



**MINUTES  
OCTOBER 7, 2025  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING**

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

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:31 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MAYOR PRO TEM COOK DELIVERED THE INVOCATION.**

3. **ITEMS OF INTEREST/COMMUNICATIONS**

- LEDC Open Rewards Program (Blue Dot Program) will run through the end of the year.
- 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
- Drug Takeback October 25, 2025 at 501 Lincoln Ave.
- X-treme Green October 25, 2025 at 500 Main St.

4. **CITIZENS COMMENTS**

There were no citizen comments.

5. **PROCLAMATIONS**

The City Council presented proclamations for Domestic Violence Awareness Month and the City of Lavon Block Party and Fall Festival.

6. **CONSENT AGENDA**

- A. **Approve the minutes of the September 16, 2025 meeting.**
- B. **Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 10.062 acres of property located at 17253 FM 2755, Lavon, TX in the Drury Anglin Survey, Abstract No. 2, Sheet 1, Tract 46, (CCAD Property ID 2120216) and .487 acres of property located north of and adjacent to 17253 FM 2755, Drury Anglin Survey, Abstract No. 2, Sheet 1 Tract 95 (CCAD Property ID 2703511) and approve Ordinance No. 2025-10-01 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.**
- C. **Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 2.05 acres of property located at 11049 Mason Dr., Lavon, TX., in Meadow Creek Estates, Blk B, Lot 24 & 25, (CCAD Property ID 2149416) and approve Ordinance No. 2025-10-02 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of**

said ETJ so as to exclude the described property from within the ETJ; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.

- D. Approve Resolution No. 2025-10-01 finding that Oncor Electric Delivery Company LLC's application to change rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; 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.
- E. Approve Resolution No. 2025-10-02 approving and authorizing execution of a Right of Way Dedication Instrument granted to the City of Lavon by Bloomfield Homes for 1.681 acres of property for the reconstruction of Lavon Trail Parkway and related improvements in between Presidents Boulevard and Rosewood Drive.

**MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.**

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

## **7. ITEMS FOR CONSIDERATION**

- A. Public hearing, discussion and action regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. 2022-02-08 for Elevon, Section 2, Phase 2F 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, City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).

**Presentation of proposed application.**

City Secretary Rae Norton presented information and a report from the Planning and Zoning Commission with the unanimous recommendation for approval (3-0 with 2 absent). Daniel Dewey, JBI Partners detailed the request.

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

Mayor Sanson opened the public hearing at 6:50 p.m. and invited questions and comments in favor of or opposition to the proposed amendment. Josh Murray, 251 Cyprus Grove, requested clarification on the price point of the homes being proposed, Daniel Dewey, JBI Partners noted that with 70 – 80 ft lots the price point would be at the top of Phase 2. There being no further comments, Mayor Sanson closed the public hearing at 6:51 p.m.

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

Ms. Norton noted that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and forty-six (46) notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in favor of or opposition to the application.

**MOTION: APPROVE ORDINANCE NO. 2025-10-03 APPROVING AN APPLICATION TO CHANGE THE ZONING FROM TEMPORARY AGRICULTURE (A) TO ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-02-08 FOR ELEVON, SECTION 2, PHASE 2F 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, CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: COOK  
SECONDED: DILL  
APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- 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 0.5 acres of property at 716 Main St. (Bus. 78) out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).**

**Presentation of proposed application.**

Ms. Norton presented information and a report from the Planning and Zoning Commission with the unanimous recommendation for approval (3-0 with 2 absent).

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

Mayor Sanson opened the public hearing at 6:56 p.m. and invited questions and comments in favor of or opposition to the proposed application. There being no comments, Mayor Sanson closed the public hearing at 6:56 p.m.

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

The City Council discussed architectural and screening requirements and restrictions on the permitted uses in the M District. Ms. Norton noted that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and nine (9) notices were mailed to the owners of property located within 200 feet of the applicant's property. One application was received with a question but no indication of opposition or support for the application.

**MOTION: APPROVE ORDINANCE NO. 2025-10-04 APPROVING AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO MAIN STREET (M) DISTRICT ON 0.5 ACRES OF PROPERTY AT 716 MAIN ST. (BUS. 78) OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TR. 88, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MAIN ST. AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: COOK  
SECONDED: JACOB  
APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- C. Public hearing, discussion and action regarding an application to amend the Zoning Ordinance Article 9.03 "Zoning Ordinance" to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. "Development Standards", Section 3.9 "Off-Street Parking Requirements" to add a Use and Space Requirement for a "Restaurant With No Dine-In Service of 1:200" for the property at 845 S. SH 78, Lot 3, Block A of the SB Lavon Addition on 1.505 acres of land northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, TX (CCAD Property ID 2913474).**

**Presentation of proposed application.**

Ms. Norton provided information regarding the zoning application including location exhibits. Kiew Kam, Triangle Engineering detailed the request.

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

Mayor Sanson opened the public hearing at 7:02 p.m. and invited questions and comments in favor of or opposition to the proposed application. There being no comments, Mayor Sanson closed the public hearing at 7:02 p.m.

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

Ms. Norton noted that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and twenty seven (27) notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in favor of or opposition to the application

**MOTION: APPROVE ORDINANCE NO. 2025-10-05 APPROVING AN APPLICATION TO AMEND THE ZONING ORDINANCE ARTICLE 9.03 "ZONING ORDINANCE" TO AMEND ORDINANCE NO. 2004-09-05, AS AMENDED, THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT, TO AMEND ARTICLE III. "DEVELOPMENT STANDARDS", SECTION 3.9 "OFF-STREET PARKING REQUIREMENTS" TO ADD A USE AND SPACE REQUIREMENT FOR A "RESTAURANT WITH NO DINE-IN SERVICE OF 1:200" FOR THE PROPERTY AT 845 S. SH 78, LOT 3, BLOCK A OF THE SB LAVON ADDITION ON 1.505 ACRES OF LAND NORTHEAST OF THE INTERSECTION OF SH 78 AND BURLESON DR., LAVON, COLLIN COUNTY, TX.**

MOTION MADE: DILL

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- D. Public hearing, discussion and action regarding an application for a conditional use permit to remove existing accessory structure(s) and construct a 1,650 sq ft accessory structure that is 670 square feet greater than permitted at 440 Geren Dr. on Lot 11, Block A of the Windmill Estates Phase 1 Addition, City of Lavon, Texas, (CCAD Property ID 2132301).**

**Presentation of proposed application.**

Ms. Norton provided information regarding the conditional use permit application, including location exhibits. Applicant Michael Burke provided details of the property and proposed project.

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

Mayor Sanson opened the public hearing at 7:09 p.m. and invited questions and comments in favor of or opposition to the proposed application. There being no comments, Mayor Sanson closed the public hearing at 7:09 p.m.

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

Ms. Norton noted that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and thirteen (13) notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in favor of or opposition to the application

**MOTION: APPROVE ORDINANCE NO. 2025-10-06 APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO REMOVE EXISTING ACCESSORY STRUCTURE(S) AND CONSTRUCT A 1,650 SQ FT ACCESSORY STRUCTURE THAT IS 670 SQUARE FEET GREATER THAN PERMITTED AT 440 GEREN DR. ON LOT 11, BLOCK A OF THE WINDMILL ESTATES PHASE 1 ADDITION, CITY OF LAVON, TEXAS.**

MOTION MADE: COOK

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- E. Discussion and action regarding Resolution No. 2025-10-03 approving and authorizing execution of a professional services reimbursement agreement with Bear Creek Commercial Properties, LP for professional services relating to the review and development of a proposed project and financing matters for approximately 110.5 acres of land located southeast of the intersection of SH 205 and SH 78.**

Ms. Norton provided a property location exhibit and detailed the agreement.

**MOTION: APPROVE RESOLUTION NO. 2025-10-03 APPROVING AND AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT WITH BEAR CREEK COMMERCIAL PROPERTIES, LP FOR PROFESSIONAL SERVICES RELATING TO THE REVIEW AND DEVELOPMENT OF A PROPOSED PROJECT AND FINANCING MATTERS FOR APPROXIMATELY 110.5 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78.**

MOTION MADE: JACOB

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- F. Discussion and action regarding Ordinance No. 2025-10-07 regarding the City of Lavon's Texas Municipal Retirement System benefits providing for (1) an increase to the employee contribution rate; and (2) adopting: (i) annually accruing updated service credits and transfer updated service credits; and (ii) annually accruing annuity increases, also referred to as cost of living adjustments (COLAs) for retirees and their beneficiaries.**

Patti Parks, Controller, provided information regarding the TMRS increase to employee contribution rate and noted the increase was approved in the budget for FY 2025-26.

**MOTION: APROVE ORDINANCE NO. 2025-10-07 REGARDING THE CITY OF LAVON'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS PROVIDING FOR (1) AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE; AND (2) ADOPTING: (I) ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; AND (II) ANNUALLY ACCRUING ANNUITY INCREASES, ALSO REFERRED TO AS COST OF LIVING ADJUSTMENTS (COLAS) FOR RETIREES AND THEIR BENEFICIARIES.**

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- G. Discussion and action regarding Ordinance No. 2025-10-08 to amend Article 4.05 "Signs", Section 4.05.008 (c) "Approved Signs and Standards – Approved Temporary Signs" to clarify the placement of off-site temporary banner and portable signs; 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.**

Ms. Norton provided details of the amendment to the Signs and Standards.

**MOTION: APPROVE ORDINANCE NO. 2025-10-08 TO AMEND ARTICLE 4.05 "SIGNS", SECTION 4.05.008 (C) "APPROVED SIGNS AND STANDARDS – APPROVED TEMPORARY SIGNS" TO CLARIFY THE PLACEMENT OF OFF-SITE TEMPORARY BANNER AND PORTABLE SIGNS; 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.**

MOTION MADE: JACOB

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Shepard, Hedge)

- H. Discussion regarding the proposed Collin County Emergency Services District No. 1.**

Lavon Fire Chief Danny Anthony provided information regarding the Collin County Fire Chiefs meeting and asked for City Council direction on the city's action moving forward. The City Council directed Chief Anthony and staff to provide informational posts on the city's website and social media pages to inform residents in the extraterritorial jurisdiction (ETJ) of the upcoming election and encourage them to become educated about the proposal.

**I. Discussion and action regarding Resolution No. 2025-10-04 regarding nominations for the Collin Central Appraisal District Board of Directors.**

No action was taken.

**8. EXECUTIVE SESSION**

There was no executive session

**9. RECONVENE FROM EXECUTIVE SESSION**

There was no executive session.

**10. SET FUTURE MEETINGS AND AGENDA**

October 21, 2025 – Regular Meeting

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:29 P.M.**

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 2st day of October 2025.**

**ATTEST:**

  
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Rae Norton, City Secretary

  
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Vicki Sanson, Mayor

