



**MINUTES
DECEMBER 3, 2024
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

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

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**

2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND TED DILL DELIVERED THE INVOCATION.**

3. **ITEMS OF INTEREST/COMMUNICATION**

- Holiday Grease Roundup until 01/10/2024
- Christmas Tree Lighting and Sip & Shop 12/6/2024 5:30pm-7:30pm
- Breakfast with Santa and the Fire Department 12/14/2024

4. **CITIZENS COMMENTS**

Rick Mann, 8311 PR 5397, requested more bicycle safety programs within the city and trail system.

5. **CONSENT AGENDA**

A. **Approve the minutes of the November 19, 2024, meeting.**

B. **Approve and authorize execution of the Texas Settlement Subdivision Participation and Release Form for the Kroger Opioid Settlement Action.**

MOTION: APPROVE CONSENT AGENDA.

MOTION MADE: COOK

SECONDED: HEDGE

APPROVED: UNANIMOUS

6. **ITEMS FOR CONSIDERATION**

A. **Public hearing, discussion and action regarding an application for a proposed amendment to Article 9.03 Zoning Ordinance of the City of Lavon Code of Ordinances to amend Ordinance No. 2022-10-03 that established the Planned Development regulations for commercial, business park and mixed uses in the Elevon development project, more specifically to amend the regulations for Land Use Parcel 8 and Land Use Parcel 9 to define the use of data center and amend associated screening, dimensional standards, building materials, and setback requirements on approximately 79.3 acres situated in the Drury Anglin Survey, Abstract No. 2, Tract 75, southwest of the intersection of FM 2755 (McClendon Road) and Watkins Road (CR 541), Lavon, Collin County, TX, (CCAD Property ID 2543097).**

Presentation of the proposed amendment.

Kim Dobbs, City Manager, provided information regarding the proposed application for an amendment to the Planned Development Ordinance. Bennett See, Director, Lovett Industrial, presented details regarding the proposed project including a draft concept plan and elevations.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 7:02 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed amendment. Collin County residents Connie Richey, 9661 Sunset Dr., Shelby Strayhorn, 9841 CR 540, Larry Bickle, 17253 FM 2755, James Whitten, 9861 CR 540, Rick Mann, 8311 PR 5397 shared concerns regarding noise, traffic, water, energy usage, drainage and security. Mr. See provided plans for noise mitigation, use of majority gray water, number of employees expected, and added that no crypto currency/bit coin mining would take place at the facility. There being no further comments, Mayor Sanson closed the public hearing at 7:18p.m.

Discussion and action regarding the proposed amendment and accompanying Ordinance.

Ms. Dobbs noted that 25 neighbor notices were mailed to the owners of properties located within 200 feet of the applicant property, no notices were returned in favor or opposition of the request and that the Planning and Zoning Commission unanimously recommended approval.

MOTION: APPROVE AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO AMEND ORDINANCE NO. 2022-10-03 THAT ESTABLISHED THE PLANNED DEVELOPMENT REGULATIONS FOR COMMERCIAL, BUSINESS PARK AND MIXED USES IN THE ELEVON DEVELOPMENT PROJECT, MORE SPECIFICALLY TO AMEND THE REGULATIONS FOR LAND USE PARCEL 8 AND LAND USE PARCEL 9 TO DEFINE THE USE OF DATA CENTER AND AMEND ASSOCIATED SCREENING, DIMENSIONAL STANDARDS, BUILDING MATERIALS, AND SETBACK REQUIREMENTS ON APPROXIMATELY 79.3 ACRES SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TRACT 75, SOUTHWEST OF THE INTERSECTION OF FM 2755 (MCCLENDON ROAD) AND WATKINS ROAD (CR 541), LAVON, COLLIN COUNTY, TX, INCLUDING PROHIBITION OF CRYPTO CURRENCY MINING AND THE DEFINITION.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

- B. Discussion, and action regarding the replat of Lot 29R, Block E, Lake Breeze Estates consisting of a single commercial lot on one acre northwest of the intersection of SH 78 and Oak Street, situated in the S. M. Rainer Survey, Abstract No. 740, Lavon, Collin County, Texas, (CCAD Property ID 2923357).**

Ms. Dobbs provided information regarding the replat and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation for approval.

MOTIONS: APPROVE THE REPLAT OF LOT 29R, BLOCK E, LAKE BREEZE ESTATES CONSISTING OF A SINGLE COMMERCIAL LOT ON ONE ACRE NORTHWEST OF THE INTERSECTION OF SH 78 AND OAK STREET, SITUATED IN THE S. M. RAINER SURVEY, ABSTRACT NO. 740, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: DILL
APPROVED: UNANIMOUS

- C. Discussion and action regarding the final plat of the Watercross Townhomes Addition consisting of four lots and one common area lot on 6.448 acres out of the Samuel M. Rainer Survey, Abstract No. 740 situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage Road, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2798568).**

Ms. Dobbs provided information regarding the final plat including location exhibits and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation for approval.

MOTIONS: APPROVE THE FINAL PLAT OF THE WATERCROSS TOWNHOMES ADDITION CONSISTING OF FOUR LOTS AND ONE COMMON AREA LOT ON 6.448 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 SITUATED WEST OF THE LAKE BREEZE ADDITION, SOUTH OF GAGE ROAD IN THE VICINITY OF 2343 GAGE ROAD, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- D. Discussion and action regarding the preliminary plat of the Elevon Section 4 Addition consisting of 1,016 residential lots, 2 commercial lots, 1 amenity center lot, 1 wastewater treatment plant lot, and 29 common area lots on 220.879 acres out of the Drury Anglin Survey, Abstract No. 2, and the James P. Davis Survey, Abstract No. 249, situated adjacent to and southeast of the intersection of FM 2755 (McClendon Road) and CR 541 (Watkins Road), in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2543098, 1287164, 1287173, 1287182, 2137095, and 2137096).**

Ms. Dobbs provided information regarding the preliminary plat including location exhibits and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation. Daniel Dewey, JBI Partners, detailed road repairs planned for FM 2755/Watkins Rd.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON SECTION 4 ADDITION CONSISTING OF 1,016 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, 1 AMENITY CENTER LOT, 1 WASTEWATER TREATMENT PLANT LOT, AND 29 COMMON AREA LOTS ON 220.879 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, AND THE JAMES P. DAVIS SURVEY, ABSTRACT NO. 249, SITUATED ADJACENT TO AND SOUTHEAST OF THE INTERSECTION OF FM 2755 (MCCLENDON ROAD) AND CR 541 (WATKINS ROAD), IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO RESOLUTION OF THE CITY ENGINEER AND PLANNER COMMENTS.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

- E. Discussion and action regarding Board and Commission appointments – Parks and Recreation Board and Board of Adjustment.**

MOTION: APPOINT PERRY ELLIOTT, SEAT 1, JOHN FRANCO, SEAT 3, MINDI SERKLAND, SEAT 5 AND JOANE MCCLENDON AS ALTERNATE TO THE BOARD OF ADJUSTMENT.

MOTION MADE: SANSON
SECONDED: DILL
APPROVED: UNANIMOUS

- F. Discussion and action regarding Municipal Development Districts.**

Ms. Dobbs provided detailed information regarding MDD's. The City Council generally expressed support for taking steps to place the matter on the next upcoming uniform election date.

7. EXECUTIVE SESSION

At 8:07 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property in the vicinity of 619 Main Street (Bus 78) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect 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; and Section 511.087 Deliberation Regarding Economic Development Negotiations (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

8. RECONVENE FROM EXECUTIVE SESSION

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson closed the executive session at 8:34 p.m. stating no action was taken in executive session and reconvened the regular meeting.

9. SET FUTURE MEETINGS AND AGENDA

December 17, 2024 - Regular Meeting beginning at 6:30 p.m. may be cancelled.

10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:36 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 7th day of January 2025.

ATTEST:

Rae Norton
Rae Norton, City Secretary

Vicki Sanson
Vicki Sanson, Mayor

