



**MINUTES**  
**DECEMBER 5, 2023**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**  
**6:30 PM**

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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 6:30 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/COMMUNICATIONS**

- Holiday Grease Round up ends January 12, 2023.
- Toys for Tots located at City Hall

4. **CITIZENS COMMENTS**

Amanda Morton, 7880 CR 542, Nevada, requested the Community FC Soccer Agreement be placed on a future agenda.

5. **CONSENT AGENDA**

- A. **Approve the minutes of the November 21, 2023, meeting.**
- B. **Approve Resolution No2023-12-01 approving and authorizing the execution of Change Order No. 4 to the construction contract with Summit Solutions, Inc. for the City of Lavon North Lift Station (CIP-38) Construction Project to provide for additional electrical and plumbing work and to add 120 days additional contract time that does not result in a net change to the current contract amount; 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 159.9476 acres situated at 1550 Anna Cade Road being Tract 26, Tract 25, and Tract 56 out of the Joseph Strickland Survey, Abstract No. 794 and Tract 89 out of the Drury Anglin Survey, Abstract No. 2, southeast of Caddo Creek Drive and approve Ordinance No. 2023-12-01 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.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: COOK  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

6. **ITEMS FOR CONSIDERATION**

- A. **Public Hearing, discussion and action regarding an application to change the zoning district classification from Agricultural (A) District to Retail (R) District on approximately 5.14 acres of**

land out of the S. M. Rainer Survey, Abstract 740, Tract 82, situated south of and adjacent to 400 N. SH 78, Lavon, Collin County, Texas, (CCAD Property ID 2542827).

**Presentation of proposed application.**

City Manager Kim Dobbs presented information regarding the application to change the zoning district classification and location information. Mr. Robert McGaughey, P.O. Box 4475, Wichita Falls, TX 76308, representing the owner and applicant, was available for questions.

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

At 6:39 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 6:40 p.m.

**Discussion and action regarding the application**

Ms. Dobbs noted that the requisite public hearing notice had been published and posted, signs posted on the property, and that ten (10) neighbor notices were mailed to the owners of property located within 200 feet of the subject property with one (1) returned in favor and none in opposition to the proposed zoning change. Ms. Dobbs provided a report from the Planning and Zoning Commission recommending approval.

**MOTION: APPROVE ORDINANCE NO. 2023-12-02 TO CHANGE THE ZONING DISTRICT CLASSIFICATION FROM AGRICULTURAL (A) DISTRICT TO RETAIL (R) DISTRICT ON APPROXIMATELY 5.14 ACRES OF LAND OUT OF THE S. M. RAINER SURVEY, ABSTRACT 740, TRACT 82, SITUATED SOUTH OF AND ADJACENT TO 400 N. SH 78, LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: DILL  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS

- B. Discussion, and action regarding the final plat of the Elevon, Section 2, Phase 2B-2 Addition consisting of 189 residential lots and 2 open space lots on 38.064 acres of land situated in the Samuel M. Rainer Survey, A-740, Tract 29, northeast of the intersection of Watkins Road and Pleasant Field Drive, Lavon, Collin County, TX (CCAD Property ID 2850231).**

Ms. Dobbs provided information regarding the final plat of the Elevon, Section 2, Phase 2B-2 addition and location information. Daniel Dewey, JBI Partners provided additional information and was available for questions. Ms. Dobbs reported that the item comes forward with a recommendation for approval from the Planning & Zoning Commission.

**MOTION: APPROVE THE FINAL PLAT OF THE ELEVON, SECTION 2, PHASE 2B-2 ADDITION CONSISTING OF 189 RESIDENTIAL LOTS AND 2 OPEN SPACE LOTS ON 38.064 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, A-740, TRACT 29, NORTHEAST OF THE INTERSECTION OF WATKINS ROAD AND PLEASANT FIELD DRIVE, LAVON, COLLIN COUNTY, TX.**

MOTION MADE: WRIGHT  
SECONDED: COOK  
APPROVED: UNANIMOUS

- C. Discussion, and action regarding the preliminary plat of the Elevon Multifamily Addition consisting of 3 lots on 29.925 acres of land situated in the Samuel M. Rainer Survey, A-740, Tract 144, east of the intersection of Elevon Parkway and Bois D Arc, fronting on and north of Elevon Parkway and south of the NETEX right of way, Lavon, Collin County, TX (CCAD Property ID 2882922).**

Ms. Dobbs provided information regarding the preliminary plat and Daniel Dewey, JBI Partners, answered questions. Ms. Dobbs provided a report from the Planning and Zoning Commission recommending approval subject to resolution of engineering and planning comments.

**MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON MULTIFAMILY ADDITION CONSISTING OF 3 LOTS ON 29.925 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, A-740, TRACT 144, EAST OF THE INTERSECTION OF ELEVON PARKWAY AND BOIS D ARC, FRONTING ON AND NORTH OF ELEVON PARKWAY AND SOUTH OF THE NETEX RIGHT OF WAY, LAVON, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.**

MOTION MADE: WRIGHT  
SECONDED: DILL  
APPROVED: UNANIMOUS

- D. Discussion, and action regarding the site plan and landscape plan of the Elevon Multifamily Addition consisting of 2 lots on 26.399 acres of land situated in the Samuel M. Rainer Survey, A-740, Tract 144, east of the intersection of Elevon Parkway and Bois D Arc, fronting on and north of Elevon Parkway and south of the NETEX right of way, Lavon, Collin County, TX (CCAD Property ID 2882922).**

Ms. Dobbs provided information regarding the site plan and landscape plan and Daniel Dewey, JBI Partners, detailed the site plan and landscape plan and answered questions. Ms. Dobbs provided a report from the Planning and Zoning Commission recommending approval subject to resolution of engineering and planning comments.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE ELEVON MULTIFAMILY ADDITION CONSISTING OF 2 LOTS ON 26.399 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, A-740, TRACT 144, EAST OF THE INTERSECTION OF ELEVON PARKWAY AND BOIS D ARC, FRONTING ON AND NORTH OF ELEVON PARKWAY AND SOUTH OF THE NETEX RIGHT OF WAY, LAVON, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.**

MOTION MADE: DILL  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

- E. Discussion and action regarding the site plan and landscape plan of the Nevada Special Utility District Elevated Water Tower site in the Elevon Parkway Addition on Block D, Lot 3X, northwest of the intersection of Elevon Parkway and Noble Grove, Lavon, Collin County, TX (CCAD Property ID 2892628).**

Ms. Dobbs provided information regarding the site plan and landscape plan and reported that the item comes forward with a recommendation for approval from the Planning & Zoning Commission.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE NEVADA SPECIAL UTILITY DISTRICT ELEVATED WATER TOWER SITE PLAN AND LANDSCAPE PLAN IN THE ELEVON PARKWAY ADDITION ON BLOCK D, LOT 3X, NORTHWEST OF THE INTERSECTION OF ELEVON PARKWAY AND NOBLE GROVE, LAVON, COLLIN COUNTY, TX SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.**

MOTION MADE: HEDGE  
SECONDED: DILL  
APPROVED: UNANIMOUS

- F. Discussion and action regarding the preliminary plat of the Elevon West Commercial, Phase 2 Addition for the Cottages at Elevon on Lot 1, Block B, on 53.402 acres of land, consisting of four lots, out of the S. M. Rainer Survey, Abstract No. 740, west of the intersection of Elevon Parkway and SH 78, Lavon, Collin County, TX (CCAD Property ID 2868715).**

Ms. Dobbs provided information regarding the revision of the preliminary plat and provided a report from the Planning and Zoning Commission recommending approval subject to the City Engineer's approval. Cole Eckeberger, PE, Kimley Horn, was available for questions.

**MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON WEST COMMERCIAL, PHASE 2 ADDITION FOR THE COTTAGES AT ELEVON ON LOT 1, BLOCK B, ON 53.402 ACRES OF LAND, CONSISTING OF FOUR LOTS, OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO. 740, WEST OF THE INTERSECTION OF ELEVON PARKWAY AND SH 78, LAVON, COLLIN COUNTY, TX, SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.**

MOTION MADE: WRIGHT  
SECONDED: COOK  
APPROVED: UNANIMOUS

- G. Discussion, and action regarding the final plat of the Hillstead parCHAUS Addition, consisting of two lots on 35.201 acres of land, situated in the William Howard Survey, A-370, Tract 26 northwest of the intersection of CR 483 and CR 484, in the extraterritorial jurisdiction of the City of Lavon, Collin County, TX (CCAD Property ID 2832663).**

Ms. Dobbs provided information regarding the final plat and provided a report from the Planning and Zoning Commission recommending approval.

**MOTION: APPROVE THE FINAL PLAT OF THE HILLSTEAD PARCHAUS ADDITION, CONSISTING OF TWO LOTS ON 35.201 ACRES OF LAND, SITUATED IN THE WILLIAM HOWARD SURVEY, A-370, TRACT 26 NORTHWEST OF THE INTERSECTION OF CR 483 AND CR 484, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TX.**

MOTION MADE: SHEPARD  
SECONDED: DILL  
APPROVED: UNANIMOUS

- H. Discussion and action regarding the replat of Lake Breeze Estates, Lot 32C Commercial, Block A to create 10 lots on approximately 11.809 acres of land, situated east of Bently Farms, fronting SH 78 southwest of the intersection of SH 78 and Oak Drive, Lavon, Collin County, Texas, (CCAD Property ID 2864647).**

Ms. Dobbs provided information regarding the replat and provided a report from the Planning and Zoning Commission recommending approval. Jason Trafton, P.E., Ion Design Group, L.L.C. was available for questions.

**MOTION: APPROVE THE REPLAT OF LAKE BREEZE ESTATES, LOT 32C COMMERCIAL, BLOCK A TO CREATE 10 LOTS ON APPROXIMATELY 11.809 ACRES OF LAND, SITUATED EAST OF BENTLY FARMS, FRONTING SH 78 SOUTHWEST OF THE INTERSECTION OF SH 78 AND OAK DRIVE, LAVON, COLLIN COUNTY, TX.**

MOTION MADE: WRIGHT  
SECONDED: COOK  
APPROVED: UNANIMOUS

- I. Discussion and action regarding the replat of Lake Breeze Estates, Lots 24C and 25C Commercial, Block E to create 6 lots on approximately 15.56 acres of land, situated east of Lake Breeze Residential, fronting SH 78 northwest of the intersection of SH 78 and Oak Drive and southwest of the intersection of SH 78 and Gage Road, Lavon, Collin County, Texas, (CCAD Property IDs 2864642 and 2864644).**

Ms. Dobbs provided information regarding the replat and provided a report from the Planning and Zoning Commission recommending approval subject to resolution of city engineer and planner comments. Property owner/developer Grant Threadgill was available for questions.

**MOTION: APPROVE THE REPLAT OF LAKE BREEZE ESTATES, LOTS 24C AND 25C COMMERCIAL, BLOCK E TO CREATE 6 LOTS ON APPROXIMATELY 15.56 ACRES OF LAND, SITUATED EAST OF LAKE BREEZE RESIDENTIAL, FRONTING SH 78 NORTHWEST OF THE INTERSECTION OF SH 78 AND OAK DRIVE AND SOUTHWEST**

**OF THE INTERSECTION OF SH 78 AND GAGE ROAD, LAVON, COLLIN COUNTY, TX  
SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.**

MOTION MADE: WRIGHT  
SECONDED: COOK  
APPROVED: UNANIMOUS

- J. Discussion and action regarding Ordinance No. 2023-12-03 amending the City of Lavon Code of Ordinances, Section 11.04.002 Operation Prohibited on Certain Streets of Section 11.04 Commercial Vehicles to restrict commercial truck traffic on Moore Lane, Traditions Drive, and Forder Court.**

Ms. Dobbs discussed the impact of commercial vehicle use of Moore Ln., Traditions Dr., and Forder Ct.

**MOTION: APPROVE ORDINANCE NO. 2023-12-03 AMENDING THE CITY OF LAVON CODE OF ORDINANCES, SECTION 11.04.002 OPERATION PROHIBITED ON CERTAIN STREETS OF SECTION 11.04 COMMERCIAL VEHICLES TO RESTRICT COMMERCIAL TRUCK TRAFFIC ON MOORE LANE, TRADITIONS DRIVE, AND FORDER COURT.**

MOTION MADE: COOK  
SECONDED: HEDGE  
APPROVED: UNANIMOUS

- K. Discussion and action regarding direction to place the order for fire apparatus replacement as approved in the 2023-24 program year of the Capital Improvements Plan (CIP-19c).**

Ms. Dobbs provided information regarding the fire apparatus replacement and Chief Danny Anthony answered questions. The staff reviewed the proposal and quoted purchase price of \$1,293,831.00 with 600 days anticipated build time.

**MOTION: DIRECT STAFF TO PREPARE A LETTER OF INTENT FOR THE PURCHASE OF A FIRE APPARATUS TO REPLACE ENGINE-1.**

MOTION MADE: COOK  
SECONDED: HEDGE  
APPROVED: UNANIMOUS

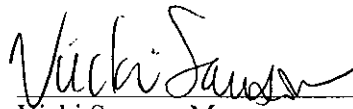
**7. SET FUTURE MEETINGS AND AGENDA**

December 19, 2023 – Regular meeting


January 2, 2024 - Regular meeting

**8. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:36 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 19<sup>th</sup> day of December 2023.

  
Vicki Sanson, Mayor

ATTEST:

  
Rae Norton, City Secretary

