



**MINUTES
JANUARY 7, 2025
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
KAY WRIGHT, PLACE 3
TED DILL, PLACE 4
LINDSEY HEDGE, PLACE 5

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:00 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/COMMUNICATION**

- Ribbon Cutting for Wing Stop and Bearded Monkey will be near the end of January.
- Municipal Court will be cancelled on 1/11/2025
- CISD Bags for Braves 2/27/2025
- Breakfast with the Bunny 4/12/2025 9am-10:30am

4. **CITIZENS COMMENTS**

There were no citizen comments

5. **PROCLAMATIONS**

Mayor Sanson and the City Council presented Proclamations honoring the CISD School Board for School Board Appreciation Month and Martin Luther King Jr. Day.

6. **CONSENT AGENDA**

- A. **Approve the minutes of the December 3, 2024, meeting.**
- B. **Approve Resolution No. 2025-01-01 accepting a Petition Requesting Annexation by Area Landowners for the voluntary annexation of property in the Samuel M. Rainer Survey, Abstract No. 740 consisting of 52.063 acres identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits of the City of Lavon; approving and authorizing the execution of a Municipal Services Agreement with the landowners for the purpose of offering municipal services; calling for a public hearing; and providing an effective date.**
- C. **Approve Ordinance No. 2025-01-01 amending Ordinance No. 2024-08-07, that approved and adopted a budget for the City for the fiscal year October 1, 2024 through September 30, 2025 to amend adopted revenues and expenditures; and declaring an effective date.**

MOTION: APPROVE CONSENT AGENDA.

MOTION MADE: DILL
SECONDED: JACOB
APPROVED: UNANIMOUS

7. **ITEMS FOR CONSIDERATION**

- A. **Public hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 “Zoning Ordinance” to amend Ordinance No. 2004-09-05 that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project generally situated northeast of the intersection of the intersection of SH 205 and SH 78 to reconcile and clarify parking requirements in Section 3.9 “Off-Street Parking Requirements”.**

Presentation of the proposed amendment.

Kim Dobbs, City Manager, provided information regarding the proposed application for an amendment to the Planned Development Ordinance.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 6:41 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed amendment. There being no comments, Mayor Sanson closed the public hearing at 6:42 p.m.

Discussion and action regarding the proposed amendment and accompanying Ordinance.

Ms. Dobbs noted that requisite public hearing notice was published in the newspaper and posted on the website and that the Planning and Zoning Commission unanimously recommended approval.

MOTION: APPROVE ORDINANCE NO. 2025-01-02 AN AMENDMENT TO THE ZONING ORDINANCE ARTICLE 9.03 “ZONING ORDINANCE” TO AMEND ORDINANCE NO. 2004-09-05 THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT GENERALLY SITUATED NORTHEAST OF THE INTERSECTION OF THE INTERSECTION OF SH 205 AND SH 78 TO RECONCILE AND CLARIFY PARKING REQUIREMENTS IN SECTION 3.9 “OFF-STREET PARKING REQUIREMENTS”.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

- B. **Public Hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 “Zoning Ordinance” to revise Division 2 “Districts and Zoning District Map”, Section 9.03.032 “Permitted Use Table”, Figure 9.1.2.2 “Zoning Use Summary Table” to organize permitted uses and conditional uses into a single location in the Zoning Use Summary Table; to delete duplicated permitted use and conditional use references from Division 5 “Regulations Applicable to Residential Districts” and Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” and renumber accordingly; and to amend Division 3 “Definitions”, Section 9.03.061 “General” to clarify definitions referenced in the Zoning Use Summary Table.**

Abra Nusser, LJA Engineering, presented detailed information regarding proposed amendment to the Zoning Ordinance.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 6:54 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed amendment. There being no comments, Mayor Sanson closed the public hearing at 6:54 p.m.

Discussion and action regarding the proposed amendment and accompanying Ordinance.

Ms. Dobbs noted that requisite public hearing notice was published in the newspaper and posted on the website and that the Planning and Zoning Commission unanimously recommended approval.

MOTIONS: APPROVE ORDINANCE NO. 2025-01-03 AMENDING THE ZONING ORDINANCE ARTICLE 9.03 “ZONING ORDINANCE” TO REVISE DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP”, SECTION 9.03.032 “PERMITTED USE TABLE”, FIGURE 9.1.2.2 “ZONING USE SUMMARY TABLE” TO ORGANIZE

PERMITTED USES AND CONDITIONAL USES INTO A SINGLE LOCATION IN THE ZONING USE SUMMARY TABLE; TO DELETE DUPLICATED PERMITTED USE AND CONDITIONAL USE REFERENCES FROM DIVISION 5 “REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS” AND DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” AND RENUMBER ACCORDINGLY; AND TO AMEND DIVISION 3 “DEFINITIONS”, SECTION 9.03.061 “GENERAL” TO CLARIFY DEFINITIONS REFERENCED IN THE ZONING USE SUMMARY TABLE.

MOTION MADE: SHEPARD
SECONDED: HEDGE
APPROVED: UNANIMOUS

- C. Discussion and action regarding the site plan and landscape plan of the McDonalds project at 315 N. SH 78, Lot 2, Block B in the Elevon Commercial West Phase 3 Addition Elevon Planned Development District, northwest of the intersection of Elevon Parkway and SH 78, City of Lavon, Collin County, Texas, (CCAD Property ID 2542828).**

Ms. Dobbs provided information regarding the site and landscape plan, including location exhibits and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation for approval. Danielle Carter, OFI CHITO, provided details of the site and landscape plan.

MOTIONS: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE MCDONALDS PROJECT AT 315 N. SH 78, LOT 2, BLOCK B IN THE ELEVON COMMERCIAL WEST PHASE 3 ADDITION ELEVON PLANNED DEVELOPMENT DISTRICT, NORTHWEST OF THE INTERSECTION OF ELEVON PARKWAY AND SH 78, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: DILL
SECONDED: JACOB
APPROVED: UNANIMOUS

- D. Receive and discuss a presentation by Maverick Water Group regarding opportunities for providing non-potable water systems to serve parks and other city facilities.**

Jed Mosier, Maverick Water Group, presented information regarding the provision of non-potable water systems for irrigation of parks and other city facilities. The City Council directed city staff to continue exploring the requirements and options for non-potable water systems.

- E. Receive and discuss the Phase 2 Final Report for the Collin County Future Mobility Study.**

Ms. Dobbs and Ms. Nusser provided information regarding the Phase 2 Final Report of the Collin County Future Mobility Study released by Collin County on December 23, 2024. The City Council will continue to review the report, and staff was directed to consider implications and actions for future discussions, and to prepare a response.

- F. Discussion and action regarding the final plat of the Elevon, Section 2, Phase 2F Addition consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).**

Ms. Dobbs provided information regarding the final plat and Daniel Dewey, JBI Partners, detailed the plat.

MOTION: APPROVE THE FINAL PLAT OF THE ELEVON, SECTION 2, PHASE 2F ADDITION CONSISTING OF 98 RESIDENTIAL LOTS AND 6 COMMON AREA LOTS ON 52.063 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 GENERALLY SITUATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH

OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO SATISFACTION OF CITY ENGINEER REVIEW AND FINAL APPROVAL.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS

- G. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 3-A Addition, generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and east of Elevon Section 2, Phase 2-E in the City's extraterritorial jurisdiction.

Ms. Dobbs provided background information regarding the maximum permitted block length, Abra Nusser, LJA Engineers, and Daniel Dewey, JBI Partners provided information regarding the six Major Modification requests.

MOTION: FIND THAT THE REQUESTS INDIVIDUALLY QUALIFY FOR COUNCIL CONSIDERATION AS MAJOR MODIFICATIONS AND APPROVE THE REQUESTS FOR WAIVER OF THE MAXIMUM PERMITTED BLOCK LENGTH OF 1,000 FEET REQUESTED BY JBI ENGINEERING ON BEHALF OF ELEVON IN THE PROPOSED ELEVON, SECTION 3-A ADDITION, GENERALLY SITUATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND EAST OF ELEVON SECTION 2, PHASE 2-E IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- H. Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 603 residential lots, 1 amenity center lot, 1 wastewater lift station lot, and 14 open space lots on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 1290203, 1290169, and 1290034).

Ms. Dobbs provided information regarding the final plat and Daniel Dewey, JBI Partners, detailed the plat.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON SECTION 3A ADDITION, PHASES 3A-1, 3A-2, 3A-3, 3A-4, AND 3A-5 CONSISTING OF 603 RESIDENTIAL LOTS, 1 AMENITY CENTER LOT, 1 WASTEWATER LIFT STATION LOT, AND 14 OPEN SPACE LOTS ON 172.014 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED ADJACENT TO AND EAST OF ELEVON, SECTION 2, PHASE 2E NORTH OF THE EXTENSION OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO SATISFACTION OF PLANNING AND CITY ENGINEER REVIEW AND FINAL APPROVAL.

MOTION MADE: DILL
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- I. Discussion and action regarding the preliminary plat of the Elevon Section 3B Addition, Phases 3B-1 and 3B-2 consisting of 241 residential lots, 1 wastewater lift station lot, and 7 open space lots on 51.875 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and northeast of the intersection of Noble Grove and Watkins Road in the extraterritorial

jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2032794 and 1290132).

Ms. Dobbs provided information regarding the final plat and Daniel Dewey, JBI Partners, detailed the plat.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON SECTION 3B ADDITION, PHASES 3B-1 AND 3B-2 CONSISTING OF 241 RESIDENTIAL LOTS, 1 WASTEWATER LIFT STATION LOT, AND 7 OPEN SPACE LOTS ON 51.875 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED ADJACENT TO AND NORTHEAST OF THE INTERSECTION OF NOBLE GROVE AND WATKINS ROAD IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO SATISFACTION OF PLANNING AND CITY ENGINEER REVIEW AND FINAL APPROVAL.

MOTION MADE: COOK
SECONDED: DILL
APPROVED: UNANIMOUS

- J. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 3-C Addition, generally situated north of CR 541 (Watkins Rd.) and east of Elevon Section 2, Phase 2D in the City's extraterritorial jurisdiction.**

Ms. Dobbs provided background information regarding the maximum permitted block length. Abra Nusser, LJA Engineers, and Daniel Dewey, JBI Partners provided information regarding the three Major Modification requests.

MOTION: FIND THAT THE REQUESTS INDIVIDUALLY QUALIFY FOR COUNCIL CONSIDERATION AS MAJOR MODIFICATIONS AND APPROVE THE REQUESTS FOR WAIVER OF THE MAXIMUM PERMITTED BLOCK LENGTH OF 1,000 FEET REQUESTED BY JBI ENGINEERING ON BEHALF OF ELEVON IN THE PROPOSED ELEVON, SECTION 3-C ADDITION, GENERALLY SITUATED NORTH OF CR 541 (WATKINS RD.) AND EAST OF ELEVON SECTION 2, PHASE 2D IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

MOTION MADE: SHEPARD
SECONDED: HEDGE
APPROVED: UNANIMOUS

- K. Discussion and action regarding the preliminary plat of the Elevon Section 3C Addition, Phases 3C-1, 3C-2, and Future Commercial consisting of 431 residential lots, 1 commercial lot, and 14 open space lots on 114.826 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Noble Grove, north of Watkins Road, and south of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 290132 and 1290034).**

Ms. Dobbs provided information regarding the final plat and Daniel Dewey, JBI Partners, detailed the plat.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON SECTION 3C ADDITION, PHASES 3C-1, 3C-2, AND FUTURE COMMERCIAL CONSISTING OF 431 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, AND 14 OPEN SPACE LOTS ON 114.826 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED EAST OF NOBLE GROVE, NORTH OF WATKINS ROAD, AND SOUTH OF THE EXTENSION OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO SATISFACTION OF CITY ENGINEER REVIEW AND FINAL APPROVAL.

MOTION MADE: COOK
SECONDED: DILL

APPROVED: UNANIMOUS

- L. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 4 Addition, generally situated southeast of the intersection of CR 541 (Watkins Rd.) and FM 2755 in the City's extraterritorial jurisdiction.**

Ms. Dobbs provided background information regarding November 19, 2024 conditional approval of the preliminary plat pending resolution of the non-compliant block lengths. Abra Nusser, LJA Engineers, and Daniel Dewey, JBI Partners provided information regarding four Major Modification requests. One Major Modification Request was resolved by the developer after the request submittal prior to the meeting, leaving three requests to be decided. The applicant will submit a revised preliminary plat for staff review and approval pursuant to the presentation.

MOTION: FIND THAT THE REQUESTS INDIVIDUALLY QUALIFY FOR COUNCIL CONSIDERATION AS MAJOR MODIFICATIONS AND APPROVE THE REQUESTS FOR WAIVER OF THE MAXIMUM PERMITTED BLOCK LENGTH OF 1,000 FEET REQUESTED BY JBI ENGINEERING ON BEHALF OF ELEVON IN THE PROPOSED ELEVON, SECTION 4 ADDITION, GENERALLY SITUATED SOUTHEAST OF THE INTERSECTION OF CR 541 (WATKINS RD.) AND FM 2755 IN THE CITY'S EXTRATERRITORIAL JURISDICTION.

MOTION MADE: DILL
SECONDED: JACOB
APPROVED: UNANIMOUS

- M. Discussion and action regarding Board and Commission appointments – Parks and Recreation Board.**

MOTION: REAPPOINT TRACY FILO, SEAT 1 AND JULIE FRANCO, SEAT 3 TO THE PARKS AND RECREATION BOARD.

MOTION MADE: DILL
SECONDED: JACOB
APPROVED: UNANIMOUS

- N. Discussion and action regarding technology improvements in the City Council Chambers.**

Mayor Sanson informed the City Council that she wished to discuss and obtain their feedback regarding video recording of the City Council meetings to be shared with the public via some form of internet platform. Mayor Sanson stated that if the City Council were interested, the staff could compile and present implementation options. After much discussion, the unanimous consensus of the City Council was that livestreaming or video recording of the City Council meetings was not presently necessary.

Additionally, Mayor Sanson acknowledged that a Council Member had expressed concern regarding the current devices that the City Council have been provided for receipt of emails and packets. The staff was directed to poll the Council and research options for technological improvements and updates.

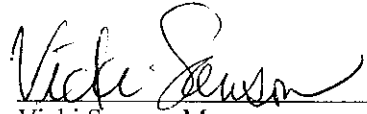
8. SET FUTURE MEETINGS AND AGENDA

January 21, 2025 – Regular Meeting

January 25, 2025 - Branding Charrette – Joint Meeting with LEDC Corporation Board

9. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:08 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 21ST day of January 2025.



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary

