



**MINUTES  
SEPTEMBER 2, 2025  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING**

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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 DELIVERED THE INVOCATION.**

**3. ITEMS OF INTEREST/COMMUNICATIONS**

- LEDC Open Rewards Program (Blue Dot Program) will run through the end of the year.
- NTFB Spread the Hope Peanut Butter Drive September 1-30, 2025 Online and collection at City Hall
- Rock the Block Fall Festival October 16 from 6pm-8pm
- Early Voting October 20-31 at Lavon City Hall
- Election Day November 4, 2025 7am-7pm

**4. CITIZENS COMMENTS**

Kay Wright, President, Lavon Economic Development Corporation (LEDC), advised that the LEDC is a sponsor for the "Collin County State of the Market" Bisnow event on October 23, 2025 and invited the Mayor and City Council to attend.

**5. CONSENT AGENDA**

- A. Approve the minutes of the August 19, 2025 meeting.**
- B. Approve the acceptance of the public infrastructure for the Bear Creek Phase 5 Addition.**
- C. Approve the acceptance of the public infrastructure for the Nicholson Ranch Phase 1 Addition.**
- D. Approve Resolution No. 2025-09-01 approving and authorizing the execution of a Contract Amendment to the Interlocal Dispatch Services Agreement with Collin County for Dispatch Services for a one (1) year period from October 1, 2025 to September 30, 2026; and providing for an effective date.**

City Manager Kim Dobbs noted a correction to the Minutes.

**MOTION: APPROVE THE CONSENT AGENDA WITH THE REVISION PRESENTED.**

MOTION MADE: SHEPARD  
SECONDED: COOK  
APPROVED: UNANIMOUS

**6. ITEMS FOR CONSIDERATION**

- A. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" Section 9.03.131 "Retail District" and Section 9.03.132 "Main Street District" generally to**

**amend area requirements and Section 9.03.135 “Dumpster regulations” generally to amend dumpster requirements.**

**Presentation of proposed amendment.**

Ms. Dobbs provided a report with the recommendation for approval from the Planning and Zoning Commission (3-1 with 1 absence). Abra Nusser, AICP, LJA Engineering presented information regarding proposed amendment.

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

Mayor Sanson opened the public hearing at 6:51 p.m. and invited questions and comments in favor of or opposition to the proposed amendment. There being no comments, Mayor Sanson closed the public hearing at 6:51 p.m.

**Discussion and action regarding the proposed amendment and accompanying Ordinance.**

**MOTION: APPROVE ORDINANCE NO. 2025-09-01 TO AMEND ARTICLE 9.03 ZONING ORDINANCE DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” SECTION 9.03.131 “RETAIL DISTRICT” AND SECTION 9.03.132 “MAIN STREET DISTRICT” GENERALLY TO AMEND AREA REQUIREMENTS AND SECTION 9.03.135 “DUMPSTER REGULATIONS” GENERALLY TO AMEND DUMPSTER REQUIREMENTS.**

MOTION MADE: COOK  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

- B. Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Main Street (M) District on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).**

**Presentation of proposed application.**

Ms. Dobbs presented information and a report from the Planning and Zoning Commission with the unanimous recommendation for approval (4-0 with 1 absence). Ms. Nusser provided information regarding the Planning and Zoning Commission direction to add conditions to the original Main Street (M) zoning application for a Planned Development District (PD) using M as the base. The applicant Giridhar Veeramani described the proposed application and affirmed agreement with the conditions set out by the Planning and Zoning Commission.

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

Mayor Sanson opened the public hearing at 7:12 p.m. and invited questions and comments in favor of or opposition to the proposed application. Residents Vicki Morrow and Megan Hickman expressed opposition citing concern for traffic, activity, noise, litter, safety, lighting, screening, appraised property values, and possible future uses. There being no additional comments, Mayor Sanson closed the public hearing at 7:17 p.m.

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

The City Council discussed the concerns expressed, conformance with the Comprehensive Plan, and the proposed provisions provided in the draft PD regulations. Additional architectural and screening requirements and restrictions on the permitted uses in the M District were identified and agreed to by the applicant.

**MOTION: APPROVE AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT WITH BASE ZONING MAIN STREET (M) DISTRICT AND PROVISIONS IDENTIFIED ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION,**

**GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: COOK  
SECONDED: JACOBS  
FAILED: FOR: COOK, JACOBS  
AGAINST: SHEPARD, DILL, HEDGE

**MOTION: DENY AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT WITH BASE ZONING MAIN STREET (M) DISTRICT AND PROVISIONS IDENTIFIED ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: SHEPARD  
SECONDED: DILL  
APPROVED: FOR: SHEPARD, DILL, HEDGE  
AGAINST: COOK, JACOBS

- C. **Discussion and action regarding Resolution No. 2025-09-02, a supplement to Resolution No. 2025-07-03, approved July 1, 2025, designating certain officials as being responsible for, acting for and on behalf of the City in dealing with Collin County, herein referred to as the “County”, for the purpose of participating in the Collin County Parks & Open Space Project Funding Assistance Program, hereinafter referred to as the “Program”; certifying that the City is eligible to receive program assistance; certifying that the City matching share is readily available; and dedicating the proposed project for public recreational uses.**

Ms. Dobbs provided information regarding the supplemental application opportunity.

**MOTION: APPROVE RESOLUTION NO. 2025-09-02, A SUPPLEMENT TO RESOLUTION NO. 2025-07-03, APPROVED JULY 1, 2025, DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY IN DEALING WITH COLLIN COUNTY, HEREIN REFERRED TO AS THE “COUNTY”, FOR THE PURPOSE OF PARTICIPATING IN THE COLLIN COUNTY PARKS & OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM, HEREINAFTER REFERRED TO AS THE “PROGRAM”; CERTIFYING THAT THE CITY IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE CITY MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED PROJECT FOR PUBLIC RECREATIONAL USES.**

MOTION MADE: DILL  
SECONDED: HEDGE  
APPROVED: UNANIMOUS

- D. **Presentation and action regarding Lavon Economic Development Corporation promotional video.**

LEDC Executive Director Pam Mundo introduced Deep Kasajoo, DFVBranding, LLC who created a promotional video designed to present quality of life aspects of the City for prospective businesses. Ms. Mundo noted that Mr. Kasajoo is working on additional short videos targeting specific audiences. The video was played. No action requested or taken.

- E. **Discussion and action regarding the Comprehensive Plan Update and Strategic Plan Update with presentation by LJA.**

Ms. Nusser provided a presentation to kick off the concurrent updates to the Comprehensive Plan and Strategic Plan. Schedules were discussed and a Community Forum was tentatively set for November 8, 2025 with availability for the Leadership Retreat to be further evaluated. There was discussion regarding the composition and appointment of the Comprehensive Plan Advisory Committee (CPAC)

expected to convene three times. The City Council directed an item for appointments be set on the next agenda. No action was taken.

**7. EXECUTIVE SESSION**

At 8:26 p.m., in accordance with Texas Government Code, Chapter 551, Subchapter D, City Council recessed into Executive Session (closed meeting) pursuant to Section 551.074 - Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee; or hear a complaint or charge against an officer or employee – City Manager; and pursuant to Section 551.087 (1) 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; or (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 the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 9:16 p.m., stating no action was taken in the executive session.

**9. SET FUTURE MEETINGS AND AGENDA**

September 16, 2025 – Regular Meeting

**10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:20 P.M.**

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 16<sup>th</sup> day of September 2025.**



Vicki Sanson, Mayor

ATTEST:

  
Rae Norton, City Secretary