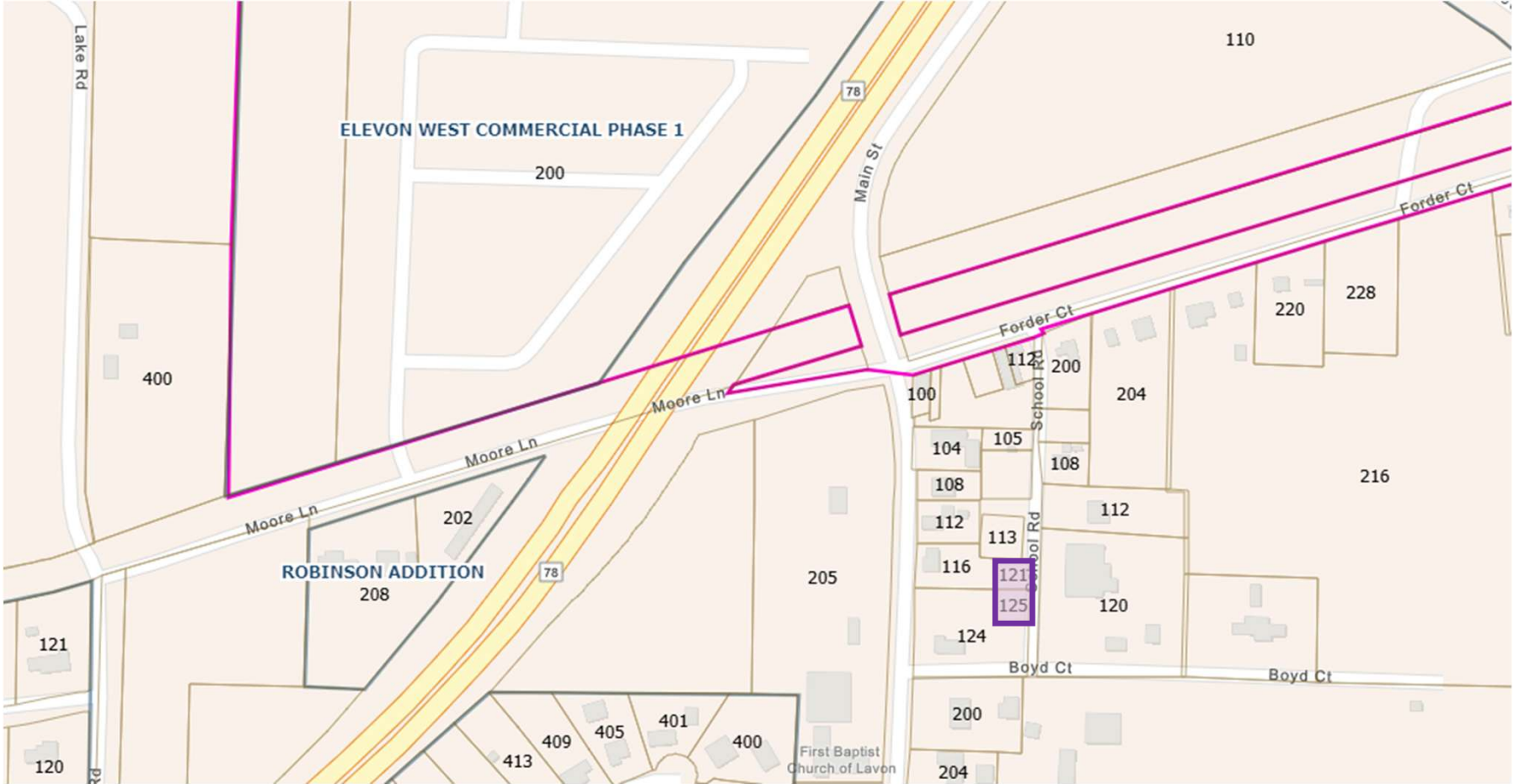
FIRST READING: _____ **SECOND READING:** _____

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the ____ day of _____ 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary





CITY OF LAVON

Agenda Brief

MEETING: June 2, 2026

ITEM: 7 - E

Item:

Discussion and action regarding Ordinance No. 2026-06-02 amending Ordinance No. 2025-08-10, that approved and adopted a Five-Year Capital Improvement Plan for Fiscal Years 2026-2030; affirming that the budget amendment will have no direct impact on property taxes; and declaring an effective date.

Background:

The amendment is presented to incorporate Capital Improvement Plan (CIP) project expenditures that have been incurred or will be incurred at the direction of City Council to expand current services or opportunities. In two instances, the phasing of the projects was adjusted, which in turn affected the fiscal year planning.

Some amended accounts provide for carryover items that were budgeted but not completed in the prior fiscal year.

Financial Implications:

The proposed amendment represents and allocates funding appropriately.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS
ORDINANCE NO. 2026-06-02

Budget Amendment #2 - CIP - Fiscal Years 2026-2030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AMENDING ORDINANCE NO. 2025-08-10, THAT APPROVED AND ADOPTED A FIVE-YEAR CAPITAL IMPROVEMENT PLAN FOR FISCAL YEARS 2026-2030, TO AMEND ADOPTED REVENUES AND EXPENDITURES OF THE BUDGET; AFFIRMING THAT THE BUDGET AMENDMENT WILL HAVE NO DIRECT IMPACT ON PROPERTY TAXES; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lavon, Texas has adopted and approved a budget of the expenditures and revenues of all City Departments, Divisions and Offices for the Fiscal Year 2025-26; and

WHEREAS, the City Council of the City of Lavon, Texas has adopted and approved a Five-Year Capital Improvements Plan (CIP) for the Fiscal Years 2026-2030; and

WHEREAS, pursuant to the Home Rule Charter of the City, the laws of the State of Texas and Section 102.010 of the Local Government Code, the City Council has determined that it will be beneficial and advantageous to the citizens of Lavon to amend the City's CIP as set forth herein for municipal purposes; and

WHEREAS, the City Council upon full consideration of the matter, has determined that the amendment hereinafter set forth is proper and should be adopted.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS:

Section 1. That the chart of accounts, revenues and appropriations as designated for the payment of expenses for the Five-Year CIP, hereinafter itemized by a true and correct copy hereto attached as **Exhibit A**, are hereby approved.

Section 2. That the expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the City, said budget document being on file for public inspection in the office of the City Secretary.

Section 3. That the amendment will have no direct impact on property taxes.

Section 4. That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such case provides.

Section 5. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 2nd day of June 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

ORDINANCE NO. 2026-06-02

EXHIBIT A

Capital Improvements Plan (CIP)

City of Lavon
Five Year Capital Improvement Plan
FY26 Proposed Amendment - June 2, 2026

Ref	CIP	GL	Project Name	Scope	Budget FY26	Budget FY27	Budget FY28	Budget FY29	Budget FY30	Future Year Projects	Total
Current Projects											
1	42	9424	Lavon East WWTP Phase 1	LS, piping, sitework, package plant	3,192,000	354,000					3,546,000
11	NA	TBD	Lavon East WWTP Phase 2	1 MGD Plant	2,650,000	10,550,000					13,200,000
2	21	9412	Bear Creek WWTP Exp 4	Capacity from 0.50 to 0.75 MGD	1,985,000	4,633,000					6,618,000
3	15	9410	Citywide Park & Trail Improvement	non-specific	100,000	100,000	100,000	100,000	100,000		500,000
4	20	9051	Strategic Property Acquisition	non-specific	250,000	250,000	250,000	250,000	250,000		1,250,000
5	18	9108	Community Park	non-specific	530,000	2,000,000	500,000			50,000,000	53,030,000
6	NA	TBD	Lavon North WWTP Phase 2	Capacity from .25 to .45 MGD	-	6,720,000					6,720,000
7	44	9427	Bentley Ph 3 Paving & Storm (Shoreview West & Meadow Hill)	concrete curb & gutter	858,000						858,000
8	NA	TBD	PD Complex - Design	Planning	250,000	500,000					750,000
9	NA	TBD	City Branding Signage	EDC possibly participate	500,000						500,000
10	NA	TBD	Street Rehabilitation	Spot Repair, Rebuild, Overlays, etc.	500,000	500,000	500,000	500,000	500,000	500,000	3,000,000
12	40	TBD	Lavon Trail Pkwy (Pres to Rosewood)	4 lane concrete divided	1,484,000						1,484,000
Completed Projects from last year, final spending was this year											
13	38	9419	Lavon North WWTP (Elevon WWTP)		110,015						
14	35	9417	CR 483 Paving (Rosewood Dr)	concrete: Lavon Farms to CUSD property	3,400						
15	43	9425	Bentley Farms PH 2 Paving & Storm	Bentley, Corn Silk, Shoreview	602,685						
16	11	9408	CR 484 paving	concrete: Trails of Lavon to Crestridge; Revere to Traditions	197,660						
17	9	9105	FD/PW Facility Expansion (incl CIP-26)		5,895						
Suggested Projects FY27-30											
18	7		CR 484 Paving Extension to GH Blvd Signal	Based upon TxDOT schedule & Development		1,500,000					1,500,000
19			CR 484 (CR 485 to CR 483)	2 west lanes, concrete			1,344,000				1,344,000
20			Forder Ct	concrete			1,500,000				1,500,000
21			CR 484 (CR 485 to Traditions) Ph 2	2 west lanes, concrete. Exclude Bridge CIP-6				3,720,000			3,720,000
22	6		CR 484 - Bear Creek Bridge	New bridge across Bear Creek north of Crestridge				5,000,000			5,000,000
23			Rosewood (CR 483 to Lavon Trail Pkwy) Ph 2	Remaining west 2 lanes, concrete				1,920,000			1,920,000
Future Projects											
24	41		CR 483 Street Reconstruction (Lavon Trail Pkwy S to City limits)	2 lane concrete						1,900,000	1,900,000
25			CR 483 (from CR 484 east to city limits)	2 lanes, concrete						934,000	934,000
26			Lavon Trail Pkwy (from school east to FM 2755)	4 lane divided concrete w/ storm sewer						3,680,000	3,680,000
27			Lavon Trail Pkwy (Nicholson to city limit)	2 south lanes concrete						668,000	668,000
28			Endeavor Blvd (SH 205 to Geren)	4 lane divided concrete w/ storm sewer						3,780,000	3,780,000
29			Villas Dr (Lake Rd to dead end)	2 lane, concrete						443,000	443,000
30			Traffic Signal (CR 541/Watkins & Noble Grove)	Developer						680,000	680,000
31			Traffic Signal (Elevon Pkwy/Noble Grove)	Developer						680,000	680,000
32			Gage Rd (SH 78 past Hilltop)	2 lanes, concrete						1,830,000	1,830,000
33			Corps property Trail or Recreation Project	to be decided						TBD	-
34			Downtown Infrastructure Improvements	fire flow water line, drainage, sewer						TBD	-
35			South Geren (Traditions) Drainage	Conceptual plan completed						TBD	-
36			Bois D'Arc Reconstruction							TBD	-
37			Mustang Ct. Reconstruction	concrete, no curb						TBD	-
38			Boyd Ct. Reconstruction	link to City Park						TBD	-
39			School Rd. Reconstruction	link to City Park						TBD	-
40			Gracy Rd. Reconstruction							TBD	-
41			Wolf Run Reconstruction	Concrete Pavement, no curb						TBD	-
42			McClendon (2755)/Bear Creek Bridge	TxDOT cost only						TBD	-

Totals, including projects beyond FY30

13,218,655 27,107,000 4,194,000 850,000 11,490,000 65,095,000 121,035,000



CITY OF LAVON Agenda Brief

MEETING: June 2, 2026

ITEM: 7 – F

Item:

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. Bohannan 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).

Application Information

- Owner(s):** Michael Hopkins
- Applicant:** Mical Stephenson, PE, Pape-Dawson
- Location:** 1030 S. SH 78, southeast of the intersection of S. SH 78 and Atlantis, adjacent to Grand Heritage West – C and RaceTrac
- Description:** 2.414 acres in the W.A.S. Bohannan Survey, Abstract No. 121, Survey Sheet 3, Tract 101, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863)
- Current Zoning:** Retail (R)
- Request:** Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a multi-tenant commercial building that is approximately 15,145 square feet in area. The applicant is proposing approximately 9,245 square feet for retail and 5,900 square feet for restaurant. Building façades and a photometric plan have been provided and reviewed.

On May 5, 2026 and May 19, 2026, the City Council received the application and deferred action as the applicant was not present at the meeting to respond to neighbor concerns regarding screening and security.

On May 13, 2026, the applicant reported that they had spoken directly with the resident and all were in agreement to move forward with the site plan as prepared, and to utilize the existing masonry wall with the applicant's installation of additional trees along the landscape buffer for an added screen and barrier.

Code Excerpt:

**LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 7 – SITE PLAN**

9.03.151 PURPOSE

The purpose of this Section is to regulate the manner in which land in the City of Lavon is used and developed, minimize adverse effects on surrounding property or the general

public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

9.03.154 CRITERIA FOR APPROVAL

- a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.
- b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.
- c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

Zoning: The property is zoned Retail (R). The proposed development of the property is permitted. The site plan and landscape plan are generally prepared in conformance with the approved zoning requirements.

Platting: The property is in the process of being platted.

Access: Access is provided in two places: Atlantis and a cross access easement from the east.

Utilities: The site will be served water by the Bear Creek Special Utility District and sanitary sewer by the City of Lavon.

Screening and Landscaping: Screening and landscaping are generally provided in accordance with the zoning requirements.

The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF 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. BOHANNAN 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 SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION MADE: NABORS

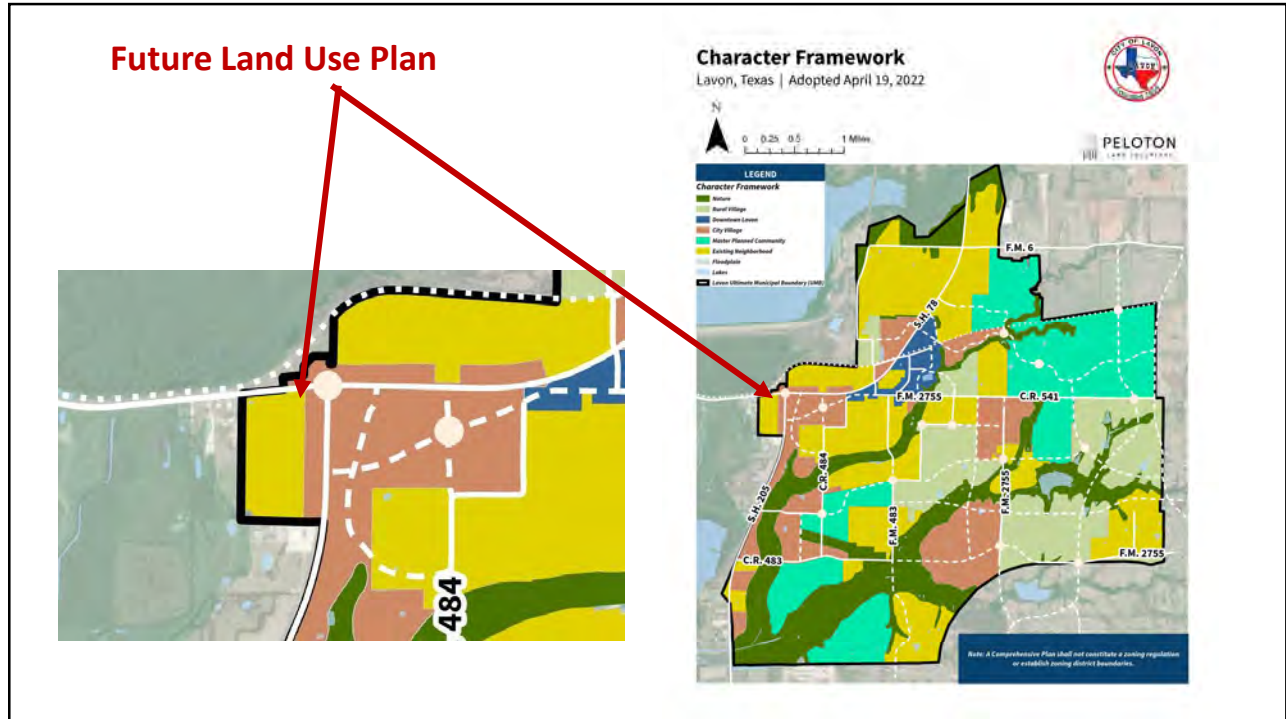
SECONDED: CLIFTON

APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

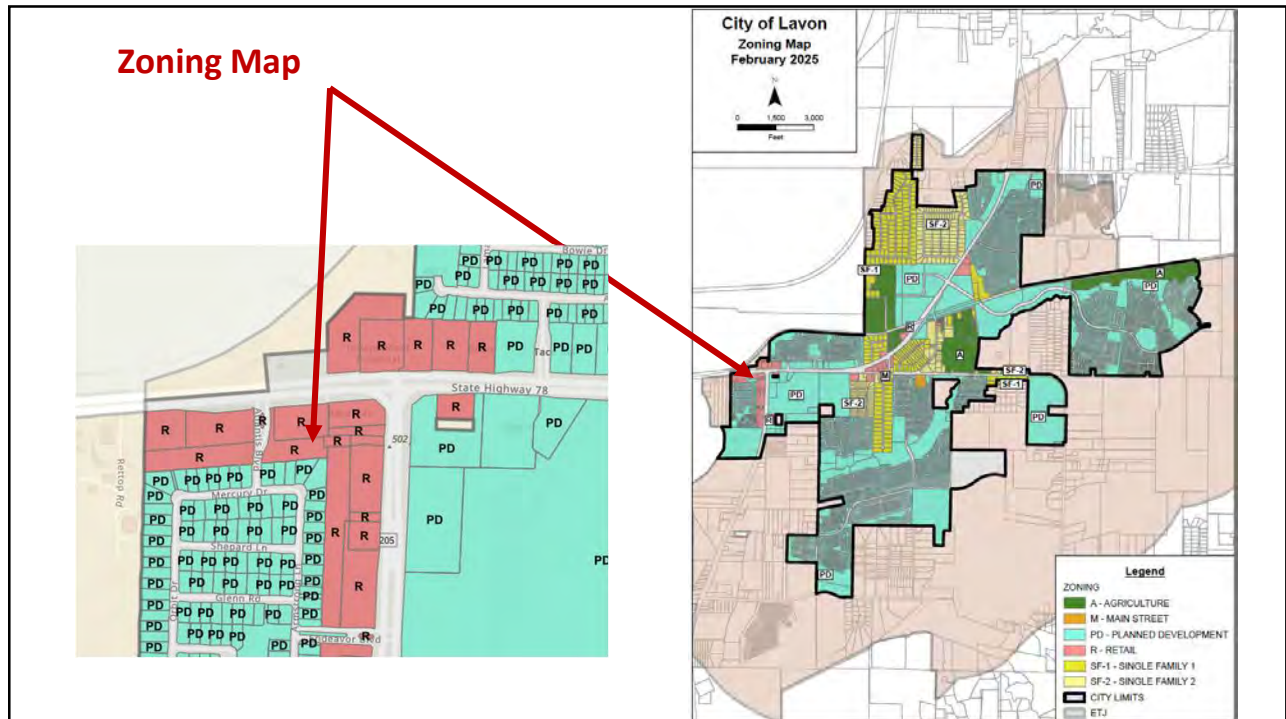
Staff Notes:

Approval of the site plan and landscape plan are recommended, subject to revision of the landscape plan and the final review and approval of the city engineer, fire plan review, and planner.

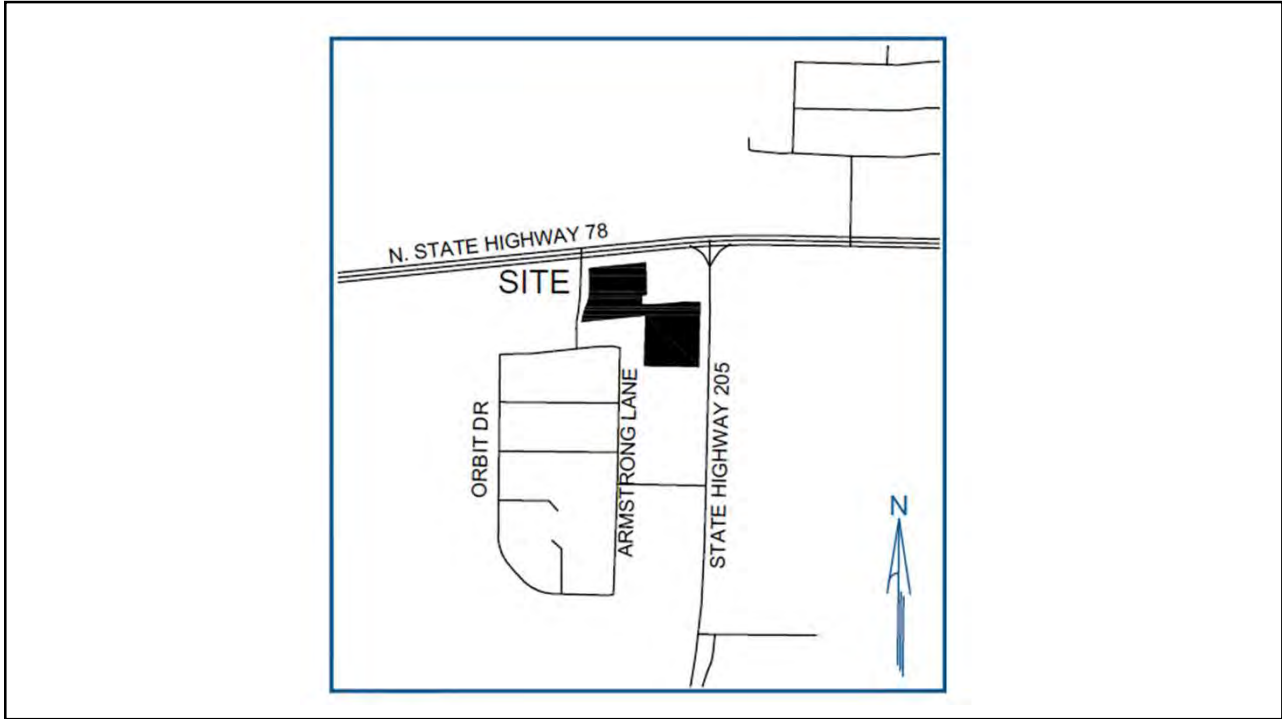
- Attachments:**
1. Location exhibits
 2. Application and Site Plan; Building Elevations
 3. Landscape Plan
 4. Review comments



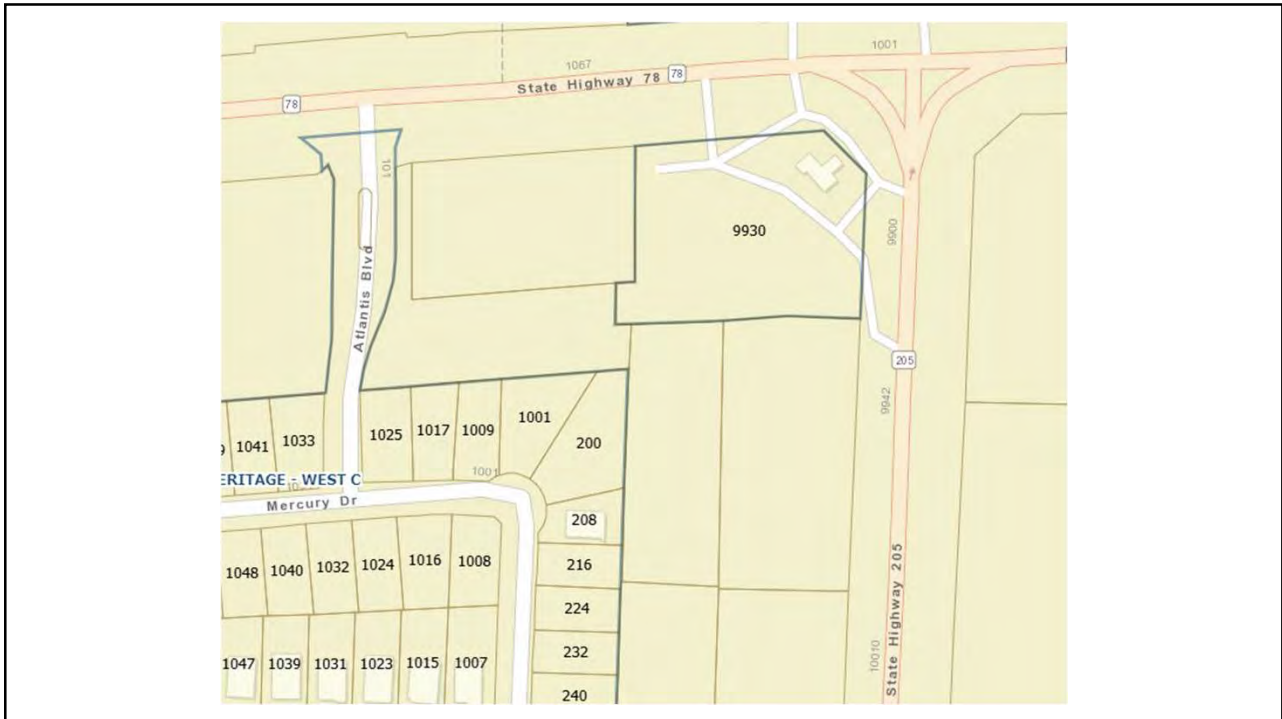
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CITY OF LAVON SITE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220

APPLICATION INFORMATION

Name: Mical Stephenson

Address: 201 Main St, Suite 901 Fort Worth TX, 76102

Telephone Number: (682) 286-5644

Email Address: MStephenson@pape-dawson.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
205-78 Addition Lots 1 & 2, Block A

SUBDIVISION NAME: (*approved plat is prerequisite*) _____

ZONING: Retail (R)

LEGAL OWNER OF PROPERTY INVOLVED: _____

Micheal Hopkins

If Applicant is NOT the Owner, Relationship to Owner: _____

Civil Engineer

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature: 
Owner / Authorized Agent

1-8-2026
Date

Printed Name: Mical Stephenson

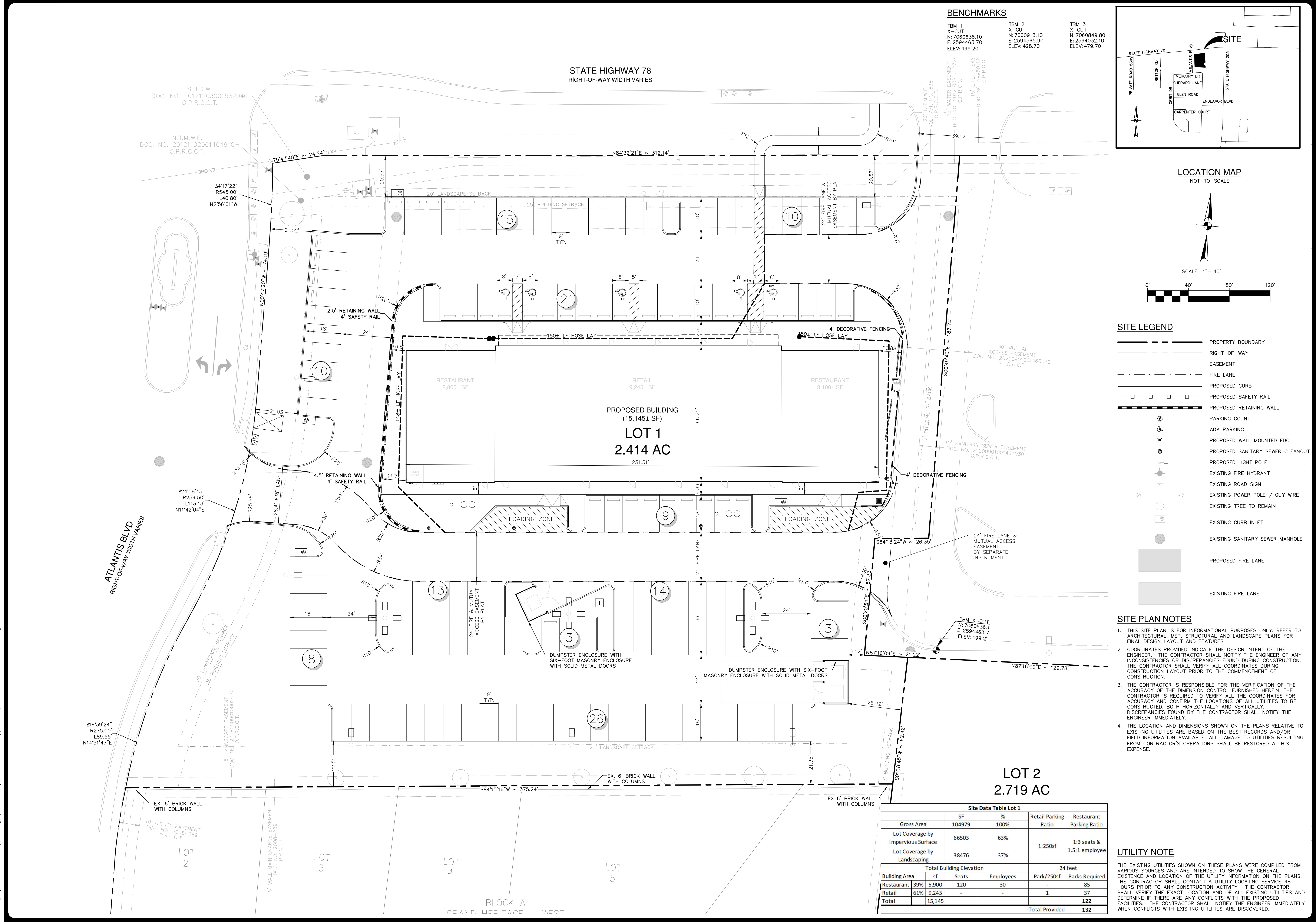
Owner / Authorized Agent

Title: Seinor Project Manger

Company: Pape-Dawson Engineers

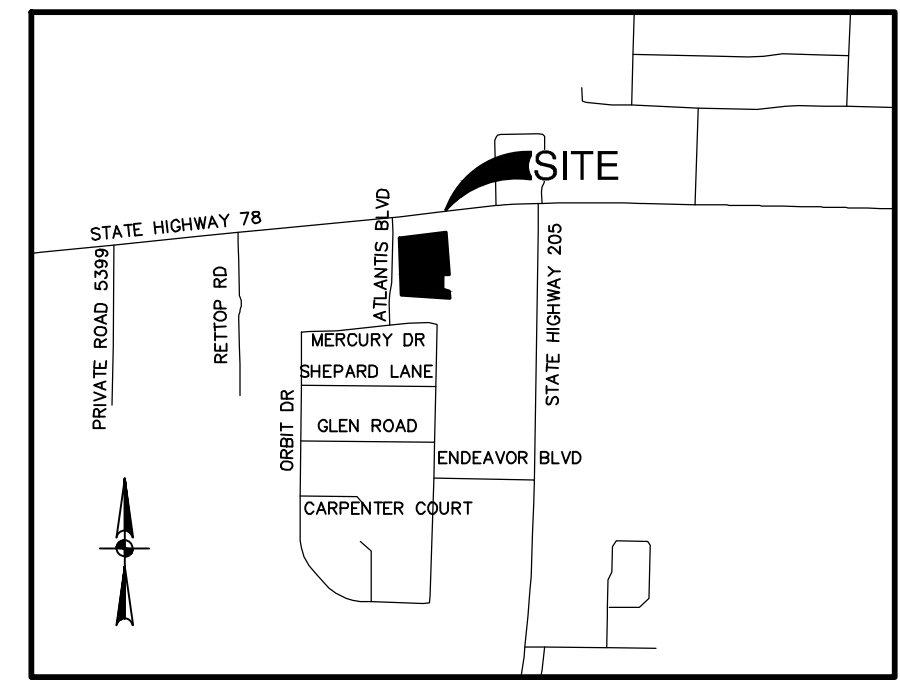
City Office Use Only:

Fee paid (<i>due at time of application</i>)	Amount:	Check #	or Cash _____
Cost \$200 plus - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			

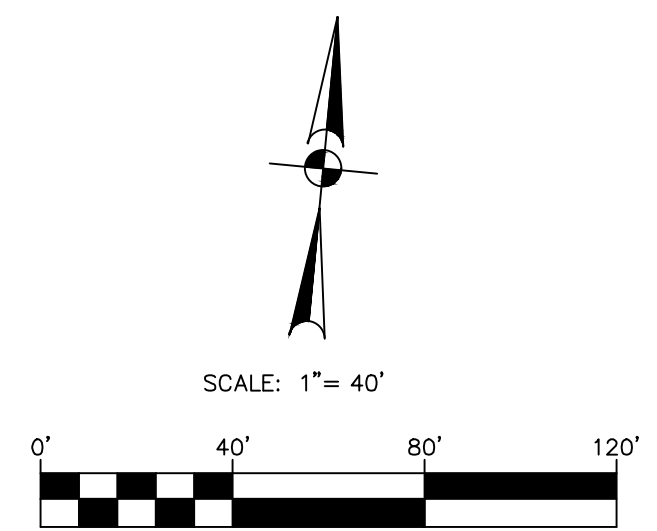


BENCHMARKS

TBM 1 X-CUT N: 7060636.10 E: 2594463.70 ELEV: 499.20	TBM 2 X-CUT N: 7060913.10 E: 2594565.90 ELEV: 498.70	TBM 3 X-CUT N: 7060849.80 E: 2594032.10 ELEV: 479.70
--	--	--



LOCATION MAP
NOT-TO-SCALE



SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- FIRE LANE
- PROPOSED CURB
- PROPOSED SAFETY RAIL
- PROPOSED RETAINING WALL
- PARKING COUNT
- ADA PARKING
- PROPOSED WALL MOUNTED FDC
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING ROAD SIGN
- EXISTING POWER POLE / GUY WIRE
- EXISTING TREE TO REMAIN
- EXISTING CURB INLET
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE LANE
- EXISTING FIRE LANE

SITE PLAN NOTES

- THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL, MEP, STRUCTURAL AND LANDSCAPE PLANS FOR FINAL DESIGN LAYOUT AND FEATURES.
- COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE CONTRACTOR IS REQUIRED TO VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE. ALL DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Site Data Table Lot 1						
	SF	%	Retail Parking Ratio	Restaurant Parking Ratio		
Gross Area	104979	100%				
Lot Coverage by Impervious Surface	66503	63%				
Lot Coverage by Landscaping	38476	37%				
Total Building Elevation				24 feet		
Building Area	sf	Seats	Employees	Park/250sf	Parks Required	
Restaurant	39%	5,900	120	30	-	85
Retail	61%	9,245	-	-	1	37
Total	15,145					122
Total Provided						132

DATE	
NO.	
REVISION	

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MICAL STEPHENSON, P.E. #138539
 MARCH 23, 2026.
 IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON
 201 MAIN ST., STE 901 | FT. WORTH, TX 76102 | 817.870.3668
 TEXAS SURVEYING FIRM #10228800

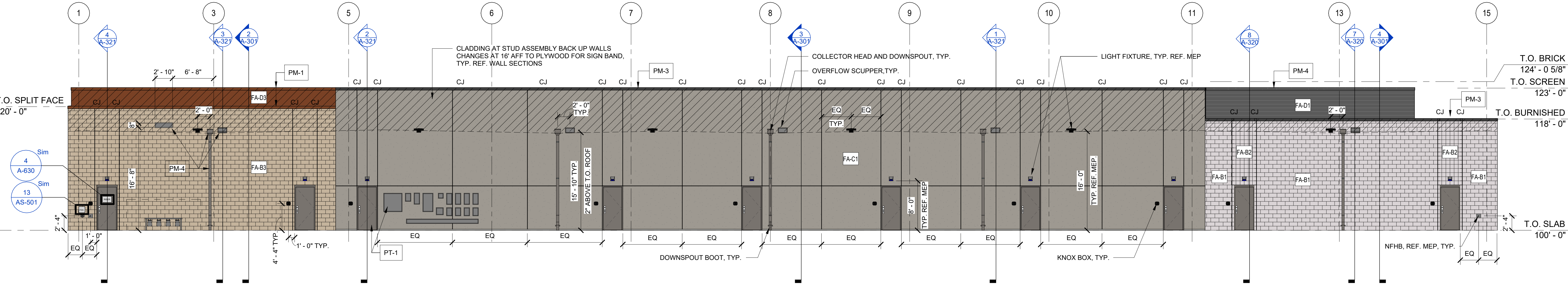
LAVON RETAIL
 1000 S. STATE HWY 78 LAVON, TX
 PRELIMINARY SITE PLAN

PLAT NO.	
JOB NO.	61588-00
DATE	MARCH 2026
DESIGNER	CH
CHECKED	MS DRAWN CH
SHEET	1

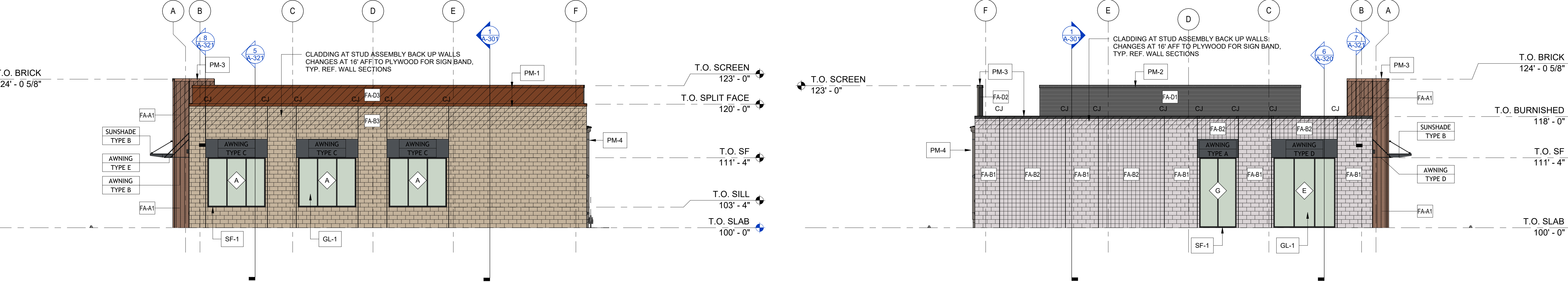
- NOTES - ELEVATION**
- HATCH SYMBOLS USED ON ELEVATIONS INDICATE EXTENT OF MATERIAL ONLY; THEY ARE NOT TO SCALE.
 - UNLESS NOTED OR INDICATED OTHERWISE, REFER TO SPECIFICATIONS FOR LOCATIONS OF CONTROL JOINTS IN EXTERIOR MATERIALS. PRIOR TO INSTALLATION, SUBMIT LAYOUT TO ARCHITECT FOR REVIEW.
 - CONCEAL ROOF-MOUNTED EQUIPMENT FROM VIEW BY UTILIZING PARAPET OR EQUIPMENT SCREEN; COORDINATE HEIGHT OF EQUIPMENT SCREEN WITH HEIGHT OF ROOF-MOUNTED EQUIPMENT BEING PROVIDED. EQUIPMENT NOT PLACED BEHIND SCREEN SHALL BE CONCEALED BY PARAPET NOTIFY OWNER AND ARCHITECT OF CONFLICTS OR DISCREPANCIES PRIOR TO INSTALLATION.
 - REFER TO SHEET A-802 FOR CONFIGURATION AND OTHER REQUIREMENTS OF MOCK-UP.
 - COLOR OF WALL/PARAPET COPING, ROOF EDGE TRIM, COLLECTOR HEADS, DOWNSPOUTS, BOOTS, AND MECHANICAL EQUIPMENT SHALL MATCH THAT OF ADJACENT MATERIALS. MULTIPLE COLORS MAY BE REQUIRED. FINAL SELECTION SHALL BE MADE BY ARCHITECT BASED ON APPEARANCE OF MOCK-UP ERECTED PRIOR TO CONSTRUCTION.
 - TYPICAL EXTERIOR FINISHES:
REFER TO MATERIAL LEGEND
 - EXTEND VERTICAL REVEALS AND PAINT TO MINIMUM 8 INCHES BELOW FINISH GRADE.
 - AT EXPOSED CORNERS, RETURN REVEALS ONTO ENDS OF WALLS.
 - REFER TO ENLARGED ELEVATIONS AND DETAILS FOR INFORMATION ABOUT SIZE AND PROFILE OF REVEALS.
 - GLASS SHALL BE TEMPERED WHERE REQUIRED BY BUILDING CODE AND AUTHORITY HAVING JURISDICTION.
 - WORK INCLUDES, BUT IS NOT LIMITED TO, THAT INDICATED IN NOTES AND DRAWINGS. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND VISIT SITE PRIOR TO BIDDING TO VERIFY ACTUAL CONDITIONS, DIMENSIONS, AND MATERIAL QUANTITIES NECESSARY TO COMPLETE THE TASK.

MATERIAL LEGEND

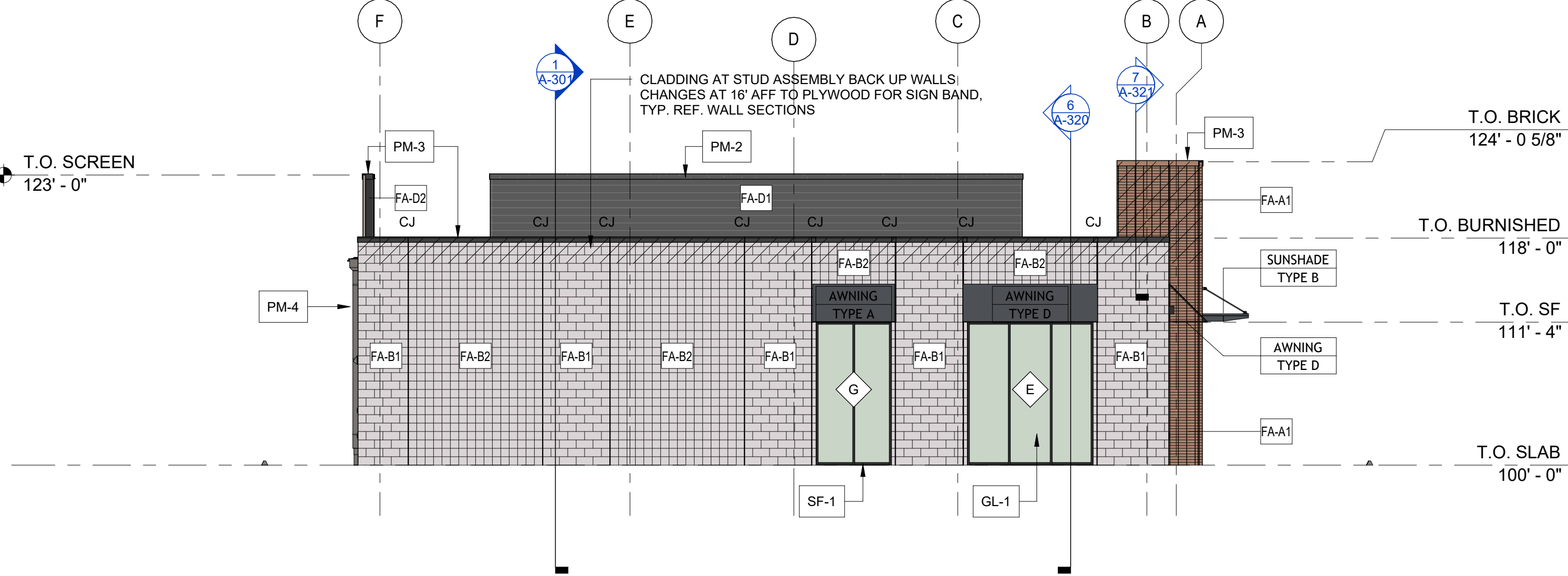
PATTERN	EXTERIOR FINISH MATERIALS
BRICK VENEER MASONRY	
MARK: [FAA1]	MANUF: YANKEE HILL MODEL: FLASH TAN - MODULAR - SMOOTH NOTES: FIELD - HORIZONTAL, STACK BOND, COPING, TRIM AND FLASHING PAINT - GRIIP GALVANIZED, SW 681 TANBARK, FLAT MATTE, REF. SPECS
MARK: [FAA2]	MANUF: YANKEE HILL MODEL: FLASH TAN - MODULAR - SMOOTH NOTES: ACCENTS - VERTICAL, FROW LOCK / SOLDIER ORIENTATION VARY, REFER SPECIFICATIONS
CONCRETE UNIT VENEER MASONRY	
MARK: [FAB1]	MANUF: NETTLETON CONCRETE MODEL: BURNISHED FACE - SAND DOLLAR (SEALED) NOTES: 4" X 8" X 16" - FIELD, 1/2" RUNNING BOND, SHAPES VARY BY LOCATION, REFER SPECS
MARK: [FAB2]	MANUF: NETTLETON CONCRETE MODEL: BURNISHED FACE - SAND DOLLAR (SEALED) NOTES: 2" X 8" X 16" - 1/2" SCORE FACE PATTERN, SHAPES VARY BY LOCATION, REFER SPECS
MARK: [FAB3]	MANUF: BEST BLOCK MODEL: SPRT FACE - TWO WHITE LIMESTONE NOTES: 4" X 8" X 16" - FIELD, 1/2" RUNNING BOND, SHAPES VARY BY LOCATION, REFER SPECS
DRAINAGE MAT CONTINUOUS INSULATION STUDCO	
MARK: [FAC1]	MANUF: PAREX / Sika MODEL: AIRCOURT WALL WATERMASTER DM 01 STUCCO NOTES: SAND SMOOTH, DRAINAGE MAT, CONTINUOUS INSULATION, COLOR TO MATCH SW 910 ACIER, REFER SPECIFICATIONS
FORMED METAL WALL PANEL	
MARK: [FAD1]	MANUF: WESTERN STATES METALS MODEL: WESTERN RB (7.2) PANEL NOTES: 1-1/2" PRE-FINISHED, STREAKED BLACKENED RUST, EXPOSED FASTENERS, HORIZONTAL ORIENTATION, REFER SPECIFICATIONS
MARK: [FAD2]	MANUF: WESTERN STATES METALS MODEL: PBR (R) PANEL NOTES: 1-1/4" PRE-FINISHED, CHARCOAL GRAY, EXPOSED FASTENERS, VERTICAL ORIENTATION, REFER SPECIFICATIONS
MARK: [FAD3]	MANUF: WESTERN STATES METALS MODEL: CORRUGATED PANEL NOTES: 7/8" PRE-FINISHED, STREAKED RUST, EXPOSED FASTENERS, VERTICAL ORIENTATION, REFER SPECIFICATIONS
PRE-FINISHED METAL	
MARK: [PM1]	MANUF: WESTERN STATES METALS MODEL: SPECKLED RUST NOTES: METAL FLASHING, COPING, AND TRIM FOR PANELS ADJACENT TO FORMED METAL WALL PANELS FINISHED IN STREAKED RUST, REFER SPECS
MARK: [PM2]	MANUF: WESTERN STATES METALS MODEL: SPECKLED BLACKENED RUST NOTES: METAL FLASHING, COPING, AND TRIM FOR PANELS ADJACENT TO METAL WALL PANELS FINISHED IN STREAKED BLACKENED RUST, REFER SPECS
MARK: [PM3]	MANUF: WESTERN STATES METALS MODEL: CHARCOAL GRAY NOTES: METAL FLASHING, COPING, AND TRIM FOR PANELS ADJACENT TO FORMED METAL WALL PANELS FINISHED IN CHARCOAL GRAY, REFER SPECS
MARK: [PM4]	MANUF: WESTERN STATES METALS MODEL: SLATE GRAY (MATCH SW 7019 GAUNTLET GRAY) NOTES: PRE-FINISHED ALUMINUM CONDUIT OVER PRE-FINISHED FRAME, POWDER COAT CHARCOAL GRAY, TRIM, FRAME & PANELS FINISHED TO MATCH, REFER SPECS
PRE-FINISHED METAL CANOPIES	
MARK: [AWNING]	MANUF: ARCHITECTURAL FABRICATIONS MODEL: PRE-FINISHED METAL AWNING NOTES: PRE-FINISHED ALUMINUM CONDUIT OVER PRE-FINISHED FRAME, POWDER COAT CHARCOAL GRAY, TRIM, FRAME & PANELS FINISHED TO MATCH, REFER SPECS
MARK: [SUNSHADE]	MANUF: ARCHITECTURAL FABRICATIONS MODEL: SUNSHADE NOTES: POWDER COAT CHARCOAL GRAY, TRIM, FRAME & TIES AND ANCHORS FINISHED TO MATCH, REFER SPECIFICATIONS
ALUMINUM FRAMED ENTRANCES AND STOREFRONTS	
MARK: [SF1]	MANUF: KAWNEER MODEL: TRIFAB - 451UT NOTES: 2" X 4.5" ANODIZED - BLACK R99, REFER SPECIFICATIONS
MARK: [GL1]	MANUF: VITRO MODEL: SOLAR BAN 70 (2) - CLEAR NOTES: REFER WINDOW SCHEDULE, REFER SPECIFICATIONS
EXTERIOR PAINT	
MARK: [PT1]	MANUF: SHERWIN WILLIAMS MODEL: SW 7019 - GAUNTLET GRAY NOTES: HOLLOW METAL DOORS AND FRAMES, TRASH ENCLOSURE GATES, EXTERIOR EXPOSED METALS, REFER SPECIFICATIONS



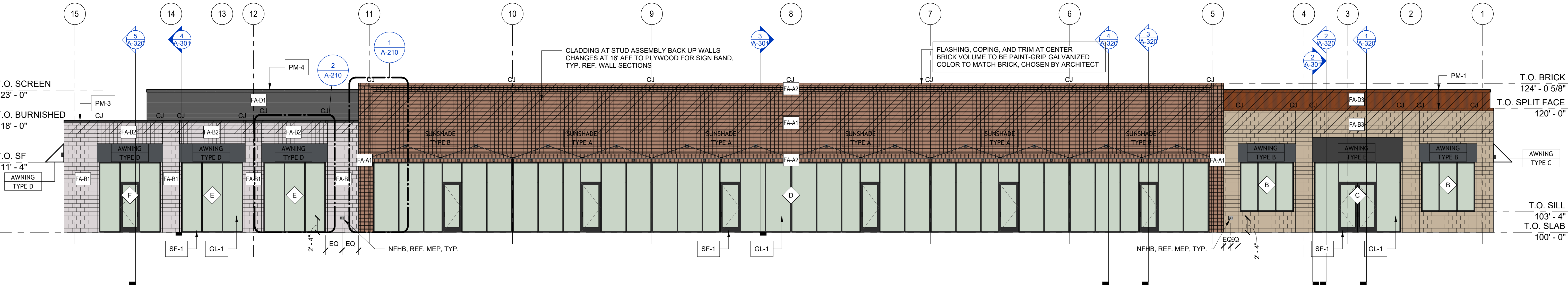
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

No. Date Revision

Author
Drawn By

Approver
Reviewed By

OVERALL BUILDING ELEVATIONS

Project No. 25046
Date 12/19/2025

A-201
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CITY OF LAVON

LANDSCAPE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220 Fax (972) 843-0397

APPLICATION INFORMATION

Name: Mical Stephenson
Address: 201 Main St. Suite 901 Fort Worth TX, 76102
Telephone Number: 6822865644
Email Address: MStephenson@pape-dawson.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
205-78 Addition Lots 1 & 2, Block A

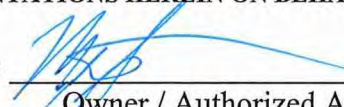
SUBDIVISION NAME: (*approved plat is prerequisite*) _____

ZONING: Retail (R)

LEGAL OWNER OF PROPERTY INVOLVED: _____
Micheal Hopkins

If Applicant is NOT the Owner, Relationship to Owner: _____
Civil Engineer

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature:  1-8-2026
Owner / Authorized Agent Date

Printed Name: Mical Stephenson
Owner / Authorized Agent
Title: Senior Project Manager
Company: Pape-Dawson Engineers

City Office Use Only:

	Amount:	Check #	or Cash _____
Fee paid (<i>due at time of application</i>)			
Cost plus admin fee - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			

SUMMARY CHART - ADDITIONAL LANDSCAPE REQUIREMENTS	
REQUIRED / PROVIDED	NO CANOPY TREE CLOSER THAN FOUR (4) FEET TO A RIGHT-OF-WAY LINE OR CLOSER THAN EIGHT (8) FEET TO ANY PUBLIC WATER, WASTEWATER, FIRE PROTECTION, OR DRAINAGE LINE.
REQUIRED / PROVIDED	ONE (1) TREE PER FIFTEEN HUNDRED (1,500) SQUARE FEET OF RETAIL FLOOR AREA. 15,145 SF / 1,500 SF = 10 REQUIRED / PROVIDED TREES
REQUIRED / PROVIDED	PARKING ROWS ALONG PUBLIC R.O.W. SHALL BE SCREENED WITH EVERGREEN SHRUBS AT A MINIMUM HEIGHT OF TWO (2) FEET.
REQUIRED / PROVIDED	LANDSCAPED ISLANDS SHALL CONTAIN ONE (1) CANOPY TREE
REQUIRED / PROVIDED	LANDSCAPED ISLANDS REQUIRED AT THE TERMINUS OF EVERY PARKING ROW
REQUIRED / PROVIDED	ONE (1) CANOPY TREE FOR EVERY SEVEN (7) PARKING SPACES. EVERY PARKING SPACE WITHIN MAXIMUM SIXTY-FIVE (65) FEET FROM A TREE 134 PARKING SPACES / 7 = 19 CANOPY TREES
PROVIDED	TOTAL SITE AREA: 105,168 SF TOTAL DRIVE AREA: 52,959 SF TOTAL LANDSCAPED AREA: 26,235 SF (25% TOTAL SITE AREA)

SUMMARY CHART - BUFFER YARDS / SETBACKS							
LOCATION OF BUFFER YARD OR SETBACK	REQUIRED / PROVIDED	LENGTH (FT)	BUFFER YARD WIDTH	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	COMMENTS
NORTH (HWY 78)	REQUIRED: YES	336'-1"	20'	-	-	-	REF. COMMENT BELOW
	PROVIDED: NO						
EAST	REQUIRED: NO						
	PROVIDED: NO						
SOUTH	REQUIRED: YES	375'-3"	20'	13			
	PROVIDED: YES	375'-3"	20'	9"			1 CANOPY TREE / 30' O.C.
WEST (ATLANTIS BLVD.)	REQUIRED: YES	281'-3"	20'	12			
	PROVIDED: YES	281'-3"	20'	12			

*NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS:

UTILITIES AND R.O.W. RESTRICTIONS PREVENT REQUIRED CANOPY STREET TREES ALONG HIGHWAY 78.

REQUIRED CANOPY STREET TREES ALONG ATLANTIS BOULEVARD SUBSTITUTED FOR ORNAMENTALS AT 2:1 REPLACEMENT VALUE.

NOTE: NINE (9) CANOPY TREES PLANTED ALONG SOUTH IN ADDITION TO RETENTION OF EXISTING TREES (6) FOR A TOTAL OF (15) TREES ALONG SOUTHERN BOUNDARY.

SUMMARY PLANT LEGEND						
QTY / SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	NOTES	
CANOPY TREES						
13/ CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.	10'-12'		
13/ LO	LIVE OAK	QUERCUS VIRGINIANA	3" CAL.	10'-12'		
9/ SM	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	10'-12'		
ORNAMENTAL TREES						
12/ CM	'CATAWBA' CREPE MYRTLE	LAGERSTROEMIA INDICA 'CATAWBA'	3" CAL. (1" CAL./CANE)	8'-10'	MULTI-CANE	
SHRUBS						
210/ TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	3 GAL.	24" MIN.	18" MIN. SPREAD, 36" O.C.	
14/ GM	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL.	24" MIN.	18" MIN. SPREAD, 36" O.C.	
35/ FG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	12" MIN.	12" MIN. SPREAD	
GROUNDCOVERS						
22,900 SF / SS	BERMUDA GRASS (SOLID SOD)	CYNADON DACTYLON	SOLID SOD			
2,900 SF / RR	RIVER ROCK		2" DIAMETER, COLOR: GREY 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC			

ISSUES:

01.12.26 ISSUE FOR PERMIT

REVISIONS:

02.10.26 PER CITY COMMENTS

03.02.26 PER CITY COMMENTS

03.23.26 PER CITY COMMENTS

CLIENT:

PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901
FT. WORTH, TX 76102

LAVON RETAIL

SOUTH STATE HWY 78

LAVON, TEXAS 75166

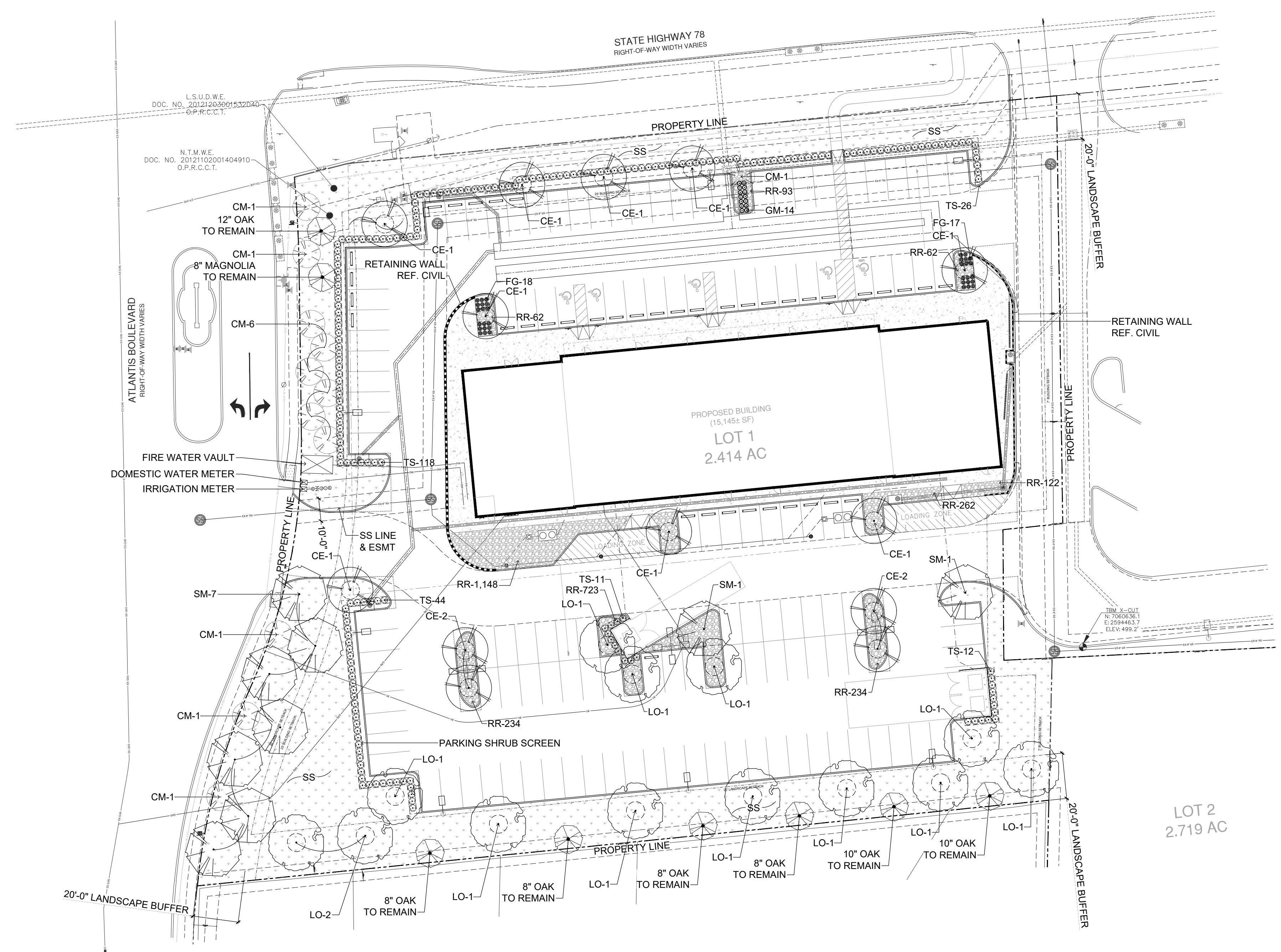
LANDSCAPE INSTALLATION & MAINTENANCE

- LANDSCAPING INSTALLED AS PART OF THE REQUIREMENTS OF THE LANDSCAPE STANDARDS SHALL BE FREE FROM DISEASES AND INSECTS AND MAINTAINED IN A HEALTHY AND GROWING CONDITION AT ALL TIMES.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, LITTER REMOVAL, AND OTHER MAINTENANCE AS NEEDED FOR ALL PLANTINGS.
- THE PROPERTY OWNER SHALL REMOVE AND REPLACE ANY REQUIRED LANDSCAPING AS PART OF AN APPROVED LANDSCAPE PLAN THAT DIES WITH OTHER APPROVED LIVING PLANTS FROM THE APPROVED PLANT LIST CONTAINED IN THE SITE DESIGN CRITERIA MANUAL NO LATER THAN 90 DAYS AFTER THE LANDSCAPING HAS DIED, OR AFTER THE POSTMARKED DATE OF WRITTEN NOTIFICATION FROM THE CITY, WHICHEVER IS SOONER. THE DIRECTOR OR DESIGNEE MAY, IN HIS SOLE DISCRETION, EXTEND THIS TIME PERIOD DUE TO WEATHER, APPROPRIATE PLANTING SEASON, OR OTHER EVENTS OUTSIDE OF THE REASONABLE CONTROL OF THE PROPERTY OWNER.

IRRIGATION NOTES

TO ENSURE VIABILITY, LANDSCAPE AREAS SHALL BE IRRIGATED BY ONE OR A COMBINATION OF THE FOLLOWING METHODS:

- AN AUTOMATED UNDERGROUND SYSTEM;
- A DRIP IRRIGATION SYSTEM



LANDSCAPE PLAN

SCALE: 1" = 30'-0"

GRAPHIC SCALE IN FEET

0 30 60

N

mdg
landscape architects

MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75081
PH: (972) 690-7474, EXT. 227



LAVON RETAIL

LAVON, TEXAS

MDG JOB #: PDE-2505

LANDSCAPE PLAN (CITY REQ.)

LP.01

SUMMARY CHART - TREE PRESERVATION REQUIREMENTS	
REQUIRED	TEN (10) PERCENT OF EXISTING TREES OVER SIX (6) INCHES SHALL BE PRESERVED
PROVIDED	75 EXISTING TREES OVER 6" x 0.1 = 7.5 = 8 REQUIRED TREES TO BE PRESERVED EIGHT (8) EXISTING TREES TO BE PRESERVED ON SITE
REQUIRED	TWENTY (20) PERCENT OF PROPERTY TO BE LANDSCAPED
PROVIDED	105,168 SF PROPERTY x 0.2 = 21,033.6 SF REQUIRED 23,362 SF LANDSCAPED AREA PROVIDED

TREE TABLE			
ID	COMMON NAME	DBH (INCHES)	SAVED
5601	HACKBERRY	8	N
5602	HACKBERRY	6	N
5603	HACKBERRY	8	N
5604	HACKBERRY	14	N
5605	HACKBERRY	14	N
5606	HACKBERRY	10	N
5607	HACKBERRY	16	N
5608	BOIS D'ARC	10	N
5609	HACKBERRY	18	N
5610	HACKBERRY	12	N
5611	HACKBERRY	8	N
5612	HACKBERRY	8	N
5613	HACKBERRY	30	N
5614	HACKBERRY	8	N
5615	HACKBERRY	19	N
5616	HACKBERRY	12	N
5617	HACKBERRY	10	N
5618	HACKBERRY	8	N
5619	ELM	10	N
5620	ELM	8	N
5621	HACKBERRY	18	N
5622	HACKBERRY	6	N
5623	HACKBERRY	12	N
5624	HACKBERRY	6	N
5625	PECAN	6	N
5626	HACKBERRY	10	N
5627	ELM	8	N
5628	CEDAR	8	N
5629	HACKBERRY	10	N
5630	PECAN	8	N
5631	PECAN	6	N
5632	PECAN	6	N
5633	CEDAR	8	N
5634	ELM	14	N
5635	ELM	6	N
5636	CEDAR	10	N
5637	CEDAR	8	N
5638	HACKBERRY	6	N
5639	HACKBERRY	6	N
5640	CEDAR	10	N
5641	ELM	10	N
5642	CEDAR	8	N
5643	CEDAR	6	N
5644	CEDAR	10	N
5645	CEDAR	12	N
5646	CEDAR	10	N
5647	CEDAR	6	N
5648	ELM	6	N
5649	ELM	6	N
5650	CEDAR	8	N
5651	HERCULES CLUB	6	N
5652	ELM	8	N
5653	PECAN	6	N
5654	CEDAR	12	N
5655	ELM	12	N
5656	ELM	8	N
5657	BOIS D'ARC	30	N
5658	BOIS D'ARC	8	N
5659	BOIS D'ARC	10	N
5660	BOIS D'ARC	8	N
5661	BOIS D'ARC	18	N
5662	BOIS D'ARC	14	N
5663	CEDAR	12	N
5664	BOIS D'ARC	8	N
5665	BOIS D'ARC	12	N
5666	CEDAR	6	N
5667	OAK	12	Y
5668	MAGNOLIA	8	Y
5669	OAK	10	N
5670	OAK	8	Y
5671	OAK	8	Y
5672	OAK	8	Y
5673	OAK	8	Y
5674	OAK	10	Y
5675	OAK	10	Y

ISSUES:
 01.12.26 ISSUE FOR PERMIT

REVISIONS:
 02.10.26 PER CITY COMMENTS
 03.02.26 PER CITY COMMENTS
 03.23.26 PER CITY COMMENTS

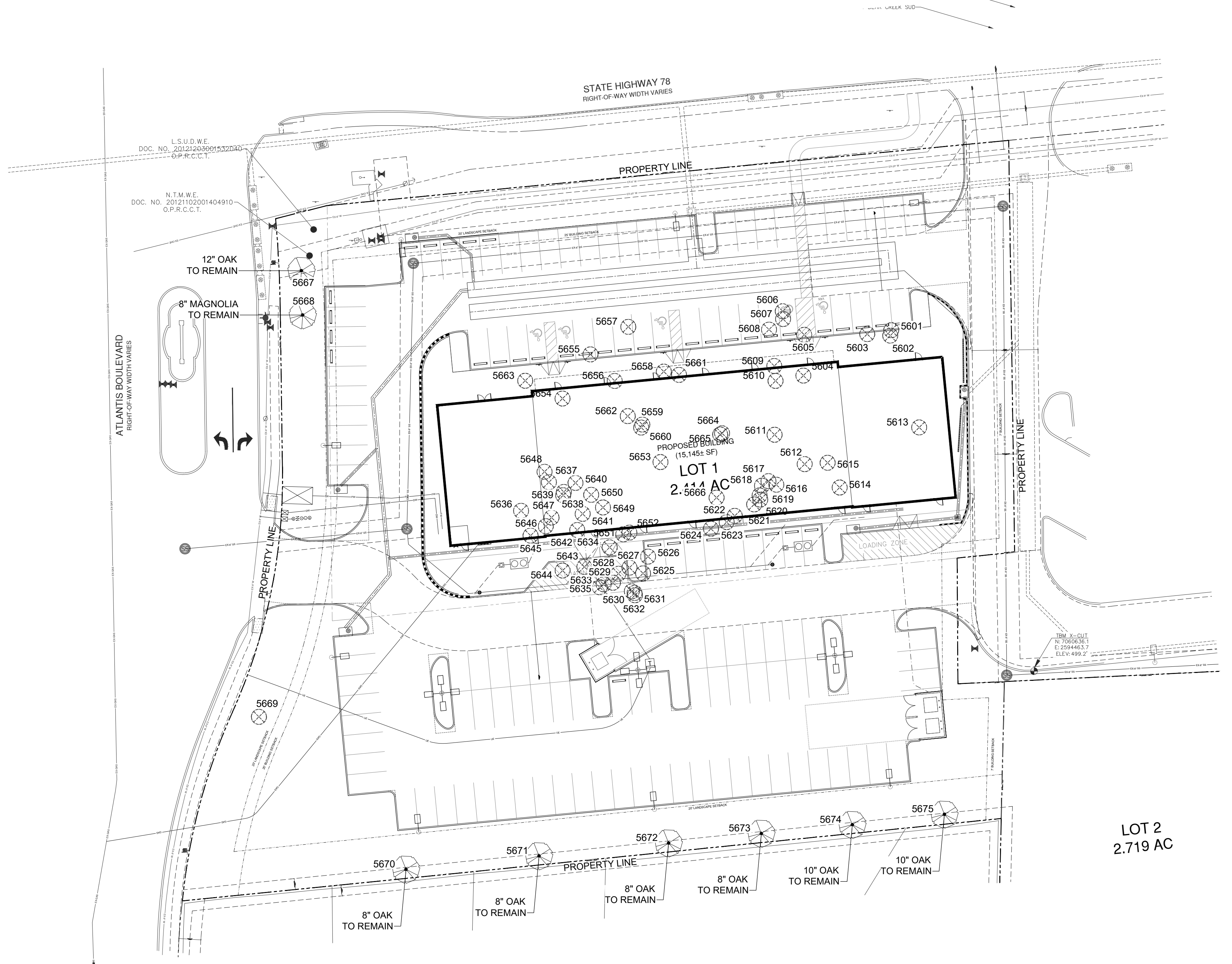
CLIENT:
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 201 MAIN STREET, SUITE 901
 FT. WORTH, TX 76102

LAVON RETAIL
 SOUTH STATE HWY 78
 LAVON, TEXAS 75166

mdg
 landscape architects
 MEEKS DESIGN GROUP, INC.
 1755 N. COLLINS BLVD., SUITE 300
 RICHARDSON, TX 75080
 PH: (972) 690-7474, EXT. 227



LAVON RETAIL
 LAVON, TEXAS
 MDG JOB #: PDE-2505
 TREE PRESERVATION
 PLAN (CITY REQ.)
 LP.02



TREE PRESERVATION PLAN
 SCALE: 1" = 30'-0"

March 27, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lavon Retail (1000 S. SH 78)
Site Plan
LJA Job No. NTP-40467
MyGov Submittal: March 23, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

We have no further comments and recommend approval.

Please do not hesitate to let us know if you have any questions.

Thank you,



Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

February 26, 2026

Ms. Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, TX 75166

Re: Comments regarding Lavon Retail - 1000 S. SH 78 - Site Plan - LJA Job No. NTP-40467.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated February 23, 2026, Lavon Retail - 1000 S. SH 78 - Site Plan - LJA Job No. NTP-40467.

PLANNING AND DESIGN COMMENTS

1. Repeat comment: Revise the landscape plan to provide one (1), eight (8) foot-tall canopy tree every 25 linear feet along SH 78.

Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. Included is the exhibit, "Tree Planting Exclusion Area" that highlights the existing public utilities along SH 78 and the area surrounding them that cannot have trees planted to prevent damage from the roots in the future.

This comment is deferred to the city engineer.

Response: Noted.

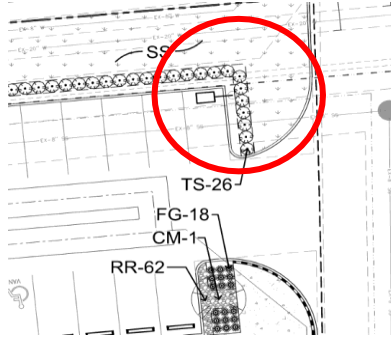
2. Repeat comment: Revise the landscape plan to provide landscape islands at a rate of one (1) canopy tree for every seven (7) parking spaces. Every parking space should be located within a maximum of 65 feet from a tree.

Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. However, every parking space is within 65 feet of a canopy tree.

There are parking rows along the western and southern ends of the site that do not appear to be encumbered by utilities. The requirement applies in these areas. Revise the site and landscape plans accordingly.

Response: Trees added where they would fit without encumbering utilities. The only space discussed in our emails that was left without tree is the one where the water meters and existing public sewer lines could be harmed by the roots. (north side of driveway)

3. Repeat comment: Landscape islands are required at the terminus of every parking row. Revise the site plan to include a terminus tree at the end of the parking row detailed below.



Applicant response: With the existing sanitary sewer and storm drainpipes running through this landscape island, a canopy tree is not suitable for this location. All parking terminuses have a canopy tree where it is suitable with no utility directly under the end of the parking row.

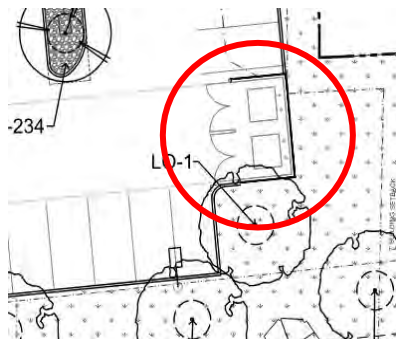
This comment is deferred to the city engineer.

Response: Noted.

4. Repeat comment: Revise the landscape plan to provide evergreen shrubs around the dumpster enclosure detailed below.

Applicant response: Shrubs have been added around the dumpster enclosure by the parking areas.

Revise the landscape plan to provide evergreen shrubs around the dumpster enclosure located at the southernmost end of the site.



Response: Dumpster enclosure surrounded by evergreen shrubs.

5. Revise the site plan to remove the ITE trip generation table and fire lane striping notes.

Response: ITE trip generation and fire lane striping detail have been removed from the site plan.

6. Revise the site plan to correct the street label along the western side of the property from SH 78 to Atlantis Boulevard.

Response: Street label along Atlantis Blvd. has been corrected.

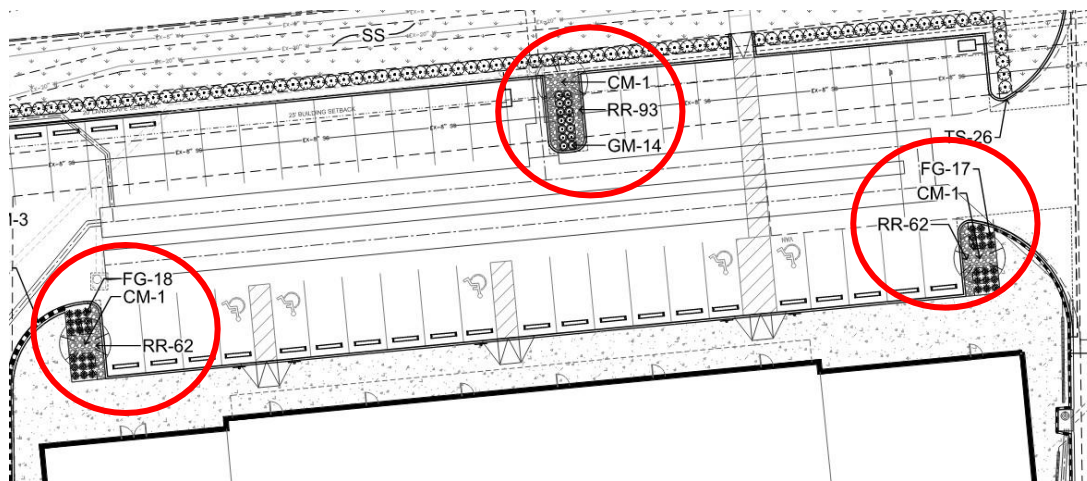
7. Revise the site plan to label the required mutual access easement along the northern and western sides of the property.

Response: Per email coordination with Abra Nusser on Feb. 26, 2026 the referenced mutual access easement is not required since there is a provided mutual access easement through the center of the property.

8. Revise the site plan to add the building height to the site summary table.

Response: Building height added to the site summary table.

9. The landscape islands and landscape buffers require canopy trees. The landscape plan shows Crepe Myrtle trees within the landscape islands and landscape buffers; however, Crepe Myrtle trees are not an approved canopy tree per Section § 9.03.193 of the zoning ordinance. Revise the landscape plan to provide an approved canopy tree within these locations. An example is shown below.



Response: Per comment #1 on this document, the canopy tree requirement along SH 78 has been deferred to the engineer and is engineering exempt from the tree requirement due to the many utilities in the area. The landscaping islands in front of the building will be planted with Cedar Elm as opposed to Crepe Myrtle to meet the canopy tree requirements.

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Noted.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

February 23, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lavon Retail (1000 S. SH 78)
Site Plan
LJA Job No. NTP-40467
MyGov Submittal: February 16, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. **Repeat comment:** Revise the Landscape Plan to provide one (1), eight (8) foot-tall canopy tree every 25 linear feet along SH 78.

Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. Included is the exhibit, "Tree Planting Exclusion Area" that highlights the existing public utilities along SH 78 and the area surrounding them that cannot have trees planted to prevent damage from the roots in the future.

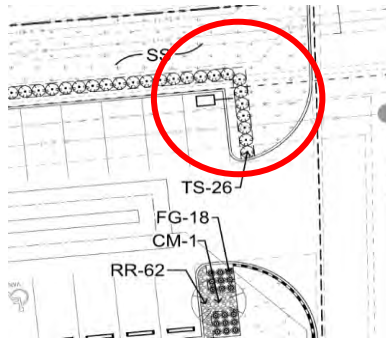
This comment is deferred to the City Engineer.

2. **Repeat comment:** Revise the Landscape Plan to provide landscape islands at a rate of one canopy tree for every seven parking spaces. Every parking space should be located within a maximum of 65 feet from a tree.

Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. However, every parking space is within 65 feet of a canopy tree.

There are parking rows along the western and southern ends of the site that do not appear to be encumbered by utilities. The requirement applies in these areas. Revise the Site and Landscape Plans, accordingly.

3. **Repeat comment:** Landscape islands are required at the terminus of every parking row. Revise the Site Plan to include a terminus tree at the end of the parking row detailed below.



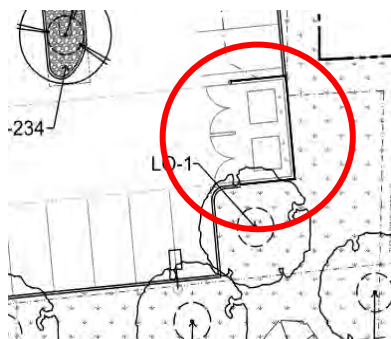
Applicant response: With the existing sanitary sewer and storm drainpipes running through this landscape island, a canopy tree is not suitable for this location. All parking terminus have a canopy tree where it is suitable with no utility directly under the end of the parking row.

This comment is deferred to the City Engineer.

4. **Repeat comment:** Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure detailed below.

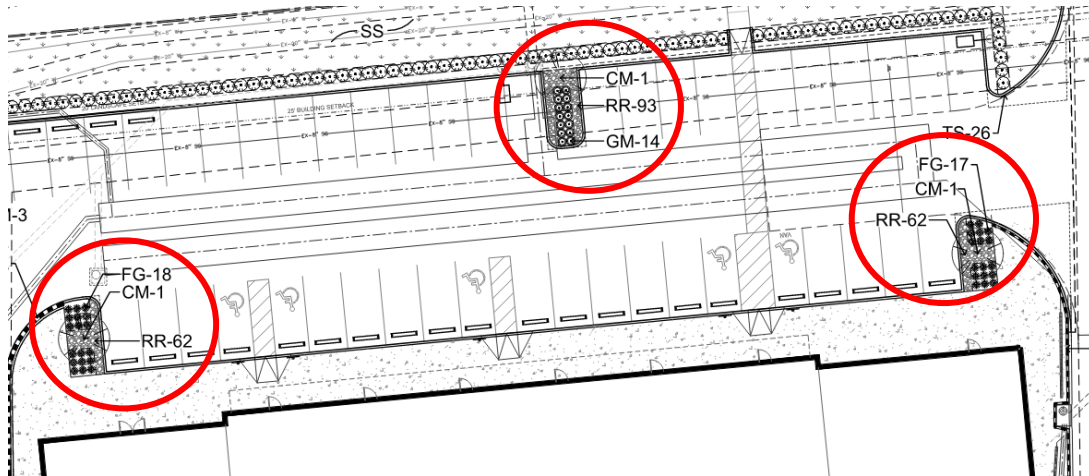
Applicant response: Shrubs added around dumpster enclosure by parking areas.

Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure located at the southernmost end of the site.



5. Revise the Site Plan to remove the ITE Trip Generation table and Fire Lane striping notes.
6. Revise the Site Plan to correct the street label along the western side of the property from State Highway 78 to Atlantis Boulevard.
7. Revise the Site Plan to label the required Mutual Access Easement along the northern and western sides of the property.
8. Revise the Site Plan to add the building height to the Site Summary table.
9. The landscape islands and landscape buffers require canopy trees. The Landscape Plan shows Crepe Myrtle trees within the landscape islands and landscape buffers, however, Crepe Myrtle trees are not an approved canopy tree per Section § 9.03.193 of the Zoning

Ordinance. Revise the Landscape Plan to provide an approved canopy tree within these locations. An example is shown below.



10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP
Senior Director of Placemaking + Resilience
at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

January 23, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lavon Retail (1000 S. SH 78)
Site Plan
LJA Job No. NTP-40467
MyGov Submittal: January 13, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

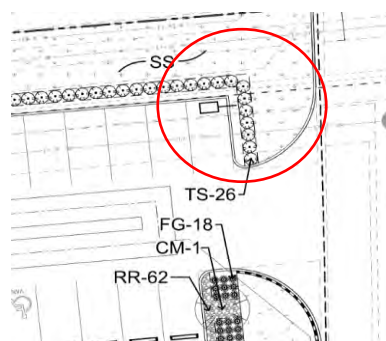
PLANNING + DESIGN COMMENTS

1. FYI - The northern portion of the property is zoned Retail. The southern portion of the property is part of the Grand Heritage PD 2004-09-05 (West Residential C area). A rezoning application is pending approval. The proposed site layout will be required to change if the rezoning application is not approved.
2. Revise the Site Plan to only show proposed Lot 1, since the proposed improvements are only on proposed Lot 1. Update the Location Map and Site Data Table accordingly.
3. Revise the Site Plan to make the following plan drawing corrections:
 - Remove the topographic contour lines and provide on a separate Drainage Plan
 - Remove the aerial background
 - Lightly shade the proposed Fire Lanes
 - Remove retaining wall/safety rail labels
 - Remove parking island radius dimension labels
 - Remove repetitive parking space dimension labels
4. Revise the Site Plan to dimension and label the ultimate ROW widths on SH 205 and SH 78.
5. It appears that parking is proposed in the previously dedicated Mutual Access Easement, shown along the northern and western property boundaries. If parking is proposed along the northern boundary, the easement must be shifted or the parking relocated to avoid potential conflicts.
6. Revise the Site Plan to add the following label to the dumpster enclosures, "Six-foot masonry enclosure with solid metal doors." Additionally, ensure the enclosure doors do not swing into a fire lane.

- The minimum parking ratio for a Retail use is one parking space per 250 sf, and the minimum parking ratio for a Restaurant use is one parking space for every three seats and one and one-half parking spaces per employee. The Site Data Table shown below does not list the correct parking ratios. Revise the Site Data Table to correct the parking ratios and parking calculations accordingly.

Site Data Table				
		SF	%	
Gross Area		223604	100%	
Lot Coverage by Impervious Surface		69647	31%	
Lot Coverage by Landscaping		153957	69%	
Building Area	sf	Park/1000sf	Parks Required	
Restaurant	39% 5,900	10	59	
Retail	61% 9,245	4	37	
Total	15,145		96	
Total Provided			134	

- The Retail zoning district requires a 20-foot landscape buffer, with canopy trees spaced 1/30 linear feet along the southern property boundary. Revise the Landscape Plan to add additional canopy trees to satisfy the requirement.
- Revise the Landscape Plan to list the percentage of landscaped area in the Summary Chart.
- Revise the Landscape Plan to provide one eight-foot-tall canopy tree every 25 linear feet along SH 78.
- Revise the Landscape Plan to provide landscape islands at a rate of one canopy tree for every seven parking spaces. Every parking space should be located within a maximum of 65 feet from a tree.
- Landscape islands are required at the terminus of every parking row. Revise the Site Plan to include a terminus tree at the end of the parking row detailed below.



- Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosures.
- Revise the Photometric Plan to reduce the footcandles measurements along the southern property boundary to 0.1 or less.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



CITY OF LAVON

Agenda Brief

MEETING: June 2, 2026

ITEM: 7 - G

Item:

Discussion and action regarding board and commission appointment guidelines and appointment to the Economic Development Corporation Board of Directors, the Planning and Zoning Commission, and the Lavon Volunteer Fire Department Board of Directors

Background:

In addition to the elected City Council, several appointed boards and commissions provide invaluable contributions to the city through their service. The members of these boards are appointed by the City Council for specific terms of service.

The City Council may also discuss informal guidelines relating to the appointment of volunteers to boards and commissions.

A spreadsheet is provided with the vacant and expiring terms for appointment.

Attachments:

- 1) Spreadsheet – Boards & Commissions
- 2) Volunteer Applications available upon request

City of Lavon Boards & Commissions

May 2026

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
City Council Members				Elected
Mayor	6/19/2018	Vicki Sanson	11/2027	
Place One	10/17/2023	Mike Shepard	11/2026	
Place Two	11/7/2017	Mike Cook	11/2027	
Place Three	11/5/2024	Travis Jacob	11/2026	
Place Four	11/18/2025	Rachel Dumas	11/2027	
Place Five	11/7/2022	Lindsey Hedge	11/2026	
Economic Development Corp Board of Dir - Type B				7 members; 4 CC/staff; county resident
Place 1, Chair	3/1/2009	Kay Wright	7/15/2026	
Place 2	7/17/2018	Manzelle Williams	7/15/2027	
Place 3	9/19/2017	Vicki Sanson	7/15/2026	
Place 4	12/16/2025	Tsedey Kebede	7/15/2027	<i>formerly Rachel Dumas</i>
Place 5	9/17/2019	Joe Serpette	7/15/2026	
Place 6	11/7/2023	Clinton McLure	7/15/2027	
Place 7	11/19/2024	Josh Edwards	7/15/2026	
Planning & Zoning Commission				5 members, residency req
Seat 1	5/20/2025	Joane McClendon	6/1/2027	
Seat 2	7/19/2016	Deborah Nabors	6/1/2026	
Seat 3	5/20/2025	Johnathan Clifton	6/1/2027	
Seat 4	11/19/2024	Henry Vallejo	6/1/2026	
Seat 5, Chair	8/16/2011	David Rosenquist	6/1/2027	
Parks & Recreation Board				5 members; residency req
Seat 1	5/2/2023	Tracy Filo	1/1/2027	
Seat 2	11/7/2023	Mike Kurtz	1/1/2028	
Seat 3	1/17/2023	Julie Franco	1/1/2027	
Seat 4	1/6/2026	Emnet Sibhat	1/1/2028	
Seat 5	2/2/2021	Joe Serpette	1/1/2027	
Alternate	4/8/2025	Russ Baca	1/1/2028	

City of Lavon Boards & Commissions

May 2026

Boards that meet Ad Hoc:

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
Board of Adjustment				5 members and 2 alternate members
Seat 1	2/7/2023	Perry Elliott	1/17/2027	
Seat 2	12/16/2025	Richard Somers	1/17/2028	<i>formerly Rachel Dumas</i>
Seat 3, Chair	1/17/2023	John Franco	1/17/2027	
Seat 4	11/7/2023	Hilda Olivarez	1/17/2028	
Seat 5	1/17/2023	Mindi Serkland	1/17/2027	
Alternate -1	2/7/2023	David Rosenquist	1/17/2028	
Alternate -2	8/5/2025	Sean Harrison	1/17/2027	
LVFD Board of Directors				3 members
Seat 1	6/19/2018	Mindi Serkland	6/19/2026	
Seat 2	6/20/2023	Alex LeBron	6/19/2027	
Seat 3	5/3/2022	Kay Wright	6/19/2026	
IFC Building Board of Appeals				6 members
Chairperson	3/1/2022	Mayor		
Seat 1	3/1/2022	City Council - Place 1		
Seat 2	3/1/2022	City Council - Place 2		
Seat 3	3/1/2022	City Council - Place 3		
Seat 4	3/1/2022	City Council - Place 4		
Seat 5	3/1/2022	City Council - Place 5		
Comprehensive Plan Advisory Committee				<i>meets ad hoc</i>
		Ron Crawford		
		Rachel Dumas		
		Tracy Filo		
		Julie Franco		
		Clinton McLure		
Chair		Deborah Nabors		
		Brad Patterson		
		Joe Serpette		
		Wendy Sheriff		
		Henry Vallejo		
Home Rule Charter Commission				<i>meets ad hoc</i>
Home Rule Charter Commission was appointed on 06-07-2022 and the Charter was adopted 12-06-2022				