



**MINUTES  
MAY 7, 2024  
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  
KAY WRIGHT, PLACE 3  
LINDSEY HEDGE, PLACE 5  
ABSENT: TED DILL, PLACE 4

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 DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
  - Babysitter Training, May 29-31, 2024
  - Camp 911, June 5, 2024
  - Bicycle Rodeo, July 25, 2024
  - Proclamations were presented honoring Peace Officers Memorial Day, Police Week and Economic Development Week.
4. **CITIZENS COMMENTS**

There were no citizen comments.
5. **PRESENTATION**

Wylie Fire Rescue Chief, Brandon Blythe presented information regarding the EMS-Emergency Medical Services Agreement Proposal.
6. **CONSENT AGENDA**
  - A. **Approve the minutes of the April 16, 2024, meeting.**
  - B. **Receive the Quarterly Investment Report.**
  - C. **Approve the final plat of the 78 East Commercial Addition, Ph 2 Block A, Lot 5 and Lot 1R consisting of two commercial lots on approximately 2.983 acres of land out of the William H. Moore Survey, Abstract No. 638, situated adjacent to and northwest of the intersection of SH 78 and Burnett Drive, Lavon, Collin County, TX (CCAD Property ID 2614649 and 2612610), subject to the city engineer's final approval of the civil plans.**
  - D. **Approve Resolution No. 2024-05-01 approving and authorizing the execution of a professional services reimbursement agreement with MA Elevon 429, LLC for professional services associated with the review of a proposed development agreement amendment relating to the Elevon project and to approximately 180 acres southeast of the intersection of FM 2755 and Watkins Road).**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: COOK

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Dill)

## 7. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding the site plan and landscape plan of the Lavon Retail Plaza east of and adjacent to 875 S. SH 78, Block A, Lot 3, 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 2614354).

City Manager Kim Dobbs provided information regarding the site and landscape plan. Developer, Lalit Sharma detailed the site plan and landscape plan.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PLAZA EAST OF AND ADJACENT TO 875 S. SH 78, BLOCK A, LOT 3, 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: WRIGHT  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS (Absent: Dill)

- B. Discussion, and action regarding the site plan and landscape plan of the Daycare northeast of the intersection of SH 78 and Grand Heritage Blvd. and northwest of the intersection of SH 78 and Burnett Drive, Block A, Lot 5, 78 Commercial East Addition on 1.7 acres of land situated in the William H. Moore Survey, Abstract No. 638, Lavon, Collin County, TX (CCAD Property ID 2614649).

Ms. Dobbs provided information regarding the construction project and Kiew Kam, Triangle Engineering was available for questions.

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE DAYCARE NORTHEAST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD. AND NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT DRIVE, BLOCK A, LOT 5, 78 COMMERCIAL EAST ADDITION ON 1.7 ACRES OF LAND SITUATED IN THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638, LAVON, COLLIN COUNTY, TX.**

MOTION MADE: WRIGHT  
SECONDED: COOK  
APPROVED: UNANIMOUS (Absent: Dill)

- C. Discussion and action regarding Ordinance No. 2024-05-01 amending Chapter 8 "Offenses and Additional Provisions", Article 8.03 "Noise", Section 8.03.001 "Definitions" of the Code of Ordinances of the City of Lavon to amend the scope and parameters of the City's noise regulations.

Ms. Dobbs detailed the code amendment and Police Chief Mike Jones provided additional information.

**MOTIONS: APPROVE ORDINANCE NO. 2024-05-01 AMENDING CHAPTER 8 "OFFENSES AND ADDITIONAL PROVISIONS", ARTICLE 8.03 "NOISE", SECTION 8.03.001 "DEFINITIONS" OF THE CODE OF ORDINANCES OF THE CITY OF LAVON TO AMEND THE SCOPE AND PARAMETERS OF THE CITY'S NOISE REGULATIONS.**

MOTION MADE: WRIGHT  
SECONDED: HEDGE  
APPROVED: UNANIMOUS (Absent: Dill)

## 8. EXECUTIVE SESSION

At 7:32 p.m. in accordance with Texas Government code Chapter 551, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property: property in the vicinity of 120 School Rd.

**9. RECONVENE FROM EXECUTIVE SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 7:37 p.m. and stated no action was taken.

**10. SET FUTURE MEETINGS AND AGENDA**

May 21, 2024 – Regular Meeting

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:39 P.M.**

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 21<sup>st</sup> day of May 2024.**

  
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Vicki Sanson, Mayor

**ATTEST:**

  
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Kim Dobbs, City Manager

