



AGENDA
APRIL 7, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
- 4. CITIZENS COMMENTS**
Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.)
- 5. CONSENT AGENDA**
Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.
 - A.** Approve the minutes of the March 17, 2026 meeting.
 - B.** Approve the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of S. SH 78 and Grand Heritage Blvd. in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).
 - C.** Approve the replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).
 - D.** Approve Resolution No. **2026-04-01** authorizing the submission of a grant application to the Office of the Governor, Public Safety Office, for the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities for the Terrorism Intervention Training Project and designating authorized representatives.
- 6. ITEMS FOR CONSIDERATION**
 - A.** Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** continued from March 3, 2026 to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
 - B.** Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the

intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

- C. **PUBLIC HEARING TO BE CONTINUED TO MAY 5, 2026** Open and continue to May 5, 2026 at 6:30 p.m. a public hearing regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).
- D. Presentation, discussion and action regarding Resolution No. **2026-04-02** approving the 2026-2028 City of Lavon Strategic Plan.
- E. Public hearing, discussion, and action regarding the application for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two wall signs more than permitted and 2) permit approximately 227.91 square feet in total wall sign area that is 167.91 square feet greater than permitted for Arka Montessori Academy at 601 S. SH 78 on Block A, Lot 5, 78 Commercial East Addition, Phase 2, on 1.7 acres, northwest of the intersection of SH 78 and Burnett Dr. (CCAD Property ID 2913477).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
- F. Discussion and action regarding Resolution No. **2026-04-03** awarding the construction project bid for the City of Lavon – Bear Creek Wastewater Treatment Plant Expansion, Phase 4 (CIP-21) Project and approving and authorizing the negotiation and execution of a construction contract with Drake General Contractors, LLC in an amount not to exceed \$6,586,100.00 with up to 540 calendar days for construction.
- G. Discussion and action regarding Resolution No. **2026-04-04** approving and authorizing the execution of Change Order No. 2 to the construction contract with XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in an amount of (\$6,000.00) for unused contingency; and providing for an effective date.
- H. Discussion and action regarding the acceptance of Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project improvements.
- I. Discussion and action regarding Resolution No. **2026-04-05** approving and authorizing the execution of Change Order No. 1 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed \$189,480.00 additional road construction and water line, and providing for an effective date.
- J. Discussion and action regarding Ordinance No. **2026-04-01** amending Chapter 7 “Health and Sanitation”, Article 7.03 “Smoking, Tobacco Products, E-Cigarettes and Related Products” of the Code of Ordinances to add new provisions regulating smoking in certain commercial establishments; establishing criminal offenses and setting penalties; providing for certain affirmative defenses; providing for savings, severability clause; providing for a repealing clause and providing for an effective date.
- K. Discussion and action regarding Resolution No. **2026-04-06** approving and authorizing the execution of Task Order 19 pursuant to the 2018 Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the planning, analysis, design, and construction administration of a gravity sanitary sewer collection system to serve properties located along Main St. (Bus. 78) from Geren Dr. to the Lake Road area in an estimated amount of \$87,200.00; and providing an effective date.

7. SET FUTURE MEETINGS AND AGENDA

Requests may be made for items to be placed on a future agenda or for a special meeting.

April 15, 2026 – Special Meeting

April 21, 2026 – Regular Meeting

8. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City’s website at www.cityoflavon.com and at City Hall on or before 6:00 PM on March 31, 2026.

/ Rae Norton /

Rae Norton, City Secretary

1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
2. The body reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.



**MINUTES
FEBRUARY 17, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1, MAYOR PRO TEM
MIKE COOK, PLACE 2
TRAVIS JACOB, PLACE 3
RACHEL DUMAS, 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

- March 28, 2026 Breakfast with the Bunny
- March 31, 2026 Rockwall County Thoroughfare Plan Meeting

4. CITIZENS COMMENTS

There were no citizen comments.

5. CONSENT AGENDA

A. Approve the minutes of the March 3, 2026 meeting.

B. Approve Resolution No. 2026-03-01 authorizing continued participation with the Atmos Cities Steering Committee; and authorizing the payment of four cents per capita to the Atmos Cities Steering Committee to fund regulatory and related activities related to Atmos Energy Corporation.

C. Approve Resolution No. 2026-03-02 approving and authorizing execution of an Interlocal Cooperation Agreement with Collin County for road improvement and maintenance participation; and providing for an effective date; subject to final legal review and approval.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: HEDGE

APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. Public hearing, discussion, and action regarding the application for a variance to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to permit the installation of a sign that is approximately 40.4 square feet in total wall sign area that is 16.4 square feet greater than permitted for The Wellness Station at 845 S. SH 78, Ste. # 150, Lot 3, Block A of the SB Lavon Addition on 1.5 acres of land northeast of the intersection of S. SH 78 and Burleson Dr., Lavon, Collin County, TX (CCAD Property ID 2913474).

Presentation of proposed application

Ms. Dobbs provided information regarding the for a variance to the Sign Ordinance. The applicant provided information regarding the new business and justification for the variance.

PUBLIC HEARING to receive comments regarding the proposed application.

Mayor Sanson opened the public hearing at 6:40 p.m. and invited questions and comments in favor of or opposition to the proposed ordinance. There being no comments, Mayor Sanson closed the public hearing at 6:40 p.m.

Discussion and action regarding the proposed application and accompanying Ordinance.

MOTION: APPROVE AN APPLICATION FOR A VARIANCE TO ARTICLE 4.05 SIGNS OF THE CODE OF ORDINANCES TO SECTION 4.05.008 APPROVED SIGNS AND STANDARDS (B)(3) WALL SIGNS TO PERMIT THE INSTALLATION OF A SIGN THAT IS APPROXIMATELY 40.4 SQUARE FEET IN TOTAL WALL SIGN AREA THAT IS 16.4 SQUARE FEET GREATER THAN PERMITTED FOR THE WELLNESS STATION AT 845 S. SH 78, STE. # 150, LOT 3, BLOCK A OF THE SB LAVON ADDITION ON 1.5 ACRES OF LAND NORTHEAST OF THE INTERSECTION OF S. SH 78 AND BURLESON DR., LAVON, COLLIN COUNTY, TX.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

B. Discussion and action regarding Resolution No. 2026-03-03 regarding a response to the Public Utility Commission of Texas inquiry relating to the 2026 consumer price index (CPI) adjustment thereby allowing an increase to municipal telecommunications right-of-way access line rates.

Ms. Dobbs provided information regarding the CIP adjustment from the Public Utility Commission.

MOTION: APPROVE RESOLUTION NO. 2026-03-03 REGARDING A RESPONSE TO THE PUBLIC UTILITY COMMISSION OF TEXAS INQUIRY RELATING TO THE 2026 CONSUMER PRICE INDEX (CPI) ADJUSTMENT THEREBY ALLOWING AN INCREASE TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

C. Discussion and action regarding Ordinance No. 2026-03-03 amending the City’s Code of Ordinances, Chapter 4, “Building Regulations,” Article 4.05, “Signs,” Division 1, “Generally,” Section 4.05.006, “Variances,” providing the city council authority and criteria to consider and approve variances for commercial or shopping center or commercial sign plans in conjunction with commercial, mixed-use, and residential planned developments; amending the same division to add a new Section 4.05.010 to provide for non-commercial message substitution on any sign otherwise authorized by the City’s sign regulations; providing severability, repealer and savings clauses; providing for publication and an effective date.

Ms. Dobbs provided information regarding the proposed amendment.

MOTION: APPROVE ORDINANCE NO. 2026-03-03 AMENDING THE CITY’S CODE OF ORDINANCES, CHAPTER 4, “BUILDING REGULATIONS,” ARTICLE 4.05, “SIGNS,” DIVISION 1, “GENERALLY,” SECTION 4.05.006, “VARIANCES,” PROVIDING THE CITY COUNCIL AUTHORITY AND CRITERIA TO CONSIDER AND APPROVE VARIANCES FOR COMMERCIAL OR SHOPPING CENTER OR COMMERCIAL SIGN PLANS IN CONJUNCTION WITH COMMERCIAL, MIXED-USE, AND RESIDENTIAL PLANNED DEVELOPMENTS; AMENDING THE SAME DIVISION TO ADD A NEW SECTION 4.05.010 TO PROVIDE FOR NON-COMMERCIAL MESSAGE SUBSTITUTION ON ANY SIGN OTHERWISE AUTHORIZED BY THE CITY’S SIGN REGULATIONS; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

MOTION MADE: DUMAS
SECONDED: HEDGE
APPROVED: UNANIMOUS

D. Discussion regarding the provision of police services outside the corporate limits of the City.

Ms. Dobbs presented information regarding the request for police services outside of the corporate limits of the City. Council directed staff to decline the request.

E. Discussion regarding possible opportunity to partner with the Texas Department of Transportation in a program relating to red light enforcement actions.

Ms. Dobbs provided information regarding the red-light enforcement challenges and possible opportunities through a partnership with TXDOT. The City Council directed staff to continue exploring the partnership with TXDOT and prepare a budget amendment if needed for implementation.

F. Discussion regarding regulations relating to smoking, including vaping, in certain commercial establishments in the City.

Ms. Dobbs presented information regarding recent request by citizens in reference to indoor smoking/vaping at local restaurants. The City Council directed staff to prepare an ordinance regarding smoking and vaping regulations.

7. DEPARTMENT REPORTS

A. Police Services – Police Chief Mike Jones referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.

B. Fire Services – Fire Chief Danny Anthony provided information regarding reports, programs and current activities.

C. Public Works – Director of Public Works David Carter provided general information regarding the public works operations.

D. Administration – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report.

8. EXECUTIVE SESSION

At 7:10 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from business prospect(s) 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 offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the projects Chalkboard 27, Ignite, and Pathways in proximity to SH 78.

9. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:08 p.m., stating no action was taken in the executive session

10. SET FUTURE MEETINGS AND AGENDA

April 7, 2026 – Regular Meeting

11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:09 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 7th day of April 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 5 – B

Item:

CONSENT AGENDA

Approve the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of Grand Heritage Blvd. and S. SH 78 in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).

Application Information

- Owner(s):** Grand Heritage Homeowners Association (HOA), 78 Commercial West, L.P., and 78 Commercial East, L.P.
- Applicant:** Eagle Surveying
- Location:** 200 Grand Heritage Boulevard, northeast and northwest of the intersection of S. SH 78 and Grand Heritage Blvd.
- Description:** 3.782 acres in the Grand Heritage Club Addition, Lot 1, Block S, Common Area No. 4 and Lot 1, Block R, Common Area No. 3; SB Lavon Addition Replat Lot 4R2 outparcel; 78 Commercial East Addition outparcel, City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).
- Current Zoning:** Planned Development, established by Ordinance No. 2004-09-05 as amended
- Request:** Replat

Request Details

The applicants are seeking approval of a replat to combine outparcels of the commercial properties on the east and west sides of the Grand Heritage Club Common Areas with the Common Area lots at the intersection of Grand Heritage Blvd. and S. SH 78. The outparcels contain improvements associated with the Grand Heritage Club landscape improvements and recreational amenities installed when the residential development was constructed.

Code Excerpts:

**TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED**

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water and will be served by the City of Lavon sanitary sewer service.

Floodplain: The proposed replat does not impact floodplain in the region.

The replat is prepared in accordance with the City's Subdivision Ordinance and conforms to the zoning. The application satisfies the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF THE GRAND HERITAGE CLUB COMMON ADDITION LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3 ON 3.782 ACRES NORTHWEST AND NORTHEAST OF THE INTERSECTION OF GRAND HERITAGE BLVD. AND S. SH 78 IN THE VICINITY OF 200 GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

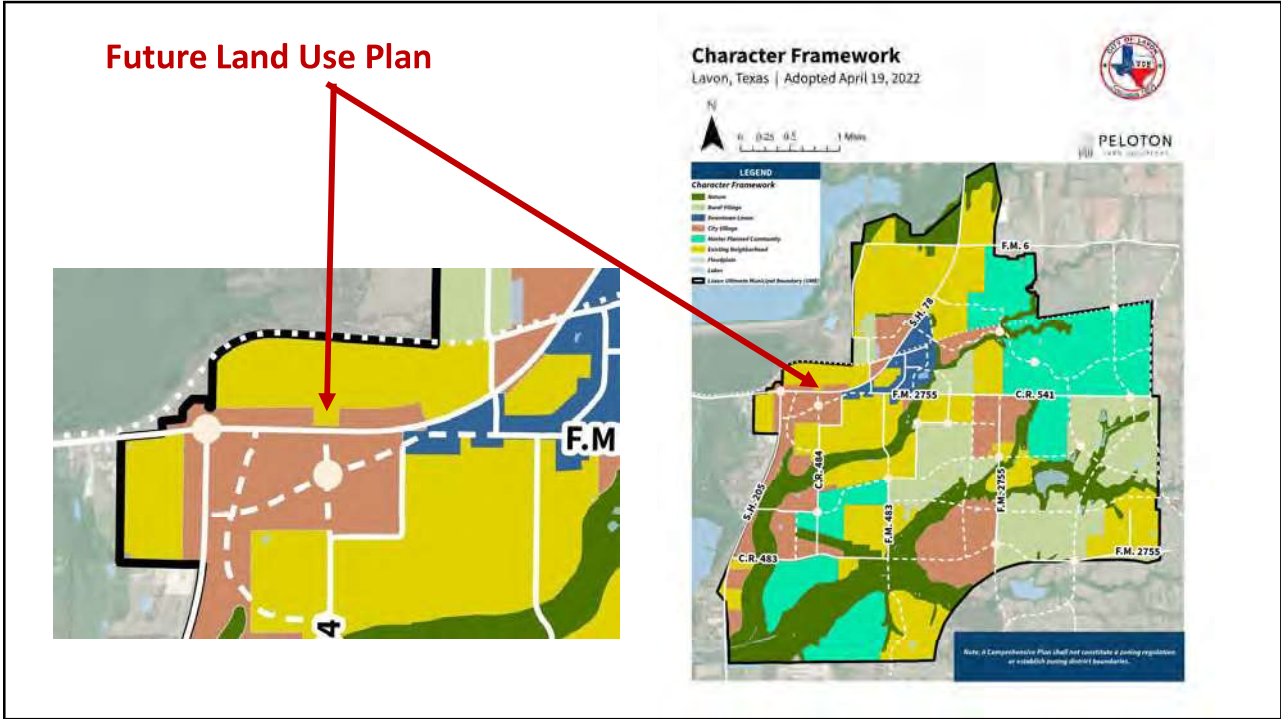
MOTION MADE: VALLEJO
SECONDED: CLIFTON
APPROVED: UNANIMOUS (absent McClendon, Rosenquist)

Staff Notes:

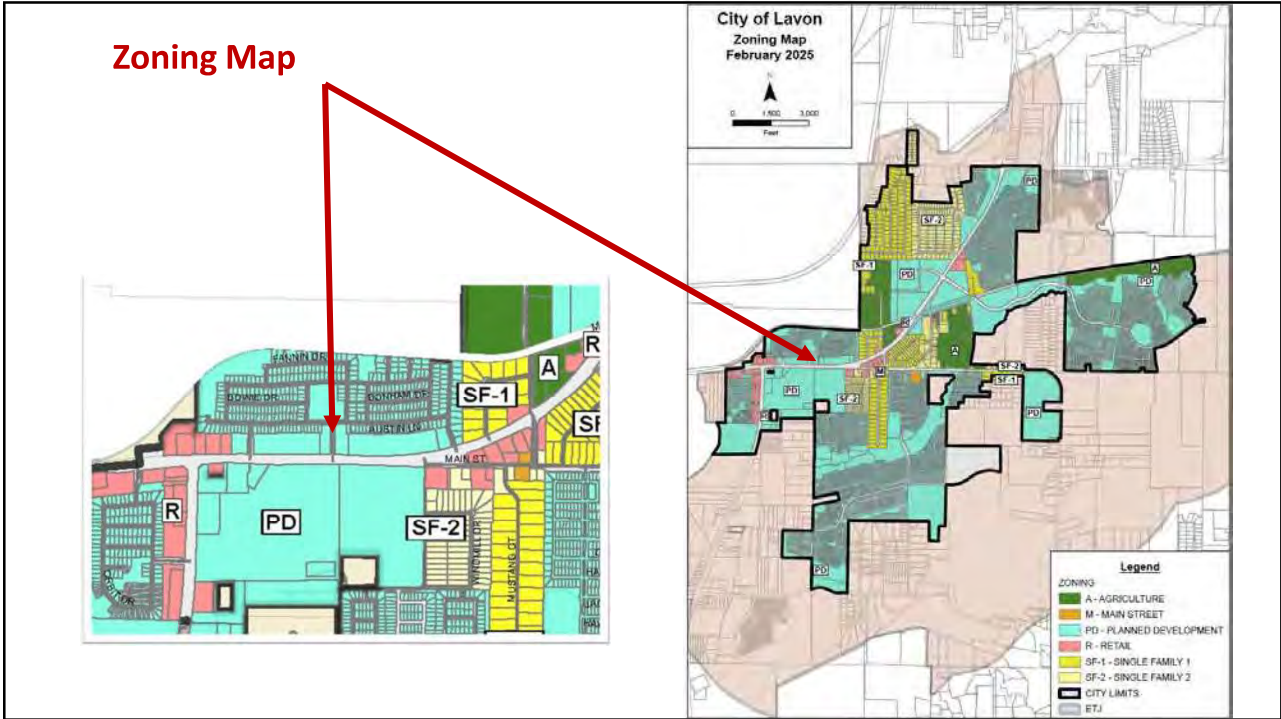
The proposed replat was reviewed by the city engineer, planning consultant, and staff development review committee.

Approval of the replat is recommended.

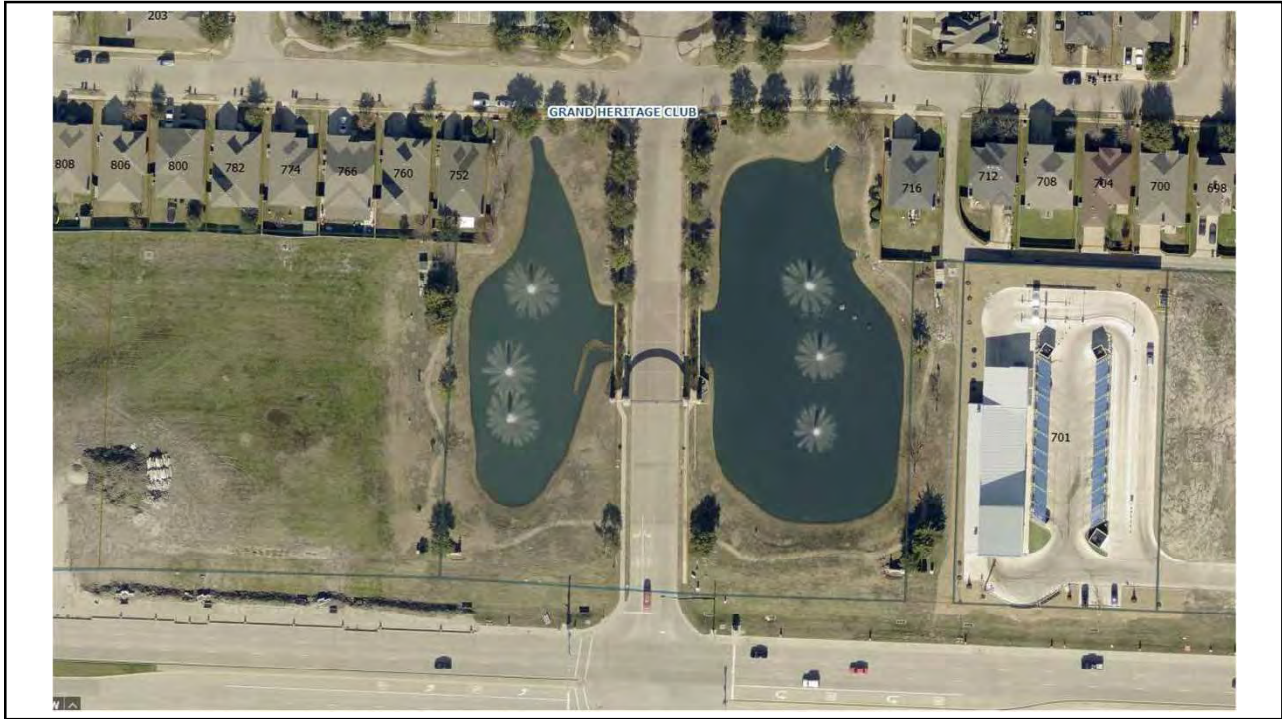
- Attachments:**
1. Application and preliminary plat
 2. Location exhibits
 3. Planning and engineering correspondence



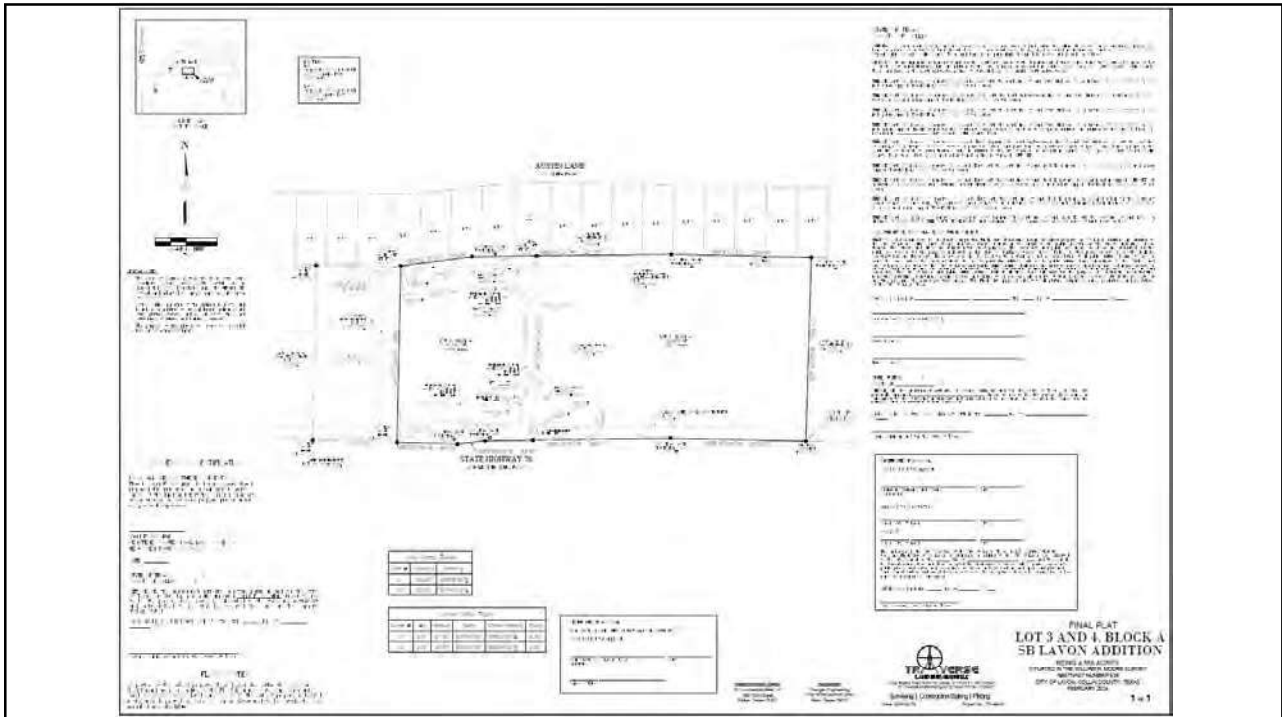
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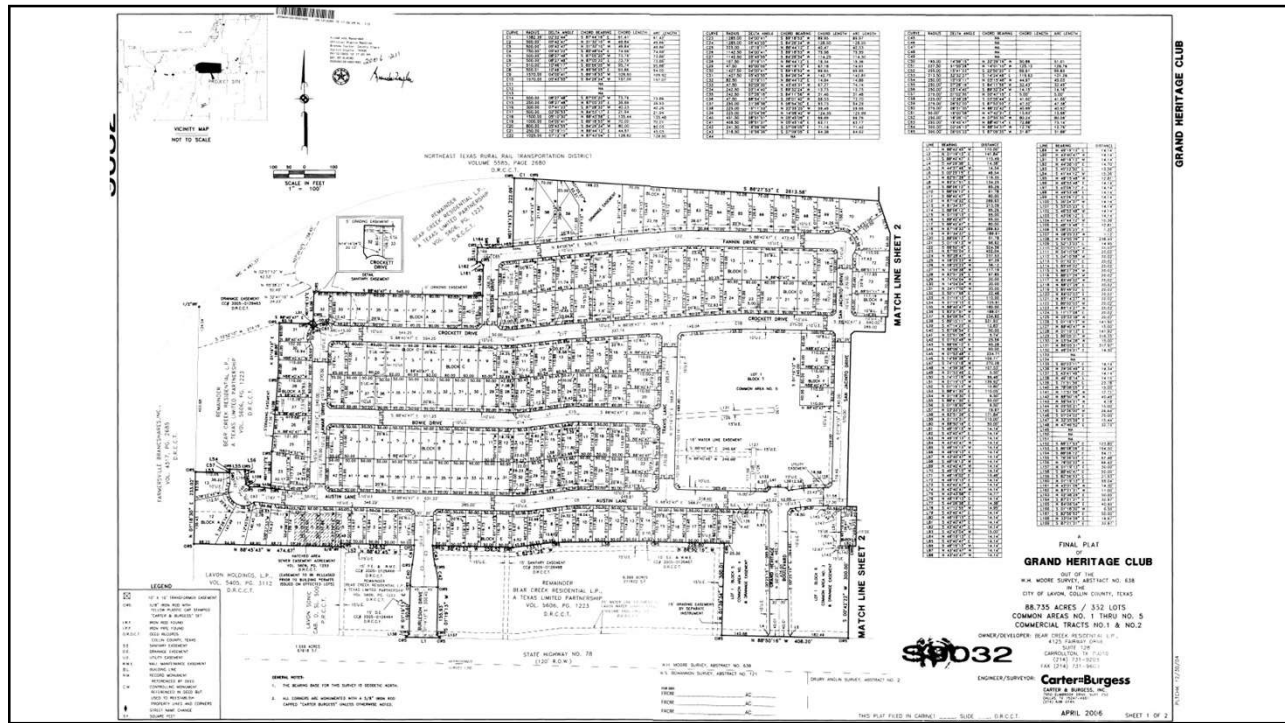
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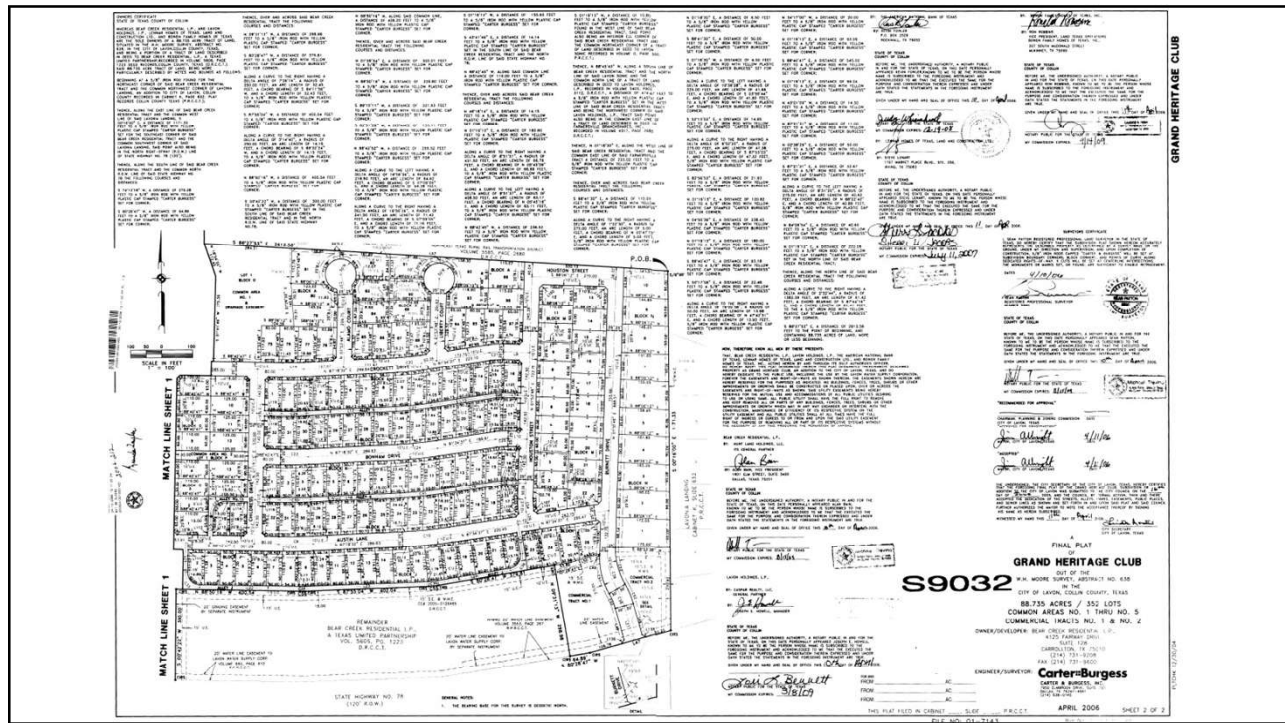
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CITY OF LAVON
 P.O. Box 340, School Rd. Lavon, TX 75166
 Office 972-843-4220 - Inspection 972-853-0855



PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission			Property Owner		
Name: <u>Eagle Surveying</u>			Name: <u>Lavon Grand Heritage Homeowners Association, Inc.</u>		
Address: <u>222 South Elm Street, Suite 200</u>			Address: _____		
City/State/Zip: <u>Denton, Texas</u>			City/State/Zip: _____		
Phone #: <u>940-222-3009</u> Fax #: _____			Phone # _____ Fax # _____		
Authorized Person: <u>Michael Fedchak</u>			Authorized Person: _____		
Type of Submission		Date	Check List of Items Submitted		
<input type="checkbox"/> Preliminary Plat			<input type="checkbox"/> (two) full size sets of plats (24x36)		
<input type="checkbox"/> Final Plat			<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input type="checkbox"/> Construction Plans			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input checked="" type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)			<input type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)		
Application Fees					
Preliminary Plat		Per Fee Schedule			
Final Plat		Per Fee Schedule			
Re-Plat		Per Fee Schedule			
Public Infrastructure Inspection		Per Fee Schedule			
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>					
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>					
Authorized Representative (Printed Name) Michael Fedchak		Authorized Representative (Signature) <i>Michael Fedchak</i>			Date: 02-09-2026
To be completed by the City					
In Takers Name: _____					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected
Comments: _____					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - - Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: 2/11/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon Grand Heritage Homeowners Association, Inc., am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Eagle Surveying to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Jammy Fred (President LGH HOA)
Signature (Owner)

Signature (Owner)

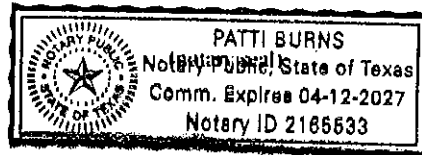
Signature (Owner)

The State of Texas
County of Texas Collin

Before me, the undersigned authority, appeared Jammy Fred,
on this the 11th day of February, 2026.

[Signature]

Notary Public in and for Collin County, Texas





CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Inspection 972-853-0855
Email: f.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: 2/11/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon Grand Heritage Homeowners Association, Inc., am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

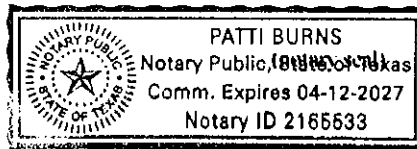
Jammy Fred (President HOA) L BH
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Jammy Fred,
on this the 11th day of February, 2026.



[Signature]

Notary Public in and for Collin County, Texas



CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission			Property Owner		
Name: <u>Eagle Surveying</u>			Name: <u>78 Commercial West LP</u>		
Address: <u>222 South Elm Street, Suite 200</u>			Address: <u>2401 Cedar Springs Rd, Ste 600 ⁸²³⁵ <u>Douglas Ave.</u></u>		
City/State/Zip: <u>Denton, Texas</u>			City/State/Zip: <u>Dallas, TX 75204 ⁷⁵²²⁵</u> <u>Ste 1301</u>		
Phone #: <u>940-222-3009</u>		Fax #: _____	Phone #: <u>470-707-9566</u>		Fax #: _____
Authorized Person: <u>Michael Fedchak</u>			Authorized Person: <u>Kevin Tooker, EVP</u>		
Type of Submission		Date		Check List of Items Submitted	
<input type="checkbox"/> Preliminary Plat				<input type="checkbox"/> (two) full size sets of plats (24x36)	
<input type="checkbox"/> Final Plat				<input type="checkbox"/> (two) full size construction sets (24x36)	
<input type="checkbox"/> Re-Submittal				<input type="checkbox"/> (one) half size sets of plats (11x17)	
<input type="checkbox"/> Construction Plans				<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)	
<input checked="" type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)				<input type="checkbox"/> (one) PDF plats (on separate CD's)	
				<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)	
Application Fees					
Preliminary Plat		Per Fee Schedule			
Final Plat		Per Fee Schedule			
Re-Plat		Per Fee Schedule			
Public Infrastructure Inspection		Per Fee Schedule			
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>					
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>					
Authorized Representative (Printed Name)		Authorized Representative (Signature)			Date:
Michael Fedchak		<i>Michael Fedchak</i>			02-09-2026
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: 2/9/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Kevin Tooker
Signature (Owner)

Signature (Owner)

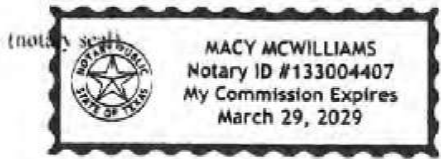
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 9th day of February, 2026.

Macy McWilliams

Notary Public in and for Dallas County, Texas





CITY OF LAVON

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Email: lmccleendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: 2/9/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Eagle Surveying to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

[Signature]
Signature (Owner)

Signature (Owner)

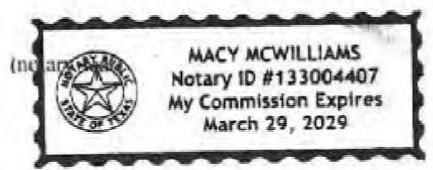
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[Signature]

Notary Public in and for Dallas County, Texas





CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 - Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner			
Name: <u>Eagle Surveying</u>		Name: <u>78 Commercial East LP</u>			
Address: <u>222 South Elm Street, Suite 200</u>		Address: <u>8235 Douglas Ave, Ste 1300</u>			
City/State/Zip: <u>Denton, Texas</u>		City/State/Zip: <u>Dallas, TX 75225</u>			
Phone #: <u>940-222-3009</u>	Fax #: _____	Phone #: <u>470-707-9566</u>	Fax #: _____		
Authorized Person: <u>Michael Fedchak</u>		Authorized Person: <u>Kevin Tooker</u>			
Type of Submission		Check List of Items Submitted			
<input type="checkbox"/> Preliminary Plat		<input type="checkbox"/> (two) full size sets of plats (24x36)			
<input type="checkbox"/> Final Plat		<input type="checkbox"/> (two) full size construction sets (24x36)			
<input type="checkbox"/> Re-Submittal		<input type="checkbox"/> (one) half size sets of plats (11x17)			
<input type="checkbox"/> Construction Plans		<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)			
<input checked="" type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)		<input type="checkbox"/> (one) PDF plats (on separate CD's)			
		<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)			
Application Fees					
Preliminary Plat	Per Fee Schedule				
Final Plat	Per Fee Schedule				
Re-Plat	Per Fee Schedule				
Public Infrastructure Inspection	Per Fee Schedule				
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>					
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Authorized Representative (Printed Name) Michael Fedchak		Authorized Representative (Signature) <i>Michael Fedchak</i>	Date: 02-09-2026		
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					

www.cityoflavon.com



CITY OF LAVON

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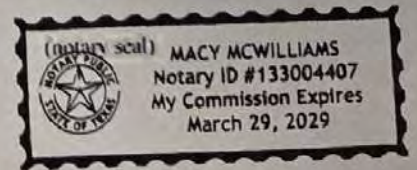
[Handwritten Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 9th day of February, 2026.



[Handwritten Signature]

Notary Public in and for Dallas County, Texas



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
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Email: lmccleendon@lavontx.gov

PLAT APPLICATION

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Date: 2/9/26

To the City of Lavon
Collin County, Texas

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Kevin Tooker
Signature (Owner)

Signature (Owner)

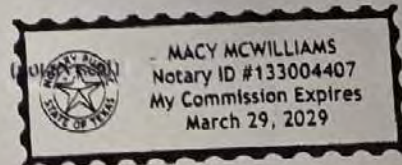
Signature (Owner)

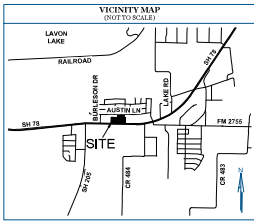
The State of Texas
County of Dallas

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Macy McWilliams

Notary Public in and for Dallas County, Texas

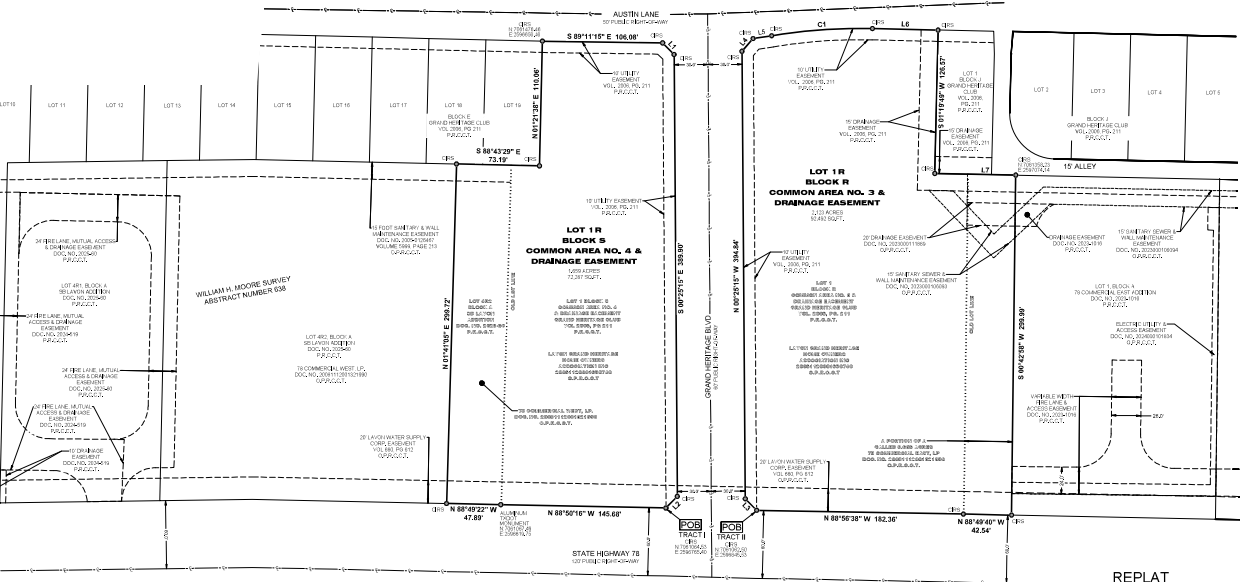




- GENERAL NOTES**
1. The purpose of this plan is to create two (2) lots of record from two (2) existing lots of record a portion of one (1) existing lot of record and a portion of an unrecorded tract.
 2. This property is located in Woodland Zone "W" as subject from the F.E.M.A. Flood Insurance Rate Map dated June 16, 2006 and is located in Community Number 481313 as shown on Map Number 4803810443.
 3. The bearings and grid coordinates shown on this plan are based on GPS observations utilizing the NAD 83 datum. The North American Datum of 1983 Adjustment, Revision 0811.
 4. Laying a portion of this addition by means and bounds is a violation of City Ordinance and State Law, and is subject to final and/or overriding utility and building permits.
 5. All interior property corners are marked with a 1/2" check iron with a green plastic cap stamped "EAGLE SURVEY" with color-coded chains.
 6. Common areas shall be owned and maintained by the Property Owners Association and shall be assigned as a drainage easement and for public, recreation and pedestrian access.



- All utility easements shown on this plan shall also include an additional easement opening for construction, reconstruction, addition, replacement, and maintenance of waterlines, sewerlines, gas lines, electric lines, and other utility lines as shown on the map of payment file.
1. Sewer system is owned and operated by Bear Creek Special Utility District (BCSD) and all construction related to sewer service shall be done per BCSD's specifications and general rules.
 2. The easement and public use areas shown are dedicated for the public use, including specifically for the City of Lavin or Bear Creek Special Utility District, favor to the payment indication on this plan.
 3. The City of Lavin and Bear Creek Special Utility District are not responsible for making any improvements in, over or over any easements caused by maintenance or repair.
 4. Utility easements may also be used for the public use and reconstruction of all public utilities designed to or serving the area within the easements from use to portable utilities, and use by public utilities to be subject to the public and City of Lavin and Bear Creek Special Utility District.
 5. The City of Lavin, Bear Creek Special Utility District, and public utilities shall have the right to remove and top maintain all or part of any building, fence, tree, shrub or other improvements or appurtenances which may be in any way encroaching or interfering with construction, maintenance, or operation of these respective systems.
 6. The City of Lavin, Bear Creek Special Utility District, and public utilities shall be all of the right to remove and top maintain all or part of any building, fence, tree, shrub or other improvements or appurtenances which may be in any way encroaching or interfering with construction, maintenance, or operation of these respective systems.
 7. All construction on this document shall be done by means of plan and approved by the City of Lavin or Bear Creek Special Utility District and shall also be reviewed and approved.



LEGEND

- PL - PLANE
- VOL - VOLUME
- POB - POINT OF BEGINNING
- RF - RIGHT-OF-WAY
- CRS - CAPPED BROW ROAD SET
- DOC - DOCUMENT NUMBER
- SUPP - ORIGINAL PUBLIC RECORDS
- P.R.C.C.T. - PLAT RECORDS COLLIN COUNTY, TEXAS
- PROPERTY LINE
- - - - - Accretion Line

LINE TABLE

LINE	BEARING	DEFINITION
L1	S 88° 42' 29" E	14.33
L2	S 88° 42' 29" E	14.33
L3	N 88° 50' 10" W	145.68
L4	N 88° 50' 10" W	145.68
L5	S 88° 42' 29" E	14.33
L6	S 88° 42' 29" E	14.33
L7	S 88° 42' 29" E	14.33
L8	S 88° 42' 29" E	14.33

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.61	80.01	10.8717	N 88° 50' 10" E	86.17

**REPLAT
GRAND HERITAGE CLUB
LOT 1R, BLOCK S, COMMON AREA NO. 4
AND
LOT 1R, BLOCK R, COMMON AREA NO. 3**

3.782 ACRES
REPLAT OF GRAND HERITAGE CLUB
LOT 1, BLOCK S, COMMON AREA NO. 4 & DRAINAGE EASEMENT
AND BEING ALL OF LOT 1, BLOCK R, COMMON AREA NO. 3 &
DRAINAGE EASEMENT AS RECORDED IN
VOLUME 2006, PAGE 211, P.R.C.C.T.,
AND A PORTION OF A CALLED 8.636 ACRE TRACT
DOCUMENT NUMBER 2008112001321980, O.P.R.C.C.T.,
AS RECORDED IN
AND
A PORTION OF LOT 4R2, BLOCK A, SB LAVIN ADDITION
AS RECORDED IN
DOCUMENT NUMBER 2025-40, P.R.C.C.T.,
SITUATED IN THE
WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638
CITY OF LAVIN, COLLIN COUNTY, TEXAS

JOB NUMBER: 2024-03-001
DATE: 12-06-2024
REVISION: 03-12-2024
DRAWN BY: AMF

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

BURKHOLDER
Eagle Surveying, LLC
Contract: Richard Spahr, Jr.
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
78 Commercial West LP
20240 Veterans Tau Dept
2101 Cedar Springs Road, Ste 400
Dallas, TX 75201

OWNER
78 Commercial West, LP
8235 Douglas Ave, Suite 1300
Dallas, TX 75225
(470) 70-4666

OWNER
Lavin Grand Heritage Association Inc
200 Grand Heritage Blvd
Lavin, TX 75166

March 20, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-3880
MyGov Submittal: March 20, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

We have no further comments and recommend approval.

Please do not hesitate to let us know if you have any questions.

Thank you,



Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



March 19, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-3880
MyGov Submittal: March 19, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following condition:**

- ✓1. Revise the Replat to accurately summarize the purpose of this plat.

GENERAL NOTES
1. The purpose of this plat is to create a Common Area lot from a previous platted lot plat, to create one (1) lot of record from an existing lot of record and a portion of an unplatted tract and to dedicate easements.

Please do not hesitate to let us know if you have any questions.

Thank you,

Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



March 19, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

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Thank you,

Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

March 18, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: Grand Heritage Club - 2 Lots, 3.782 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The properties are located on the east and west side of Grand Heritage Blvd. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

All comments have been satisfactorily addressed.

This concludes our review of the above-referenced Replat. We recommend APPROVAL of the Replat.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

F:\17024 - LAV General Servies\9 - Review\Grand Heritage\Grand Heritage Club\Replat 2026\Grand Heritage Club - Replat - Rev 1.docx

March 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

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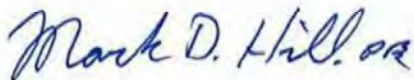
- ✓1. Bearings do not match between the drawing and written description.
- ✓2. The property name in one of the Owners' Dedication should be corrected.

This concludes our review of the above-referenced Replat. A copy of the Replat, with markups, is attached for your use.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

Attachment

F:\17024 - LAV General Servies\9 - Review\Grand Heritage\Grand Heritage Club\Replat 2026\Grand Heritage Club - Replat - Rev 0.docx



March 12, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: February 27, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

- ✓1. Submit a signed plat application for the 78 Commercial East owner.
- 2. This Replat will replace the SB Lavon Addition, Lots 4R2-A & Common Area 1, Block A Replat application. Please withdraw the other application.
- ✓3. Revise the Replat to remove all lines and labels that delineate setbacks and buffers.
- ✓4. Per Collin County Appraisal District, Lot 1, Block S and Lot 1R, Block R are owned by Lavon Grand Heritage HOA. However, the acreage within the Owner's Certificates and Owner's Dedications for 78 Commercial West and 78 Commercial East incorporate the acreage owned by the Lavon Grand Heritage HOA. Provide clarification as to why these properties are listed as being owned by 78 Commercial West and 78 Commercial East, or revise the Replat to add Lavon Grand Heritage HOA (and the associated acreages) to the owner's information, certificate, and dedication sections.
- ✓5. The filed Final Plat for Grand Heritage Club shows 10-foot utility easements on Lot 1, Block S, Common Area No. 4 & Drainage Easement and Lot 1R, Block R, Common Area No. 3 & Drainage Easement. Revise the Replat to show these existing easements.
- ✓6. Revise the Replat's City Secretary certification to reference a Replat instead of a Final Plat.
- ✓7. Revise the Replat to remove the signature block, on page 1, shown below:


This plat approved subject to all applicable ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

Executed this the _____ day of _____ 20__.

(Developer)

By: _____

(Name/Title of Authorizing Agent)



- ✓8. Revise the Replat to relabel Common Area No. 1, Block A to “Common Area No. 1R, Block A.”
- ✓9. Revise the Replat to relabel Lot 1, Block S, Common Area No. 4 & Drainage Easement to “Lot 1R, Block S, Common Area No. 4 & Drainage Easement.”
- ✓10. Revise the Replat’s title block to update it based on comments 8 and 9.
- 11. Please coordinate any changes with the associated Site Plan application and vice versa.
- 12. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



March 12, 2026

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Via Email Delivery to kdobbs@lavontx.gov

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Executed this the _____ day of _____ 20__.

(Developer)

By: _____

(Name/Title of Authorizing Agent)





CITY OF LAVON

Agenda Brief

MEETING: April 7, 2026

ITEM: 5 – C

Item:

CONSENT AGENDA

Approve the replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

Application Information

- Owner(s):** 78 Commercial West, L.P.
- Applicant:** Eagle Surveying
- Location:** 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd.
- Description:** SB Lavon Addition Replat Lot 4R2; 1.750 acres and an outparcel of 0.329 acres, City of Lavon, Collin County, Texas (CCAD Property ID 2938319).
- Current Zoning:** Planned Development, established by Ordinance No. 2004-09-05, as amended
- Request:** Replat

Request Details

The applicant is seeking approval of a replat of Lot 4R2-A of the SB Lavon Addition to revise the lot line to combine an outparcel with the Grand Heritage Club Common Area resulting in a 1.750 acre lot.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division

of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water and will be served by the City of Lavon sanitary sewer service.

Floodplain: The proposed replat does not impact floodplain in the region.

Road Connection: The property will take access from cross access easements.

The replat is prepared in accordance with the City's Subdivision Ordinance and conforms to the zoning. The application satisfies the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF THE SB LAVON ADDITION LOT 4R2 ON 1.750 ACRES TO REVISE LOT LINE FOR ADDITIONAL 0.329 ACRES TO BE JOINED TO AN ADJACENT LOT IN A SEPARATE REPLAT, AT 783 S. SH 78, NORTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: CLIFTON

SECONDED: VALLEJO

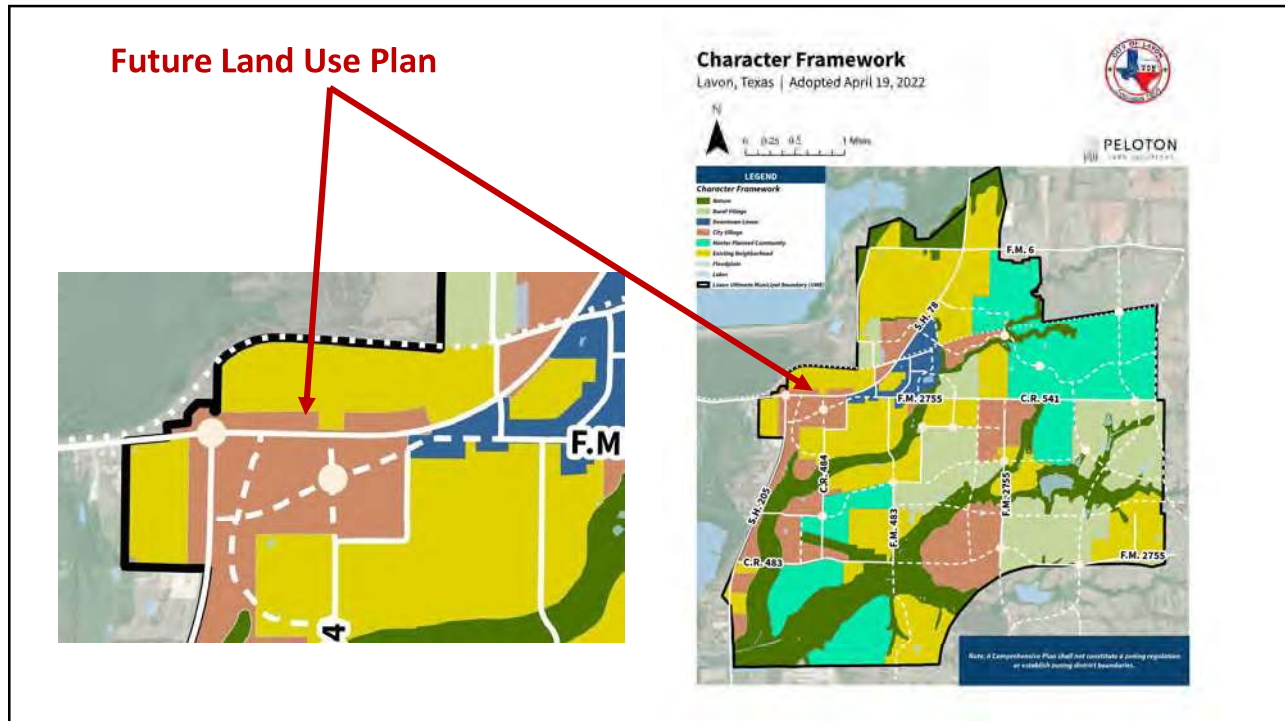
APPROVED: UNANIMOUS (absent McClendon, Rosenquist)

Staff Notes:

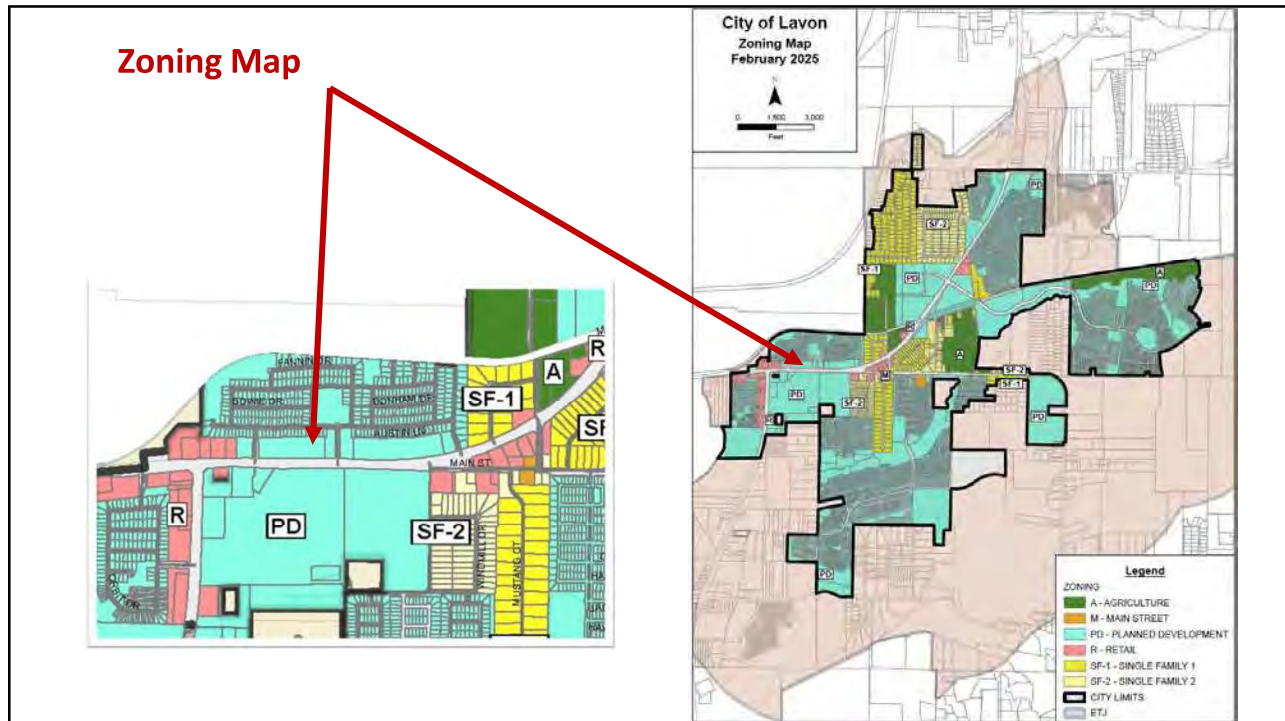
The proposed replat was reviewed by the city engineer, planning consultant, and staff development review committee.

Approval of the replat is recommended.

- Attachments:**
1. Application and preliminary plat
 2. Location exhibits
 3. Planning and engineering correspondence

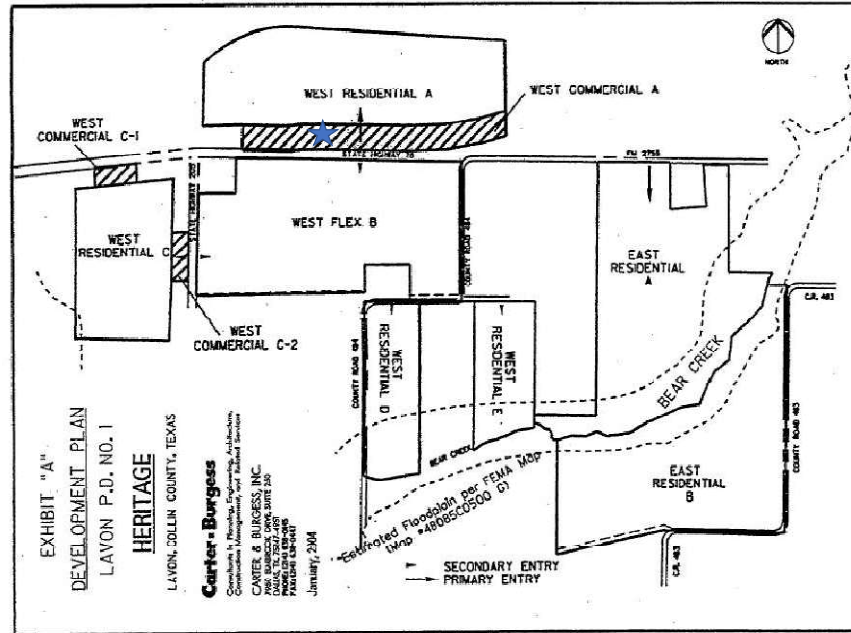


37



38

**Grand Heritage
PD
Development
Plan**

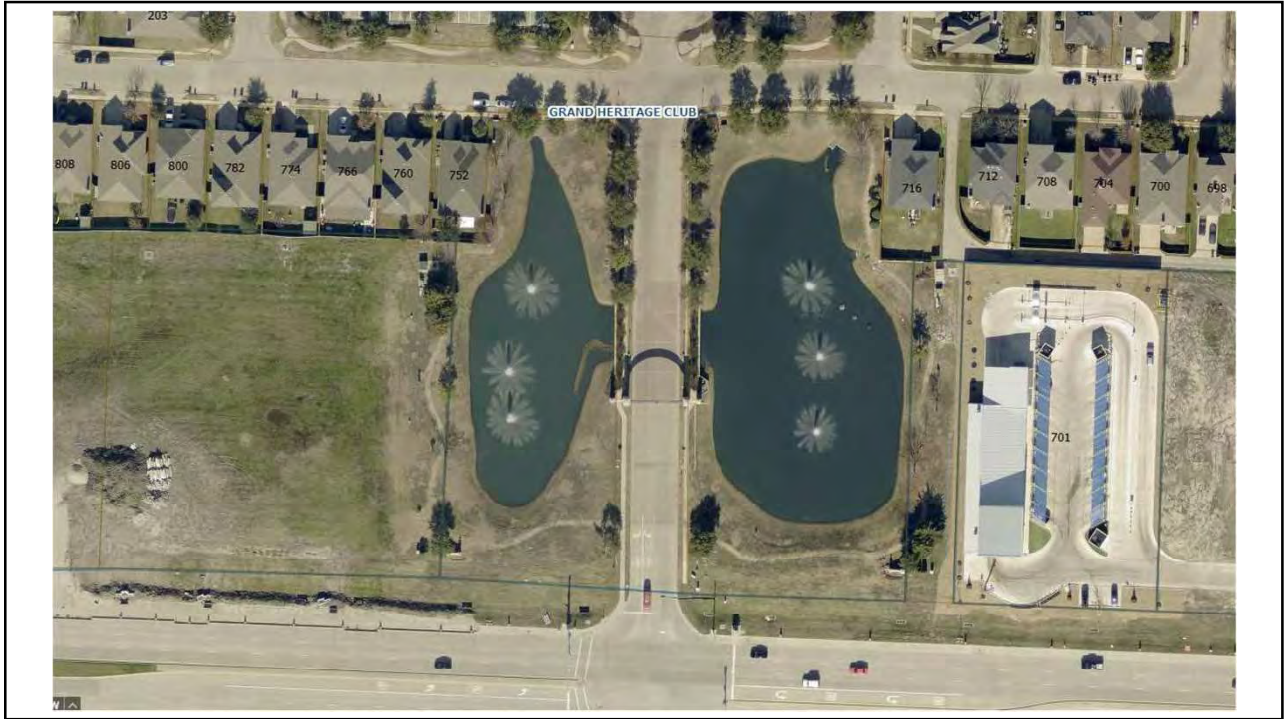


39

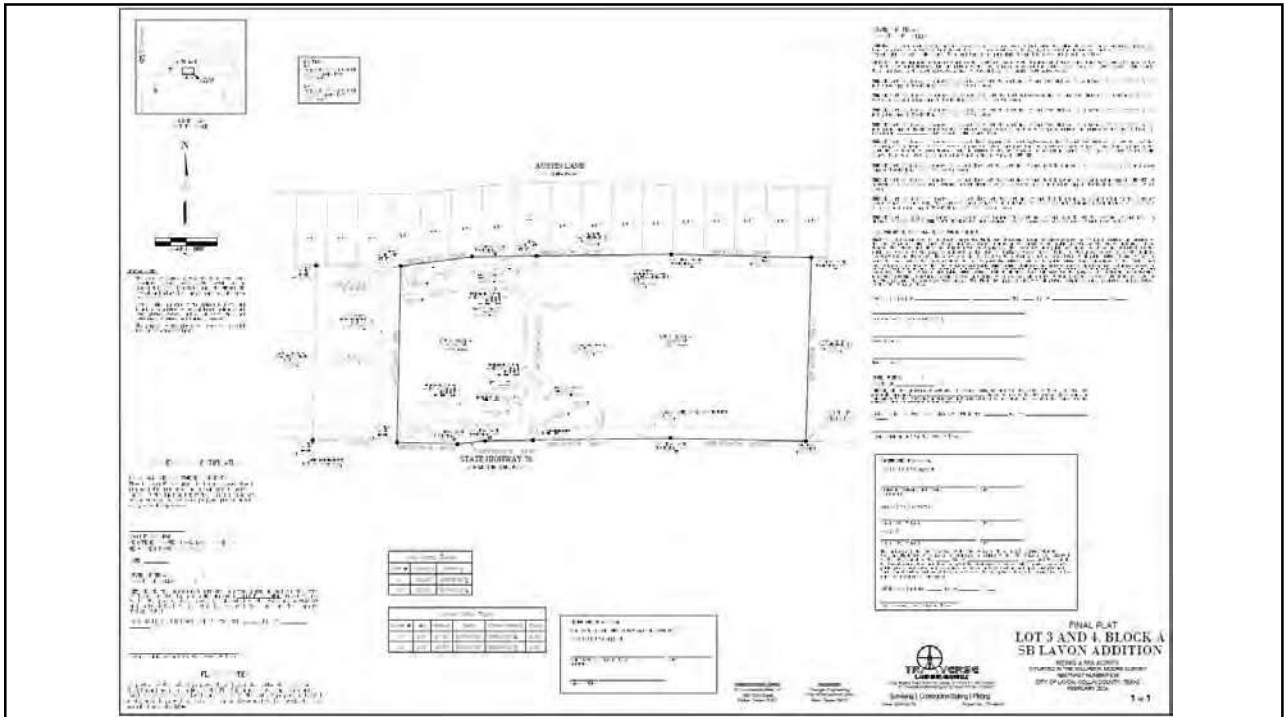
**Grand
Heritage
PD
Land Plan
Exhibit**



40



41



42



CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission			Property Owner		
Name: <u>Eagle Surveying</u>			Name: <u>78 Commercial West LP</u>		
Address: <u>222 South Elm Street, Suite 200</u>			Address: <u>8235 Douglas Ave, Suite 1300</u>		
City/State/Zip: <u>Denton, Texas</u>			City/State/Zip: <u>Dallas, TX 75225</u>		
Phone #: <u>940-222-3009</u>		Fax #: _____	Phone #: <u>470-707-9566</u>		Fax #: _____
Authorized Person: <u>Michael Fedchak</u>			Authorized Person: <u>Kevin Tooker, President</u>		
Type of Submission		Date	Check List of Items Submitted		
<input type="checkbox"/> Preliminary Plat			<input checked="" type="checkbox"/> (two) full size sets of plats (24x36)		
<input checked="" type="checkbox"/> Final Plat			<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input type="checkbox"/> Construction Plans			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input type="checkbox"/> Other			<input type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)		
Pricing					
Preliminary Plat: C* D*		Per Fee Schedule			
Final Plat: C* D*		Per Fee Schedule			
Re-Plat: C* D*		Per Fee Schedule			
Public Infrastructure Inspection		Per Fee Schedule			
C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required.					
D* To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and download these forms along with plans.					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name)		Authorized Representative (Signature)			Date:
Michael Fedchak		<i>Michael Fedchak</i>			January 5, 2026
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Fax 972-843-0397 - Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: January 5, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Eagle Surveying to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Kevin Tooker
Signature (Owner) **Kevin Tooker, President** ~~Executive Vice President~~

Signature (Owner)

Signature (Owner)



The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 5th day of January, 2026.

Courtney Whitacre

Notary Public in and for Dallas County, Texas



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Fax 972-843-0397 - Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: January 5, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Kevin Tooker
Signature (Owner) ~~Kevin Tooker, President~~ Executive Vice President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas



Before me, the undersigned authority, appeared Kevin Tooker,
on this the 5th day of January, 2026.

(notary seal)

Courtney Whitacre

Notary Public in and for Dallas County, Texas

March 19, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: SB Lavon Addition, Lot 4R2-A, Block A
Replat Review
LJA Job No. NTP-3880
MyGov Submittal: March 18, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

We have no further comments and recommend approval.

Please do not hesitate to let us know if you have any questions.

Thank you,



Abra R. Nusser, AICP
Senior Director
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

March 18, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 1 Lot, 1.750 Acres
78 Commercial West LP - Lot 4R2-A – Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

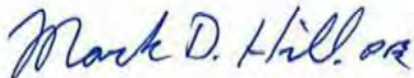
All comments have been satisfactorily addressed.

This concludes our review of the above-referenced Replat. **We recommend APPROVAL of the Replat.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 3.docx

March 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 1 Lot, 1.750 Acres
78 Commercial West LP - Lot 4R2-A – Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:


- ✓ 1. A bearing does not match between the drawing and written description.
- ✓ 2. The title block refers to "All of Lot 4R2". Surveyor to verify if it should be a "Portion of Lot 4R2" or similar.
- ✓ 3. Geneal Note #1 should be modified to reflect the actual purpose of this Plat.

This concludes our review of the above-referenced Replat. A copy of the Replat, with markups, is attached for your use.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

Attachment

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 2.docx

March 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 1 Lot, 1.750 Acres
78 Commercial West LP - Lot 4R2-A – Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

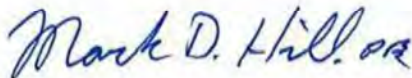
1. A bearing does not match between the drawing and written description.
2. The title block refers to "All of Lot 4R2". Surveyor to verify if it should be a "Portion of Lot 4R2" or similar.
3. Geneal Note #1 should be modified to reflect the actual purpose of this Plat.

This concludes our review of the above-referenced Replat. A copy of the Replat, with markups, is attached for your use.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

Attachment

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 2.docx

March 3, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 2 Lot, 2.080 Acres
78 Commercial West LP - Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated February 23, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

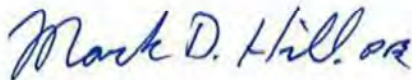
1. The Replat is creating 2 lots. One of the lots will be a common area adjacent to the existing common area for Grand Heritage Club. The Common Area lot is being created to encompass existing improvements associated with the Grand Heritage Club Common Area that extend beyond the existing property line. The Common Area Lot will be replatted as part of adjacent Lot 1, Block S.

This concludes our review of the above-referenced Replat. **We recommend APPROVAL of the Replat, subject to addressing any Planner's comments.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

Attachment

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 1.docx

March 2, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: SB Lavon Addition, Lot 4R2 Block A
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: February 25, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request.
We **recommend approval with the following conditions:**

1. **Repeat Comment:** The Owner's Dedication states that the owners "do hereby adopt this Minor plat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A, BLOCK A." Revise to the following: "...do hereby adopt this replat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A..."

The Owner's Dedication was partially corrected. The last line of the Owner's Dedication states, "This Minor plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas." Revise to the following: This replat plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas."

2. **Repeat Comment:** Revise the CERTIFICATE OF APPROVAL section reference to SIMI ADDITION to list the correct subject replat: SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A.

Revise the CERTIFICATE OF APPROVAL to list the correct subject replat. Remove the reference to PHASE 1, LOT 1, BLOCK A.

3. Revise the replat to remove lines and labels for all setbacks and landscape buffers.

Please do not hesitate to let us know if you have any questions.

Thank you,



Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

February 2, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 2 Lot, 2.080 Acres
78 Commercial West LP - Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated December 9, 2025, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

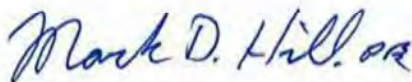
1. The Replat is creating 2 lots. One of the lots will be a common area adjacent to the existing common area for Grand Heritage Club. The Common Area lot is being created to encompass existing improvements associated with the Grand Heritage Club Common Area that extend beyond the existing property line
2. Fire lanes should be platted.
3. Surveyor to verify additional water easements are not required.
4. The written description references Burleson Drive. This should be Grand Heritage Club Block E with appropriate lots.
5. The existing common area should be labeled as Block S, not R.

This concludes our review of the above-referenced Replat.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

Attachment

F:\17024 - LAV General Services\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 0.docx

January 23, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: SB Lavon Addition, Lot 4R2 Block A
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: January 13, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. Revise the lot labeled "HOA LOT Excluded Area" to "Common Area 1, Block A." The Replat title block label needs to be revised and updated from "Lots 4R2-A & 4R2-B, Block A" to "Lots 4R2-A & Common Area 1, Block A."
2. Please clarify if Lavon Grand Heritage HOA is anticipating taking on ownership of the Common Area. They are not included on the application and documentation regarding their acceptance of the common area has not been provided.
3. The General Notes section needs the following revisions and additions:
 - a. Note 1 to be revised to state: "The purpose of this plat is to create a Common Area lot from a previous platted lot."
 - b. Additional note: "Common areas shall be owned and maintained by the Property Owners Association and shall be designated as a drainage easement and for public recreation and pedestrian access."
4. The Owner's Certificate includes a bounds description line:
"Thence along the east right-of-way line of Burleson Drive, being the common west line of said 0.82 acre tract, the following three (3) courses and distances"

Please review and clarify if this is correct. Also, the reference on the last line of "Lot 1 Block R" needs to be revised to "Lot 1 Block S."
5. The label of the adjacent lot to the east of this replat is shown at Lot 1 Block R. Revise to Lot 1, Block **S**, to correctly identify the lot.
6. The Owner's Dedication states that the owners "do hereby adopt this Minor plat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A, BLOCK A." Revise to the following: "...do hereby adopt this replat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A..."



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 5 – D

Item:

CONSENT AGENDA

Approve Resolution No. 2026-04-01 authorizing the submission of a grant application to the Office of the Governor, Public Safety Office, for the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities for the Terrorism Intervention Training Project and designating authorized representatives

Background:

The Lavon Police Department is seeking authorization to prepare an application for funding through the Office of the Governor’s Public Safety Office under the State Homeland Security Program – Law Enforcement Terrorism Prevention Activities (SHSP-L). The proposed project, titled the Terrorism Intervention Training Project, will support regional law enforcement training focused on terrorism prevention, threat recognition, and response to mass casualty incidents.

If awarded, the grant will fund specialized training delivered in partnership with the Emergency Volunteers Project (EVP), an international nonprofit organization that provides emergency response and counter-terrorism training worldwide. EVP instructors include experienced professionals from Israeli emergency services, including the Israel Defense Forces, Israeli police, fire services, and EMS, who bring extensive real-world experience responding to terrorism and mass casualty incidents.

The training will be hosted in, and around, Lavon and made available to law enforcement agencies throughout North Texas, including smaller and rural departments that may not otherwise have access to specialized terrorism prevention training.

The grant does not require matching funds from the City of Lavon. The project period is anticipated to run from 2026 – 2028, if funding is awarded.

Financial Implication:

The grant is 100% funded by the grant program and supplements the City’s training budget.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution No. 2026-04-01

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-01

Terrorism Intervention Training Project – State Homeland Security Grant Program (SHSP-L)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, FOR THE STATE HOMELAND SECURITY PROGRAM – LAW ENFORCEMENT TERRORISM PREVENTION ACTIVITIES (SHSP-L) FOR THE TERRORISM INTERVENTION TRAINING PROJECT; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO ACT ON BEHALF OF THE CITY IN ALL MATTERS RELATED TO THE APPLICATION AND THE ADMINISTRATION OF THE GRANT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Lavon finds it in the best interest of the citizens of the City of Lavon that the Terrorism Intervention Training Project, Grant Number 5961301, be operated for the years of 2026, 2027 & 2028; and

WHEREAS, the City Council acknowledges there is no matching fund requirement for this grant; and

WHEREAS, the City Council commits that in the event of loss or misuse of the Office of the Governor funds, that the funds will be returned to the Office of the Governor by the City in full.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council approves and authorizes submission of the grant application for the Terrorism Intervention Training Project - Grant Number 5961301 to the Office of the Governor.

SECTION 2. The Chief of Police, be designated as the grantee’s authorized official, and be given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency.

SECTION 3. The Accounting Administrator, be designated as the grantee’s financial officer and be given the power to submit financial and/or programmatic reports or alter a grant on behalf of the applicant agency.

SECTION 4. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of April 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - A

Item:

Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

- 1) Presentation of proposed application.
- 2) **PUBLIC HEARING** continued from March 3, 2026 to receive comments regarding the proposed application.
- 3) Discussion and action regarding the proposed application.

Application Information

Owner(s): Bear Creek Commercial Properties, L.P.

Applicant: Bear Creek Commercial Properties, L.P.

Location: Southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive.

Description: Approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

Current Zoning: Planned Development, established by Ordinance No. **2004-09-05** - West Flex B

Request: Planned Development – PD

Request

The subject property is approximately 110 acres, located generally at the southeast corner of SH 78 and SH 205. The applicant is requesting to rezone the subject property from a Grand Heritage Planned Development (PD) District that was adopted in 2004 to a new PD with generally similar commercial and multi-family uses, but with some adjustments as noted below.

Review of Proposed Zoning

• **PLANNED DEVELOPMENT DISTRICT REZONING**

- The applicant is requesting to rezone the subject property from a Grand Heritage Planned Development (PD) District that was adopted in 2004 (established by [Ord. No. 2004-09-05](#) and amended by [Ord. No. 2023-08-01](#)) to a new Heritage Square PD with generally similar multi-family and commercial uses, but with some adjustments. The proposed PD has a Concept Plan that designates various subareas/tracts that directly relate to the PD's proposed Development Standards.
- The PD would generally allow the frontage along SH 78 to develop with smaller, quick-serve (QSR or fast food) restaurants, potentially sit-down restaurants, service/financial/ office, and retail. For the area along SH 205 and interior to the site, there could be traditional big box retailers, consisting of a primary grocery/general merchandise anchor and three to six junior anchor retailers, or restaurants. On the south side of the property, south of the extension of Endeavor Boulevard, there could be a mixture of commercial uses and/or multi-family depending on the subarea. There are other uses, such as entertainment and broad array of commercial-related uses, allowed in several of the subareas as detailed in the proposed PD's Development Standards.
- The proposed multi-family density necessitates a significant amount of Parkland Dedication and Development per the City's Subdivision Code standards adopted in March of 2024. Parkland Dedication and Development requirements are directly proportionate to proposed residential density. The developer originally proposed more density but scaled it back due to these requirements, City requests, and recommendation by the Planning and Zoning Commission. The developer has reduced density since P&Z by 166 dwelling units.
- The applicant, City Staff, and professional consultants have spent considerable time collaboratively and cooperatively working through the many components in the application. The Planning and Zoning Commission considered the request on March 24, 2026, and made a motion to approve the three components of the request, subject to the conditions listed below. Since the Planning and Zoning Commission meeting, the applicant has made several revisions to the request to address the Planning and Zoning Commission's motion, as well as public feedback. A summary of the applicant's revisions are provided below.

Conditions from P&Z Motion:

- Reduce the density of the multi-family residential (MFR) down to 18-20 du/ac or increase the amount of Parkland Dedication *improved*
- Reduce the difference in what is being requested and what is required in the Zoning Ordinance on:
 - MFR tree requirement *improved*
 - Parking space tree requirement *improved*
 - Distance from a tree requirement *improved*
 - MFR covered/enclosed parking requirement *improved*

Summary of Submitted Changes:

- Density
 - The applicant adjusted the proposed product types in the two multi-family subareas to provide only the Townhome-style multi-family in Subarea C-2 and only the standard multi-family in Subarea C-1.
 - *Overall density decreased from a maximum of 645 units to a maximum of 479 units.*
 - *Subarea C-1 changed from maximum 24 dwelling units per acre to maximum 26 dwelling units per acre*
 - *Subarea C-2 changed from maximum 24 dwelling units per acre to maximum 12 dwelling units per acre*
- Parkland Dedication
 - *Parkland Dedication **provided** remained the same, but the Parkland Dedication **required** acreage went down due to the reduction in proposed density and is now only a difference of 30,492 square feet (.7 acres).*

Required	Proposed
Required ratio: 1 acre of parkland per 43.8 dwelling units Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards Parkland Dedication required calculation: 479 dwelling units divided by 43.8 = 10.94 acres of parkland required	Proposed dwelling units: 479 dwelling units Total designated parkland acreage provided: 10.24 acres Total parkland acreage within floodplain: 0 acres* Total Parkland Dedication provided: 10.24 acres

- *A label was changed on Exhibit F relating to the floodplain. The label was changed to “non-regulatory floodplain,” in addition to WOUS (i.e. Waters of the US), which resulted in Staff re-review of the Parkland Dedication requirements as they relate to floodplain. Since the Lavon Code of Ordinances specifically defines floodplain as land that floods which is “specifically identified by the Federal Emergency Management

Agency on its flood hazard boundary maps (FHBM) for the city,” this floodplain does not meet that definition as it is not FEMA floodplain. It is therefore Staff’s determination that the applicant can claim full “credit” for all area within the proposed Heritage Square Park.

- Landscape standards
 - Parking lot tree table revised as shown below:

Previous:

7. Parking lot tree requirements are as follows:

SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE
A	Entire subarea	1/15	130’
B-1 and B-2	≤ 7,500	1/7	75’
B-1 and B-2	> 7,500	1/10	100’
C-1 and C-2	Entire subarea	1/10	100’

*Parking spaces used for EV charging or online pick-up services are exempt from the parking lot tree requirements.

Revised:

7. Parking lot tree requirements are as follows:

SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE
A	>140,000 Entire subarea	1/15	130’
<u>A</u>	> 7,500-140,000	<u>1/10</u>	<u>100’</u>
<u>A</u>	≤ 7,500	<u>1/7</u>	<u>75’</u>
B-1 and B-2	≤ 7,500	1/7	75’
B-1 and B-2	> 7,500	1/10	100’
C-1 and C-2	Entire subarea	1/10	100’

*Parking spaces used for EV charging or online pick-up services are exempt from the parking lot tree requirements.

- *The applicant increased the number of trees within the townhome-style multi-family development to one tree per one per dwelling unit instead of one tree per two dwelling units. The minimum number of trees for this standard were increased almost to the minimum Code requirement, but the applicant put in an allowance that up to 25% of canopy trees may be replaced with two ornamental trees for each canopy tree.*
- *The applicant increased the number of trees within the standard multi-family development to one tree per 1.75 dwelling units, instead of the previously proposed one tree per two dwelling units. The minimum number of trees for this standard were increased, but the applicant also put in an allowance that up to 25% of canopy trees may be replaced with two ornamental trees for each canopy tree.*

- Covered/enclosed parking standards
 - Adjusted the covered/enclosed parking standards to be the two multi-family subareas combined instead of having requirements for each multi-family subarea
 - Decreased the minimum covered parking from 25% to 20%, within combined Subareas C-1 and C-2.
 - Increased the minimum enclosed garage parking from 15% to 30%, within combined Subareas C-1 and C-2.
 - *The applicant has doubled the amount of minimum covered and enclosed parking proposed for the multi-family Subareas (C-1 and C-2). The table below illustrates the changes:*

Revised Standards			
Subarea	Minimum Covered Parking Percentage	Minimum Garage Parking Percentage	Total
C-1 and C-2 (combined)	20%	30%	50%
Total Covered/Enclosed:			50%
Previous Standards			
C-1	10%	15%	25%
C-2	10%	15%	25%
Total Covered/Enclosed:			25%

- Although the discussion centering around Geren Drive and also the terminus of Endeavor Boulevard at Geren Drive was not specifically part of P&Z’s motion, it was discussed extensively in public feedback and among Commission members. The applicant is proposing the following additional improvements to Geren Drive and Endeavor Boulevard to be constructed with the first phase of the development, as shown on PD Exhibit E – Phasing Exhibit:
 - A redesigned median, at the eastern terminus of Endeavour Boulevard, with enhanced landscaping and screening,
 - A curb along the eastern side of the Geren Drive/Endeavour Boulevard intersection where vehicles are making an eastbound right turn from Endeavor Boulevard to southbound Geren Drive, and
 - A decorative low wall at the northern terminus of Geren Drive where Geren Drive through access is being removed due to a TxDOT expansion of FM 2755/Business Main unrelated to this project.

- Multi-family Architecture and Design
 - When combining the subareas and making some adjustments to the multi-family Development Standards, a menu of architectural design elements for townhome-style multi-family development was added. Standards were also added for the front façade of all townhome-style multi-family buildings along Endeavour Boulevard and Geren Drive to face the adjacent roadways and have stoop frontages.

Full List of Updates to Exhibit D – PD Development Standards since P&Z:

- Landscaping standards reflect the following changes:
 - Changes to landscape island tree ratios in Subarea A
 - Changes to tree proximity ratios in Subarea A
 - Changes to multi-family tree ratios – with canopy tree relief
- Multi-family density changes in Subarea C-1 and C-2
- Additional requirement to provide a minimum of two bedrooms in each dwelling unit within Subarea C-2
- Additional requirement for townhome style multi-family buildings to not exceed 200 feet in length (i.e. six units)
- Removal of the building orientation requirement for multi-family buildings located within 300 feet of SF Res
- Change to stipulate architectural features in Subarea C-1 only
- Changes to building articulation standards specific Subarea C-1 and Subarea C-2
- Added requirement that parking spaces and carports are prohibited between a multi-family building and public street
- Changed garage and carport ratios in Subareas C-1 and C-2
- Removed minimum setback requirements for 3-story multi-family in Subarea C-1
- Removed minimum setback from single family residential in Subarea C-1
 - Note: this never applied before because there is no residential adjacency so this is just clean-up.
- Stipulated Townhome-style multi-family (only) or commercial standards in Subarea C-2
- Removed minimum setbacks for multi-family building type in Subarea C-2
- Reduced the maximum building height and number of stories in Subarea C-2
- Added requirement that townhome-style multi-family buildings along Endeavor Boulevard and Geren Drive have to face the adjacent road and have stoop frontages

- **Comprehensive Plan Conformance**

- *Land Use & Placemaking*

- *Land Use and Character*: Subject property is designated as City Village in the Comprehensive Plan. The City Village Character Designation provides a neighborhood-friendly mix of uses that are accessible to nearby residents and visitors alike. Provided below are what the designation includes:

- Anticipated Land Uses*

- Family-friendly and lake-oriented commercial uses and amenities
 - Attached or multi-story residential uses, when combined with ground floor commercial
 - Neighborhood-scale mixed-use developments with a vibrant mix of things to do, places to linger, and goods and services to buy

- Development Characteristics*

- Up to four stories with commercial uses; residential use-only structures up to two stories
 - Residential compatibility standards when adjacent to existing homes or neighborhoods
 - Walkable development with enhanced streetscape, extensive shade/weather protection, and multi-modal connections between properties

- *Parks, Trails, and Gathering*: This strategy within the Comprehensive Plan calls for parks, trails and gathering spaces as the backbone of Lavon's future by providing shaded opportunities for destinations and connections between them.
 - *Walkability and Bikeability*: This strategy within the Comprehensive Plan calls for multi-modal design and connectivity within new areas to create new destinations, improve traffic, and mitigate future population impacts on the mobility network.
 - *Branding and Placemaking*: This strategy within the Comprehensive Plan calls for cohesive and strategic visual elements and theming to create special places in Lavon.
 - The proposed project includes generally three miles of public trails and sidewalks and a linear park system. The proposed project includes the construction of two Master Thoroughfare Plan (MTP) designated roadways and a six-to-eight-foot pedestrian system.
 - The proposed project includes a linear park system, and Heritage Square Park, which is a large, natural and designed six-acre area. Heritage Square Park includes an amenitized

retention pond, public art, shaded benches, pedestrian bollards, an enhanced pedestrian crossing, and canopy trees.

- The proposed project includes public art, enhanced intersections, and a central decorative intersection (at Grand Heritage Boulevard and Endeavour Boulevard). The applicant also intends to incorporate uniform and themed signage within the development by submitting a Master Sign Package for consideration. A Master Sign Package is anticipated to be submitted, apart from the proposed rezoning request, to be considered and potentially approved by City Council, following a complete submittal and review by City Staff.
- **Analysis:** The proposed project is generally consistent with the Land Use & Placemaking section of the Comprehensive Plan.

More specifically, although it does deviate slightly, the proposed project is somewhat consistent with the City Village designation. It is proposed to have horizontal mixed-use with multi-family and commercial uses planned within the development, but the multi-family structures do not have ground floor commercial and are up to three stories instead of two stories maximum. No commercial is included in the multi-family structures, but it is included within walking distance via a connected pedestrian system. When the entire development is considered as a whole, it contains all characteristics of the City Village designation. The Character Designations are broad vision descriptions and are not intended to be zoning-level detail.

The proposed project includes a proposed park and recreation system that not only supports the proposed development but that provides park and recreation amenities to all residents and visitors alike. Although Heritage Square Park has a significant amount of floodplain, preservation of natural areas and habitats is an important objective of the City's Comprehensive Plan. In conjunction with a full, looped trail system, connected pathways, and the linear parks, this area will be a key amenity to Lavon for the foreseeable future, and importantly the developer's Property Owner Association (POA) will be responsible for operation and maintenance of it.

The applicant is proposing to also design the intersection of Endeavor Boulevard and Grand Heritage Boulevard as a special place. The intersection will include enhanced paving, landscaping, and public art. Taken with an anticipated future Master Sign Package and the proposed park and recreation system, the development will have unified placemaking elements that could positively contribute to resident and visitor experience. The applicant also intends to put in design features consistent with the Lavon Corridor Branding Strategy in their Master Sign Package and in the landscaping and art for the development, especially along SH 78 and SH 205 and at the key intersections.

○ *Mobility & Connectivity*

- *Master Thoroughfare Plan*: The MTP includes conceptual alignments of existing and future roadways, their Functional Classifications, and locations of Special Consideration Intersections to guide future development and capital improvements.
- *Mobility Network Design*: This strategy, within the Comprehensive Plan, calls for street grid, Context-Sensitive Solutions (CSS), and Complete Streets components to create a mobility network consistent with community feedback and best practices.
- *Corridors as Places*: This strategy, within the Comprehensive Plan, identifies public streets, sidewalks, and street edges as significant areas to public experience, that should be treated with lenses of function, beauty, placemaking.

- *Analysis*: The proposed project is generally consistent with the Mobility & Connectivity section. It includes two Master Thoroughfare Plan (MTP) roadways that will help traffic distribution throughout the larger transportation network in the area to support the proposed development, as well as the network in general. The development will result in a significant number of trips, but not generally notably more than what was already entitled in 2004.

Of importance is the applicant's commitment, via Exhibit E of the proposed PD, to construct the two MTP roadways in the first phase of development, PRIOR to issuance of a Certificate of Occupancy for multi-family or internally served commercial projects. Additionally, completion of the two MTP roadways will enable regional network modifications that will add connectivity to adjacent city streets.

The applicant worked with the City to identify required improvements based on City standards and a submitted Traffic Impact Analysis (TIA). The City's engineering team reviewed the TIA and worked with the development team on adding in right turn deceleration lanes at all entries on SH 78 and SH 205 to keep slowing or queuing development traffic out of the main travel lanes, which was also recommended by the Texas Department of Transportation (TxDOT).

The applicant is installing a traffic light/signal at Endeavor Boulevard and SH 205 to accommodate necessary movements at that intersection (pending TxDOT approval). The intersection of Endeavor Boulevard and Grand Heritage Boulevard will be a four-way stop. There were discussions with the development team about potentially including standards in an associated Development Agreement relating to thresholds a traffic light/signal would need to be installed by the developer. The proposed sidewalks and trails throughout the development will add additional connectivity for residents and visitors.

The intersection SH 78 and SH 205 has been a growing traffic issue not related to this development. TxDOT recently made improvements to the intersection and nearby vicinity to add capacity and efficiency to

the area, but any future improvements to capacity or efficiency would be per TxDOT as they own and maintain SH 78 and SH 205. The development team for this project has proposed mobility and connectivity improvements consistent with City requirements in the Code of Ordinance and in the Comprehensive Plan, in coordination with the City’s engineers.

- **Subdivision Waiver for Parkland Dedication Reduction**

The Subdivision Ordinance requires Parkland Dedication and Development for the purpose of providing open space and recreational areas, in the form of parks as a function of subdivision and site development, in the City of Lavon. To comply with the Subdivision Ordinance, the proposed project is required to both provide an amount of land dedicated for parkland purposes (“Parkland Dedication”) and develop the dedicated land into a public park (“Park Development”).

The Parkland Development requirement has been met with the proposed improvements to the park areas detailed above, in the Heritage Square Park and connected linear park system.

The Parkland Dedication requirement has not been met as the project is not proposing an amount of public park area that meets the required amount. The applicant is requesting a Subdivision Ordinance Waiver for a portion of the Parkland Dedication requirement, as shown below:

Required	Proposed
<p>Required ratio: 1 acre of parkland per 43.8 dwelling units</p> <p>Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards</p> <p>Parkland Dedication required calculation: 479 dwelling units divided by 43.8 = 10.94 acres of parkland required</p>	<p>Proposed dwelling units: 479 dwelling units</p> <p>Total designated parkland acreage provided: 10.24 acres</p> <p>Total parkland acreage within floodplain: 0 acres*</p> <p>Total Parkland Dedication provided: 10.24 acres</p>

- *A label was changed on Exhibit F relating to the floodplain. The label was changed to “non-regulatory floodplain,” in addition to WOUS (i.e. Waters of the US), which resulted in Staff re-review of the Parkland Dedication requirements as they relate to floodplain. Since the Lavon Code of Ordinances specifically defines floodplain as land that floods which is “specifically identified by the Federal Emergency Management Agency on its flood hazard boundary maps (FHBM) for the city,” this floodplain does not meet that definition as it is not FEMA floodplain. It is therefore Staff’s determination that the applicant can claim full “credit” for all area within the proposed Heritage Square Park.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND ARTICLE 9.03 ZONING ORDINANCE TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD), IN THE GRAND HERITAGE PD ESTABLISHED BY ORDINANCE NO. 2004-09-05, AS AMENDED, TO A NEW PD FOR MIXED USES FOR COMMERCIAL AND MULTIFAMILY DEVELOPMENT ON APPROXIMATELY 110.12 ACRES OF LAND OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121 AND THE DRURY ANGLIN SURVEY ABSTRACT NO. 2, SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DRIVE, AND TRADITIONS DRIVE ACKNOWLEDGING THE APPLICATION IS SUFFICIENTLY CONSISTENT WITH THE COMPREHENSIVE PLAN, AND RECOMMENDING APPROVAL OF AN ASSOCIATED WAIVER OF THE SUBDIVISION CODE FOR A REDUCTION IN PARKLAND DEDICATION ALL BEING SUBJECT TO THE REDUCTION OF THE AMOUNT OF DIFFERENCE BETWEEN REQUIRED CODE MINIMUMS AND THE FOLLOWING STANDARDS VIA A REVISED APPLICATION WITH REGARD TO 1) REDUCTION IN RESIDENTIAL DENSITY OR AN INCREASE IN THE AMOUNT OF PARKLAND DEDICATION PROVIDED, 2) TREE REQUIREMENTS FOR MULTI-FAMILY SUBAREAS, 3) TREE REQUIREMENTS FOR PARKING AREAS, AND 4) COVERED AND ENCLOSED PARKING STANDARDS FOR MULTI-FAMILY SUBAREAS.

MOTION MADE: NABORS

SECONDED: CLIFTON

APPROVED: UNANIMOUS (absent McClendon, Rosenquist)

Staff Notes:

The public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and fifty-seven (57) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Four (4) notices were returned in favor of and six (6) notices were returned in opposition to the application.

Possible City Council Action:

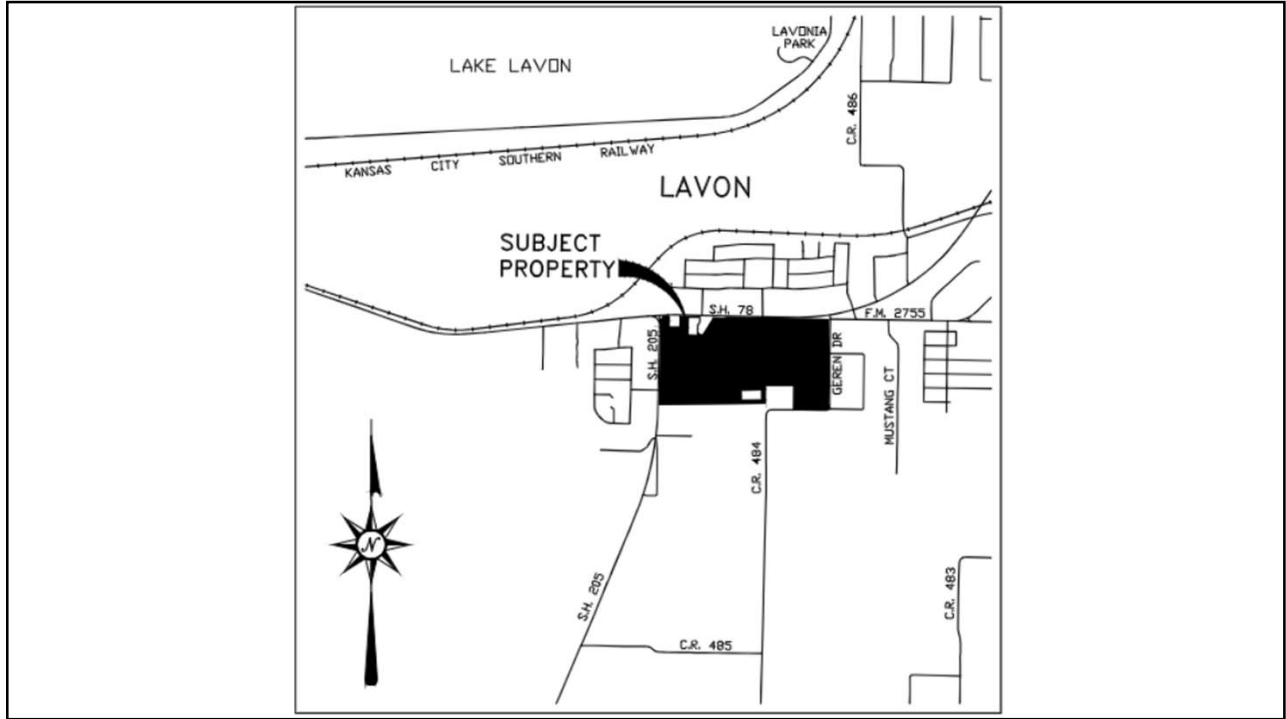
The City Council has the following three items to consider as part of the request:

1. Comprehensive Plan conformance
2. Planned Development District rezoning request
3. Subdivision Ordinance Waiver for the Parkland Dedication reduction provided

Potential actions would include: approve, approve with conditions, or deny.

Attachments:

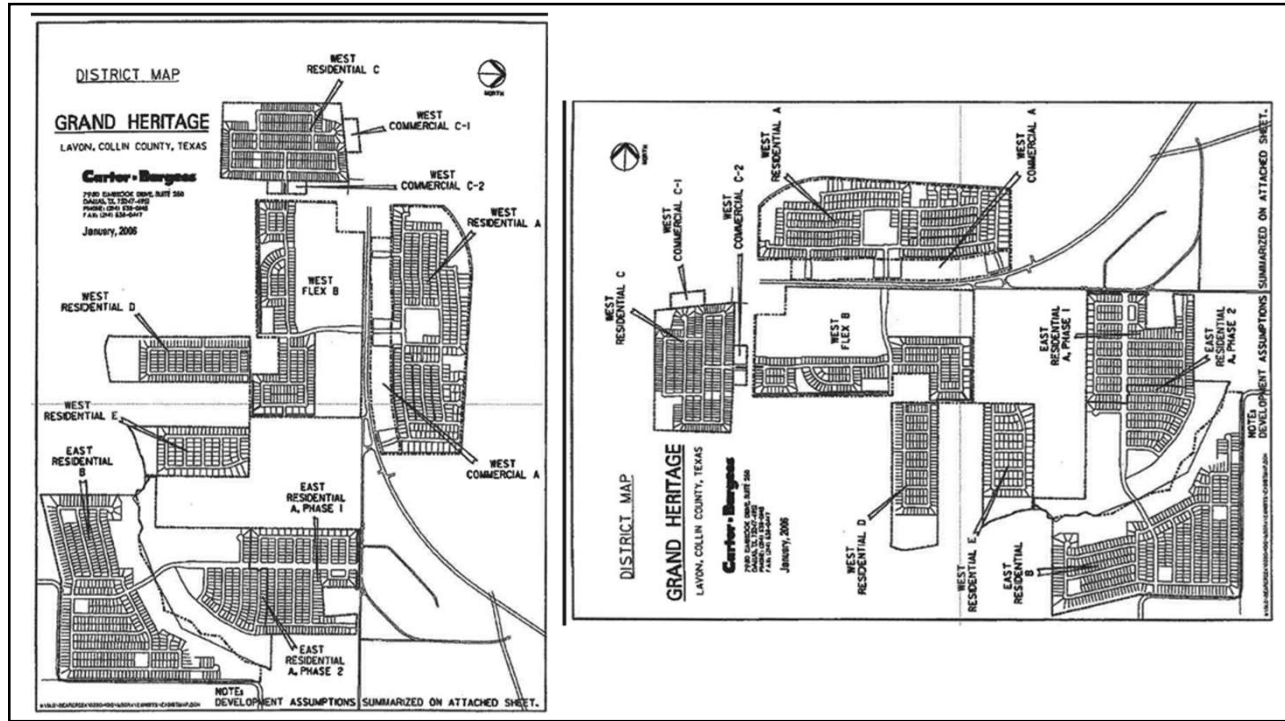
1. Location Exhibits
2. Application and Development Standards
3. Neighbor Notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)
4. Planning correspondence



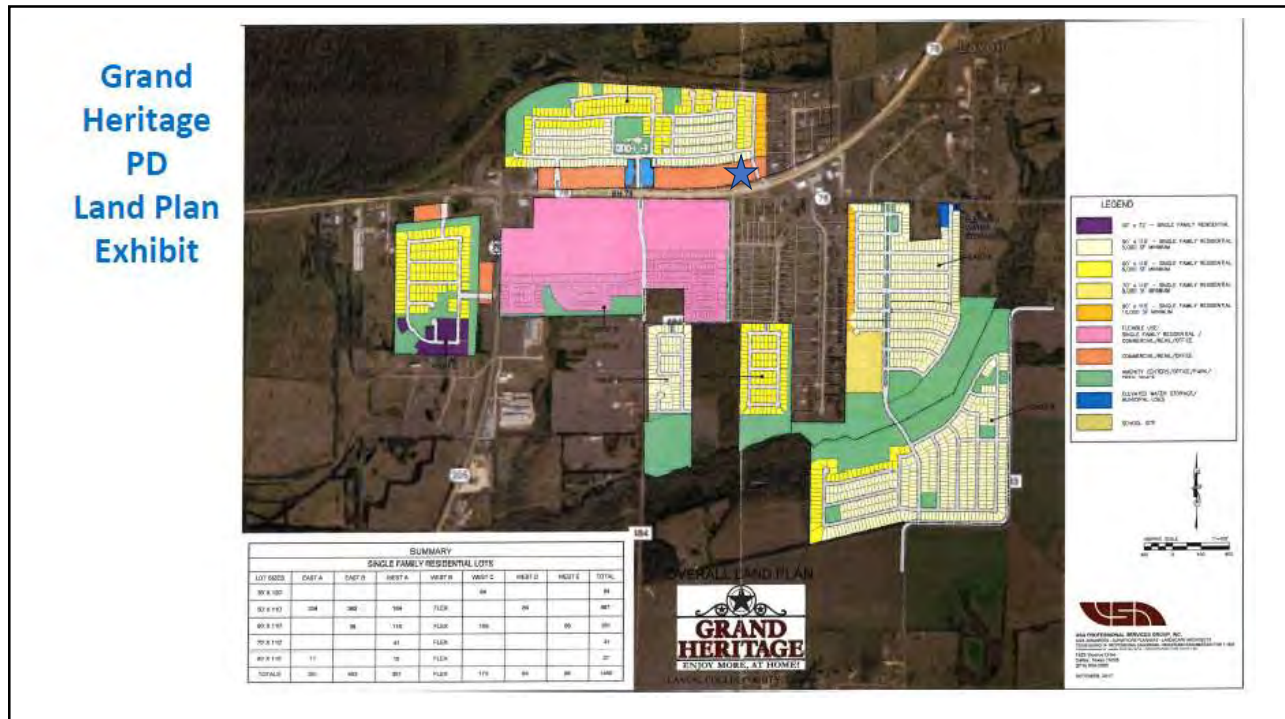
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9



10



11



CITY OF LAVON
 120 School Road - P.O. Box 340
 Lavon, TX 75166
 Phone (972) 843-4220
 lmccleendon@lavontx.gov

**Request for a Change in
 Zoning District Classification**

Complete and submit via MyGov at www.cityoflavon.com

Matthew Johnson, Bear Creek Commercial Properties, LP 10/7/2025
 Applicants Name Date

Maxwell Fisher, AICP, ZoneDev 945.248.4167
 Representative or Agent Phone Number


2502 Grandview Drive Richardson, TX 75080
 Street City, State, Zip

Southeast of the intersection of State Highways 78 and 205
 Location of Property

Tracts 10, 65, & 70 W A S Bohannon Survey, Abstract A0121, Sheet 3
Tract 90 Drury Anglin Survey, Sheet 3 Planned Development -1 (as amended)
 Legal Description of Property Current Zoning

Check which zoning category you wish to change to:

- | | |
|--|--|
| <input type="checkbox"/> Residential Single Family – 1-acre (SF-1) | <input type="checkbox"/> Retail (R) |
| <input type="checkbox"/> Residential Single Family – 2 (SF-2) | <input type="checkbox"/> Main Street (M) |
| <input type="checkbox"/> Residential Single Family – 4 (SF-4) | <input type="checkbox"/> Business Park (B) |
| <input checked="" type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special or Conditional Use Permit | |

Signature of Applicant or Representative: 

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____



CITY OF LAVON
120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: 10/8/2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Bear Creek Commercial Properties, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Maxwell Fisher to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.




Signature (Owner)

Signature (Owner)

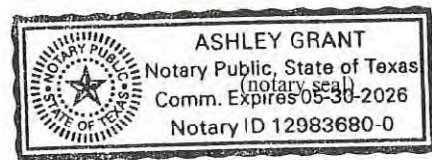
Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 8th day of October, 2025.



Notary Public in and for Dallas County, Texas





CITY OF LAVON
120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmccleendon@lavontx.gov

Declaration of Ownership

Date: 10/8/2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Bear Creek Commercial Properties,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, for the purpose of any future proposed
request (s) relating to this property.

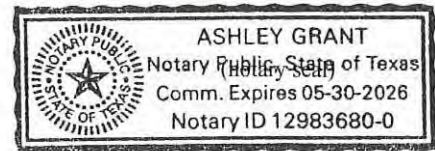
[Handwritten Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 8th day of October, 2025.



Ashley Grant
Notary Public in and for Dallas County, Texas

Land Use and Development Department
City of Lavon
120 School Road
P.O. Box 340
Lavon, TX 75166

**PLANNED DEVELOPMENT DISTRICT
CONSENT FORM**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Introduction: As an applicant for a new Planned Development District, or an amendment of an existing PDD, you are aware that the City's zoning regulations specify design elements and construction goals for both residential and non-residential zoning proposed planned developments. The City has determined that such elements of a planned development greatly further the long-term viability of the project, the economic development of surrounding areas, the preservation of property values, and the architectural standards of the community. These standards thus are an important factor in the consideration of whether the departure from standard zoning district standards in a planned development represents an enhancement of the City. Because of recent changes in state law, however, that affect the City's capacity to employ and enforce architectural standards and building material regulations for development and construction, it is necessary to promulgate the following form. ***It is intended that your consent be observed by you and subsequent purchasers and that the attached covenants shall run with the land.***

Instructions: You have received this form because you have submitted a rezoning application for either creation or amendment of a Planned Development District. The signature of the property owner(s) and his or her designated representative (the developer) should both be affixed to this form only if you are in agreement with the statements that appear below. If you choose to sign this form, it should be returned to the City's Planning Department for recordation at least two (2) weeks before the date of the public hearing by the Planning & Zoning Commission so that staff can include whether or not you have consented in the staff report/agenda materials.

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CONSENT AGREEMENT

EXECUTED AND DELIVERED to be effective as of the date of the last signature below:

I, Carter W. Hunt, Owner of 110 acres of the property that is described in Exhibit A hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property (such design and construction standards hereinafter referred to as the "Regulations"). I agree that the Regulations are covenants that touch and concern the land and that it is my intent that such terms, provisions, covenants, and agreements contained within the Regulations shall run with the land and shall be binding upon the parties identified below, their successors and assigns, and all subsequent owners of the Property.

[Signature]

Owner

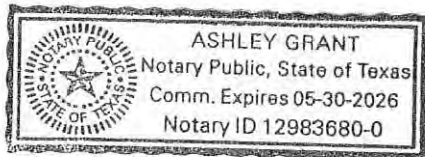
Date: 3/12/2026

STATE OF TEXAS §

§

COUNTY OF Dallas §

This instrument was acknowledged before me on the 12th day of March, 2026 by Carter W. Hunt.



Ashley Grant
Notary Public, State of Texas

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT AGREEMENT

EXECUTED AND DELIVERED to be effective as of the date of the last signature below:

I, Carter W. Hunt, Owner of 110 acres of the property that is described in **Exhibit A** hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property (such design and construction standards hereinafter referred to as the "Regulations"). I agree that the Regulations are covenants that touch and concern the land and that it is my intent that such terms, provisions, covenants, and agreements contained within the Regulations shall run with the land and shall be binding upon the parties identified below, their successors and assigns, and all subsequent owners of the Property.



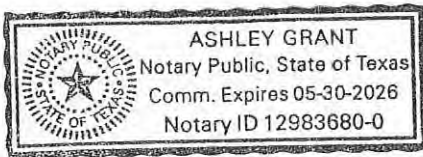
Owner

Date: 3/12/2026

STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me on the 12th day of March, 2026 by Carter W. Hunt.



Ashley Grant
Notary Public, State of Texas

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Exhibit A – Location Map
Bear Creek Commercial



EXHIBIT A - LEGAL DESCRIPTION
110.118 ACRES

BEING A 110.118 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING PART OF A 3.06 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES LP, RECORDED IN COUNTY CLERKS FILE NO. 20070404000453370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 3.005 ACRE TRACT OF LAND CONVEYED AS TRACT 1 AND PART OF A 4.802 ACRE TRACT CONVEYED AS TRACT 2 BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5446, PAGE 3422, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 110.118 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF A 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 20190705000786750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT, BEING THE SOUTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF STATE HIGHWAY NO. 205 (A VARIABLE WIDTH RIGHT-OF-WAY) AND STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE, NORTH 46 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.55 FEET TO A 1/2" IRON ROD FOUND FOR NORTH CORNER OF SAID CORNER CLIP, BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 10 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.42 FEET;

THENCE, ALONG COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.43 FEET TO A 1/2" IRON ROD WITH FOUND FOR AN EXTERIOR ELL CORNER OF SAID 3.06 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED TO L&D PROPERTY HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 20210201000208920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 3.06 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.42 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" FOUND FOR COMMON CORNER;

SOUTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.24 FEET TO A 1/2" IRON ROD FOUND FOR COMMON CORNER;

NORTH 01 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.22 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND BEING THE SOUTHWEST CORNER OF A 0.0031 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SAID SOUTH LINE OF STATE HIGHWAY 78, PASSING AT A DISTANCE OF 50.00 FEET THE SOUTHEAST CORNER OF SAID 0.0031 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF 0.0201 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON EAST LINE OF SAID 3.06 ACRE TRACT AND THE WEST LINE OF AFORESAID 3.005 ACRE TRACT AND CONTINUING ALONG SAID SOUTH LINE OF STATE HIGHWAY 78, A TOTAL DISTANCE OF 156.95 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 2 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2024, PAGE 1041, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 2, BLOCK A, AND OVER AND ACROSS SAID 3.005 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 01 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 348.14 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

SOUTH 88 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 182.35 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

NORTH 01 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.07 FEET TO AN X CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2018, PAGE 916, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND OVER AND ACROSS SAID 105.568 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 58 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 109.68 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TMI" FOUND FOR CORNER;

NORTH 32 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 391.85 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER;

NORTH 01 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 180.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82 DEGREES 47 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 102.25 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER;

THENCE, SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND COMMON NORTH LINE OF SAID 105.568 ACRE TRACT A DISTANCE OF 1903.77 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT LYING IN COUNTY ROAD NO. 484 (A VARIABLE WIDTH RIGHT OF WAY);

THENCE, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 105.568 ACRE TRACT AND WITH SAID COUNTY ROAD NO 484, A DISTANCE OF 1696.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 105.568 ACRE TRACT;

THENCE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 105.568 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 484, A DISTANCE OF 647.00 FEET TO A P.K. NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 105.568 ACRE TRACT AND BEING THE COMMON SOUTHEAST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 105.568 ACRE TRACT AND SAID 5.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;

NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;

SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 341.95 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR CORNER SAID POINT BEING THE NORTHEAST CORNER OF 10.00 ACRE TRACT OF LAND CONVEY BY DEED TO CHARLES STANLEY, RECORDED IN VOLUME 775, PAGE 47, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 105.568 ACRE TRACT AND THE NORTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 1314.57 FEET A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT AND BEING THE COMMON NORTHEAST CORNER OF LOT 1, OF LAVON BUSINESS PARK, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S

FILE NO. 20150528010001700, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 1745.24 FEET THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A 2.94 ACRE TRACT OF LAND CONVEYED AS TRACT 2 BY DEED TO DPB INVESTMENTS, LP RECORDED IN COUNTY CLERK'S FILE NO. 2011060000576510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES IN ALL A TOTAL DISTANCE OF 2013.46 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID STATE HIGHWAY 205 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 32 SECONDS, A RADIUS OF 7075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.14 FEET;

THENCE, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 205, ALONG THE EAST LINES OF A 0.5683 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, 0.5356 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND AFORESAID 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 1.03 FEET A TXDOT ALUMINUM MONUMENT FOUND, AND CONTINUING ALONG SAID CURVE A TOTAL ARC DISTANCE OF 287.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG THE SAID EAST LINE OF SAID STATE HIGHWAY NO. 205, PASSING AT A DISTANCE OF 367.85 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5683 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.5356 ACRE TRACT, PASSING AT A DISTANCE OF 963.55 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5356 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.2981 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1311.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 111.949 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

1.831 ACRES

BEING A 1.831 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 1.830 ACRE TRACT OF LAND, CONVEYED AS TRACT 1 TO LAVON SPECIAL UTILITY DISTRICT BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130712000976760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 1.831 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS, AND BEING

A COMMON INTERIOR ELL CORNER OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS:

THENCE, SOUTH 34 DEGREES 42 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 106.45 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.830 ACRE TRACT AND THE **POINT OF BEGINNING**;

THENCE, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 200.02 FEET TO POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 397.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "USA, INC" FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 400.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.831 ACRES LAND, MORE OR LESS.

LEAVING A **NET AREA OF 110.118 ACRES** OF LAND, MORE OR LESS.



Applicant Narrative

Bear Creek Commercial Planned Development

On behalf of Bear Creek Commercial Properties, LP (“Bear Creek”), ZoneDev requests a change of zoning from Planned Development District-1 (“PD-1”) “Grand Heritage” to a Planned Development District for a community retail anchored mixed use development. The approximate 110-acre area of request is generally located southeast of the intersection of State Highway 78 and State Highway 205. The proposal includes major arterial roadway and utility construction, parkland, and delivery of a significant retail/grocer as catalyst for a range of retail and services that will serve the Lavon community. Nearly twenty-percent of the property will be devoted to public use as roadway or parkland. The development will provide approximately 3 miles of trails and sidewalks boosting pedestrian connectivity to the surrounding neighborhoods.

PD-1 allows retail, restaurant, offices, institutional, personal services and single-family. The proposed request will set the development framework for a significant retail/grocer anchor, junior anchors and support retail and services. The proposal would increase the allowable residential density by permitting multi-family development in Subareas C-1 and townhome-style multi-family development in C-2. Two types of housing will diversify housing stock and provide critical on-site population to support a gamut of retail and services planned at Bear Creek. Subarea C-1 would contain conventional 3-story multi-family apartments not to exceed a density of 26 units per acre or a total of 292 residential units. Subarea C-2 would contain two-story “townhome style” multi-style units not to exceed a density of 12 units per acre or a total of 187 residential units. The maximum number of residential units permitted in the proposed PD is 479.

Phasing and Uses per Subarea. Given the sheer scale and range of uses, the development will occur in several phases. Phase 1 utility, roadway infrastructure, and parkland will jumpstart development opportunities and provide immediate community-wide positive impacts in economic development, transportation improvements and recreation. Subsequent phases are approximate and subject to adjustment based on demand and other sub-market dynamics. Construction activities will be coordinated through subsequent phasing to minimize disruption to the immediate area. Also, phasing will bring retail and residential housing supply on a measured basis, allowing absorption in the sub-market.

Phasing and general land use are planned as follows:

Phase 1: Construct over 11-acres of arterial roadways, utilities, and 10.24 acres of publicly accessible parkland, and parkland amenities and trails

Phase 2: “Big-box” retail anchor with grocer, junior anchor retail/entertainment uses, and out-parcel retail, restaurant and services in Subareas A and B-2

Phase 3: Multi-family not to exceed 292 three-story residential units in Subarea C-1

Phase 4: Junior anchor retail/entertainment uses, and supportive retail, restaurant and services in Subarea B-1

Phase 5: Townhome style multi-family development not to exceed 187 residential units in Subarea C-2

The zoning of Subareas C-1 and C-2 allow flexibility in non-residential and residential development to meet market demand on the most challenged parcels.

Conformance with Comprehensive Plan. The proposal is generally consistent with the Lavon Comprehensive Plan by bringing economic development, community wide amenities, infrastructure improvements and parkland. Citizens interviewed during community stakeholder meetings stated a desire for additional local shopping, eating and entertainment options. Survey feedback specifically included the need for a grocery store and brand name quality restaurants, and the need to diversify the city’s tax base. Bear Creek, with its anchor grocer, and plan for a range of retail and services, will deliver on community wishes and needs. Densifying the southern portions of the site ill-suited for retail, will further support retailers in subareas A and B and expand housing options in the face of significant demand.

Citizens asked for the need for infrastructure improvements that meet the needs of significant growth. Bear Creek will construct two arterial roadway sections through the property, connecting State Highways 205 and 78, as well as connection to County Road 484. Both roads are 4-lane divided minor arterials with the total proposed land area devoted to right-of-way dedication exceeding 11.3 acres, or over 10% of the total area of request. The roadway expansion will extend vehicular access and spur economic development within the property while also providing improved access and routing for citizens and businesses. The proposed arterials will divert traffic and congestion at the highway intersection and provide more direct routes and lower delays, providing more convenient trips for motorists.

Parkland. Bear Creek requests relief from Section 9.02, Division 3, the city’s subdivision ordinance pertaining to parkland dedication. With a maximum of 479 residential units, the Parkland Ordinance requires dedication of 10.94 acres of parkland. The proposal includes

devoting 10.24 acres, or 9% of the site as publicly accessible parkland. The Lavon Code of Ordinances honors 50% of floodplain area to count toward the parkland requirement. A 50% reduction applied to 5.22 acres the floodplain, yields a contribution of 2.95 acres toward the total parkland requirement, or a total of 7.3 acres combined with the non-floodplain park area. Nevertheless, the floodplain area will be an integral part of the entire parkland experience including walking trails with manicured peripheries adjacent to the natural wooded floodplain area. Combined with linear parks, there will be 10.24 acres of park area for the community's enjoyment. Refer to the chart on Exhibit G for the parkland information.

The proposed park areas will be developed and amenitized at the developer's expense. Sections of the north-south oriented floodplain will be amenitized with a walking trail, retention pond with fountain and pedestrian amenities. The periphery will be manicured while the interior will be left natural to avoid disturbance and provide scenic views for parkland users. There will also be public art along Endeavour Boulevard, the planned east-west arterial, capturing the unique character of the community and adding aesthetic and value to the pedestrian experience along the streetscape. Residents will have convenient access to retail via the planned pedestrian trails in the linear parks and sidewalks along arterials. Trees will be planted in key locations to provide shade for those visiting the parkland or walking the trails. Pedestrian bollards will enhance the pedestrian experience along Endeavour Boulevard. Refer to the enclosed Parkland and Amenity Exhibit for more information.

In addition to the Parkland improvements, the proposal includes developer elected median trees in Grand Heritage Boulevard and Endeavor Boulevard. The developer also commits to street buffer trees above the standard of PD-1.-

Traffic. The proposed arterial roadway construction will provide better access, and will have a positive impact on the level of service at the highway intersection. Also, the proposed arterial roadways built within the development site, connecting State Highway 78 and State Highway 205 to County Road 484, will provide additional access for all the residential neighborhoods to the south. It is recognized that this area has significant traffic on both the SH 78 and SH 205 corridors during peak hours. A portion of that traffic is due to residents of Lavon having to travel outside of the city for basic goods and services, such as groceries. With this proposed development, citizens will be able to shop in Lavon, which will reduce trip length. While retail uses typically add to the PM peak volumes, much of the proposed uses for this development have high pass-by percentages of trips, which means many of the trips are already on the roadway system. Typical examples of high pass-by uses include fast-food restaurants, grocery stores, and gas stations. Developing

multi-family instead of retail in Subareas C-1 and C-2 will result in a significant reduction in overall development trips (even when retail pass-by trips are accounted for) versus the approved zoning (6,000 daily trip reduction). The trip generation for retail is over 3 times higher when compared to multi-family use. Moreover, the presence of multi-family within the site promotes internal trips that do not pass outside of the development at all.

Drainage. The proposed development and zoning change from mixed commercial and single-family to mixed commercial and multifamily will have no adverse impacts on drainage. On-site detention facilities will be provided to ensure that post-development runoff rates do not exceed existing conditions. As a result, downstream drainage patterns and capacities will remain unchanged.

Water Utilities. Bear Creek Special Utility District has updated its system model to include the proposed development. A new 12-inch water line will be installed to serve the proposed lots. No additional off-site water infrastructure improvements are required, and the existing water system has adequate capacity to meet the projected demands of the development.

Sanitary Sewer Utilities. The conversion of a portion of the tract from single-family to multifamily zoning will increase overall sanitary sewer demand. However, the existing sanitary sewer system has sufficient capacity to accommodate the increased flows associated with the proposed development. The development will not result in any adverse impacts to the performance or capacity of the existing sanitary sewer system.

Contact Information:

Applicant:

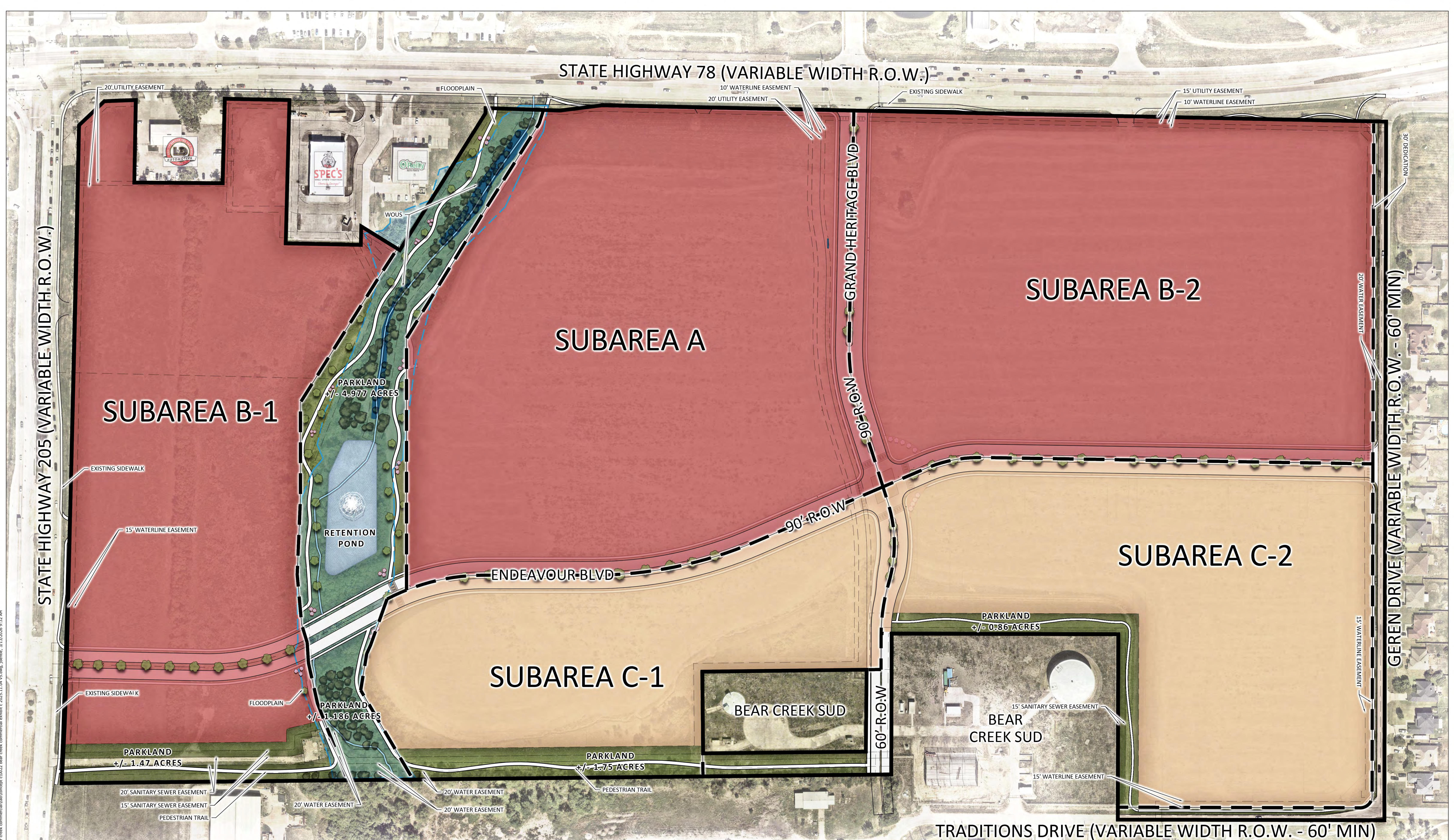
Maxwell Fisher, AICP, President, ZoneDev

Phone: 945.248-4167; Email: maxwell@zondevtx.com

Master Developer/Representative of Property Owner:

Matthew Johnson, Bear Creek Commercial Properties, LP

Phone: 214.880.8434; Email mjohnson@petrohunt.com



STATE HIGHWAY 78 (VARIABLE WIDTH R.O.W.)

STATE HIGHWAY 205 (VARIABLE WIDTH R.O.W.)

GEREN DRIVE (VARIABLE WIDTH R.O.W. - 60' MIN)

TRADITIONS DRIVE (VARIABLE WIDTH R.O.W. - 60' MIN)

SUBAREA B-1

SUBAREA A

SUBAREA B-2

SUBAREA C-2

SUBAREA C-1

PARKLAND +/- 4.977 ACRES

PARKLAND +/- 1.186 ACRES

PARKLAND +/- 1.47 ACRES

PARKLAND +/- 1.75 ACRES

PARKLAND +/- 0.86 ACRES

BEAR CREEK SUD

BEAR CREEK SUD

RETENTION POND

15' SANITARY SEWER EASEMENT

15' WATERLINE EASEMENT

LAND USE TABLE

LAND USE TYPE	GROSS ACREAGE	ROW DEDICATION	DEVELOPABLE AREA
SUBAREA A	25.27 ACRES	2.19 ACRES	23.08 ACRES
SUBAREA B-1	21.65 ACRES	1.22 ACRES	20.43 ACRES
SUBAREA B-2	24.90 ACRES	2.75 ACRES	22.16 ACRES
SUBAREA C-1	13.14 ACRES	1.88 ACRES	11.26 ACRES
SUBAREA C-2	18.50 ACRES	2.85 ACRES	15.65 ACRES
COMMON AREA	6.66 ACRES	0.49 ACRES	6.16 ACRES
BEAR CREEK COMMERCIAL SITE	110.12 ACRES	11.38 ACRES	98.74 ACRES

LJA BEAR CREEK COMMERCIAL
EXHIBIT C - CONCEPT PLAN

0 100' 200'

DRWN BY: LJA
CHKD BY: LJA
DATE: 3/13/2026
PROJECT NUMBER: NT285-0022

CITY OF LAVON, COLLIN COUNTY, TEXAS

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S:\Info\land\02121300_support\035_planning\02_schematic\bear_creek_commercial\concept_0022_bear_creek_commercial\exhibit_c_2025-11_04_15.mxd, 3/13/2026 9:33 AM

**PLANNED DEVELOPMENT STANDARDS
BEAR CREEK COMMERCIAL**

A. PURPOSE AND APPLICABILITY

1. Purpose: This Planned Development Ordinance (“PD”) is adopted to create a master planned development of retail, restaurant and service uses, as well as residential uses. For reference purposes, the subject property was referred to as “West Flex B” of “Grand Heritage” development of Planned Development 1, Ordinance 2004-09-05.
2. The PD District created herein shall apply to and govern the development of the tract(s) of land described in Exhibit "B" and depicted on Exhibit "C" (the "Property") attached hereto and incorporated herein by reference for all purposes allowed by law.

B. DEFINITIONS

The following definitions apply to uses and development in the PD District. For terms not specifically defined under this subsection, the definitions of the City of Lavon Code of Ordinances apply.

- a. *Age-restricted living* means a multi-family living arrangement restricted to residents aged 55 and older. The facility typically offers senior-oriented amenities and services and may or may not offer specialized services assisting with daily living activities.
- b. *Commercial Drone Delivery Hub* means an area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small, unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.
- c. *E-Commerce Station* means an accessory use to a Retail Sales/Grocery facility of a minimum of 140,000 square feet in floor area whereby customers retrieve purchased goods from an outside on-site location.
- f. *Grocer* means a retail store that primarily sells groceries and consumable food items such as tobacco products sundries/toiletries, household and other non-food items, newspapers and magazines, candy and snacks, floral items, prepackaged convenience food items, in-house delicatessen and bakery prepared food items, and audio and video rentals for off-site use and consumption. The term includes on-site deli- and bakery food consumption provided that the dining areas comprise no more than twenty percent of the total sales floor area of the store.
- g. *Hospital* means an institution currently licensed by the State of Texas as a General Hospital or Special Hospital that provides medical or surgical treatment of sick or injured patients on an in-patient basis, and may provide ancillary facilities for out-patient and emergency treatment, diagnostics, training, research administration and services to patients, employees and visitors.
- h. *Museum* means a building or place where works of art, scientific specimens, or other objects of seemingly permanent value are kept and displayed for the public or private display and enjoyment.

**PLANNED DEVELOPMENT STANDARDS
BEAR CREEK COMMERCIAL**

i. *Office/showroom, studio, warehouse flex space* means a flexible space that may contain one or more activities including, but not limited to, office, showroom, R&D, trade services, creative studios, and warehouse/distribution activities.

j. *Private Parkland/Open Space* means privately owned outdoor premises that are the responsibility of and maintained by a property owner or property owner’s association and made available for public use. A private park may containing recreational areas, park amenities, and pedestrian trails.

k. *Townhome Style Multi-family Unit* means a multi-story residential unit that is vertically separated by a demising wall from other multi-story residential unit(s) located on the same lot of record.

C. CONFLICTS

For the purposes of land use and development, this article supersedes Planned Development 1 Ordinance 2004-09-05 and 2023-08-01. In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City's Zoning Ordinance, this Ordinance shall control. In the event of a conflict between this Ordinance and the Development Agreement applicable to the Property, the Development Agreement shall control. Any amendments to the Development Agreement applicable to the Property that could conflict with this Ordinance shall be considered with an associated rezoning request to amend this Ordinance accordingly with all applicable procedural considerations as required by the Zoning Ordinance. In the event of a conflict between the exhibits and the PD Standards, the PD Standards control. In the event of a conflict between the PD and the City’s Zoning Ordinance (in which case the PD Standards are silent on the matter), the City’s Zoning Ordinance controls.

D. EXHIBITS

The Development shall be developed generally according to the exhibits contained herein. The Concept Plan shall govern layout of land uses, roadway network/circulation, parks, open space, and trails. Where numbers, dimensions, or other items are specifically called out or stated, compliance is strictly required. For subarea acreages, minor adjustments (within one acre) can be made to accommodate infrastructure-related construction specifications.

- Exhibit A – Location Map
- Exhibit B – Legal Description
- Exhibit C – Concept Plan
- Exhibit D – Development Standards
- Exhibit E – Phasing Exhibit
- Exhibit F – Park, Open Space and Amenity Plan

E. GENERAL STANDARDS

1. PROPERTY OWNERS’ ASSOCIATIONS

All common areas shall be owned and maintained by a Property Owners’ Association (POA), common to the development, and shall be open for public recreation and pedestrian access. Signage, pedestrian

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amenities, lighting, public art, and other furnishings within any common areas shall be owned and maintained by the POA.

2. PERMITTED USES

The following table is a summary of the permitted and conditional uses within the Subareas. Uses are listed as being permitted (P), permitted by conditional use permit (C), and not permitted (as signified by “-”).

Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
Retail, Commercial, and Personal Services					
Alcohol: mixed beverage sales (on-premises consumption)	P ²	P ²	P ²	P ²	P ²
Alcohol: wine and malt beverage sales (on-premises consumption)	P ²	P ²	P ²	P ²	P ²
Alcohol: mixed beverage package store (on- and/or off-premises consumption)	C ²	C ²	C ²	C ²	C ²
Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)	P ^{2,7}	C ²	C ²	C ²	C ²
Amusement (“Commercial amusement”)	C	C	C	C	C
Assisted Living	-	-	-	P	P
Automobile fueling and gasoline filling station	P	-	-	-	-
Automobile Service Establishment	P	P	-	-	-
Baking, confectionary, retail establishment	P	P	P	P	P
Business service and sales	P ¹	P ¹	P ¹	P ¹	P ¹
Commercial drone delivery hub	P	C	C	-	-
Commercial greenhouse or nursery	P	P	P	P	P
Dry-cleaning retail establishment with no processing on-site	P	P	P	P	P
E-commerce station	P ⁵	C ⁵	C ⁵	C ⁵	C ⁵
Exercise and sports facility	P	P	P	P	P
Financial institution with or without a drive-through	P ⁶	P ⁶	P ⁶	P ⁶	P ⁶
Hospital	C	C	C	C	C
Home improvement center	P	P	P	P	P

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Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
Hotel	P	P	P	P	P
Insurance	P ¹	P ¹	P ¹	P ¹	P ¹
Library	P	P	P	P	P
Medical and state licensed health services	P ¹	P ¹	P ¹	P ¹	P ¹
Medical office or clinic	P	P	P	P	P
Merchandise rental	C	C	C	C	C
Museum	C	C	C	C	C
Nursery, garden, landscape material sales yard	P	P	P	P	P
Office	P	P	P	P	P
Office, showroom, warehouse/flex space	C	C	C	C	C
Outdoor drive in or drive-through sales or service activity, including rear yard patios	P	P	P	P	P
Personal services	P ¹	P ¹	P ¹	P ¹	P ¹
Pet grooming and care service	C	C	C	C	C
Pharmacy (with or without a drive-through)	P ¹	P ¹	P ¹	P ¹	P ¹
Private club or organization	C	C	C	C	C
Professional service and sales	P ¹	P ¹	P ¹	P ¹	P ¹
Real estate	P ¹	P ¹	P ¹	P ¹	P ¹
Restaurant with or without a drive in or drive through service, including outdoor seating/dining serving areas and sidewalk cafes	P	P	P	P	P
Retail sales	P ¹	P ¹	P ¹	P ¹	P ¹
Second-hand/used goods/pawn shop	C ³	C ³	C ³	C ³	C ³
Storage, self-service	-	C	C	C	C
Tattoo service and similar body artwork	C ³	C ³	C ³	C ³	C ³
Technical service and sales	P ¹	P ¹	P ¹	P ¹	P ¹
Theater	P	P	P	P	P
Vehicle parking garage	P	P	P	P	P
Vertically mixed use commercial and residential	P	P	P	P	P
Veterinarian service, animal clinic, without outdoor kennels or outdoor runs	C	P	P	C	C

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Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
Institutional					
Church or place of worship	P	P	P	P	P
College, university of seminary	C	C	C	C	C
Community recreational use	P	P	P	P	P
Community swimming pool	P	P	P	P	P
Day care and educational – privately-owned	P	P	P	P	P
Federal, state or city owned or controlled facilities	P	P	P	P	P
Franchise-holding facilities and utilities holding a franchise under the authorization of the city	C	C	C	C	C
Municipal uses	P	P	P	P	P
Private parkland/Open space reserves	P	P	P	P	P
Public parks or playgrounds	P	P	P	P	P
Public recreational facilities	P	P	P	P	P
Wind energy, utility or telecommunication tower	C	C	C	C	C
Industrial					
Alcohol: brewpub (on- and/or off-premises consumption)	C ²	C ²	C ²	C ²	C ²
Auto, tool or equipment rental	P	P	P	P	P
Outside sales and storage	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Residential					
Age-restricted living (55+)	-	-	-	P	P
Single family attached - townhomes	-	-	-	P	P
Multi-family dwelling	-	-	-	P	-
Townhome style Multi-family Unit				P	P
Real estate model home	-	-	-	C	C
Bed and Breakfast	-	-	-	P	P
Accessory structure with restrictions	-	-	-	P	P
Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court)	-	-	-	P	P
Footnotes					

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Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
¹ Conducted entirely within the interior of a building. Where temporary, seasonal sales are proposed in parking areas, a Temporary Use Permit is required to demonstrate sufficient parking, circulation, screening, etc. ² Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations). ³ Provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street. ⁴ Outside sales and storage only permitted when in conjunction with a permanent retail or home improvement center use and when approved through a site plan having a properly delineated space, with consideration of circulation, maintenance, and screening/fencing where applicable, subject to the review and approval of the City Manager or their designee. ⁵ E-commerce Station only permitted as an accessory to Retail Sales/Grocer with a minimum of 140,000 square feet of floor area. ⁶ A stand-alone bank ATM (kiosk only) with or without a drive-through is permitted by right up to a maximum of one per sub-area. ⁷ One <i>Alcohol: mixed beverage package store (on- and/or off-premises consumption)</i> is permitted by right in Subarea A. Additional stores can be considered through a Conditional Use Permit.					

3. OFF-STREET PARKING AND LOADING REGULATIONS:

1. Off-street parking site design requirements: Off-street parking site design requirements shall comply with Section 9.03.172 of the Zoning Ordinance, with the exception of the following regulations:
 - a. Parking shall be allowed within the front yard setback (but not within the required landscape buffer as specified herein, and only in conjunction with all required screening and landscaping).
 - b. For buildings located within 100 feet of a State Highway, no more than two rows of parking with a combined width of 62 feet shall be allowed in front of the principal building.
 - c. In Subareas A, B-1, and B-2, buildings with at least 7,500 square feet of floor area, and at least 200 feet from a State Highway, are exempt from Section 9.03.172 (a) parking restrictions.
 - d. In Subareas A, B-1 and B-2, parking is allowed between the principal building and the arterial roadways.
 - e. A maximum of 5% of the required parking for a lot is permitted to be compact parking with a minimum area of 144 square feet per space – measuring a minimum of eight feet by 18 feet.
2. Off-street parking requirements: Off-street parking shall comply with Section 9.03.173 of the Zoning Ordinance, with the exception of the following regulations:

USE	PARKING RATIO
Medical office or clinic	1: 250 SF
Personal services	1: 250 SF
Restaurant with or without a drive-through	1: 100 SF
Storage, self-service	1: 12,000 SF

3. Off-street loading site design requirements: Off-street loading site design shall comply with Section 9.03.174, with the exception of the following regulations:
 - a. Setbacks

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LOADING TYPE	ADJACENCY	MINIMUM SETBACK
Loading dock or structure	Public street	50'
Loading dock or structure	Single-family lot line	200'
Loading dock or structure	Non-residential	50'
Loading dock or structure	Multi-family lot line	100'
Loading area, not associated with dock or structure	Public street	50'
Loading area, not associated with dock or structure	Single-family lot line	50'
Loading area, not associated with a dock or structure	Multi-family lot line	50'
Loading area, not associated with a dock or structure	Non-residential lot line	0'

b. Orientation

- i. Loading docks and structures shall be oriented away from State Highways 78 and 205.
- ii. Loading docks and structures are permitted to be oriented toward internal arterial roadways, provided screening is installed along all sides of the loading area as described in Subsection 5.3.c.

c. Screening

- i. In addition to required wing walls, loading docks and associated loading areas that are within 200 feet of an internal arterial roadway, shall be screened as follows:
 - Earthen berm with solid evergreen screening that is a minimum of 10 feet in height, or
 - Solid evergreen screening that is a minimum of 10 feet in height.

4. Off-street loading space requirements: Off-street loading space requirements shall comply with Section 9.03.175 of the Zoning Ordinance, with the exception of the following regulations:

- a. Retail: One loading space plus one additional loading space for each 50,000 square feet of floor space over 25,000 square feet (or portion thereof).
- b. For Amusement establishment, health club, and similar uses: a minimum of one loading space is required.

4. ACCESSORY STRUCTURES

Accessory structure requirements shall comply with Section 9.03.083, with the exception of the following regulations:

- 1. Accessory structures associated with Automobile fueling and gasoline filling station and Financial Institution uses are permitted in front of the primary structure provided the accessory structures are setback a minimum of 40 feet from public rights-of-way.
- 2. There is no roof slope requirement for accessory structures.
- 3. The maximum building height for accessory structures for non-residential uses is 20 feet.

5. LANDSCAPING

Landscape standards shall comply with Sections 9.03.192 and 9.03.193, with the exception of the following regulations:

- 1. Landscape buffer: The minimum required width of landscape buffers along highways are as follows:
Subareas A and B-1: a minimum 30-foot-wide landscape buffer shall be required along State Highways 78 and 205. In subarea B-2, a minimum 22-foot landscape buffer is required along State

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Highways 205 and 78. One large tree is required per 25 linear feet of buffer (excluding driveways and utility easements) is required along highways.

- a. The landscape buffers are permitted to overlap utility easements, provided there is a minimum of 8 feet of landscape buffer free and clear of easements for planting purposes.
2. A minimum 10’ wide landscape buffer with one large tree per 30 linear feet of buffer (excluding driveways and utility easements) is required along public streets.
3. Along all arterial streets, one canopy tree is required within every 50 feet of median exclusive of median breaks, turn lanes, or median areas less than 10 feet in width, in addition to standard street tree requirements.
4. A minimum of 10% of a lot shall be landscaped.
5. A minimum percentage of existing trees are not required to be preserved.
6. For sub-districts based on the Retail District, a minimum of one tree is required for each 6,000 square feet gross lot area excluding areas encumbered by utility easements. Required street (excluding ROW medians), perimeter buffer, or parking lot trees contribute to the site tree requirement.
7. Parking lot tree requirements are as follows:

SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE
A	>140,000	1/15	130’
A	> 7,500-140,000	1/10	100’
A	≤ 7,500	1/7	75’
B-1 and B-2	≤ 7,500	1/7	75’
B-1 and B-2	> 7,500	1/10	100’
C-1 and C-2	Entire subarea	1/10	100’

*Parking spaces used for EV charging or online pick-up services are exempt from the parking lot tree requirements.

8. For townhome-style multi-family development, one site tree is required per dwelling unit. For multi-family development, one site tree is required for each 1.75 dwelling units. Required street, perimeter buffer and parking lot trees contribute to the site tree requirement. A maximum of 25% of required site trees may be replaced with two ornamental trees for each site tree required. Canopy trees are required for street buffer and parking lot tree requirements. The City Manager may authorize the replacement of a required canopy tree for two ornamental trees in the event of a site conflict or unusual physical characteristic.
9. The City Engineer is permitted to approve alternative compliance for areas of conflict between plant material, utilities and hardscape.
10. For the purposes of complying with the landscaping and parkland planting requirements of this article large canopy trees shall be a minimum of three caliper inches and small ornamental trees shall be a minimum of two caliper inches at the time of planting.

MULTI-FAMILY

All multi-family development shall adhere to the following development standards:

1. Density. The maximum density in Subarea C-1 is 26 units per acre. The maximum density in Subarea C-2 is 12 units per acre.

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2. Open space. All multi-family development shall provide a minimum of 10% of the gross acreage as useable open space. Useable open space is designed and intended to be used for outdoor living and/or recreation. Amenity courtyards, pools, sports courts, pocket parks, dog parks, or other amenity areas count toward usable open space. Useable open space excludes land within floodplain without being manicured, land that is too steep for normal recreation, landscape buffers without shaded trails, detention and retention ponds without programming/amenities, and private patios/fenced areas.
3. Maximum number of bedrooms per unit:
 - a. In Subarea C-1, no more than fifteen (15%) of the total multi-family units provided in each Subarea shall be 3-bedroom units.
 - b. In Subarea C-1, a minimum of fifty (50%) of the total multi-family units on any one lot shall be studio or one-bedroom units.
 - c. In Subarea C-2, each dwelling unit shall provide a minimum of two bedrooms.
4. Site plan approval is required per standard requirements in the Zoning Ordinance. Façade and siting approval shall be part of the overall site plan approval process. The site plan application shall include the orientation of buildings to the street, adjacency to single family residential developments and commercial buildings, location of open space, and programmed amenities.
5. Building Orientation and Layout:
 - a. In Subarea C-1, on-site parking is prohibited in the front yard along the east-west arterial public street.
 - b. In Subarea C-1, multi-family buildings shall be located no greater than 200 feet from a dumpster unless the community is served by a centralized trash compactor, with a minimum size of 20 cubic yards along with a valet style trash service.
 - c. In Subarea C-1, multi-family building elevations shall not exceed 300 feet in length.
 - d. In Subarea C-2, townhome style multi-family buildings shall contain no more than 6 units or exceed 200 feet in length.
6. Multi-family Exterior Building Design:
 - a. A minimum of two masonry materials shall be used on all exterior facades.

Exterior Materials for Multi-family	
Categories	
A	Brick, Stone, or Manufactured Stone, except walls along patios and balcony elements
B	Split-face CMU, stucco, cementitious fiber board, treated engineered wood
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall, Metal, Natural Wood, Tile, Glass, EIFS

Required Percentages of Exterior Materials for Multi-family		
Facades	Percentage Breakdown	Definition
Primary	Minimum 50%, Category A Maximum 50%, Category B	Exterior walls of buildings which face a street or parking area
Secondary	Minimum 30%, Category A Maximum 70%, Category B	Exterior walls of buildings which are NOT clearly visible from a public street, such as an interior courtyard

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Note 1. Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as stated above.

Note 2. Tilt wall is prohibited as an exterior material for multi-family structures.

- b. Uniform architectural style. All multi-family buildings within a Subarea shall have similar architectural styles, materials, colors and detailing; however, sufficient variations shall be incorporated to discourage exact duplicate buildings.
- c. Multi-family buildings fronting any public street shall have windows and other architectural features on the exterior wall which faces the street.
- d. Frosted or opaque spandrel glass is permitted, however, reflective glass is not permitted.
- e. Accessory building materials. Amenity centers, covered garages, and other accessory buildings shall have similar exterior material and design as the primary buildings and structures. If carports are provided, masonry cladding is not required on carport support posts.
- f. Roof design. Roofs shall be peaked either hip, gable or mansard design minimum one-to-four (1:4) pitch, or a wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around entire perimeter of a building so that none shall be visible from the public street. Accessory buildings and structures shall also have pitched roofs.
- g. Architectural features. In Subarea C-1, all multi-family buildings shall be designed to incorporate no less than three of the architectural features from the list below:
 - i. Canopies, awnings, porticos with colonnade or arcades
 - ii. Raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
 - iii. Vertical elements (tower, cupola, lighthouse, turret, arches, etc.)
 - iv. Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
 - v.
 - vi. Decorative and repetitive ornamentation (non-signage) integrated into the building façade, such as corbels, medallions, functioning clocks, wrought iron, balconies, or rhythm patterned brickwork/stonework.
 - vii. .
- h. The colors shall be earhtone and shall have visual interest and variation on each elevation.
- i. Building Articulation, Subarea C-1. Horizontal building articulation (façade depth) and vertical building articulation (façade height) is required on all street facing facades. All street facing multi-family units must include a patio or balcony, with a minimum 24 square feet in area. No building façade shall contain a continuous horizontal wall plane greater than 40 feet in length without incorporating a change in plane or one or more of the following architectural articulation elements:
 - i. Wall plane offsets (projections or recesses)
 - ii. Stoops or entry features
 - iii. Changes in roofline height or form
 - iv. Vertical building elements such as towers or columns
 - v. Material or color changes coordinated with architectural features

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- j. Building Articulation, Subarea C-2. Unarticulated, monolithic, or broad-flat wall must not exceed 30 feet in length. In Subarea C-2, all townhome-style multi-family buildings shall be designed to incorporate no less than three of the architectural features from the list below:
 - i. Recessing or protruding a portion of the facade vertically or horizontally with at least two feet for each offset;
 - ii. Articulating offsets with architectural elements like porches, balconies, bay windows, covered entries, or other features; and
 - iii. Articulating the roof line by stepping the roof and by emphasizing dormers, chimneys, and other features.
 - iv. Canopies, awnings, porticos with colonnade or arcades
 - v. Raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
 - vi. Vertical elements (tower, cupola, lighthouse, turret, arches, etc.)
 - vii. Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
 - viii. Decorative and repetitive ornamentation (non-signage) integrated into the building façade, such as corbels, medallions, functioning clocks, wrought iron, balconies, or rhythm patterned brickwork/stonework.

7. Parking and Loading:

Multi-family developments shall comply with the following minimum parking regulations:

- a. The ratio of required parking spaces shall be as follows:

Multi-family - Parking	
Type of Unit	Number of Spaces
Studio unit	1
1 bedroom unit	1.5
2 bedroom unit	2
3+ bedroom unit	2.5
Total required spaces for units	Regardless of the parking requirement based on a unit type above, no less than 1.5 spaces per dwelling unit are required for the development overall.
“Townhome style”	2 per unit, plus 1 guest space per 4 units

- b. Garage doors shall not face public streets.
- c. Detached garages, parking spaces, and carports are prohibited between a multi-family building and a public street.
- d. Stacking spaces (tandem spaces between the garage door and fire lane) shall be counted at 50% of the required parking spaces and must meet minimum parking space dimensions outside of a fire lane.
- e. For Subareas C-1 and C-2 combined, a minimum of 50% of the total required parking spaces shall be covered parking, of which a minimum of 30% of total required parking spaces shall be in an enclosed garage. Enclosed garages shall count towards the total covered parking requirement. There shall be no less than 15% covered parking in either Subarea.

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7. PARKS, OPEN SPACE AND AMENITIES

1. Private or public parkland and amenities shall be provided per the Park, Open Space and Amenity Plan, Exhibit F.
2. A minimum of 10.24 acres of the PD District shall be devoted as publicly accessible privately owned or public parkland as generally shown on Exhibit F. The following elements count toward the minimum publicly accessible parkland requirements:
 - a. active or passive common areas;
 - b. dedicated landscape areas
 - c. private or public floodplain areas; and
 - d. publicly accessible privately owned or public parks or open space trail areas.
3. Parkland amenities shall meet or exceed the following minimum specifications:
 - a. Pedestrian trails shall be provided, as shown on the Park, Open Space and Amenity Plan, Exhibit F. Dedicated pedestrian trails are required to be a minimum of eight feet wide.
 - b. A minimum of six benches are required along pedestrian trails. Benches shall be shaded with a canopy tree.
 - c. A minimum of two dog waste stations are required in the primary open space between Subareas A and B-1.
 - d. A minimum of two public art pieces shall be provided, as shown on the Parks, Open Space and Amenity Plan, Exhibit F.
 - e. An amenitized retention pond shall be provided within Subareas A and B-1, as shown on the Parks, Open Space and Amenity Plan, Exhibit F.
 - f. A minimum of eight lighted pedestrian bollards shall be provided at the parkland pedestrian crossing and trail intersection along Endeavour Boulevard.
 - g. Enhanced paving in the form of pavers or stamped and colored concrete is required at the pedestrian trails crossing with Endeavor Boulevard and at the vehicular intersection of Endeavor Boulevard and Grand Heritage Boulevard, as shown on the Parks, Open Space and Amenity Plan, Exhibit F.
 - h. One large canopy tree is required for each 5,000 square feet of parkland area not covered by utility easements or existing preserved trees. Three small ornamental trees may be planted in lieu of one large canopy tree for up to 25% of the parkland tree requirement. .

8. SITE DESIGN

1. Lot area: The minimum lot area is 30,000 square feet.
2. Building size: There is no maximum building size for a main structure provided development adheres to lot coverage and parking regulations.
3. The minimum building size is 2,500 square feet except that a maximum of two buildings per subarea are permitted to be 1,000 square feet or greater.
4. Shopping cart screening. Screening of shopping cart areas is not required.
5. Internal arterial roadway intersection improvements. The intersection of Endeavor Boulevard and Grand Heritage Boulevard, within the PD area, shall be treated with enhanced paving, pavers, or stamped/treated concrete, crosswalks, and landscaping.
6. Required public sidewalks shall be constructed as follows:
 - a. 6 feet along State Highways (where re-construction is necessary to accommodate turn lane improvements)

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- b. 6 feet wide along Endeavor Boulevard
 - c. 6 feet wide on Grand Heritage Boulevard, north of Endeavor Boulevard
 - d. 6 feet wide on the west side of Grand Heritage Boulevard, south of Endeavor Boulevard
 - e. 6 feet wide on the east side of Grand Heritage Boulevard, south of Endeavor Boulevard
 - f. 6 feet wide along Geren Drive
7. Lighting. All outdoor lighting shall be shielded, with downward facing fixtures, and shall be compliant with all standards in the Code of Ordinances.

F. SUBAREA A

Development shall be in accordance with the standards established in Section 9.03.131, Retail district (R), with the exception of the following regulations:

- 1. Building height.
 - a. The maximum building height for a main structure is three stories, not to exceed 50 feet in height, except as follows:
 - i. Buildings located within 100 feet of State Highways 78 or 205 shall not exceed 2 stories or 35 feet height.
 - ii. Buildings located within 100 feet of a single- family residential lot line shall not exceed two stories or 35 feet in height.

G. SUBAREA B-1

Development shall be in accordance with the standards established in Section 9.03.131, Retail district (R), with the exception of the following regulations:

- 1. Building height.
 - a. The maximum building height for a main structure is three stories, not to exceed 50 feet in height, except as follows:
 - i. Buildings located within 100 feet of State Highways 78 or 205 shall not exceed 2 stories or 35 feet height.
 - ii. Buildings located within 100 feet of a single- family residential lot line shall not exceed two stories or 35 feet in height.

H. SUBAREA B-2

Development shall be in accordance with the standards established in Section 9.03.131, Retail district (R), with the exception of the following regulations:

- 1. Building height.
 - a. The maximum building height for a main structure is three stories, not to exceed 50 feet in height, except as follows:
 - i. Buildings located within 100 feet of State Highways 78 or 205 shall not exceed 2 stories or 35 feet height.
 - ii. Buildings located within 100 feet of a single- family residential lot line shall not exceed two stories or 35 feet in height.
- 2. Perimeter Screening.
 - a. A minimum six-foot tall masonry wall is required along the eastern perimeter; and

**PLANNED DEVELOPMENT STANDARDS
BEAR CREEK COMMERCIAL**

- b. A landscape buffer area of at least twenty feet in width along the eastern property line, adjacent to Geren Road, with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees shall not be clustered.
 - c. The masonry wall may be setback from the perimeter to avoid conflict with utilities and allow additional space for plant material.
2. Loading docks or areas facing a single-family use or district shall be screened as follows:
- a. Earthen berm with solid evergreen screening that is a minimum of 12 feet in height, or
 - b. Solid evergreen screening that is a minimum of 12 feet in height.

I. SUBAREA C-1

Except as provided in this article, development shall be in accordance with the standards established in Section E.8 of this PD if developed as multi-family or the development regulations of Section 9.03.131, Retail district (R).

1. Multi-family development shall comply with the following regulations in addition to other regulations herein and the Zoning Ordinance:
- a. Building setbacks.

Building Type	Minimum setback from common property line with arterial roadway	Minimum setback from common property line (side or rear)	Minimum setback between buildings
Multi-family	20'	10'	20'
Clubhouse	20'	10'	-
Accessory structure, 1-story	-	-	-

- b. Building height. The maximum building height is 45 feet.
- c. Number of stories. The maximum number of stories is 3.
- c. Building Orientation and Layout: A minimum of 40% of the street frontage along the east-west arterial roadway shall be developed with multi-family buildings. Driveways, floodplain areas or easements, and utility easements shall be excluded from the building frontage calculation.

J. SUBAREA C-2

Except as provided in this article, development shall be in accordance with the standards established in Section E.8 of this PD if developed as multi-family or the development regulations of Section 9.03.131, Retail district (R).

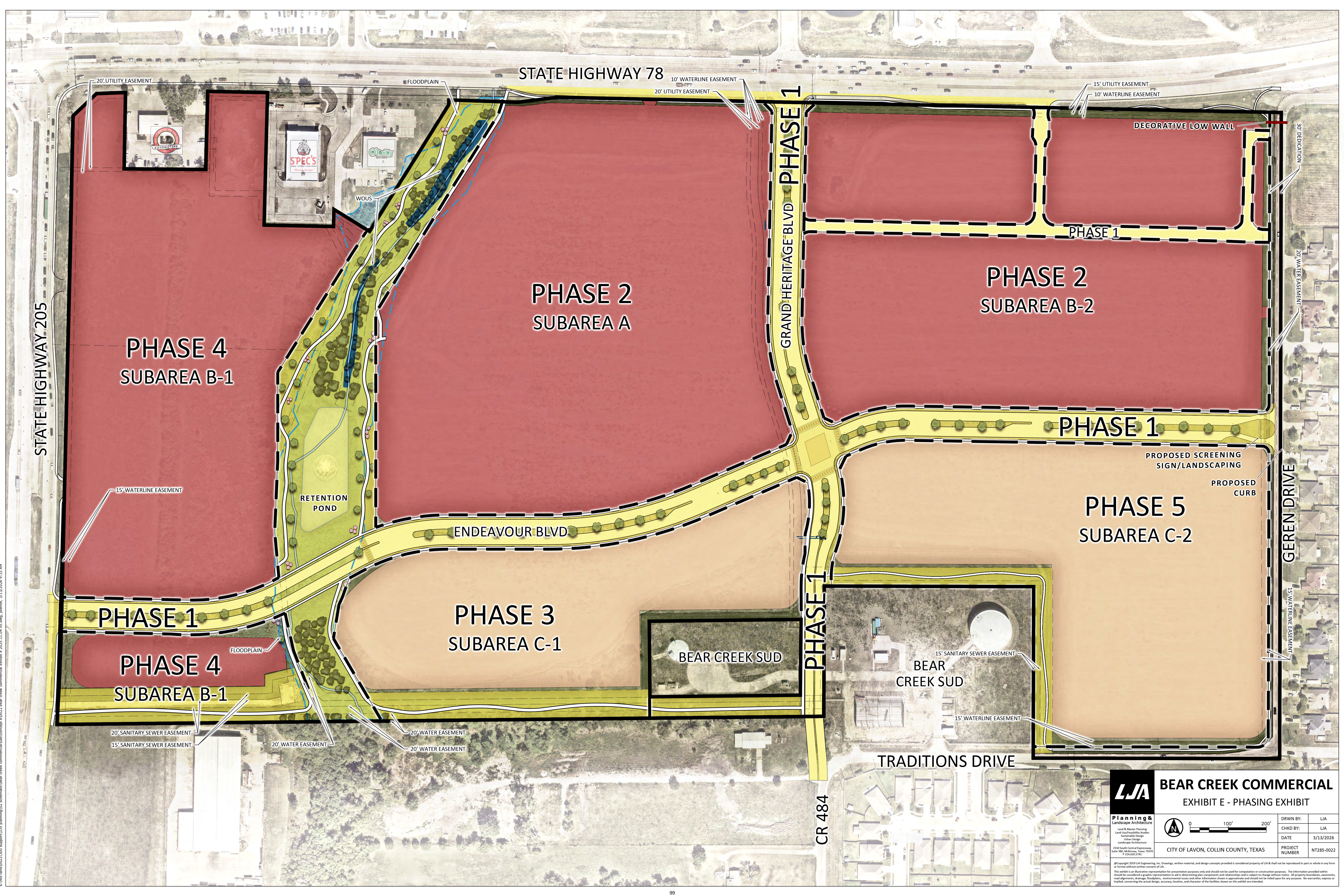
1. Townhome style multi-family development shall comply with the following regulations in addition to other regulations herein and the Zoning Ordinance:
- a. Building setbacks.

Building Type	Minimum setback	Minimum setback from common	Minimum setback from property line	Minimum setback

**PLANNED DEVELOPMENT STANDARDS
BEAR CREEK COMMERCIAL**

	from property line with arterial roadway	property line (side or rear)	adjacent to or across the street from a Single-family residential use or zone	between buildings
Townhome style Multi-family	20'	10'	25'	10'
Clubhouse	20'	10'	100'	-
Accessory structure, 1-story	-	-	50'	-

- b. Building height. The maximum building height for townhome style multi-family is 30 feet.
- c. Number of stories. The maximum number of stories for townhome style multi-family is 2.
- d. Building orientation and layout: A minimum of 60% of the street frontage along the east-west arterial roadway shall be developed with townhome-style multi-family buildings. In order to meet the street frontage requirement, the townhome buildings shall be no greater than 20 feet from the east-west arterial roadway and shall not have intervening driveways or parking lots. Drive approaches, floodplain areas or easements, and utility easements shall be excluded from the building frontage calculation.
- e. Townhome Style Multi-family units shall have no greater than six units per building, and fire/safety standards are met or exceeded.
- f. The front façade of all Townhome-Style Multi-family units, that are adjacent to Endeavor Boulevard and Geren Drive, shall face the adjacent public street in a stoop frontage configuration. The stoop frontage shall be aligned close to the right-of-way line with the first story elevated from the sidewalk sufficiently to secure privacy for the windows. The entrance shall be an exterior stair and landing.



LJA **BEAR CREEK COMMERCIAL**
EXHIBIT E - PHASING EXHIBIT

Planning & Landscape Architecture
Land & Master Planning
Land Use Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

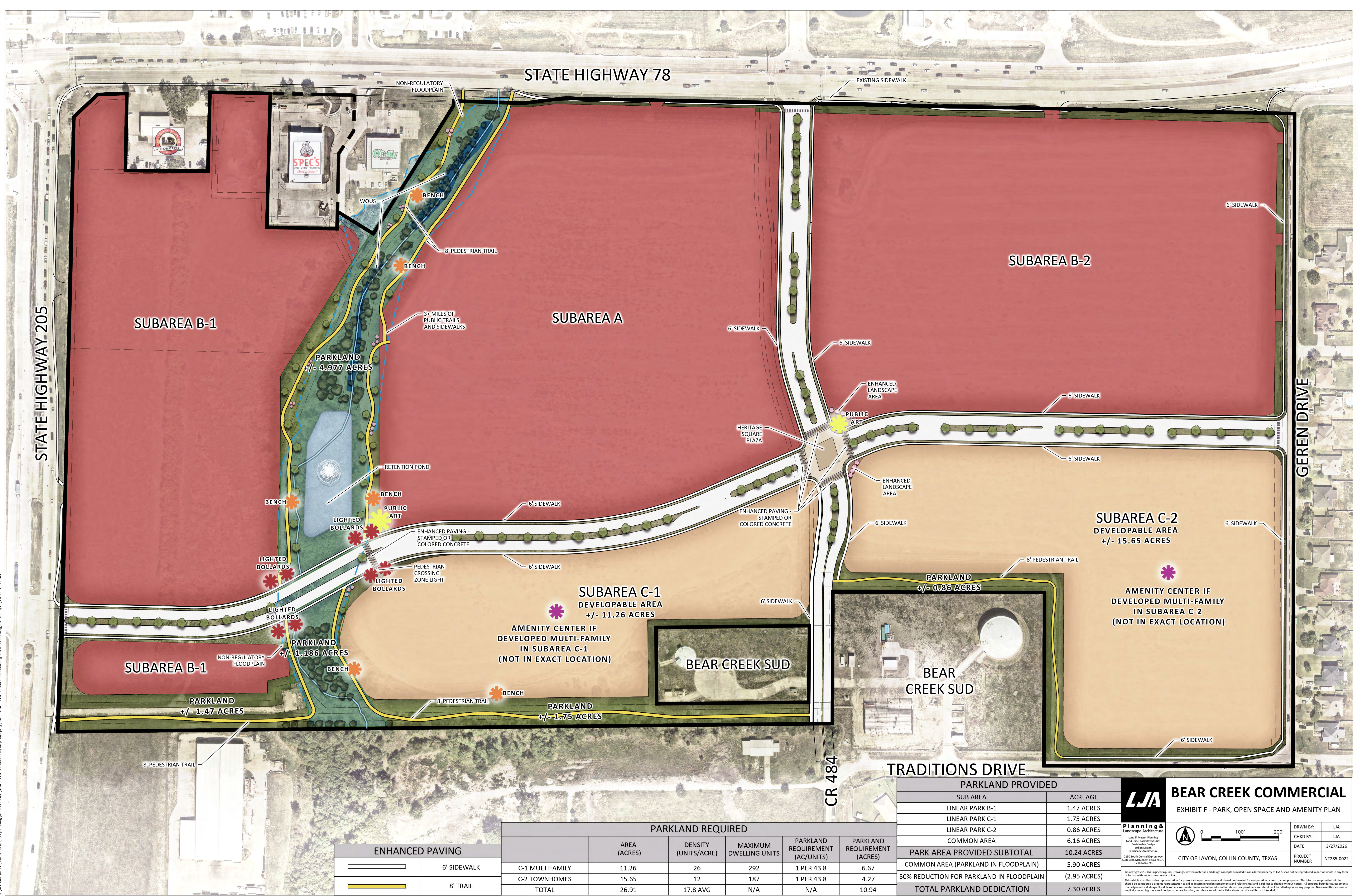
2125 South Central Expressway
Suite 300, McKinney, Texas 75070
972.463.276

CITY OF LAVON, COLLIN COUNTY, TEXAS

DRWN BY: LJA
CHKD BY: LJA
DATE: 3/13/2026
PROJECT NUMBER: NT285-0022

©Copyright 2026 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.
This exhibit is an illustrative representation for presentation purposes only and should not be used for competition or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, resources, location, and character of the facilities shown on this exhibit are intended.

S:\14\land\0212\1300_support\1335_planning\02_schematic\bear_creek_commercial\concept_0022\bear_creek_commercial\concept_0022_11_04_25.dwg, jbenite, 3/13/2026 9:33 AM



PARKLAND REQUIRED					
	AREA (ACRES)	DENSITY (UNITS/ACRE)	MAXIMUM DWELLING UNITS	PARKLAND REQUIREMENT (AC/UNITS)	PARKLAND REQUIREMENT (ACRES)
C-1 MULTIFAMILY	11.26	26	292	1 PER 43.8	6.67
C-2 TOWNHOMES	15.65	12	187	1 PER 43.8	4.27
TOTAL	26.91	17.8 AVG	N/A	N/A	10.94

PARKLAND PROVIDED	
SUB AREA	ACREAGE
LINEAR PARK B-1	1.47 ACRES
LINEAR PARK C-1	1.75 ACRES
LINEAR PARK C-2	0.86 ACRES
COMMON AREA	6.16 ACRES
PARK AREA PROVIDED SUBTOTAL	10.24 ACRES
COMMON AREA (PARKLAND IN FLOODPLAIN)	5.90 ACRES
50% REDUCTION FOR PARKLAND IN FLOODPLAIN	(2.95 ACRES)
TOTAL PARKLAND DEDICATION	7.30 ACRES

Planning & Landscape Architecture
 Land & Master Planning
 Land Use/Community Studies
 Sustainable Design
 Urban Design
 Landscape Architecture
 2150 South General Expressway
 Suite 300, McKinney, Texas 75070
 P 214.420.1741

BEAR CREEK COMMERCIAL

EXHIBIT F - PARK, OPEN SPACE AND AMENITY PLAN

CITY OF LAVON, COLLIN COUNTY, TEXAS

DRWN BY:	LJA
CHKD BY:	LJA
DATE:	3/27/2026
PROJECT NUMBER:	NT285-0022

S:\19\land\022\2\300_support\135_planning\02_schematic\bear_creek_commercial\plan\concept_3\0222_bear_creek_commercial_exhibit_f_0226_03_26.dwg, 3/27/2026 10:51 AM



**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **February 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on **March 3, 2026** at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD) in the Grand Heritage PD established by Ordinance No. 2004-09-05, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannan Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered. CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476). Location and Concept Plan on reverse of this page.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: **I am in favor of the request.** **I am opposed to the request.**

Reasons: (attach separate sheet(s) as needed) _____

Signature: David Hopkins

Name (printed): David Hopkins

Address: 7995 LBJ Fwy suite 250, Dallas, TX 75251

Phone: [REDACTED] Email Address: dh@hopkinscommercial.com

You may return this form to: City of Lavon or via email to: CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

**ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 79, 1.5943 ACRES
SH 205**





**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed) THE CITY NEEDS MORE PAVES FOR PEOPLE TO GO AND WALK OR PLAY FOR THE KIDS. WE DO NOT NEED MORE APARTMENTS TO CROWD THE ALREADY CROWDED STREETS

Signature: [Handwritten Signature]

Name (printed): MICHAEL BJERKE

Address: 440 GEREN DR.

Phone: [Redacted] Email Address: [Redacted]

You may return this form to: **City of Lavon** or via email to: CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

WINDMILL ESTATES PHASE 1, BLK A, LOT 11

440 Geren



Kim Dobbs

From: Michael Burke <[REDACTED]>
Sent: Thursday, February 19, 2026 5:45 PM
To: City Hall
Cc: Ana Burke
Subject: Article 9.03 Zoning Ordinance
Attachments: Scanned_20260219-1717.pdf

We express our strong opposition to this proposal. Since moving here five years ago, we have observed significant changes in the city, and unfortunately, not for the better. Currently, there is only one public park available to residents, and accessibility to this park is limited due to the lack of convenient pathways. Although an outdoor gym has been installed, it remains largely inaccessible due to the absence of sidewalks.

Our family frequently visits the Wylie Library with our children, as the Lavon library does not meet standard expectations. The rapid increase in housing development necessitates corresponding improvements in amenities and infrastructure. Constructing apartments or multi-family homes will further exacerbate existing problems, increasing the population without providing adequate recreational facilities. This will lead to increased traffic congestion and potentially higher crime rates due to the lack of activities for young people.

Currently, Lavon does not offer a park or recreational area for children to engage in sports such as baseball, basketball, soccer, etc. The fields that are available must be maintained by parents who are striving to provide their children with opportunities for friendship, sportsmanship, and community engagement through youth sports.

In summary, we do not believe that this development aligns with the economic growth goals of the city within the Community district. The proposal fails to meet the standards that we have historically valued and cherished.



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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: I am **in favor** of the request. I am **opposed** to the request.

Reasons: (attach separate sheet(s) as needed) _____

Signature: _____

Name (printed): DAB Investments LP by Rhett Mc Gough

Address: PO Box 4475 Wichita Falls, TX 76308

Phone: [REDACTED] Email Address: [REDACTED]

You may return this form to: **City of Lavon** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

**ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 95, .929 ACRES
SH 205**



**CITY OF LAVON, TEXAS
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Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed)

Lavon Infrastructure is terrible - light @ New location is horrible & not thought out

Signature: *Tammy J. Fred*

Name (printed): *Tammy J. Fred*

Address: *539 Eisenhower Lane, LAVON TX 75166*

Phone: *[REDACTED]* Email Address: *[REDACTED]*

You may return this form to: **City of Lavon** or via email to: CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ABS A0638 WILLIAM H MOORE SURVEY, SHEET 2, TRACT 16, 9.238 ACRES
Lavon TX



**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

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Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed) see attached letter

Signature: [Handwritten Signature]

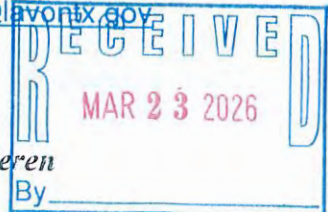
Name (printed): Carmen Tomasa

Address: 436 Geren Drive, Lavon TX 75166

Phone: [Redacted] Email Address: [Redacted]

You may return this form to: **City of Lavon
P.O. Box 340
Lavon, Texas 75166**

or via email to: CityHall@lavontx.gov



WINDMILL ESTATES PHASE I, BLK A, LOT 10

436 Geren

By

To the Members of the Lavon City Planning and Zoning Commission and City Council,

My name is Carmen Tomsu and I am a homeowner and long-time resident of Windmill Estates located directly across from the parcel proposed for rezoning to multi-family residential use at 436 Geren Drive. I am writing to formally and respectfully oppose this rezoning request. While I fully understand that Lavon is a growing community, and I welcome thoughtful responsible growth, that growth should not come at the direct expense of the property values and quality of life of the residents who have invested in this city for years.

I urge the Commission and Council to carefully consider the following concerns.

1. NEGATIVE IMPACT ON PROPERTY VALUES

The Lavon housing market is already under significant downward pressure. According to Redfin, Lavon home prices declined 14.3% year-over-year as of mid-2025, with the median sale price falling to approximately \$345,000. Zillow similarly reports a 7.1% drop in average home values over the past year. Introducing high-density apartment development directly adjacent to an established single-family neighborhood would further suppress values in an already declining market.

Again, I am not opposed to growth. I am however opposed to growth that disproportionately burdens long-time homeowners who chose Lavon precisely because of its single-family residential character. Since the property is 110 acres it seems the multi family housing could be placed in areas that do not negatively affect the current residences.

2. THE LOCAL HOUSING MARKET IS ALREADY OVERSATURATED

Looking at the current data from Zillow, Realtor.com and Redfin you can see that we are in an over saturated market already. Currently there are over 350 homes listed for sale in the Lavon with homes sitting an average of 101 days on the market. In addition to the homes for sale, there are an additional 150 plus properties listed for rent in Lavon. These numbers do not include the many neighborhoods currently under construction.

Simply put: the supply already exceeds demand in Lavon. Adding a new apartment complex directly across from our neighborhood will only deepen the inventory imbalance and place further downward pressure on the values of existing homes.

3. ELIMINATION OF STREET PARKING FOR OUR NEIGHBORHOOD

As you know Geren does not have a sidewalk and with all the new home construction our rural road has become a very busy street. The proposed rezoning would eliminate the ability to park across the street which is parking that our neighborhood currently relies upon for residents and

guests. Multi-family developments generate significantly higher vehicle traffic and parking demand per square foot of land than single-family homes. I request that any consideration of this rezoning be contingent on a comprehensive traffic and parking impact study with demonstrated solutions that protect the parking availability our neighborhood depends on.

4. INADEQUATE COMMUNITY SERVICES AND INFRASTRUCTURE

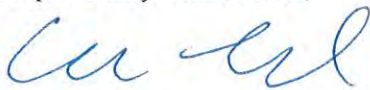
Perhaps most importantly, Lavon simply does not yet have the community infrastructure to support a significant increase in population density. Our city currently does not have a grocery store in the city limits, a viable library and limited public parks and recreational facilities relative to the population already here.

Adding a multi-family housing development before these foundational services are in place is putting the cart before the horse. Responsible, sustainable growth means ensuring that roads, parks, libraries, and commercial services grow alongside the population. I desperately implore the council not to proceed with this plan.

I am proud to call Lavon home for the last 11+ years, and I want to see it thrive. But thriving means building a community that works for everyone and considering the long-time residents who believed in this city before the growth came. I respectfully ask that this rezoning request be denied, and that the Commission and Council engage with existing residents before approving any changes that would fundamentally alter the character of our neighborhood and the value of our investments.

Thank you sincerely for your time and your service to our community. I welcome the opportunity to speak at the public hearing on this matter on March 24th.

Respectfully submitted,



Carmen Tomsu





**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

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Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed)

*Lavon Infrastructure Not Supportive
Too Much Traffic Already @ the poorly designed Red light*

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

You may return this form to: **City of Lavon** or via email to: CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

TRADITIONS AT GRAND HERITAGE, PHASE 2, BLK B, LOT 1X; (OPEN SPACE & DRAINAGE ESMT)
Traditions Open Space



**CITY OF LAVON, TEXAS
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Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed) 1.) Raising a family with small children, 2.) obstruction of view 3.) traffic and side parking 4.) noise and lights disturbance 5.) we are right in front of all construction

Signature: Diamond Hernandez

Name (printed): Diamond Hernandez

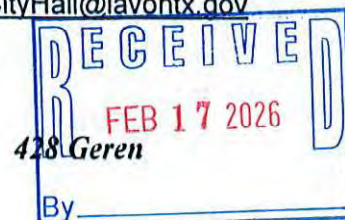
Address: 428 Geren Dr. Lavon, TX 75166

Phone: [REDACTED] Email Address: [REDACTED]

You may return this form to: **City of Lavon
P.O. Box 340
Lavon, Texas 75166**

or via email to: CityHall@lavontx.gov

WINDMILL ESTATES PHASE 1, BLK A, LOT 8





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NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **February 28, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas, ~~with the date is 6:30 PM~~ that the City Council will hold a public hearing at a meeting hearing a 58.30 PM on **March, 7:000** at Lavon City Hall, At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: an amendment to planned Article 6.03 Zoning Ordinance to change the zoning from Planned Development District (PD) in the Grand Heritage PD established by ordinance No. **2004-09-05**, as amended to a new PD formed uses for ~~comm~~ for W.L.A.S. ~~Develop~~ family development ~~on~~ approximately 110.12 acres of land No. 2, situated south of, ~~South~~ north of FM 2755, 266 F78, Boundary P South, SH 78, Green Drive, and Traditions Drive ~~which~~ an associated amendment of the Comprehensive Plan may also be considered. CCAD Project IDs: 2634302, 2624070, 2614673, and 21104769, Location ~~Development~~ Block on reverse of this plat.

Additional information regarding the request may be obtained at thecityhall@lavontex.gov or at 972-843-4220. You are receiving this notice because the ~~inter~~ ~~part~~ ~~is~~ ~~on~~ ~~the~~ ~~subject~~ ~~property~~ ~~and~~ ~~the~~ ~~public~~ ~~hearing~~ ~~may~~ ~~be~~ ~~continued~~ ~~the~~ ~~next~~ ~~applicant~~ ~~so~~ ~~request~~. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed) Green Dr is already extremely busy. As a neighborhood of single family homes many with small children and pets. Windmill Estates should not be added is additional traffic/safety risks.

Signature: [Handwritten Signature]

Name (printed): Amber Elledge

Address: 424 Green

Phone: [Redacted] Email Address: [Redacted]

You may return this form to: **City of Lavon** or via email to: Cityhall@lavontex.gov
P.O. Box 340
Lavon, Texas 75166

WINDMILL ESTATES PHASE 1, BLK A, LOT 7



Rae Norton

From: Amber Elledge [REDACTED]
Sent: Sunday, February 15, 2026 11:24 AM
To: City Hall
Subject: Submission of Opposition to Proposed Zoning Change
Attachments: file_000000001904722fbdf6edc65932e502.png

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Planning and Zoning Commission and City Council Members,

I am writing to formally express my opposition to the proposed zoning change to allow a multi-family development near Geren Drive, pursuant to the attached form which I received from the City of Lavon and have filled out as a concerned homeowner.

Over the past two years, our neighborhood has experienced a noticeable increase in traffic and a decline in safety. Vehicles regularly exceed the speed limit, and the street is frequently used by families with children and pets. We have already experienced property damage, including a hit-and-run that destroyed our brick mailbox and multiple incidents involving trash cans being struck by passing vehicles. These events reflect the current traffic pressures on a street that was originally designed to serve a low-density residential area.

Additionally, the recently installed traffic light has caused commute traffic to back up onto Geren Drive, turning a neighborhood street into a pass-through route. Introducing a multi-family development would significantly increase daily vehicle volume and further reduce safety for residents.

We are also concerned that local infrastructure is already strained. We have experienced recurring power outages, and the existing roads and utilities do not appear equipped to support the higher population density that multi-family housing would bring. Increasing density before infrastructure improvements are made will compound these problems rather than solve them.

Beyond safety and infrastructure concerns, this change would negatively affect property values. Homeowners purchased properties facing open space in a single-family neighborhood, and a transition to adjacent multi-family housing would materially alter the character of the area. Many residents could find themselves financially impacted, including being placed in a negative equity position due to decreased property value.

I want to emphasize that I am not opposed to thoughtful growth. A single-family residential development would be more consistent with the surrounding neighborhood and would allow infrastructure improvements to occur gradually while accommodating new residents. Additional road access planning could also help alleviate traffic congestion on Geren Drive.

I respectfully ask the Commission and Council to consider the compatibility of this proposal with the existing neighborhood, current infrastructure capacity, and resident safety before approving the zoning change.



**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **February 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on **March 3, 2026** at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD) in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered. CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476). Location and Concept Plan on reverse of this page.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed) New business's are great for Lavon

Signature: Zach Sewell

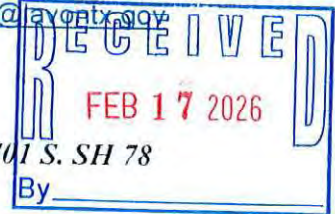
Name (printed): Zach Sewell

Address: 701 S state Hwy 78

Phone: [REDACTED] Email Address: [REDACTED]

You may return this form to: **City of Lavon**
P.O. Box 340
Lavon, Texas 75166 or via email to: CityHall@lavontx.gov

78 COMMERCIAL EAST ADDITION, BLK A, LOT 1





**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL**

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Request and Property Description: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD) in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannan Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered. CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476). Location and Concept Plan on reverse of this page.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: I am **in favor** of the request. I am **opposed** to the request.

Reasons: (attach separate sheet(s) as needed) _____

Signature: _____

Name (printed): DAB Investments LP by Rhett Mc Gough

Address: PO Box 4475 Wichita Falls, TX 76308

Phone: [REDACTED] Email Address: [REDACTED]

You may return this form to: **City of Lavon** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

**ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 95, .929 ACRES
SH 205**

April 2, 2026

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Bear Creek Commercial
Planned Development
LJA Job No. NTP-40467
Email Submittal: March 27, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

Final P&Z Motion:

- Decrease the density of the MFR down to 18-20 du/ac or increase the amount of Parkland Dedication *improved*
- Reduce the difference in what is being requested and what is required in the Zoning Ordinance on:
 - MFR tree requirement *improved*
 - Parking space tree requirement *improved*
 - Distance from a tree requirement *improved*
 - MFR covered/enclosed parking requirement *improved*

3/27 Staff Comments:

- Looking for response to Mark Hill's 3/25 email about the eastern terminus of Endeavor at Geren with associated attachment.
 - *Anticipated to be addressed with revised Phasing Exhibit. Northern side should be updated per 4/1 conversation.*
- Provide a sawtooth curb on the east side of Geren, near the vicinity of the eastern terminus of Endeavor at Geren for prevention of potential vehicle encroachments into the yards there.
 - *Anticipated to be addressed with revised Phasing Exhibit. Northern side should be updated per 4/1 conversation.*
- An exhibit showing how the northern terminus of Geren will look like once it's closed and how it relates to the northeast corner of the subject property. If the other lot at the terminus, on the southeast corner of Geren and Main, is shown in the exhibit, the lot should show access from Main and access from Geren (a potential sit-down restaurant is anticipated).
 - *Discussion on 4/1 should be illustrated and labeled in updated Phasing Exhibit.*
- Add the multi-family architecture exhibit or tighten the narrative standards of the PD to describe the exhibit.
 - *Changed. Applicant to review the proposed refinements to the Development Standards as redlined. Should the proposed changes not be agreeable, Staff*

recommends providing the elevations as an exhibit in the PD to address general look and character of the architecture.

Summary of Submitted Changes Related To P&Z Motion:

- Density
 - Overall density decreased from a maximum of 645 units to a maximum of 479 units.
 - Subarea C-1 changed from maximum 24 dwelling units per acre to maximum 26 dwelling units per acre
 - Subarea C-2 changed from maximum 24 dwelling units per acre to maximum 12 dwelling units per acre

- Parkland Dedication
 - Parkland Dedication **provided** remained the same, but the Parkland Dedication **required** acreage went down due to the reduction in proposed density.

Required	Proposed
Required ratio: 1 acre of parkland per 43.8 dwelling units Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards Parkland Dedication required calculation: 479 dwelling units divided by 43.8 = 10.94 acres of parkland required	Proposed dwelling units: 479 dwelling units Total designated parkland acreage provided: 10.24 acres Total parkland acreage within floodplain: 0 acres* Total Parkland Dedication provided: 10.24 acres**

- *A label was changed on Exhibit F relating to the floodplain. The label was changed to “non-regulatory floodplain,” in addition to WOUS (i.e. Waters of the US), which resulted in Staff re-review of the Parkland Dedication requirements as they relate to floodplain. Since the Lavon Code of Ordinances specifically defines floodplain as land that floods which is “specifically identified by the Federal Emergency Management Agency on its flood hazard boundary maps (FHBM) for the city,” this floodplain does not meet that definition as it is not FEMA floodplain. It is therefore Staff’s determination that the applicant can claim full “credit” for all area within the proposed Heritage Square Park.
- **A .86-acre area in the southeast corner of the subject property shown as part of Linear Park C-2 is within City right-of-way (Traditions Drive) and not eligible for inclusion in the total Parkland Dedication provided acreage. It is a minor portion of the total acreage and would reduce it by less than .5 acres if subtracted, but the exact square footage of the area was not provided during the review process. The applicant still intends to improve the area as a Linear Park and install the six-foot sidewalk to connect to Geren as indicated on PD Exhibit F.

- Landscape standards
 - Reduction to tree ratio along SH 78 and SH 205 to 1 tree per 30 linear feet instead of 1 tree per 25 linear feet
 - *This was not noted previously because it previously met the minimum Code requirement of one per 25 linear feet. The applicant is proposing to provide less trees than the required minimum for this standard with this change.*
 - Parking lot tree table revised as shown below:

7. Parking lot tree requirements are as follows:

SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE
A	Entire subarea	1/15	130'
B-1 and B-2	≤ 7,500	1/7	75'
B-1 and B-2	> 7,500	1/10	100'
C-1 and C-2	Entire subarea	1/10	100'

*Parking spaces used for EV charging or online pick-up services are exempt from the parking lot tree requirements.

Previous:

7. Parking lot tree requirements are as follows:

SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE
A	>140,000 Entire subarea	1/15	130'
A	> 7,500-140,000	1/10	100'
A	≤ 7,500	1/7	75'
B-1 and B-2	≤ 7,500	1/7	75'
B-1 and B-2	> 7,500	1/10	100'
C-1 and C-2	Entire subarea	1/10	100'

*Parking spaces used for EV charging or online pick-up services are exempt from the parking lot tree requirements.

Revised:

- *The applicant increased the number of trees within the townhome-style multi-family development to one tree per one per dwelling unit instead of one tree per two dwelling units. The minimum number of trees for this standard were increased almost to the minimum Code requirement, but the applicant put in an allowance that up to 25% of canopy trees may be replaced with two ornamental trees for each canopy tree.*
- *The applicant increased the number of trees within the standard multi-family development to one tree per 1.75 dwelling units, instead of the previously proposed one tree per two dwelling units. The minimum number of trees for this standard were increased, but the applicant also put in an allowance that up to 25% of canopy trees may be replaced with two ornamental trees for each canopy tree.*

- Covered/enclosed parking standards
 - Adjusted the covered/enclosed parking standards to be the two multi-family subareas combined instead of having requirements for each multi-family subarea
 - Decreased the minimum covered parking from 25% to 20%, within combined Subareas.
 - Increased the minimum enclosed garage parking from 15% to 30%, within combined Subareas.
 - *The applicant has doubled the amount of covered and enclosed parking for the multi-family subareas. The table below illustrates the changes:*

Revised Standards			
Subarea	Minimum Covered Parking Percentage	Minimum Garage Parking Percentage	Total
C-1 and C-2 (combined)	20%	30%	50%
Total Covered/Enclosed:			50%
Previous Standards			
C-1	10%	15%	25%
C-2	10%	15%	25%
Total Covered/Enclosed:			25%

Summary of PD Submittal Changes:

Narrative

- Changed to reflect proposed changes in density, multi-family types within Subareas C-1 and C-2, and required Parkland Dedication.

Exhibit C – Concept Plan was not resubmitted.

- **Comment: Please confirm there are no changes to Exhibit C.**

Exhibit D – Development Standards

- Multi-family dwelling use was changed to not be permitted in Subarea C-2
- Landscaping standards reflect the following changes:
 - Reduction to tree ratio along SH 78 and SH 205
 - Changes to landscape island tree ratios in Subarea A
 - Changes to tree proximity ratios in Subarea A
 - Changes to multi-family tree ratios – with canopy tree relief
- Multi-family density changes in Subarea C-1 and C-2
- Additional requirement to provide a minimum of two bedrooms in each dwelling unit within Subarea C-2
- Additional requirement for townhome style multi-family buildings to not exceed 200 feet in length (i.e. six units)
- Removal of the building orientation requirement for multi-family buildings located within 300 feet of SF Res
- Change to stipulate architectural features in Subarea C-1 only
- Changes to building articulation standards specific Subarea C-1 and Subarea C-2
- Added requirement that parking spaces and carports are prohibited between a multi-family building and public street
- Changed garage and carport ratios in Subareas C-1 and C-2
- Removed minimum setback requirements for 3-story multi-family in Subarea C-1
- Removed minimum setback from SF Res in Subarea C-1
 - Note: this never applied before because there is no residential adjacency so this is just clean-up.
- Stipulated Townhome-style multi-family (only) standards in Subarea C-2
- Removed minimum setbacks for multi-family in Subarea C-2
- Reduced the maximum building height and number of stories in Subarea C-2
- Changed the building orientation requirements in Subarea C-2
- Removed the multi-family type/SF Res adjacency specification in Subarea C-2
- **Comments:**
 - **Review the proposed refinements to the architectural standards for the multi-family areas. If agreeable, please accept in the redline. If not, please return with associated response.**
 - **Review the proposed refinements to the Townhome-style Multi-family frontage along Endeavor Boulevard. If agreeable, please accept the redline. If not, please return with associated response.**
 - **Proposed landscaping along State Highways 78 and 205 was revised in this submittal to provide less trees than minimum Code requirements. Please clarify reason.**

Exhibit E – Phasing Plan

- Development phasing changed to show Subarea C-2 as the last phase, instead of Subarea C-1.
- **Comment: Per discussion on 4/1/26, revise the Phasing Exhibit to include proposed “bulb” design at eastern terminus of Endeavor Boulevard, curb along eastern side of Geren Drive,**

note regarding associated landscaping/screening in the bulb area, northern terminus of Geren Drive improvements to include decorative low wall, and proposed Lot 7 fire lane/mutual access connection aligned with potential future access of the lot at the southeast corner of Geren Drive and Main Street (generally as reflected in the blue markings in the 4/1 phone discussion sketch below). Construction or schematic level detail is not required.

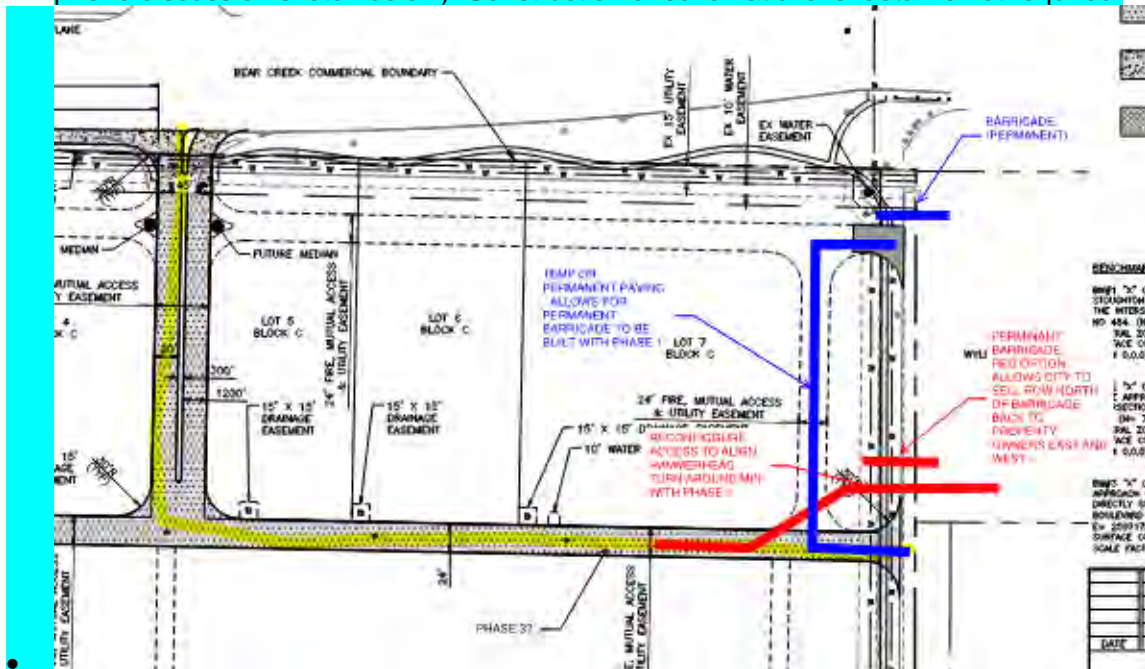


Exhibit F – Park, Open Space, and Amenity Plan

- Parkland Required table changed to reflect new density and required Parkland Dedication calculation.
- Floodplain label changed to “Non-regulatory Floodplain.”
- Comment: Southeast corner of subject property ROW line is still not shown in Linear Park C-2 area. Will be noted in the Staff Report as an FYI regarding calculations. No further revisions requested due to timeline constraints.

Comments prepared and compiled by:

Tiffany McLeod

Tiffany McLeod, AICP
 Project Manager, Placemaking + Resilience at LJA
 Email: tmcleod@lja.com
 Phone: 469.348.6571
 On behalf of the City of Lavon, TX

Quality check by:

Abra R Nusser

Abra R. Nusser, AICP
 Senior Director at LJA
 Email: anusser@lja.com
 Phone: 972.339.8186
 On behalf of the City of Lavon, TX

From: [Maxwell Fisher](#)
To: [Abra Nusser](#); [Kim Dobbs](#); [Jeff Bethke](#); [Shane Thompson](#)
Cc: [Matthew Johnson](#); [Tiffany McLeod](#); [Mark Hill](#)
Subject: RE: Bear Creek Commercial Preliminary Plat
Date: Tuesday, March 17, 2026 2:33:12 PM
Attachments: [260317 - Exhibit D - Development Standards 3-17-26.docx](#)

Abra – In the interest of convenience and time, please consider this email our response:

Exhibit C – Concept Plan

1. The 10.24 acres is correct as it stands and does NOT include any existing or proposed ROW area along the southern perimeter of Subarea C-2.

Exhibit D – Development Standards

2. Attached is the accepted changes version on the exhibit letter change. Balconies/Patios. The language recently added by staff referenced balconies only. We simply addressed ground units by adding reference to “patios” as well.
3. A-e. Yes confirmed. Yes, parkland acreage confirmed.

Exhibit F – Park, Open Space, and Amenity Plan

4. Shane is updating Exhibit F to clarify the 6 and 8-foot sidewalks. Please note the development standards clearly state where 6 or 8-foot wide sidewalks are required.

I believe Matt is out of the office so he may directly respond as he has time.

Maxwell

From: Abra Nusser <anusser@lja.com>
Sent: Tuesday, March 17, 2026 1:33 PM
To: Kim Dobbs <kdobbs@lavontx.gov>; Jeff Bethke <jbethke@lja.com>; Shane Thompson <sthompson@lja.com>; Maxwell Fisher <Maxwell@zonedevtx.com>
Cc: Matthew Johnson <mjohnson@petrohunt.com>; Tiffany McLeod <tmcleod@lja.com>; Mark Hill <mdhill@fmi-dallas.com>
Subject: RE: Bear Creek Commercial Preliminary Plat

Hi all,

Please see attached comments regarding the PD. Please let us know if you have any questions.



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - B

Item:

Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

Application Information

- Owner(s):** Bear Creek Commercial Properties, L.P.
- Applicant:** Bear Creek Commercial Properties, L.P.
- Location:** Southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive.
- Description:** Approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).
- Current Zoning:** Planned Development, established by Ordinance No. 2004-09-05 - West Flex B, as amended
- Request:** Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of an area in a planned development district southeast of the intersection on SH 78 and SH 205, north of Traditions Drive and west of Geren Dr. The Bear Creek Commercial Addition consists of 16 non-residential lots, 2 residential lots, and 2 common area lots on 110.118 acres of land out of the W.A.S. Bohanna Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2.

Code Excerpts:

**TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED**

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is zoned Planned Development (PD). A zoning application to amend the Planned Development zoning is pending. The preliminary plat is prepared in conformance with the zoning requirements of the current and proposed zoning as well as the Future Land Use Plan.

Water

The development is located within the certificated areas of the Bear Creek Special Utility District (SUD). A conceptual water plan has been submitted and reviewed.

Sewer

The development will be served by the City of Lavon.

Access

The property takes primary access from SH 78 and SH 205. Secondary access is taken from Geren Drive and an extension of CR 484. Cross access is provided in an internal network of access easements and two Master Thoroughfare Plan (MTP) roads to be constructed prior to development occupancy.

A Traffic Impact Analysis as well as supporting transportation exhibits have been prepared and reviewed.

A network of trails and sidewalks will be constructed within and on the perimeter of the project.

Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer. The proposed plat provides for improvement of an existing drainageway.

The application and plans generally satisfy the criteria for approval. Approval of final plats, site plans, landscape plans, and civil engineering plans will be required prior to development of the sites.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE BEAR CREEK COMMERCIAL ADDITION ON APPROXIMATELY 110.12 ACRES OF LAND OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121 AND THE DRURY ANGLIN SURVEY ABSTRACT NO. 2, SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS.

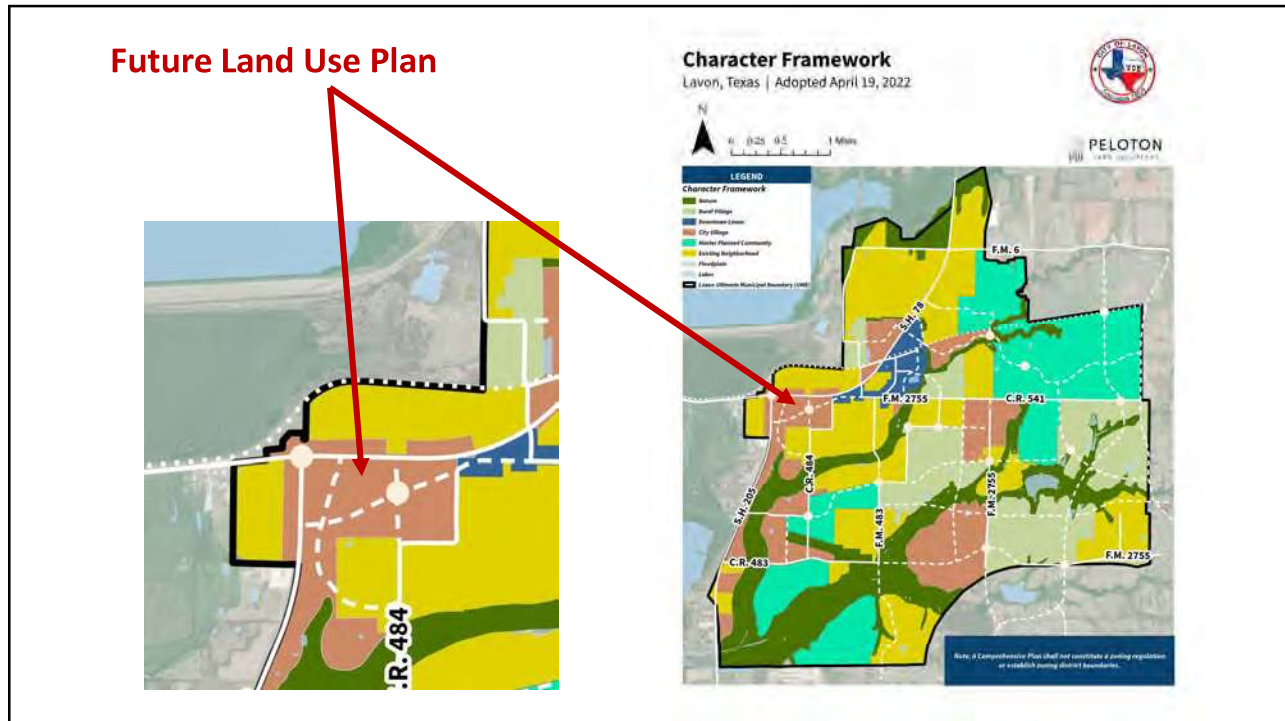
MOTION MADE: CLIFTON
SECONDED: VALLEJO
APPROVED: UNANIMOUS (absent McClendon, Rosenquist)

Staff Notes:

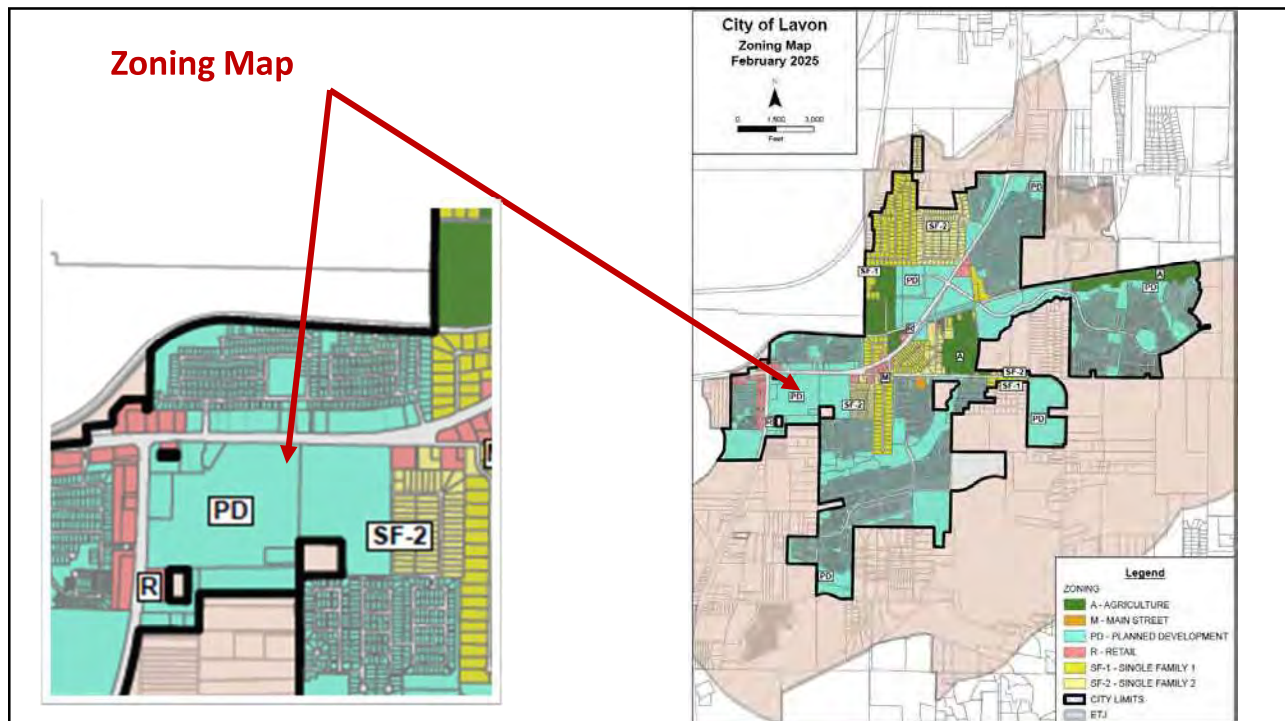
The proposed preliminary plat was reviewed by the city engineer, planning consultant, and staff development review committee.

Approval of the preliminary plat is recommended subject to the city engineer's and planner's final approval.

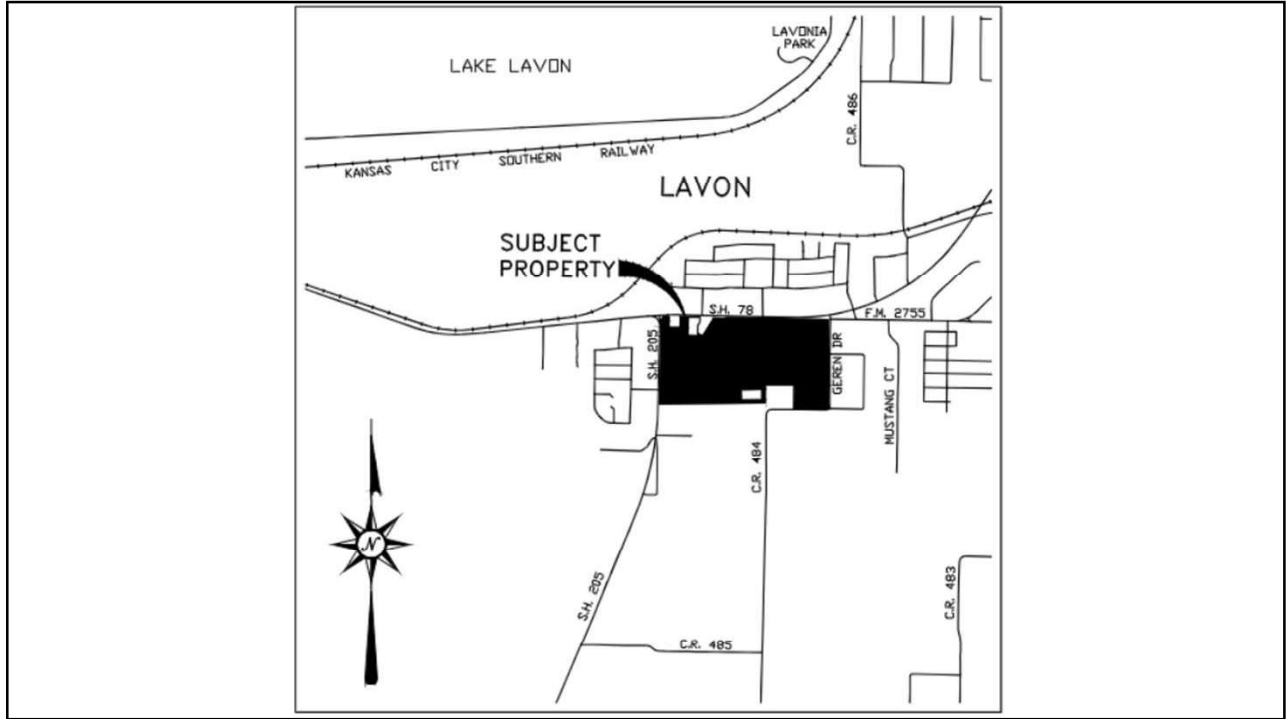
- Attachments:**
1. Application and preliminary plat
 2. Location exhibits
 3. Planning and engineering correspondence



6



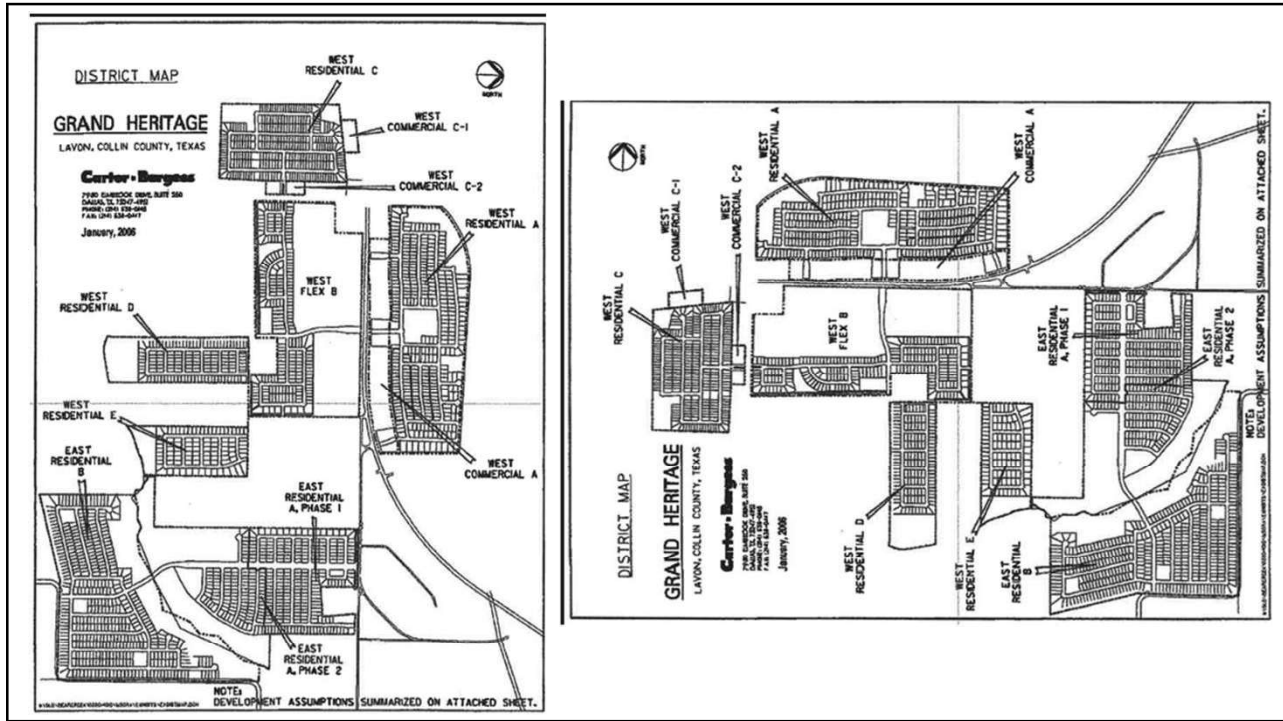
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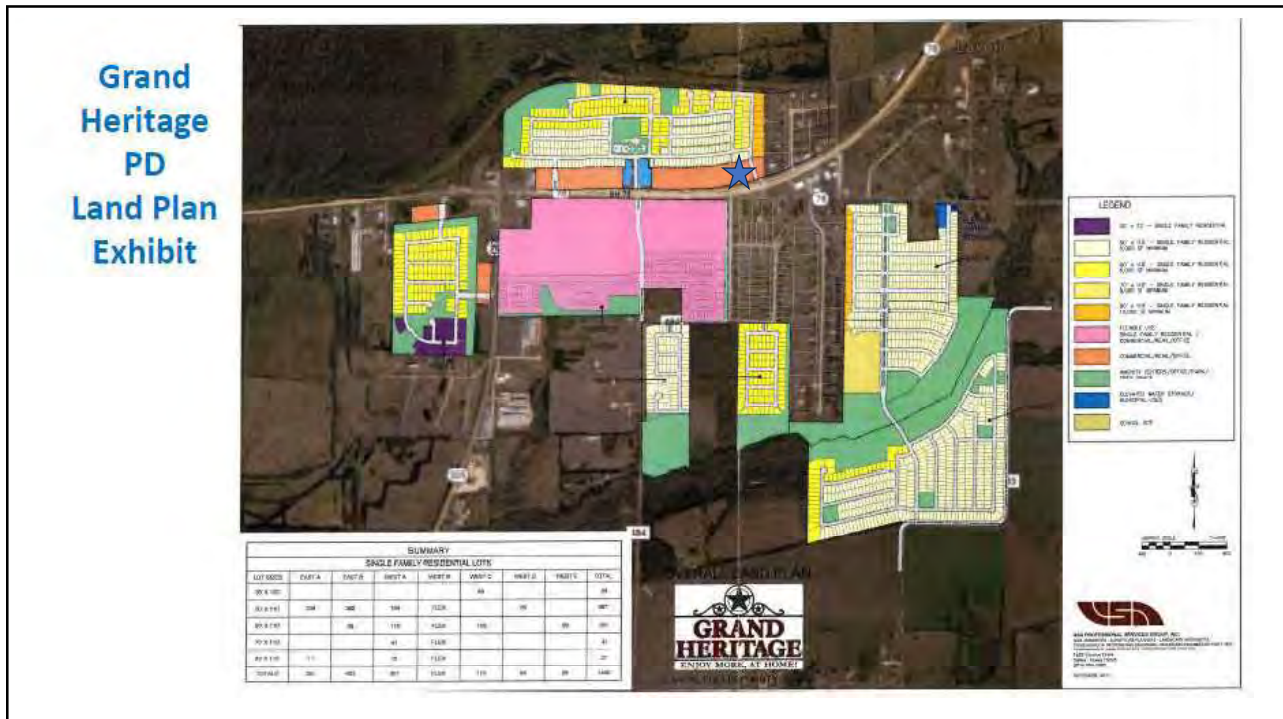
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9



10



11



CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission			Property Owner		
Name: <u>LJA ENGINEERING, INC.</u>			Name: <u>BEAR CREEK COMMERCIAL PROPERTIES LP</u>		
Address: <u>6060 N CENTRAL EXPRESSWAY, SUITE 400</u>			Address: <u>2101 CEDAR SPRINGS ROAD, SUITE 600</u>		
City/State/Zip: <u>DALLAS, TX 75206</u>			City/State/Zip: <u>DALLAS, TX 75201</u>		
Phone #: <u>469-621-0710</u>		Fax #: _____	Phone #: <u>214-880-8434</u>		Fax #: _____
Authorized Person: <u>JEFF BETHKE</u>			Authorized Person: <u>CARTER W. HUNT</u>		
Type of Submission		Date	Check List of Items Submitted		
<input checked="" type="checkbox"/> Preliminary Plat					
<input type="checkbox"/> Final Plat					
<input type="checkbox"/> Re-Submittal					
<input type="checkbox"/> Construction Plans					
<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)					
Application Fees					
Preliminary Plat		Per Fee Schedule			
Final Plat		Per Fee Schedule			
Re-Plat		Per Fee Schedule			
Public Infrastructure Inspection		Per Fee Schedule			
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>					
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>					
Authorized Representative (Printed Name) JEFF BETHKE		Authorized Representative (Signature) 			Date: 10-24-2025
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - - Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: November 3, 2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, BEAR CREEK COMMERCIAL PROPERTIES LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize LJA ENGINEERING, INC. to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

[Signature]
Signature (Owner)

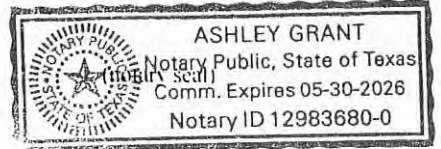
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 3rd day of November, 2025.

Ashley Grant
Notary Public in and for Dallas County, Texas





CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Inspection 972-853-0855
Email: I.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: November 3, 2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, BEAR CREEK COMMERCIAL PROPERTIES LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

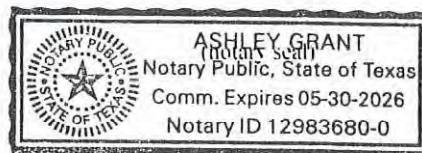
[Handwritten Signature]
Signature (Owner)

Signature (Owner)

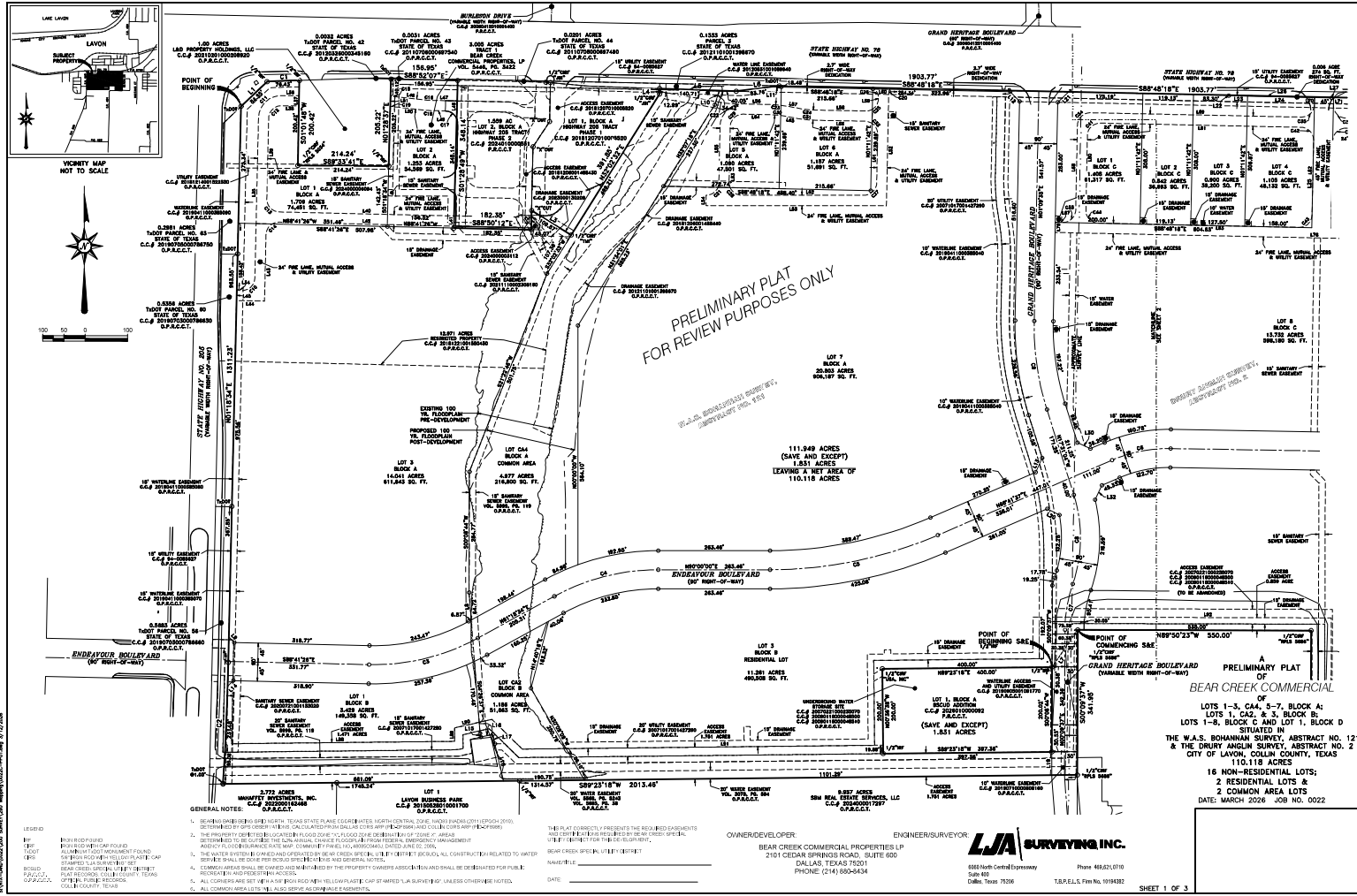
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 3rd day of November, 2025.



Ashley Grant
Notary Public in and for Dallas County, Texas



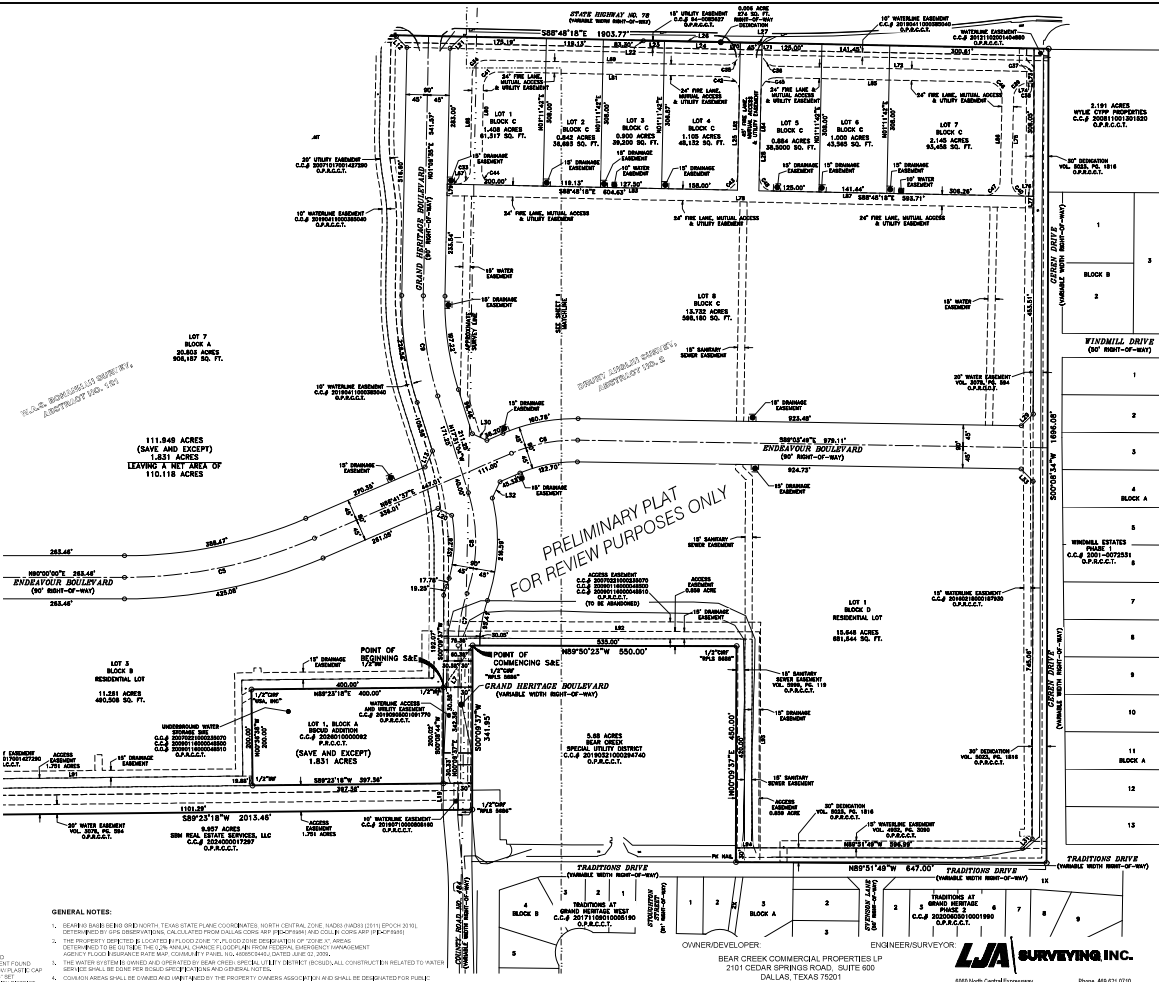
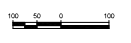
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

A PRELIMINARY PLAT OF
 BEAR CREEK COMMERCIAL
 OF
 LOTS 1-3, C&A, 5-7, BLOCK A;
 LOTS 1-8, BLOCK C AND LOT 1, BLOCK D
 SITUATED IN
 THE W.S. BOHANNAN SURVEY, ABSTRACT NO. 121
 & THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2
 CITY OF LAVON, COLLIN COUNTY, TEXAS
 110.118 ACRES
 16 NON-RESIDENTIAL LOTS;
 2 COMMON AREA LOTS
 DATE: MARCH 2026 JOB NO. 0222

- GENERAL NOTES:
1. BEARING AND DISTANCE MEASUREMENTS ARE CALCULATED NORTH-CENTRAL ZONE, NAD 83 AND ADJUSTED TO END OF 2010.
 2. DISTANCE TO BE CORRECTED FOR CURVATURE OF EARTH AND CALCULATED FROM DISTANCE TO CENTER OF EARTH.
 3. THE PROPERTY IS LOCATED IN A FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF THE CITY OF LAVON, TEXAS.
 4. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND DECREES.
 5. THE PLAT IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND DECREES.
 6. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SHALL BE PROVIDED FOR PUBLIC USE.
 7. ALL OWNERS ARE SET WITH A 10' BUSH TRIMMING VEGETATION CAP STRIP PER T.E.S. UNLESS OTHERWISE NOTED.
 8. ALL COMMON AREAS SHALL ALSO BE OPEN TO ALL RESIDENTS.

OWNER/DEVELOPER:
 BEAR CREEK COMMERCIAL PROPERTIES, LP
 2101 CEDAR SPRINGS ROAD, SUITE 600
 DALLAS, TEXAS 75201
 PHONE: (214) 884-6434

ENGINEER/SURVEYOR:
LJA SURVEYING, INC.
 8002 North Central Expressway
 Suite 402
 Dallas, Texas 75236
 Phone: 469.621.0710
 T.A.P.E.L.S. Firm No. 10194332



A
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL
OF
LOTS 1-3, C&A, 5-7, BLOCK A;
LOTS 1-8, BLOCK C AND LOT 1, BLOCK D
SITUATED IN
THE W.S. BOHANNAN SURVEY, ABSTRACT NO. 121
& THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAYON, COLLIN COUNTY, TEXAS
110.118 ACRES
16 NON-RESIDENTIAL LOTS;
2 COMMON AREA LOTS
DATE: MARCH 2024 JOB NO. 0022

11/20/24
BY: [Signature]
DATE: 11/20/24

OWNER/DEVELOPER: BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 884-6434

ENGINEER/SURVEYOR: **LJA SURVEYING INC.**
6002 North Central Expressway
Suite 402
Dallas, Texas 75206
Phone: 469.821.0710
T.S.P.E.L.S. Firm No. 10194332

LEGAL DESCRIPTION

Table with columns: Cont, Central, Area, Acres, Corner, Area, Cont, Central, Area, Acres, Corner, Area, Cont, Central, Area, Acres, Corner, Area. Contains lot area and acreage data.

Table with columns: Lot, Block, Acres, Sq. Ft. Contains lot area and acreage data.

LEGAL DESCRIPTION
THIS IS A FULLY ADJACENT TRACT OF LAND WITHIN THE UNINCORPORATED SURVEY, ABSTRACT NO. 121, OF LAVON COUNTY, TEXAS, AND BEING PART OF A LARGER TRACT OF LAND OWNED BY BEAR CREEK COMMERCIAL, INC. (THE 'PROPERTY').

Table with columns: LOT, BLOCK, ACRES, SQ. FT. Contains lot area and acreage data.

SURVEYOR'S CERTIFICATE

I, [Name], a duly licensed and qualified professional land surveyor of the State of Texas, do hereby certify that I have personally surveyed the above described property and that the same is correctly shown on the attached plat.



BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared [Name], and acknowledged to me to be the person whose name is subscribed for the purpose and content of the foregoing instrument.

GET USERS BY HAND AND SEAL THE DAY OF 2026.

NOTARY PUBLIC FOR THE STATE OF TEXAS

My Comm. Expires

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

OWNER/DEVELOPER: BEAR CREEK COMMERCIAL PROPERTIES LP
ENGINEER/SURVEYOR: LJA SURVEYING INC.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE BEAR CREEK COMMERCIAL PROPERTIES LP, a limited liability partnership organized under the laws of the State of Texas, and its members, do hereby certify that the above described property is being conveyed to the public and that the use of the same shall be for commercial purposes.

BEAR CREEK COMMERCIAL PROPERTIES LP, DOES HEREBY CERTIFY THAT:

- 1. THE CERTIFICATES AND EASEMENTS OF RECORD REFERRED TO IN THIS PLAT HAVE BEEN FULLY RECORDED IN THE PUBLIC RECORDS OF LAVON COUNTY, TEXAS, AND ARE CORRECTLY REFLECTED IN THIS PLAT.
2. ALL PUBLIC RECORDS AND EASEMENTS SHALL BE FULLY RECORDED IN THE PUBLIC RECORDS OF LAVON COUNTY, TEXAS, AND ARE CORRECTLY REFLECTED IN THIS PLAT.

BEAR CREEK COMMERCIAL PROPERTIES LP

BY: [Signature]

NAME: [Name]

TITLE: [Title]

STATE OF TEXAS

COUNTY OF [County]

BEFORE ME, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared [Name], and acknowledged to me to be the person whose name is subscribed for the purpose and content of the foregoing instrument.

GET USERS BY HAND AND SEAL THE DAY OF 2026.

NOTARY PUBLIC FOR THE STATE OF TEXAS

My Comm. Expires

A PRELIMINARY PLAT OF BEAR CREEK COMMERCIAL OF LOTS 1-3, CA2, 5-7, BLOCK A; LOTS 1-8, BLOCK C AND LOT 1, BLOCK D

SITUATED IN THE W.S. BOHANNAN SURVEY, ABSTRACT NO. 121 & THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 CITY OF LAVON, COLLIN COUNTY, TEXAS 110.118 ACRES

16 NON-RESIDENTIAL LOTS; 2 RESIDENTIAL LOTS & 2 COMMON AREA LOTS DATE: MARCH 2026 JOB NO. 0222

RECOMMENDED FOR APPROVAL

DATE

APPROVED FOR PREPARATION OF THIS PLAT

DATE

8000 North Central Expressway Dallas, Texas 75201 Phone 469.421.0710

Circle Texas 75306 T&E, S.L. Firm No. 1019482

SHEET 3 OF 3

BEAR CREEK COMMERCIAL SOUTH DEVELOPMENT TRAFFIC IMPACT ANALYSIS

LJA Project No. NT080-0022C

Scott Booth, PE, PTOE
LJA Engineering, Inc.

February 2026

BEAR CREEK COMMERCIAL SOUTH DEVELOPMENT TRAFFIC IMPACT ANALYSIS



A handwritten signature in blue ink that reads "S. P. Booth".

February 27, 2026

LJA Project No. NT080-0022C

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Bear Creek Commercial South development in Lavon, Texas.

This development will consist of 36 town homes, 579 multi-family units, 241,000 square feet for commercial/retail use, 170,000 square feet for a grocery store, 19,000 square feet for sit down restaurant, and 25,000 square feet for fast food with drive through. Construction for this development is expected to be completed in 2030. The study horizon for this TIA is year 2035. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIA includes the street network located within a mile of the proposed development's access points and includes the following intersections:

1. SH 205 at SH 78
2. Burlison Dr at SH 78
3. Grand Heritage at SH 78
4. Endeavour Blvd at SH 205

Future intersections include:

5. Drive A at SH 205
6. Drive B at SH 205
7. Drive C at SH 78
8. Drive D at SH 78
9. Drive E at Geren Drive
10. Drive F at Geren Drive
11. Drive G at Geren Drive
12. Drive H at CR 484
13. Endeavor Boulevard and Grand Heritage Boulevard

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing conditions (2025)
2. Interim year (2027) – background traffic growth rate only
3. Interim year (2027) – all background traffic
4. Build-out year (2030) – all background traffic
5. Build-out year (2030) – combined traffic
6. Horizon year (2035) – all background traffic
7. Horizon year (2035) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022 and May 15, 2025. An average annualized growth rate of 4.0 percent was calculated using historical traffic data from the TxDOT and NCTCOG traffic count database. This growth rate was applied to the existing

traffic volumes in order to determine the future background traffic volumes for the years 2027, 2030, and 2035.

With internal trip capture and pass-by trips applied, the proposed development is projected to add 24,188 daily vehicle trips with 1,366 vehicle trips (709 in 656 out) during the AM peak hour period and 985 vehicle trips (537 in 448 out) during the PM peak hour period. These traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 7th Edition* (HCM7). Level of Service analyses for intersections were completed using Synchro traffic analysis software.

Based on the study results, no improvements to Geren or CR 484 are necessary as part of the development.

The following is a list of recommended improvements based on future growth in background traffic volumes and development related traffic. The sharing of the cost for these improvements is to be addressed with the city separately from the TIA.

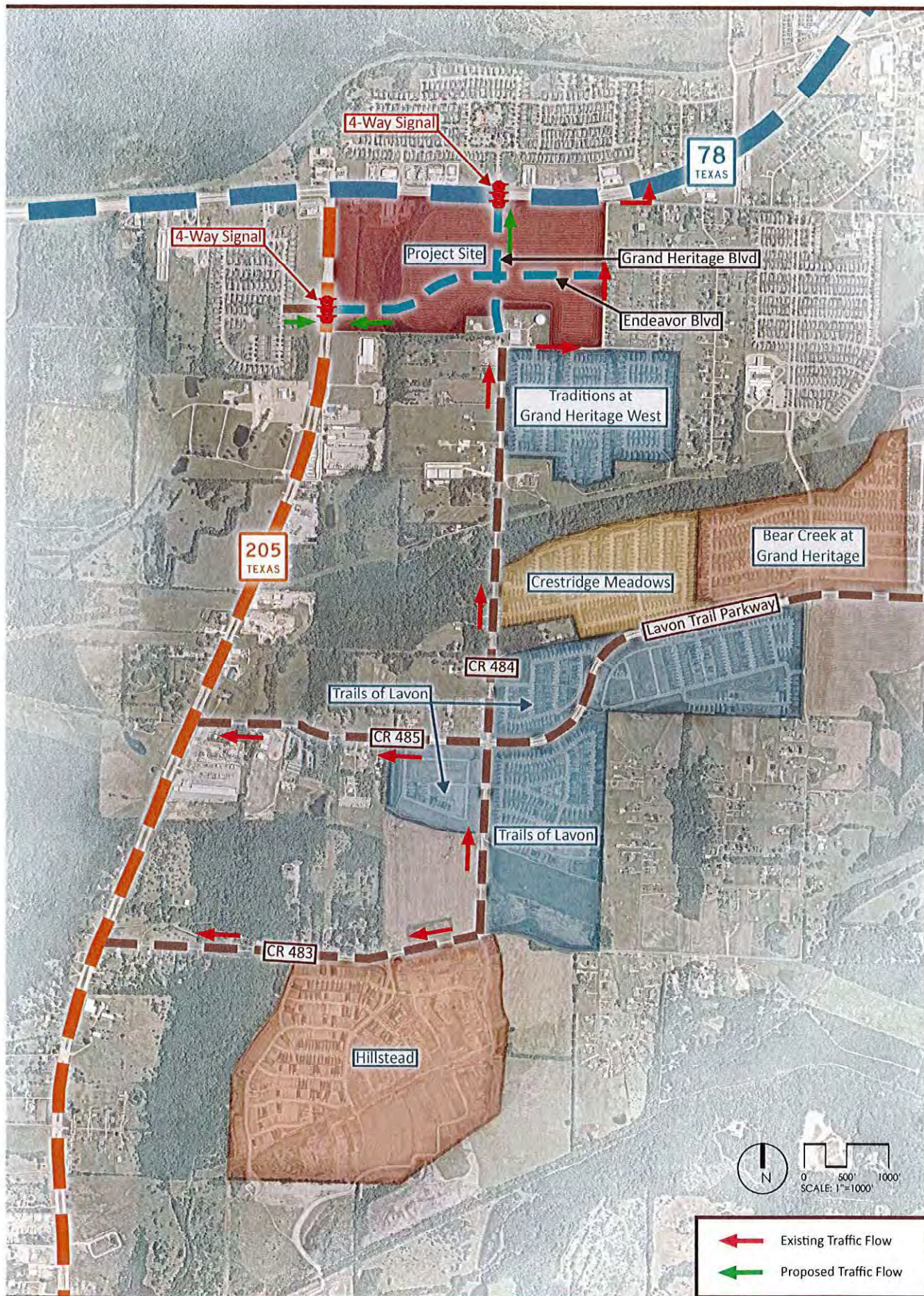
- Signalization of SH 205 at Endeavour Boulevard (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 120 seconds for both peak hours
- Signalization of Endeavour Boulevard and SH 205 (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 150 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 120 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 150 seconds for both peak hours
- Eastbound right turn lane on SH 78 at Burleson Drive

The following is a list of improvements recommended as a result of the development:

- Eastbound right-turn lane on SH 78 at Drive C
- Eastbound right-turn lane on SH 78 at Drive D
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard
- Northbound right-turn lane on SH 205 at Endeavour Boulevard
- Northbound right-turn lane on SH 205 at Drive A
- Drive A should be two-lane approaches allowing for separate right and left-turn movements. Minimum length of two-lane approach is recommended to be 150 feet.
- Grand Heritage Boulevard should be a three-lane approach allowing for a dual left and through/right movement. Minimum length of three-lane approach is recommended to be 150 feet.

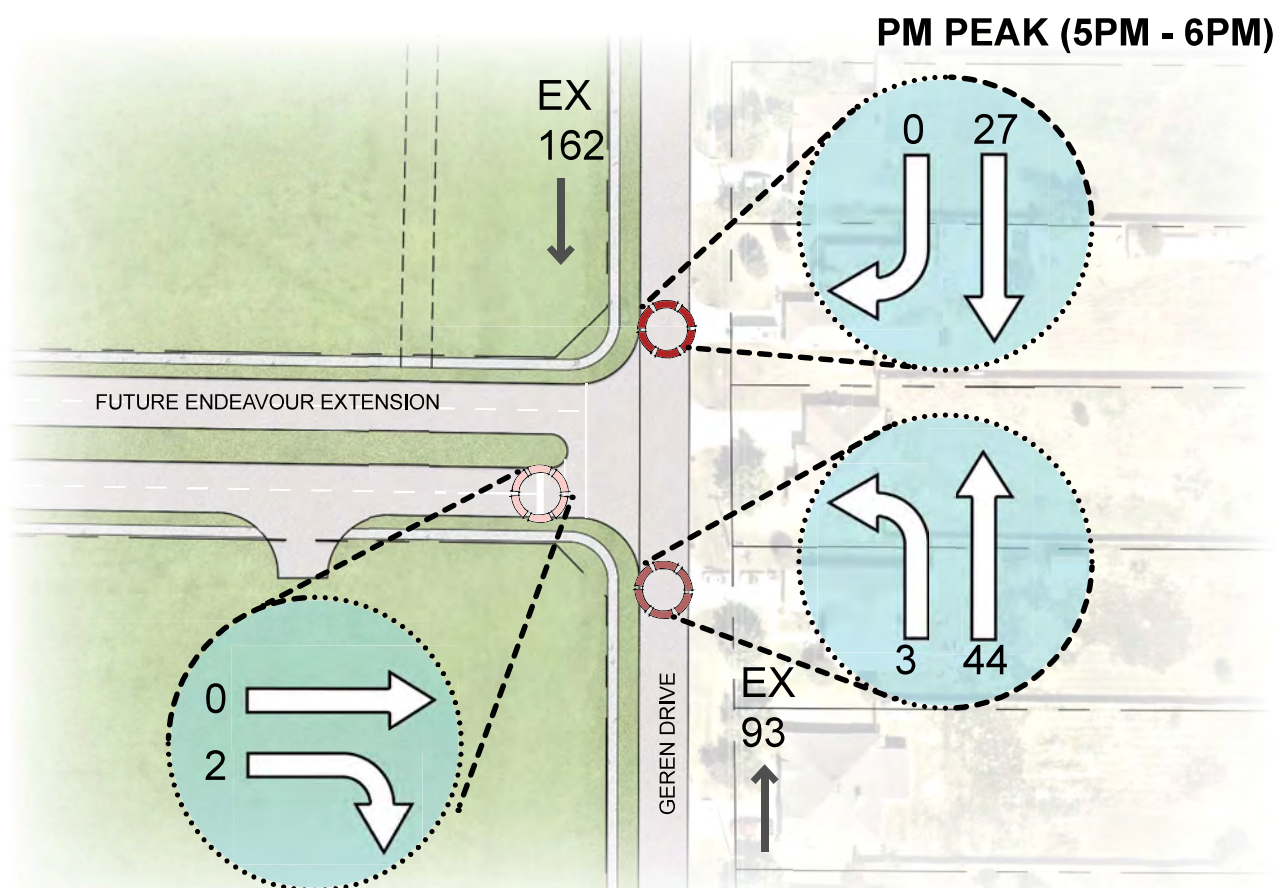
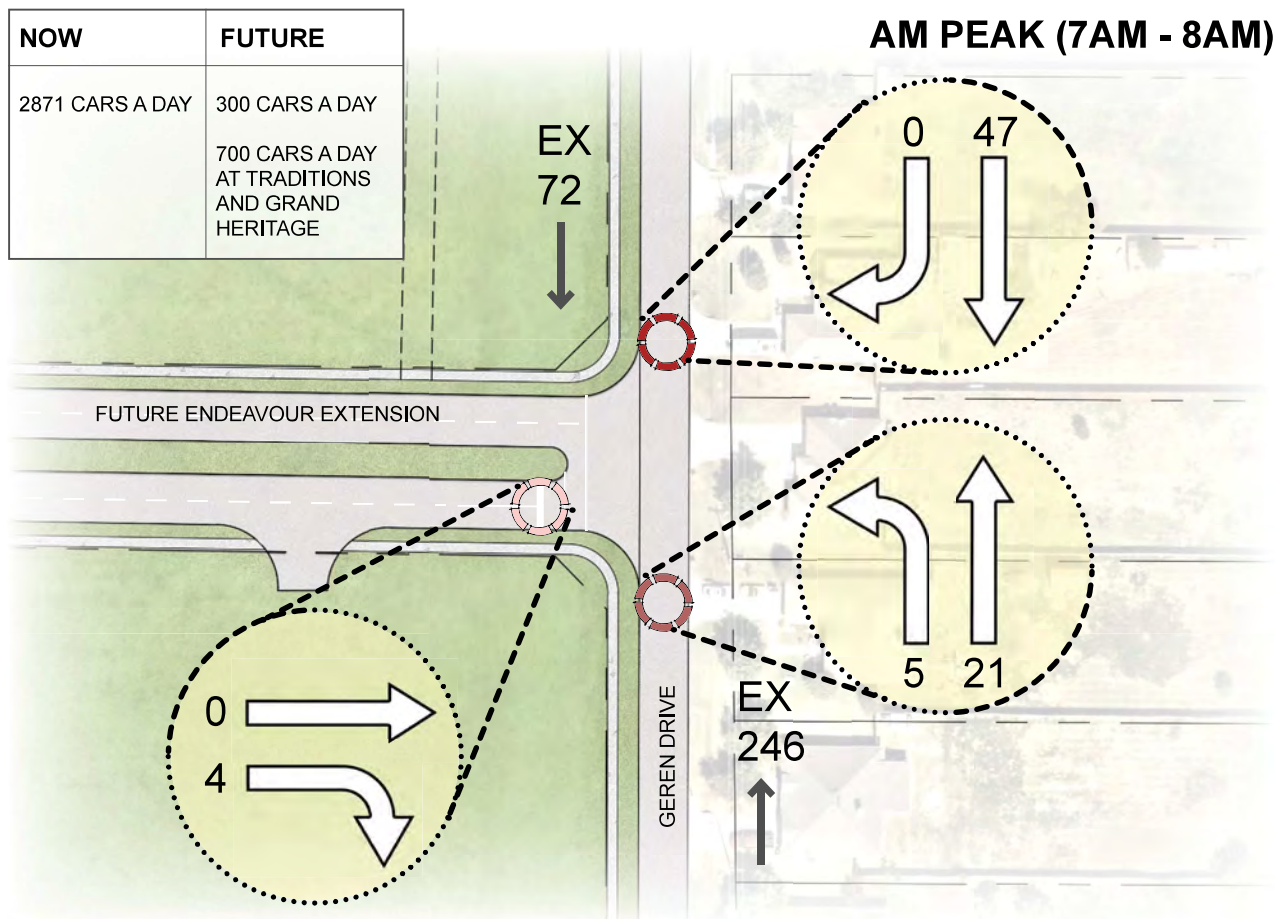
BEAR CREEK TRAFFIC IMPROVEMENTS

LAVON | TEXAS | FEBRUARY 19, 2026



ESTIMATED PEAK TRAFFIC VOLUMES FOR GEREN DRIVE

NOW	FUTURE
2871 CARS A DAY	300 CARS A DAY
	700 CARS A DAY AT TRADITIONS AND GRAND HERITAGE



* Numbers represent cars per hour

March 23, 2026

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, TX 75166

Re: Bear Creek Commercial, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated February 19, 2026, and revised Preliminary Engineering Plans dated March 2, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. In addition, an updated Traffic Impact Analysis dated February 27, 2026 as prepared by LJA Engineering, Inc. has been provided. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. All previous comments on the Preliminary Plat have been satisfactorily addressed.
2. As requested, a sanitary sewer analysis has been provided. This analysis includes the development and offsite developments that will share facilities. These include Grand Heritage Club and commercial areas and Grand Heritage West and commercial areas. Based upon the analysis, the total flow to Bear Creek does not exceed the original anticipated flows as projected for the original Grand Heritage development.
3. The second driveway access point on SH 205 (Drive B per TIA) has been removed. Access to SH 205 will be provided by Endeavour Blvd. and a driveway north (Drive A per TIA).
4. In order to accommodate cross access roads at Drive D (east of Grand Heritage) that are less than the City minimum 100' separation distance per Subdivision Ordinance. The plans have been updated as requested:
 - a. A raised median is installed within Drive D from SH 78 main lanes to the rear cross street.
 - b. Northbound Drive D is right out only (no left turn allowed) with appropriate raised median to direct traffic eastbound. Both left, right and through traffic will be allowed inbound.
 - c. Both access roads to include raised median to provided one way ingress and egress to minimize wrong way use. This will be addressed on final plans for this area.
 - d. Dual left turn lanes at northbound Grand Heritage.
5. As part of the Traffic and TIA discussions, additional left turn lanes may be warranted along Endeavour Blvd. to access some driveways. This should be addressed during final plan review.
6. It should be understood by all parties that discussions on traffic analysis/improvements for this development are ongoing. Improvements to SH 78 have been discussed as well as background traffic growth, signal timing, Endeavour/Grand Heritage intersection,

Geran/Endeavour issues, etc. These issues will be resolved as part of final plat and final plan preparation for the impacted areas. An updated or amended Traffic Impact Analysis (TIA) will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

This concludes our review of the above referenced Preliminary Plat, Preliminary Engineering and Traffic Impact Analysis. **We recommend APPROVAL of the Preliminary Plat.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

To: Kim Dobbs
From: Scott Booth, PE, PTOE, RSP
Date: March 20, 2026
Re: Responses to TIA comments for Bear Creek Commercial TIA Review

LJA has reviewed the provided comments pertaining to the Bear Creek Commercial TIA report. Our responses are provided below:

1. Configuration of Endeavor/Grand Heritage intersection – i.e. stop controlled, signal controlled, round about option.

The AWSC configuration can maintain an acceptable level of service with an additional 350 vehicles cutting through in each direction (ex – NBR onto Endeavor, EBL onto Grand Heritage, and Vice Versa). Should the intersection develop an LOS worse than projected, other options could include a roundabout (approximately 40% additional capacity), or a signalized intersection. The timing of this would decide how it is paid for.

2. Clarification in the TIA Executive Summary regarding signal timing. It identifies 120 seconds and then 150 seconds, without context.

The executive summary mentions that the timing should be increased to these cycle lengths. The Synchro reports are attached if more information is wanted for the signal adjustments. This will need to be coordinated with TxDOT.

3. Add deceleration lane at Drive B.

Drive B sits within the existing right turn deceleration lane for the intersection of SH 205 and SH 78. The projected volume for right turning vehicles did not meet the threshold for a dedicated right turn deceleration lane at Drive B. There does appear to be sufficient space for the addition of a dedicated right turn lane which likely will not have significant impact on the results of the analysis.

4. Pass-by and Internal Capture assumptions appear to be very aggressive. Grouping the fast-food pad sites into a single use results in a lower trip generation estimate. The shopping center use accounts for some internal capture within the development. Overall, PM peak-hour trips are reduced by 70%. Documentation of Internal Capture calculations should be provided. Acknowledge that as individual pad sites are developed, the TIA will need to be revisited to “fine tune” for the specific site.

Acknowledged. We used average rates for the fast food restaurants, so regardless of whether these restaurants are grouped together or separated, the trip generation would be identical. We understand that this would be different if the fitted curve equation had been used. This text can be updated in the report. The internal trip capture and pass-by were both calculated per TxDOT and ITE guidelines and using ITE provided spreadsheets (NCHRP Report 684 and 2025 Pass-By Tables for ITETripGen Appendices) to calculate/find the percentages used.

5. Counts collected in 2022 and 2025, presented in Appendix B, show growth on SH 78 of over 10% per year. Based on this data, the 4% growth rate used to project future volumes may be low.

In addition to the growth rate, we included several new developments that are in the planning/construction phases to the background growth rate. As the area continues to build out, the year over year growth rate will decline.

6. The T intersection of Endeavor with Geren could create issues with headlights and potential vehicles leaving the roadway for the existing SF home.

We project that this intersection will not be highly utilized. Since the connection of Geren to Main will be removed, using Endeavour towards Geren would be a less optimal route unless it is a local resident from the neighborhood adjacent to the development. The development team is discussing options to minimize or eliminate the issues.

7. Additional left turn capacity at WB SH 78 at Grand Heritage.

After meeting with City to discuss this, it was agreed that this is not currently a practical solution due to the extents of construction that would need to be done and coordinated with TxDOT to support this. TxDOT needs to evaluate SH 78 for potential solutions to overcapacity on SH 78.

8. Need for additional lanes on SH 78 from SH 205 to Grand Heritage.

After meeting with City to discuss this, it was agreed that this is not currently a practical solution due to the extents of construction that would need to be done and coordinated with TxDOT to support this. TxDOT needs to evaluate SH 78 for potential solutions to overcapacity on SH 78.



CITY OF LAVON

Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - C

Item:

PUBLIC HEARING TO BE CONTINUED TO MAY 5, 2026

Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).

- 1) Presentation of proposed application.
- 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
- 3) Discussion and action regarding the proposed application.

Application Information

Owner(s): RLS Elevon, LLC, Far East Lavon, LP, East Lavon Partners, LP

Applicant: JBI Partners – Daniel Dewey, P.E.

Location: North of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows

Description: Approximately 104.8 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169)

Current Zoning: Planned Development – PD

Request: Amend the Planned Development – PD

Request

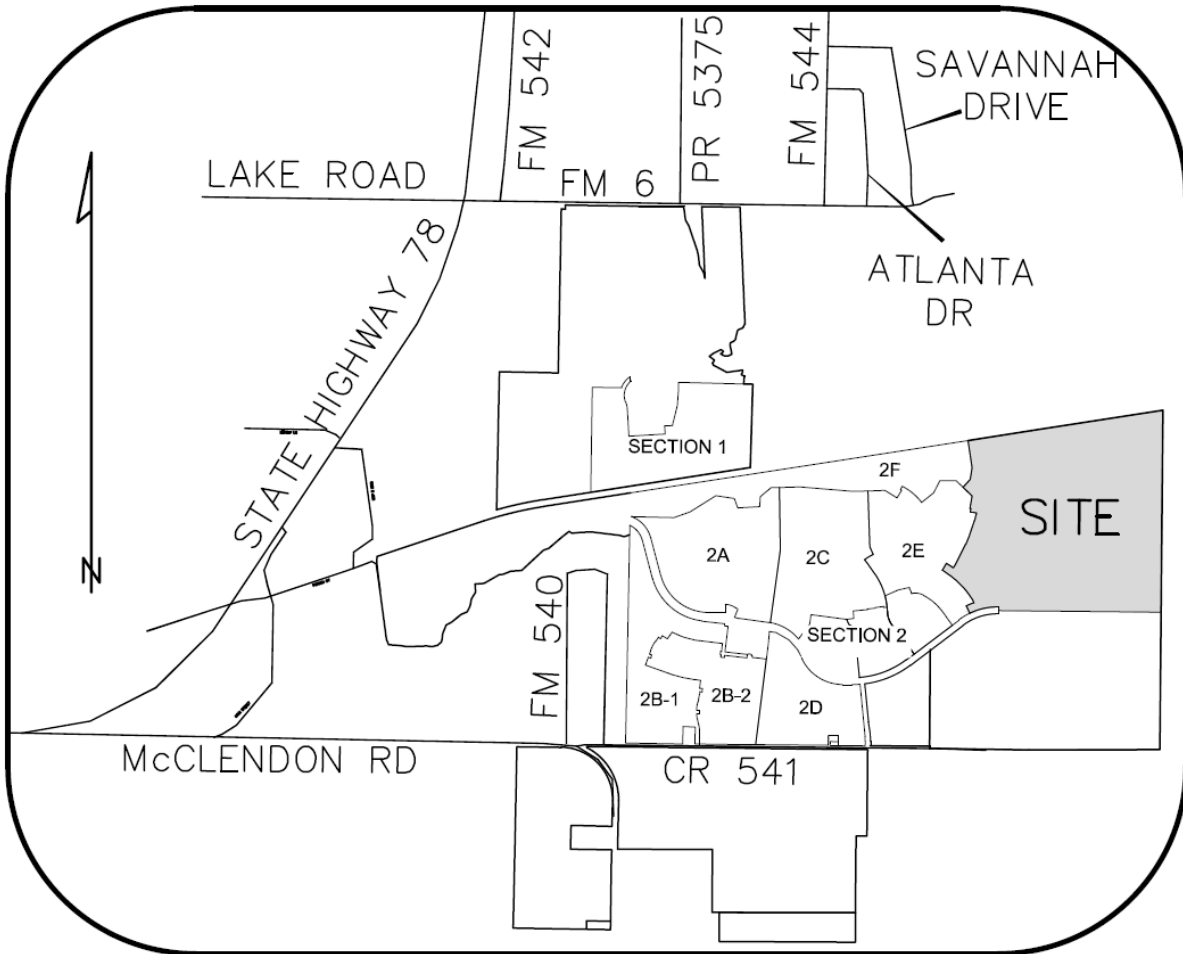
The applicant submitted a request for the public hearing to be continued to the next meeting to refine the development plans. The Planning & Zoning Commission continued the public hearing and took no action regarding a recommendation.

It is recommended that the public hearing be opened and continued to May 5, 2026.

Attachments: 1. Request to Continue Public Hearing
2. Location Exhibit

LOCATION EXHIBIT

ELEVON SECTION 3A



Kim Dobbs

From: Mayra Godinez <mgodinez@jbipartners.com>
Sent: Friday, March 20, 2026 3:53 PM
To: Kim Dobbs
Cc: Daniel Dewey
Subject: Re: Zoning Amendment in Elevon Active Adult Pod 3A-East 104 acres and Sec 3 Preliminary Plat

Kim,

Yes that is correct, thank you.

Thank you,



Mayra Godinez, EIT
Engineer
Direct 972.738.6132
Cell 469.345.2458
www.jbipartners.com

From: Kim Dobbs <kdobbs@lavontx.gov>
Sent: Friday, March 20, 2026 3:45 PM
To: Mayra Godinez <mgodinez@jbipartners.com>
Cc: Daniel Dewey <ddewey@jbipartners.com>
Subject: Zoning Amendment in Elevon Active Adult Pod 3A-East 104 acres and Sec 3 Preliminary Plat

CAUTION: This email originated from outside of the organization. Forward suspicious emails to phishing@jbipartners.com.

Can you please confirm our conversation earlier today in which you informed me that the applicant wishes to:

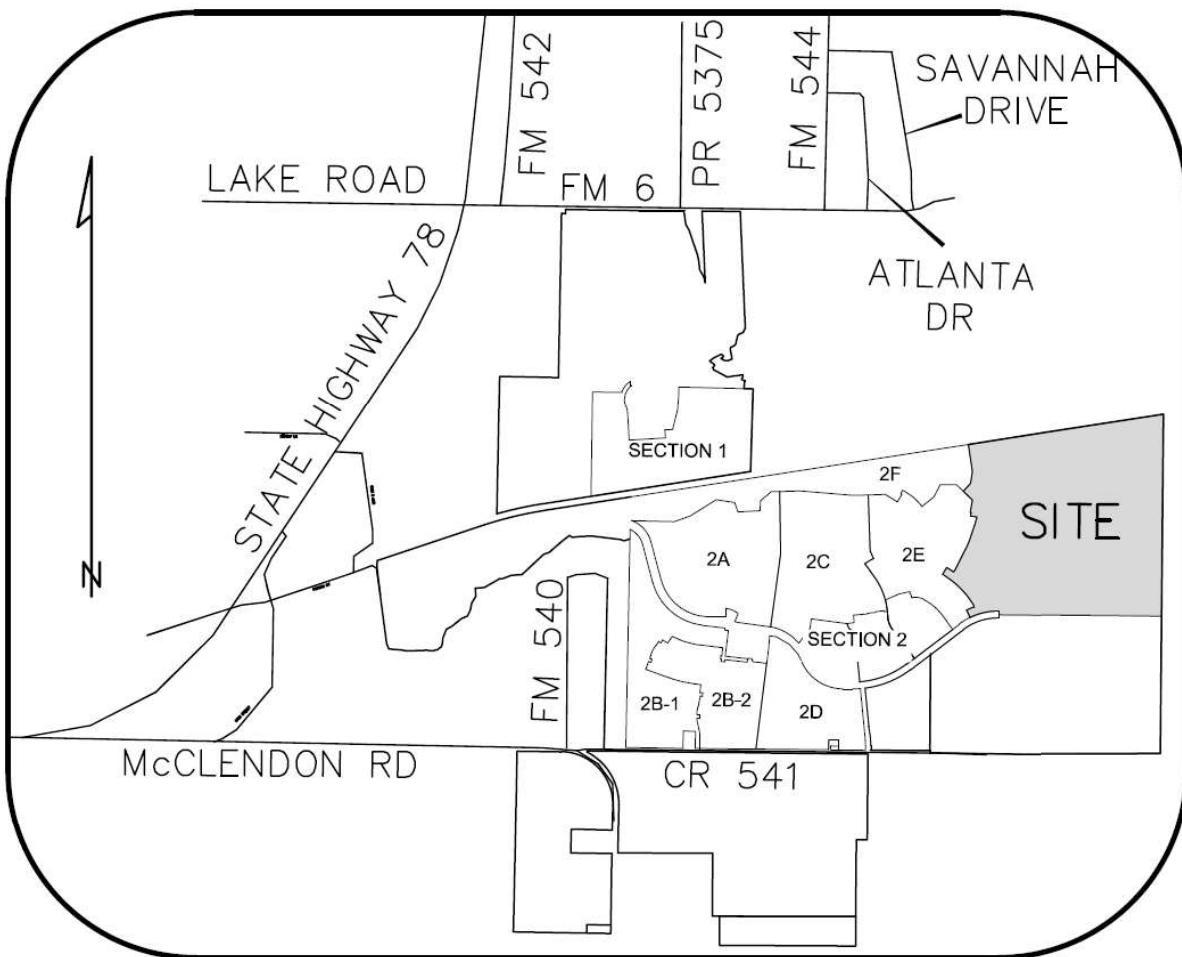
1. Continue the zoning amendment application to the April 28, 2026 Planning & Zoning Commission Meeting and May 5, 2026 City Council Meeting?
2. Defer action on the proposed Section 3 preliminary plat to coincide with the zoning amendment at the April 28, 2026 Planning & Zoning Commission Meeting and May 5, 2026 City Council Meeting?

Thank you,
Kim

Kim Dobbs
City Manager
City of Lavon
972-843-4220

LOCATION EXHIBIT

ELEVON SECTION 3A





CITY OF LAVON

Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - D

Item:

Presentation, discussion and action regarding Resolution No. **2026-04-02** approving the 2026-2028 City of Lavon Strategic Plan.

Background:

The City of Lavon is continually evolving within a dynamic region with significant growth pressures. To pursue best planning practices and make informed decisions regarding Lavon's future, the Strategic Plan has been updated to ensure the City, as an organization, continues to act in the best interests of the community. The project included an analysis of community feedback from the 2025 Community Survey and a City Staff + City Council Workshop. During the Workshop, City Staff and City Council reviewed community feedback and the previous Strategic Plan to ensure this update is aligned with past efforts and the future needs of Lavon.

The Plan contains a Vision Framework, a 25-year goal, and seven two-year goals that took heavy inspiration from prior Plans' momentum. The first three components of our Vision Framework include a simple and clear representation of who we are and what is special about Lavon within three topics: 1) what we are deeply passionate about, 2) what we can be the best at, and 3) what best drives our economic and resource engine. Our success will come about by a series of good decisions, made consistently within the intersection of the three circles over a sustained period of time. We started operating with this method back in 2019, with the adoption of our first Strategic Plan for Lavon.

With this Strategic Plan, we are staying true to our mission while making small refinements to evolve our approaches as our city grows and changes.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution and 2026-2028 Strategic Plan

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-02

Strategic Plan 2026-2028

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON,
TEXAS APPROVING AND ADOPTING THE 2026-2028 STRATEGIC
PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Lavon adopted the Comprehensive Plan in 2013; and adopted the Strategic Plan in November 2019 both of which have been subsequently updated periodically, most recently in 2022 and 2023 respectively; and

WHEREAS, for the plans to remain relevant and be beneficial, it is appropriate to update the plans periodically; and

WHEREAS, in July 2025, the City Council contracted with a professional engineering and planning firm, LJA Engineering, to update the plans and multiple opportunities for public engagement and invitations to provide input were presented to the public; and

WHEREAS, the City Council of the City of Lavon, Texas (“City Council”) has reviewed the draft Strategic Plan, and determined that approving and adopting the updated 2026-2028 Strategic Plan is appropriate and in the best interest of the citizens of the City.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, THAT:

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. The City Council hereby approves and adopts the 2026-2028 Strategic Plan.

SECTION 3. This Resolution shall be effective from and after its date of approval in accordance with the law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON this 7th day of April 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

RESOLUTION NO. 2026-04-02

EXHIBIT "A"



City of Lavon, Texas

LAVON STRATEGIC PLAN

2026-2028





Strategic Plan

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Acknowledgements

The Lavon Strategic Plan Update was a collaborative effort among the community, City Council, City Staff, and the consultant team. Thank you to all who contributed time, effort, and thought into this planning effort.

Kim Dobbs, City Manager
Rae Norton, City Secretary
J. Michael Jones, Chief of Police
Danny Anthony, Fire Chief
David Carter, Public Works Director

Consultant Team: Abra Nusser, AICP , Tiffany McLeod, AICP, Aubrey Rodriguez, AICP, and Preston Loper

INTRODUCTION

Lavon is at an important moment. As our community continues to change, we have an opportunity and a responsibility to focus on what we can influence and to lead with intention where local decisions matter most.

This Strategic Plan is about clarity and direction. While not every factor shaping Lavon's future is within the City's control, the choices we make locally still matter. Our Strategic Plan sets priorities for how the City will respond to change: by strengthening public services, planning for infrastructure needs, practicing responsible fiscal management, and protecting the quality of life that defines Lavon.

The Plan is grounded in community voices and shaped by engaged leadership. Residents shared their perspectives through the Community Survey, and City Council and Staff worked together to translate that input into shared priorities and actionable goals. This process ensured that the Plan reflects both community values and the practical realities of managing a growing city. Lavon's strength has always been its people. This Strategic Plan is designed to provide consistency and focus, helping City leadership and staff navigate uncertainty with transparency, adaptability, and purpose while remaining aligned with what residents care about most.

Thank you to everyone who took the time to engage in this effort. Your participation helps ensure that Lavon continues moving forward in a thoughtful, prepared, and resilient way.

Sincerely,



Vicki Sanson, Mayor



Letter from the Mayor

CITY COUNCIL



VICKI SANSON
MAYOR



MIKE SHEPARD
PLACE 1



MIKE COOK
PLACE 2



TRAVIS JACOB
PLACE 3



RACHEL DUMAS
PLACE 4



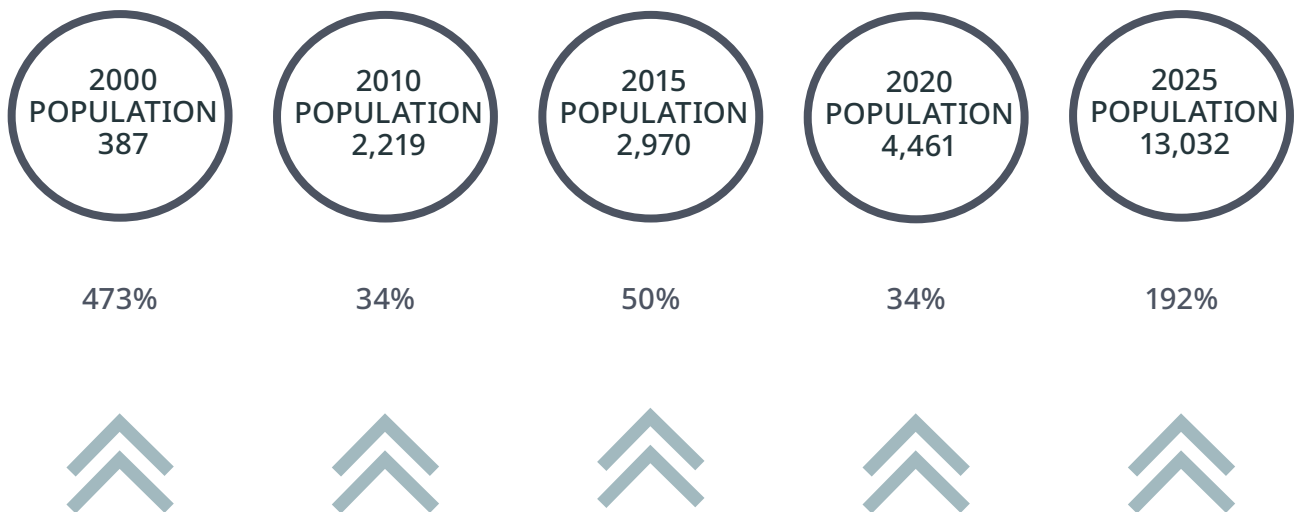
LINDSEY HEDGE
PLACE 5

Mayor Sanson participated in the Strategic Plan Workshop as a member of both City Council and the Lavon Economic Development Corporation (EDC) Board of Directors. Additionally, all City Council members are also representatives of the Reinvestment Zone #2 Board.

COMMUNITY SNAPSHOT

The City of Lavon is in Collin County and is approximately 30 miles north of Dallas. Lavon provides an opportunity to live in a rural setting with a small-town feel while offering short commutes to Dallas' business hubs, attractions, and environment. A big attraction of the city is Lake Lavon. The freshwater reservoir brings people from around the DFW Metroplex to enjoy camping, fishing, swimming, boating, and other recreation activities.

Lavon is experiencing rapid growth, some inside the city and some on its edges and beyond. In the early 1850s, Lavon started as land that was ideal for farming due to its proximity to Bear Creek and the fertile Blackland Prairie. By the 1880's, with a population of 300, Lavon served as a center of commerce and agriculture.



POPULATION

Over the past two decades, Lavon has experienced exponential growth, driven largely by immigration. The city's population increased from 387 in 2000 to 4,461 in 2020, and as of January 1, 2025, North Central Texas Council of Governments (NCTCOG) estimated the population at 11,396 people. By the time NCTCOG released its population estimates for 2025, Lavon had the highest percentage growth of all cities in NCTCOG's entire 16-county region in 2024 and showed no signs of slowing. The City's utility billing data suggests the population reached approximately 13,032 people as of November 2025. Much of this growth is fueled by younger families with children, drawn to Lavon's family-friendly, community-oriented environment. With Collin County projected to reach approximately 2.1 million residents by 2045, Lavon is expected to continue growing.

VISION FRAMEWORK

The methodology for this Vision Framework was inspired by Jim Collins' book "Good to Great." What it says is that an organization needs a "big, hairy, audacious goal" (i.e. "BHAG") that it can work toward, incrementally, over time.

His "flywheel" says that "No matter how dramatic the end result, good-to-great transformations never happen in one fell swoop. In building a great company or social sector enterprise, there is no single defining action, no grand program, no one killer innovation, no solitary lucky break, no miracle moment.

Rather, the process resembles relentlessly pushing a giant, heavy flywheel, turn upon turn, building momentum until a point of breakthrough, and beyond." Our "flywheel" is our Vision Framework, and it is detailed on the following pages. It includes four main components, and through community input and collaboration, we generated seven two-year goals and one 25-year goal (our BHAG).

The first three components of our Vision Framework represent what Collins refers to as our Hedgehog Concept. It is a simple and clear representation of who we are and what is special about Lavon within three topics: 1) what we are deeply passionate about, 2) what we can be the best at, and 3) what best drives our economic and resource engine.

Transformations from Good to Great come about by a series of good decisions, made consistently within the intersection of the three circles over a sustained period of time.

We started operating with this method back in 2019, with the adoption of our first Strategic Plan for Lavon. With this Strategic Plan, we are staying true to our mission while making small refinements to evolve our approaches as our city grows and changes.

We have a deep understanding that to be truly great, we must make a series of good and strategic decisions, which are consistent with our Vision Framework, over an extended period of time. Our efforts and resources will reside in the areas where our three spheres intersect.

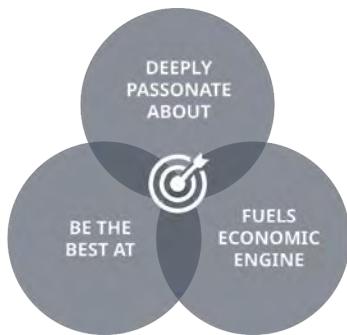
1 *Deeply Passionate About*
What are Lavon's Core Values that stir us to act and cause us to stand our ground?

2 *Be the Best At*
What can Lavon realistically be the best at, knowing the context?

3 *Fuels Economic Engine*
What will Lavon leverage for sustained revenue and resources?

VISION FRAMEWORK

OPERATING AT THE INTERSECTION



DEEPLY PASSIONATE ABOUT

- Safety
- Integrity
- Excellence in Service
- Community Focused
- Communication + Collaboration
- Demonstrated Inclusivity + Diversity

BE THE BEST AT

- Public Safety
- Housing Choice
- Community Focused
- Hometown State of Mind
- Communication + Collaboration

FUELS ECONOMIC ENGINE

- Public Safety
- Creativity + Innovation
- Competitive Taxes + Incentives
- Right Development, Right Place
- Distinguish Lavon in the Marketplace
- Partnership + Synergy + Communication
- Provision + Maintenance of Infrastructure

25-YEAR GOAL: OUR MISSION

The City of Lavon will be full of vibrant neighborhoods and complemented by shopping and dining opportunities and community-focused amenities. Our community's safety will remain our top priority and will continue to be the city's biggest strength. The Lavon brand will be communicated through what we say, the actions we take, the relationships we build, and our city's physical design. Lavon will be the place anyone would want to live, work, invest, and visit and the place where your neighbors are your friends.

CORE PURPOSE: OUR WHY

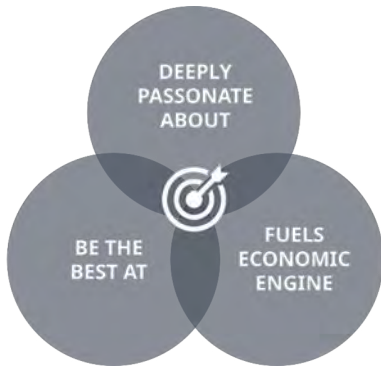
The Community Survey conducted in the fall of 2025 provided City Leadership with valuable insight into residents' priorities, concerns, and aspirations for Lavon's future. The feedback reflected both pride in how far the community has come and a clear desire for thoughtful, forward-looking leadership as Lavon continues to evolve. This input served as a meaningful foundation for discussion during the Strategic Plan Workshop.

On January 10, 2026, City Council and staff gathered at City Hall to reflect on that feedback, evaluate current conditions, and clarify the City's Core Purpose, our shared "why." The conversation focused not only on what the City does, but why it matters and how those responsibilities translate into daily service to residents, businesses, and future generations. The following statements reflect the Core Purpose affirmed during the Workshop and represent the foundation of the City organization's service to the community:



- ✓ Ensure a safe and secure community;
- ✓ Establish and foster relationships within the community;
- ✓ Serve as stewards of planning, infrastructure, and investment;
- ✓ Communicate relevant information in a timely manner;
- ✓ Provide a family-oriented place for generations to stay and grow; and
- ✓ Continuously improve the quality of life in Lavon.

DEEPLY PASSIONATE ABOUT: OUR CORE VALUES



▶ The time is right for Lavon to capitalize on the opportunity to have a competitive edge and unique identity in the region. Our Core Purpose and Core Values were developed by City Staff and City Council during the Strategic Plan Workshop through activities and discussion. The Core Purpose and Core Values represent our highest aspirations, our moral code, and what we are deeply passionate about. We truly believe that these are present in our organization and should remain present throughout everything we do.

COMMUNICATION + COLLABORATION

We believe in proactively engaging and communicating with the community to be transparent, collaborate, and understand issues. Communication, to us, is about timely listening and sharing, in addition to forging and maintaining partnerships and relationships for our community.

SAFETY

We believe that providing a safe community, with high-quality infrastructure and services, is one of the primary purposes of our City government. Maintaining safety as a strength of Lavon is extremely important.

INTEGRITY

We believe in doing the right thing, whether or not anyone is watching. We act with honesty, professionalism, and accountability, and we approach challenges in a constructive and solution-oriented manner. Even during difficult conversations or decisions, we keep mutual respect for each other and the people of Lavon at the forefront of our actions.

COMMUNITY-FOCUSED

We are a city that supports current and future generations of residents and fosters a strong sense of belonging within a close-knit community. Through thoughtful decisions and shared experiences, we strengthen connections and enhance quality of life in Lavon.

DEMONSTRATED INCLUSIVITY & DIVERSITY

Lavon is a welcoming and inclusive community that embraces people and families across ages, backgrounds, and life stages. We treat residents with respect and fairness and take intentional actions to expand access and opportunity through thoughtful amenities, service opportunities, and community investment.

EXCELLENCE IN SERVICE

We support our fellow community members by respectfully holding ourselves and one another accountable while always keeping the people of Lavon first. We strive for excellence in service and genuinely care about making Lavon the best it can be.

+TWO-YEAR GOALS

2026-2028

Provided on the following pages are summaries of each goal which will be further developed administratively to ensure they are achieved. These two-year goals guide City actions, both in workflow and in budgeting. These goals were created in 2023 through collaboration with the community, and City Council feels they are a solid organizing framework to continue pursuing strategies and actions to achieve the Vision.

Goals were identified by evaluating where the three circles of the Vision Framework intersect: what we are deeply passionate about, what we can be the best at, and what fuels our economic engine.

WELCOME TO LAVON
WHERE WE:

PLAN + DESIGN
OUR
COMMUNITY

INVEST IN
LAVON

PROTECT
WHAT'S
IMPORTANT

DISTINGUISH
OURSELVES
FROM
THE REST

ENJOY
COMMUNITY
FUN

NURTURE
OUR
RELATIONSHIPS

COMMUNICATE
WITH
EACHOTHER

INTENTIONAL PLANNING

Taking the initiative to prioritize planning and design of Lavon improves our returns on public investments in infrastructure and services, and it can ensure that we get closer to our envisioned future with each action. With so much growth occurring in and near Lavon, including within our region, it is important to guide the right developments to the right places, as much as we can. The State limits our ability to control much of the housing development impacting our city and our infrastructure. Planning for, designing, and analyzing growth's impacts is essential to our success. We have heavily pursued planning and design over the past several years, and making further progress on our requirements, illustrative designs, and creating a thriving and quaint downtown in Lavon is important to us.

01

Plan + Design Our Community

GOAL

SAMPLE PROJECTS

- **Community Park**
Advance the Lavon Community Park project by completing schematic design and construction documents to prepare for future project funding and improvement of the Park.
- **Capital Financing**
Pursue voter authorization for a bond election to secure capital financing for the construction of Lavon Community Park.
- **Code Updates**
Regularly update the Code of Ordinances to ensure alignment with the Comprehensive Plan and evolving legislative mandates.
- **Downtown Master Plan**
Complete a Downtown Master Plan and process associated zoning amendments for a Downtown Code.



02

THE FUTURE IS WHAT WE MAKE IT

With continued growth and development on the horizon, we are committed to balancing Lavon's ongoing growth with the proactive preservation of the unique local charm our residents and businesses value most. Utilizing past investments, such as the Comprehensive Plan, Parks and Recreation Master Plan, Capital Improvements Plan, Lavon Community Park Conceptual Design, and Corridor Branding Strategy we have some roadmaps to successfully implement our envisioned future.

With the priorities of being cost-effective, efficient, and timely to preserve limited resources, we will tackle projects in priority order and maintain and expand community services, facilities, and amenities in partnership with neighborhoods, business owners, Collin County, Texas Department of Transportation (TxDOT), Bear Creek Special Utility District (BCSUD), developers, and others.

Invest in Lavon's Future

GOAL

SAMPLE PROJECTS

■ CIP + Bond Exploration Committee

Designate a Committee for Capital Improvements Program and a Bond Exploration Committee to assist the City in monitoring and evaluating major expenditures and long-term funding priorities.

■ Staffing + Facilities Assessment

Conduct a Staffing and Facilities Assessment for the Parks and Recreation Department to identify future demand for City Staff and facilities.



03

SAFETY IS A TOP PRIORITY

Lavon is well known for its small-town feel, exemplified by our people and the sense of safety that shapes daily life. As Lavon grows and the world becomes more complex, protecting what matters most requires proactive planning, thoughtful design, and strong partnerships. To preserve the quality of life that sets Lavon apart, this goal focuses on strengthening community safety through intentional development standards and comprehensive emergency preparedness. Work under this goal will ensure safety remains one of Lavon's greatest assets by supporting high-quality, responsive emergency services and shaping neighborhoods and public spaces to promote visibility, connectivity, and shared responsibility. The City will also prepare a Comprehensive Emergency Management Plan to strengthen risk-informed prevention, protection, preparedness, response, and recovery efforts. By clearly defining roles and improving coordination for human-caused, technological, and natural events, Lavon will remain strong, prepared, and adaptable as it continues to evolve.

Protect What's Important

GOAL

SAMPLE PROJECT

- **Comprehensive Emergency Management Plan**
Prepare a Comprehensive Emergency Management Plan that strengthens risk-informed prevention, protection, response, and preparedness efforts.



OUR HOMETOWN

Lavon feels like home and every home is distinct. How we market and present our city, through our physical features, at industry conferences, and to developers, businesses, and residents, is essential to distinguishing ourselves in the competitive North Texas region. To do this effectively, we must build on our current momentum by establishing a comprehensive city-wide identity and a targeted economic development brand. This unified approach will define our messaging, visual elements, and creative strategies, to guide future physical improvements, destination-style development, public art, business recruitment, etc. By refining our identity, we can showcase Lavon's businesses, values, and market position through a distinct and meaningful lens.

04

Distinguish Ourselves From The Rest

GOAL



SAMPLE PROJECTS

- **Land Banking**
Develop a Land Banking Strategy to proactively acquire, assemble, and manage properties in key areas, such as Downtown.
- **City Brand**
Develop a city-wide Branding Strategy to define Lavon's visual identity, design aesthetics, messaging, and thematic direction for public spaces, and community-facing materials.
- **Economic Development Brand**
Develop an economic development focused Branding and Marketing Strategy to strengthen targeted outreach materials, business recruitment tools, and promotional efforts that attract employers and investment.

WE KNOW FUN

Lavon is community focused, and we enjoy our hometown feel. The City currently hosts several community events that are treasured by residents and visitors. Lavon also has natural amenities and untapped open spaces that, once activated, could offer more opportunities for outdoor recreation and discovery. We desire to enhance our events and amenities by extending them into this natural landscape where appropriate.

This integration of events, amenities, and nature-based programming foster a deeper sense of community connection, offer more environments where residents and families can gather, and promote the beauty of Lavon’s natural landscape.

Enjoy Community Fun

GOAL



SAMPLE PROJECTS

- **Events**
Continue hosting established seasonal, family-friendly community events that bring residents together and reinforce Lavon’s hometown feel.
- **Trails**
Expand the trail network identified in the Parks and Recreation Master Plan to improve connectivity, outdoor recreation access, and nature-based experiences throughout the community.
- **Parks and Recreation Staffing**
Evaluate staffing needs for Parks and Recreation programming to support coordination of community events and expand outdoor and recreational spaces with activities for all ages.

COLLABORATION IS KEY

Fostering relationships is the key to our success. Our hometown feel, sense of community, safety, and success is amplified when we work together to achieve our goals. Top-of-mind issues, such as traffic and mobility concerns on SH 78 & SH 205, continue to have daily impacts on us and the region. SH 78 remains a critical commercial corridor for Lavon and other cities in the area, and they experience similar issues as Lavon. We are committed to working alongside TxDOT, Collin County, and adjacent cities to tackle regional mobility issues and explore mutually beneficial solutions for the SH 78 & SH 205 corridors. Additionally, it is important to maintain open lines of communication with partners such as Community ISD. This communication can lead to increased coordination and understanding of services and support that are essential to Lavon residents.

06

Nurture Our Relationships

GOAL

SAMPLE PROJECTS

- **Coordinate Mobility**
Collaborate with the North Central Texas Council of Governments, Collin County, TxDOT, and neighboring cities to address traffic and mobility concerns particularly along SH 78 and SH 205.
- **Communicate Constantly**
Collaborate with Community ISD partners and other organizations to align planning efforts, share information, coordinate funding, and support the delivery and expansion of community services to Lavon residents.



INTENTIONAL COMMUNICATION

Lavon prides itself on communication and collaboration among City leaders, staff, and residents. The City can continue to build trust and gain buy-in from community members through intentional acts of communication like the annual State of the City meeting. Additionally, by informing, engaging, and inspiring the community Lavon can continue to maintain our hometown feel even in the face of growth. Community Survey feedback indicates that residents prefer digital channels of communication such as Email Newsletter and Facebook though physical high-visibility, on-the-ground signage can still make an impact for new residents, events, or major updates. This variety of preferences underscores the importance of communicating alerts, news, and updates through a variety of methods. We want to continuously identify gaps and opportunities in our communications and fill/address them for the betterment of our community.

07

Communicate With Each Other

GOAL

SAMPLE PROJECTS

- **Strategic Communication**
Expand the Communication Strategy to enhance consistency, reach, and effectiveness across various channels of communication within the community.
- **Transparent Updates**
Increase the frequency of the State of the City address to a quarterly period to provide regular updates, share progress, and enhance transparency with residents.



2026-2028 City of Lavon Strategic Plan





CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - E

Item:

Public hearing, discussion, and action regarding the application for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two wall signs more than permitted and 2) permit approximately 227.91 square feet in total wall sign area that is 167.91 square feet greater than permitted for Arka Montessori Academy at 601 S. SH 78 on Block A, Lot 5, 78 Commercial East Addition, Phase 2, on 1.7 acres, northwest of the intersection of SH 78 and Burnett Dr. (CCAD Property ID 2913477).

- 1) Presentation of application.
- 2) **PUBLIC HEARING** to receive comments regarding the application.
- 3) Discussion and action regarding the application.

Application Information

Owner(s): Ravi Maddi

Applicant: Carlos Juarez

Location: 601 S. SH 78, northwest of the intersection of SH 78 and Burnett Drive

Description: Block A, Lot 5, 78 Commercial East Addition, 1.7 acres
William H. Moore Survey, Abstract No. 638
City of Lavon, Collin County, TX (CCAD Property ID 2913477)

Current Zoning: Planned Development, Ordinance No. 2004-09-05

Request: Sign Variances

Request Details

The applicant is seeking two variances to Section 4.05.008 of the Code of Ordinances, Signs. The applicant has constructed a pre-school daycare, Arka Montessori Academy, and three wall signs were installed without approved permits. The site is located northwest of the intersection of SH 78 and Burnett Drive.

Historically, the City Council has considered sign variances in light of the potential hardship created by visibility-related challenges associated with the highway frontage, posted speed limits and elevations approaching a site, and the prohibition of elevated pole signs.

The area of the applicant's building is 12,410 square feet in area. The frontage of the property is approximately 338 feet.

The proposed variances pertain to the number of wall signs and to the total area for wall signs (sign size). There are no proposed variable messaging signs.

Code Excerpt:

City of Lavon Code of Ordinances

§ 4.05.006 Variances.

- a. The City Council may authorize variances to any restriction set forth in this article, including but not limited to the number, type, area, height or setback of signs, or any other aspect involved in the sign permitting process.
- b. In granting any variance, the City Council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will not be contrary to the public interest and will be in harmony with the spirit and purpose of this article of the Code of Ordinances.
- c. A person may request a variance from the sign regulations by filing the request with the City Secretary.
- d. Any request for variance shall be accompanied by a completed application and a non-refundable filing fee in the amount specified in the current fee schedule adopted by the City Council.”

Variance #1

Code Excerpt:

Lavon Code of Ordinances

Section 4.05.008 – Approved signs and standards

- (b) Approved permanent signs.
 - (3) Wall signs.

There may be one sign per building that is permanently affixed to the building, not in any part mounted above the highest part of the building.

The applicant is seeking a variance to Section 4.05.008(b)(3), “Wall Signs” of the Code of Ordinances that permits one sign per building to allow three wall signs, one each on the south, east, and west elevations of the building.

The property has frontage on S. SH 78 and utilizes cross access easements to adjacent properties. The request is consistent with wall signage requested for similar area establishments.

Variance #2

Code Excerpt:

Lavon Code of Ordinances

Section 4.05.008 – Approved signs and standards

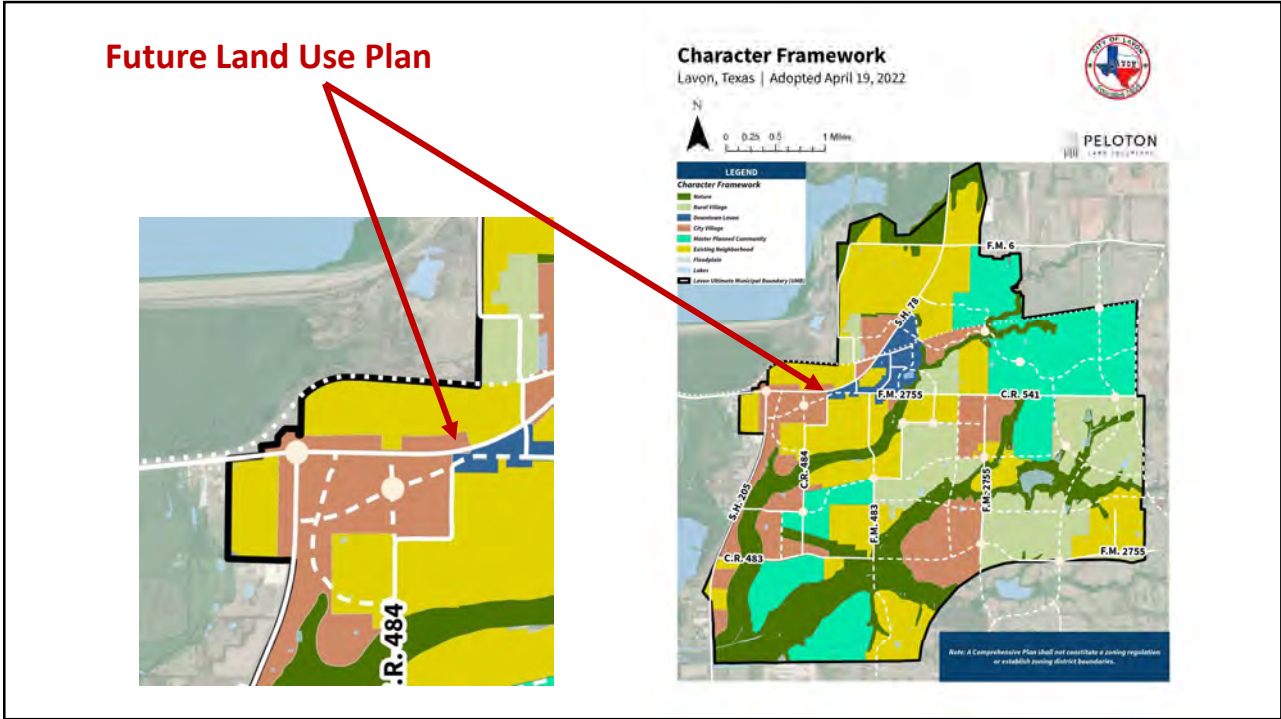
Business Size	Sign Size
Up to 1500 sq. ft.	24 sq. ft.
1501 - 3000 sq. ft.	36 sq. ft.
3001 - 6000 sq. ft.	48 sq. ft.
6001 sq. ft. and beyond	60 sq. ft.

If the number of requested wall signs is approved, the applicant is seeking approval of total wall sign area of approximately 227.91 square feet. Based on the size of the business, the maximum or 60 square feet is permitted.

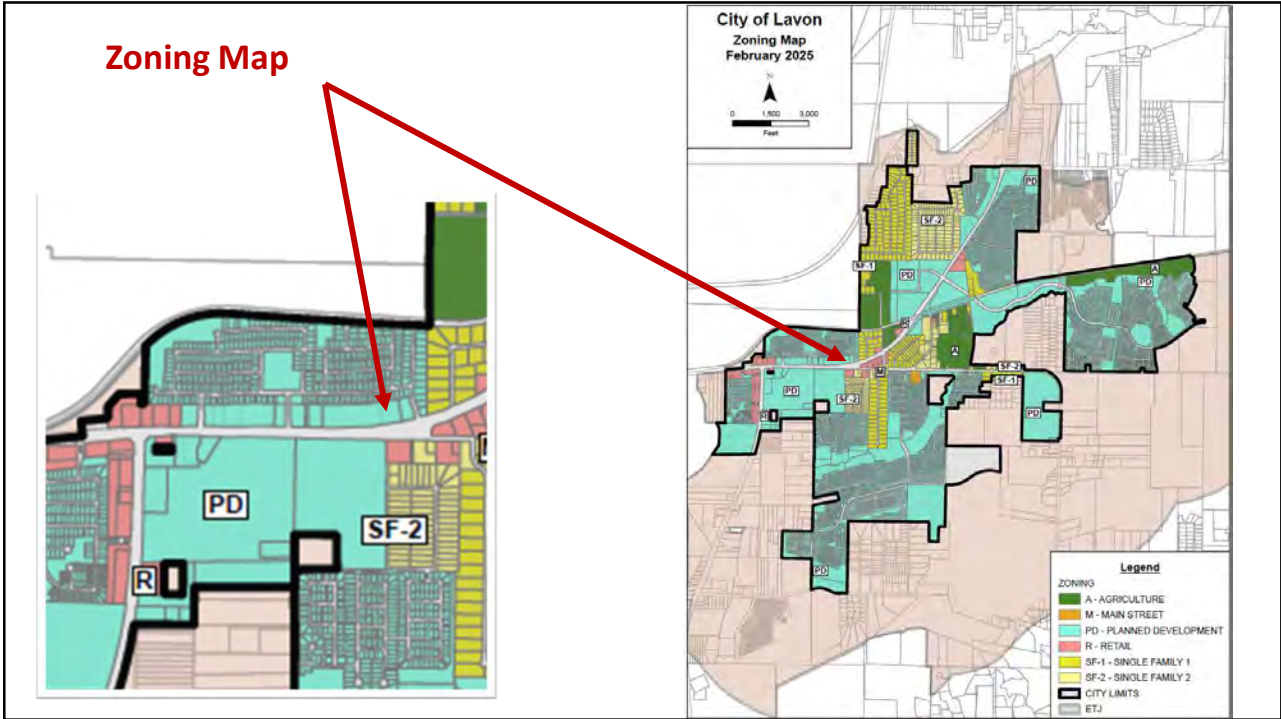
On December 1, 2025, the sign contractor obtained a permit to install a single 58.75 square foot sign on the southern elevation of the building, however that is not what was installed.

Each sign variance is considered for the unique conditions that a commercial site possesses.

- Attachments:** 1) Variance Applications
2) Location exhibits



40



41



46

City of Lavon

Subject: Formal Apology and Variance Request – Arka Montessori Academy Signage

Dear Members of the Committee,

On behalf of Arka Montessori Academy and our signage team, we would like to extend our sincere apologies regarding the installation of building signage at our Lavon location prior to obtaining full variance approval for all elevations.

We fully recognize the importance of adhering to the City's ordinances and permitting processes, and we regret that this situation occurred. The installation of signage on the side elevations was an oversight that resulted from a misalignment between project timelines and the permitting process. Our installation team proceeded under the assumption that all necessary approvals had been secured, particularly given that similar signage configurations have been permitted across numerous municipalities for comparable building types. Unfortunately, this assumption led to the premature installation of signage on the east and west elevations.

We understand how this may be perceived and take full responsibility for the mistake. Please be assured that this was not an intentional disregard of City regulations, but rather an honest error. Since this occurrence, we have implemented additional internal controls and communication protocols to ensure that no installation proceeds without verified, finalized approvals from the appropriate authorities. These measures are already in place and will prevent any recurrence of this situation.

We respectfully ask for your understanding and consideration as we move forward with our variance request, which has already been submitted for your review. The signage in question plays a critical role in the success and functionality of this location. The Arka Montessori Academy building is set back significantly from the main roadway, which limits natural visibility. As such, the east and west elevation signage is essential for clear identification from the highway, particularly for families navigating to a childcare facility where accessibility, safety, and ease of location are paramount.

From our experience operating multiple centers, locations with building-mounted signage consistently achieve higher visibility and enrollment compared to those without. Increased enrollment directly supports higher revenue, which enables us to create more employment opportunities, invest in high-quality staff, and contribute increased tax revenue to both the City of Lavon and the State of Texas. We believe this directly supports the City's broader economic development and community growth objectives.

Additionally, we have observed that other businesses within Lavon utilize building-mounted signage to enhance visibility, which reflects a consistent and practical approach to commercial identification in areas with similar site conditions.

Arka Montessori Academy is actively expanding across Texas, and maintaining a consistent signage standard across all locations is a key component of brand recognition, operational efficiency, and community presence. The timely installation of signage is also a contractual requirement tied to each new location opening. While this does not excuse the oversight, it provides context to the circumstances surrounding the installation timeline.

We are fully committed to working collaboratively with the City of Lavon moving forward. We will continue to coordinate closely with our team and remain available to provide any additional information needed to support the review process.

For your reference, we have included images of existing Arka Montessori Academy locations as well as ongoing projects to provide context on our standard signage approach and its application

across similar properties.

Above all, we want to reaffirm our respect for the City's regulations and our commitment to being a responsible and contributing member of the Lavon business community. Our goal is aligned with that of the City—to foster a thriving, safe, and economically strong environment that benefits residents, families, and local businesses alike.

We sincerely appreciate your time, consideration, and understanding in this matter, and we respectfully request your support in approving the necessary signage variances.

Respectfully,

Ravindra Maddi

Ravi Maddi
Arka Montessori Academy

A handwritten signature in black ink, appearing to read 'Carlos Juarez', with a large, stylized flourish above the name.

Carlos Juarez
Royal Signs of Dallas



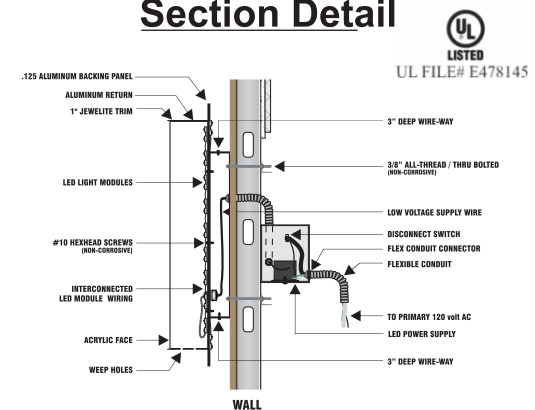
230 BEN PAYNE RD. FATE, TX



A total of 108.75 sqft of LED illuminated channel letter sign to be erected on the south elevation



Section Detail

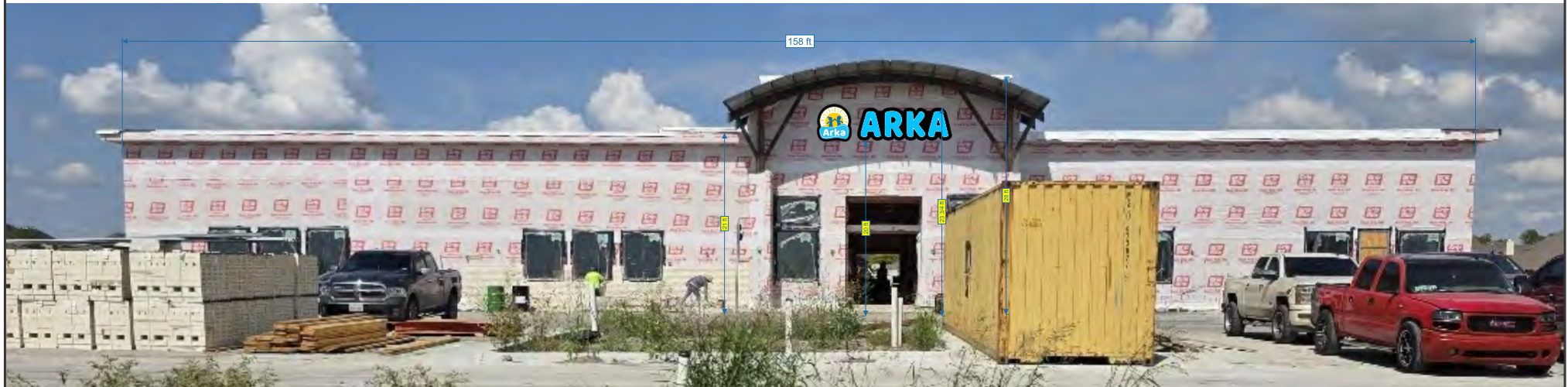


UL FILE# E478145

Face-Lit LED Channel Letter On A Back Plate Construction Detail

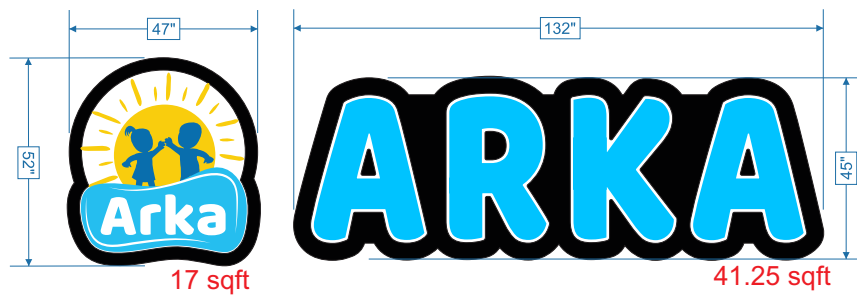
POWER REQUIREMENTS
10 AMP @ 120V CIRCUIT-*** TIMER REQUIRED

601 S State Hwy 78 Lavon , TX 75166

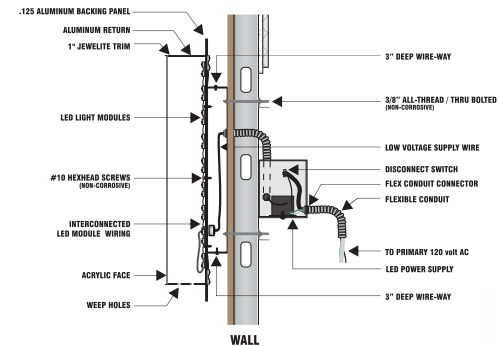


SOUTH ELEVATION

A total of 58.75 sqft of LED illuminated channel letter sign to be erected on the south elevation



Section Details



Face-Lit LED Channel Letter On A Back Plate Construction Detail



PROJECT OVERVIEW

Project Type: Sign Variance (C) | **Project Title:** Sign Variance (C)

ID # 26-000471 | **Started** 03/29/2026 at 7:20 PM

Status: In Review



Address

State Hwy 78/Akra Montessori Academy
601 S. State Hwy 78, Lavon, TX USA 75166

Legal

No legal information

Description

requesting additional 50 sqft of signage for the south elevation

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Macedonio Tudon	mtelec.sr@gmail.com 4699205040	1308 Wilderness lane Forney, TX 75126	Sign Contractor	APPLICANT

INFORMATION FIELDS

Site Address

601 S State Hwy 78 Lavon , TX 75166

Company Making Submission Information

Name

mt electric service repair dba royal signs

Address

2633 Royal Ln

Phone

(214) 434-3434

Fax

-

Authorized Person

CARLOS JUAREZ

Owner Information**Name**

RAVI MADDI

Phone #

(972) 971-8857

Address

601 S State Hwy 78 Lavon , TX 75166

Representative or Agent Information**Name**

-

Phone Number

-

Existing Zoning

-

Reason for Request**Reason**

REQUESTING ADDITIONAL 50SQFT OF SIGNAGE TO ENSURE MAX VISIBILITY AS THIS IS A BIG BUILDING WITH A LARGE SET BACK

Supporting Documentation

PLANSSOUTHELEVATION.pdf

GENERAL COMMENTS

No data for General Comments.



CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220

Email: lmccleendon@lavontx.gov

COMMERCIAL BUILDING PERMIT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

CONSTRUCTION/PROJECT ADDRESS: _____ DATE: _____

<input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT* Name: <u> Ravi Maddi </u> Address: <u> 601 S State Hwy 78 </u> City/State/Zip: <u> Lavon , TX 75166 </u> Phone #: <u> 972-971-8857 </u> Fax #: _____ Owner Name (if tenant): _____ <small>*May require written approval from Property Owner.</small>	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER License/Registration #: _____ Name: _____ Company Name: _____ Address: _____ City/State/Zip: _____ Phone #: _____ Fax #: _____
--	---

CONTRACTOR: **GENERAL** **ELECTRICAL** **MECHANICAL** **PLUMBING** **OWNER-BUILDER**
 SEWER **HVAC** **IRRIGATION** **ROOFING** **OTHER: Signs**

Company/Name: Mt Electric Sercive TDN llc License/Registration #: 202782
Address: 1907 El Capitan dr License Class: Master Electrician
City/State/Zip: Dallas TX 75228 Expiration: 7/17/2026
Phone #: _____ Fax #: _____ Business License #: #25-000227

SUB-CONTRACTOR(S):

ELECTRICAL: _____ Phone #: _____
MECHANICAL: _____ Phone #: _____
PLUMBING: _____ Phone #: _____
IRRIGATION: _____ Phone #: _____
SEPTIC: _____ Phone #: _____

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All Trash Service must be contracted through City of Lavon please contact: 972-843-4220

<p align="center">DESCRIPTION OF WORK:</p> <input type="checkbox"/> NEW BUILDING <input type="checkbox"/> REMODEL – <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> NEW BUILDING (Shell) <input type="checkbox"/> ADDITION <input type="checkbox"/> FINISH OUT <input type="checkbox"/> REPAIR / REPLACEMENT <input type="checkbox"/> CONVERSION <input type="checkbox"/> FENCE – TYPE: _____ <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> OTHER (EXPLAIN): _____ Comments: <p align="center">LED illuminated channel letter sign with a total area of 46 sqft to be erected on the South Elevation</p>	<p align="center">BUILDING INFORMATION AREA IN SQUARE FEET (Project S.F.)</p> Under Roof: _____ A/C: _____ Garage: _____ Lot Size: _____ Building Height: _____ Ft. # of Stories: _____ Site Coverage %: _____	<p align="center">BUILDING USE/OCCUPANCY</p> Accessory Building <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Church <input type="checkbox"/> School <input checked="" type="checkbox"/> Other (Explain Below) <input type="checkbox"/>
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CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220

Email: lmccleendon@lavontx.gov

COMMERCIAL BUILDING PERMIT APPLICATION

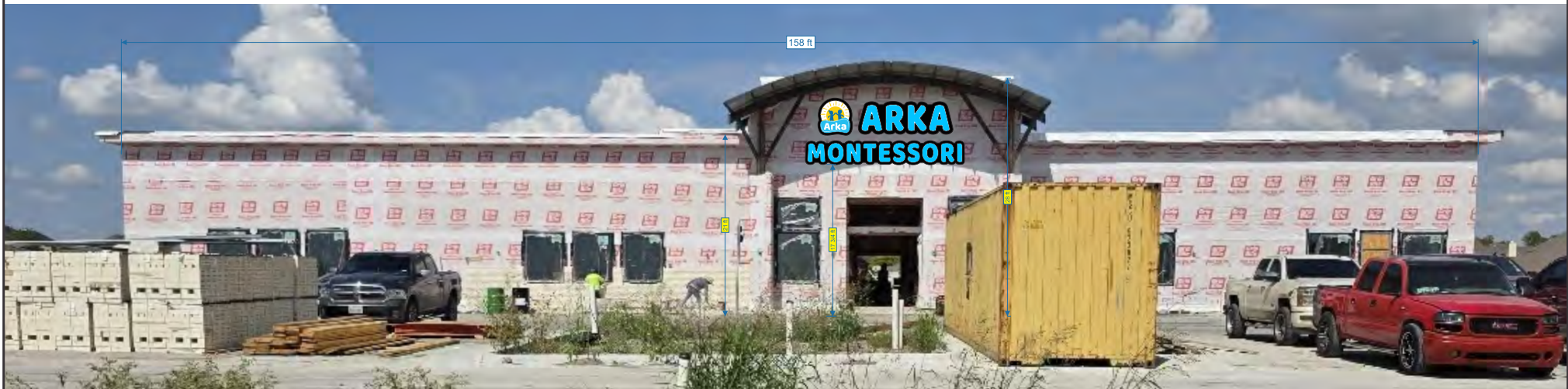
Please type or print clearly. Incomplete applications will not be accepted.

Date Received: _____

PERMIT #: _____

ELECTRIC: <input type="checkbox"/> FEC <input type="checkbox"/> TXU <input type="checkbox"/> Other _____		HAZARDOUS MATERIALS? <input type="checkbox"/> YES <input type="checkbox"/> NO	
GAS IN BUILDING? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Total Valuation	Equation Valuation = Total Sq. Ft	x	current building data
\$1 - \$5,000	\$200.00		
\$5,001 - \$25,000	\$200.00 for 1 st \$5,000 and \$14.00 for each add. \$1,000 or portion thereof, to & including \$25,000		
\$25,001 - \$50,000	\$440.00 for 1 st \$25,000 & \$10.10 for each add. \$1,000 or portion thereof, to & including \$50,000		
\$50,001 - \$100,000	\$652.50 for 1 st \$50,000 & \$7.00 for each add. \$1,000 or portion thereof, to & including \$100,000		
\$100,001 - \$500,000	\$994.00 for 1 st \$100,000 & \$5.60 for each add. \$1,000 or portion thereof, to & including \$500,000		
\$500,001 - \$1,000,000	\$3,234 for 1 st \$500,000 & \$4.75 for each add. \$1,000 or portion thereof, to & including \$1,000,000		
\$1,000,000 & Up	\$5,608 for 1 st \$1,000,000 & \$3.65 for each add. \$1,000 or portion thereof, to & including \$1,000,000		
Remodel/Finish-Out	20% table (N) + \$350.00		
Signs, Parking Lots, Detached Structures, Fire Systems, and Support Facilities have to be permitted separately.			
Requested Permit			Fee
Plumbing/Electrical/Mechanical - Only : \$75.00		Certificate of Occupancy : \$100.00	
Right of way excavation : \$100.00 + (C) in ord.		Exterior light structure : \$50.00 per structure	
Flatwork only (each) : \$100.00		Finish out : 20% table (N) + \$350.00	
Permanent Signs W/O Electric : \$125.00 With Electric ; \$250.00 Temporary ; \$50.00			\$250
Building : *moving \$100.00 + inspections *demolition: \$75.00		Fence : \$50.00 for first 100 ft. + \$0.50 per linear feet over 100 ft.	
Irrigation Systems : \$150.00		Special Use Other: \$100.00 + inspections	
Parking lots : \$200.00 per 10,000 sq. ft. of parking lot or portion thereof			
Screen walls : \$50.00 for first 100 ft. + \$0.50 per linear feet over 100 ft.		Retaining wall : \$200.00 + cost	
Fire Alarm /Sprinkler System permit: prices listed on Fee Schedule			
Miscellaneous :			
Total Fees			\$250
Plans must include Plot, Floor, Foundation, Electrical, HVAC, ADA, Plumbing, and Energy Code Compliance. All pages should be marked accordingly. Finish-outs/remodels are subject to change from above.			
I have carefully read the complete application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the city ordinance and state laws will be complied with. Whether herein specified or not, I agree to comply with all property restriction. I am the owner of the above property or his duty authorized agent. Permission is hereby granted to enter premises and make all inspections.			
Date: 10/20/2025	Owner/Submitters Printed Name: Carlos Juarez	Owner/Submitters Signature: 	
For City Use Only			
Zoning:	Amount Paid:	Check No.	
Inspectors Printed Name:	Inspectors Signature:	Date Approved:	
In takers Printed Name:	In Takers Signature:	Date Pick Up:	

601 S State Hwy 78 Lavon , TX 75166

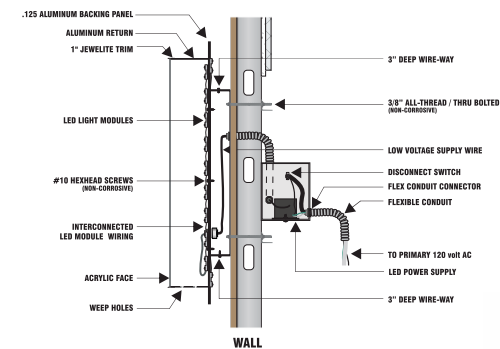


SOUTH ELEVATION

A total of 108.75 sqft of LED illuminated channel letter sign to be erected on the south elevation



Section Details



Face-Lit LED Channel Letter On A Back Plate Construction Detail



PROJECT OVERVIEW



Project Type: Sign Variance (C) | **Project Title:** Sign Variance (C)

ID # 26-000456 | **Started** 03/26/2026 at 8:41 PM

Status: In Review

Address

State Hwy 78/Akra Montessori Academy
601 S. State Hwy 78, Lavon, TX USA 75166

Legal

No legal information

Description

East elevation channel letter sign. Request for approval A total of 59.58 sqft of LED illuminated channel letter sign to be erected on this elevation

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Macedonio Tudon	mtelec.sr@gmail.com 4699205040	1308 Wilderness lane Forney, TX 75126	Sign Contractor	APPLICANT

INFORMATION FIELDS

Site Address

601 S State Hwy 78 Lavon , TX 75166

Company Making Submission Information

Name

MT ELECTRIC SERVICE REPAIR DBA ROYAL SIGNS

Address

2633 Royal Ln

Phone

(214) 434-3434

Fax

-

Authorized Person

CARLOS JUAREZ

Owner Information

Name

Mr Ravi Maddi

Phone #

(972) 971-8857

Address

601 S State Hwy 78 Lavan , TX 75166

Representative or Agent Information

Name

Phone Number

Existing Zoning

Reason for Request

Reason

We are currently working on multiple school locations, and signage was ordered in bulk for efficiency. During this time, the installation team was also handling several onsite activities, including wiring, data, and related infrastructure work. Unfortunately, they proceeded with the sign installation under the assumption that all approvals were in place, without realizing that final approval was still pending for this location. We sincerely apologize for this oversight. We are actively working on submitting the required variance application and will ensure full compliance moving forward. We truly appreciate the City's understanding and flexibility as we address this promptly.

Supporting Documentation

PLANSEASTELEVATION.pdf

GENERAL COMMENTS

No data for General Comments.



CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220

Email: lmccleendon@lavontx.gov

COMMERCIAL BUILDING PERMIT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

CONSTRUCTION/PROJECT ADDRESS: _____ DATE: _____

<input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT* Name: <u> Ravi Maddi </u> Address: <u> 601 S State Hwy 78 </u> City/State/Zip: <u> Lavon , TX 75166 </u> Phone #: <u> 972-971-8857 </u> Fax #: _____ Owner Name (if tenant): _____ <small>*May require written approval from Property Owner.</small>	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER License/Registration #: _____ Name: _____ Company Name: _____ Address: _____ City/State/Zip: _____ Phone #: _____ Fax #: _____
--	---

CONTRACTOR: **GENERAL** **ELECTRICAL** **MECHANICAL** **PLUMBING** **OWNER-BUILDER**
 SEWER **HVAC** **IRRIGATION** **ROOFING** **OTHER: Signs**

Company/Name: Mt Electric Sercive TDN llc License/Registration #: 202782
Address: 1907 El Capitan dr License Class: Master Electrician
City/State/Zip: Dallas TX 75228 Expiration: 7/17/2026
Phone #: _____ Fax #: _____ Business License #: #25-000227

SUB-CONTRACTOR(S):

ELECTRICAL: _____ Phone #: _____
MECHANICAL: _____ Phone #: _____
PLUMBING: _____ Phone #: _____
IRRIGATION: _____ Phone #: _____
SEPTIC: _____ Phone #: _____

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All Trash Service must be contracted through City of Lavon please contact: 972-843-4220

<p align="center">DESCRIPTION OF WORK:</p> <input type="checkbox"/> NEW BUILDING <input type="checkbox"/> REMODEL – <input type="checkbox"/> Interior <input type="checkbox"/> Exterior <input type="checkbox"/> NEW BUILDING (Shell) <input type="checkbox"/> ADDITION <input type="checkbox"/> FINISH OUT <input type="checkbox"/> REPAIR / REPLACEMENT <input type="checkbox"/> CONVERSION <input type="checkbox"/> FENCE – TYPE: _____ <input checked="" type="checkbox"/> SIGN <input type="checkbox"/> OTHER (EXPLAIN): _____ Comments: <p style="color: red; font-weight: bold;">LED illuminated channel letter sign with a total area of 46 sqft to be erected on the EAST Elevation</p>	<p align="center">BUILDING INFORMATION AREA IN SQUARE FEET (Project S.F.)</p> Under Roof: _____ A/C: _____ Garage: _____ Lot Size: _____ Building Height: _____ Ft. # of Stories: _____ Site Coverage %: _____	<p align="center">BUILDING USE/OCCUPANCY</p> Accessory Building <input type="checkbox"/> Townhouse <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Church <input type="checkbox"/> School <input checked="" type="checkbox"/> Other (Explain Below) <input type="checkbox"/>
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CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166

Office 972-843-4220

Email: lmccleendon@lavontx.gov

COMMERCIAL BUILDING PERMIT APPLICATION

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Date Received: _____

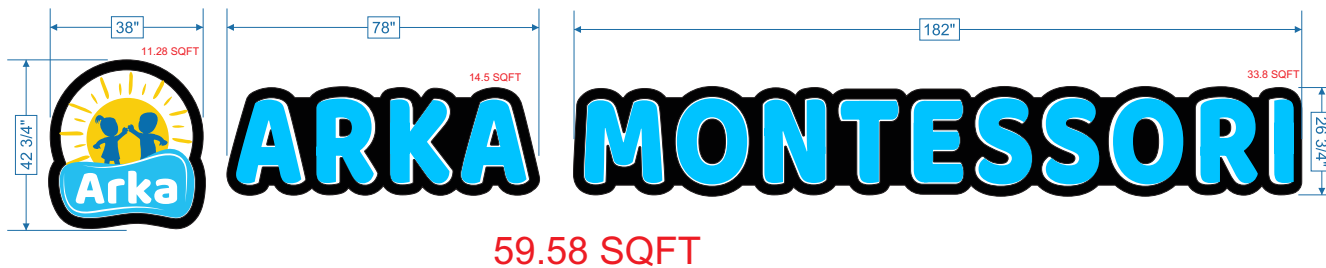
PERMIT #: _____

ELECTRIC: <input type="checkbox"/> FEC <input type="checkbox"/> TXU <input type="checkbox"/> Other _____		HAZARDOUS MATERIALS? <input type="checkbox"/> YES <input type="checkbox"/> NO	
GAS IN BUILDING? <input type="checkbox"/> YES <input type="checkbox"/> NO			
Total Valuation	Equation Valuation = Total Sq. Ft	x	current building data
\$1 - \$5,000	\$200.00		
\$5,001 - \$25,000	\$200.00 for 1 st \$5,000 and \$14.00 for each add. \$1,000 or portion thereof, to & including \$25,000		
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\$50,001 - \$100,000	\$652.50 for 1 st \$50,000 & \$7.00 for each add. \$1,000 or portion thereof, to & including \$100,000		
\$100,001 - \$500,000	\$994.00 for 1 st \$100,000 & \$5.60 for each add. \$1,000 or portion thereof, to & including \$500,000		
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\$1,000,000 & Up	\$5,608 for 1 st \$1,000,000 & \$3.65 for each add. \$1,000 or portion thereof, to & including \$1,000,000		
Remodel/Finish-Out	20% table (N) + \$350.00		
Signs, Parking Lots, Detached Structures, Fire Systems, and Support Facilities have to be permitted separately.			
Requested Permit			Fee
Plumbing/Electrical/Mechanical - Only : \$75.00		Certificate of Occupancy : \$100.00	
Right of way excavation : \$100.00 + (C) in ord.		Exterior light structure : \$50.00 per structure	
Flatwork only (each) : \$100.00		Finish out : 20% table (N) + \$350.00	
Permanent Signs W/O Electric : \$125.00 With Electric ; \$250.00 Temporary ; \$50.00		\$250	
Building : *moving \$100.00 + inspections *demolition: \$75.00		Fence : \$50.00 for first 100 ft. + \$0.50 per linear feet over 100 ft.	
Irrigation Systems : \$150.00		Special Use Other: \$100.00 + inspections	
Parking lots : \$200.00 per 10,000 sq. ft. of parking lot or portion thereof			
Screen walls : \$50.00 for first 100 ft. + \$0.50 per linear feet over 100 ft.		Retaining wall : \$200.00 + cost	
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Miscellaneous :			
Total Fees			\$250
Plans must include Plot, Floor, Foundation, Electrical, HVAC, ADA, Plumbing, and Energy Code Compliance. All pages should be marked accordingly. Finish-outs/remodels are subject to change from above.			
I have carefully read the complete application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the city ordinance and state laws will be complied with. Whether herein specified or not, I agree to comply with all property restriction. I am the owner of the above property or his duty authorized agent. Permission is hereby granted to enter premises and make all inspections.			
Date: 10/20/2025	Owner/Submitters Printed Name: Carlos Juarez	Owner/Submitters Signature: 	
For City Use Only			
Zoning:	Amount Paid:	Check No.	
Inspectors Printed Name:	Inspectors Signature:	Date Approved:	
In takers Printed Name:	In Takers Signature:	Date Pick Up:	

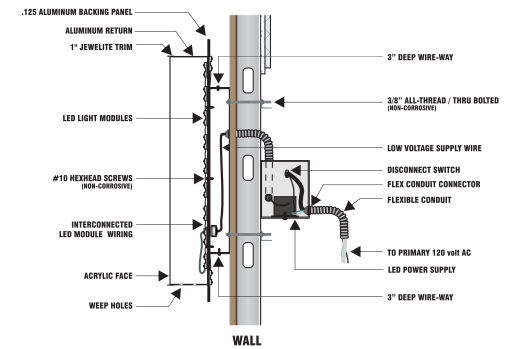
601 S State Hwy 78 Lavon , TX 75166



A total of 59.58 sqft of LED illuminated channel letter sign to be erected on the EAST elevation



Section Details



Face-Lit LED Channel Letter On A Back Plate Construction Detail



PROJECT OVERVIEW



Project Type: Sign Variance (C) | **Project Title:** Sign Variance (C)

ID # 26-000455 | **Started** 03/26/2026 at 8:35 PM

Status: In Review

Address

State Hwy 78/Akra Montessori Academy
601 S. State Hwy 78, Lavon, TX USA 75166

Legal

No legal information

Description

West elevation channel letter sign. Request for approval A total of 59.58 sqft of LED illuminated channel letter sign to be erected on this elevation

PROPERTY DETAILS

No data for Property Details.

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Macedonio Tudon	mtelec.sr@gmail.com 4699205040	1308 Wilderness lane Forney, TX 75126	Sign Contractor	APPLICANT

INFORMATION FIELDS

Site Address

601 S State Hwy 78 Lavon , TX 75166

Company Making Submission Information

Name

MT ELECTRIC SERVICE REPAIR- DBA ROYAL SIGNS

Address

2633 ROYAL LN

Phone

(214) 434-3434

Fax

-

Authorized Person

Carlos Juarez

Owner Information

Name

Mr Ravi Maddi

Phone #

(972) 971-8857

Address

601 S State Hwy 78 Lavon , TX 75166

Representative or Agent Information

Name

-

Phone Number

-

Existing Zoning

Reason for Request

Reason

From our experience operating multiple centers, locations with building-mounted signage consistently achieve higher visibility and enrollment compared to those without. Increased enrollment directly supports higher revenue, which in turn enables us to create more employment opportunities, invest in staff quality, and contribute greater tax revenues to both the city and the state. We believe this aligns with the broader economic and community development goals of the City of Lavon.

Supporting Documentation

PLANSWESTELEVATION.pdf

GENERAL COMMENTS

No data for General Comments.



CITY OF LAVON

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COMMERCIAL BUILDING PERMIT APPLICATION

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<input checked="" type="checkbox"/> PROPERTY OWNER <input type="checkbox"/> TENANT* Name: <u> Ravi Maddi </u> Address: <u> 601 S State Hwy 78 </u> City/State/Zip: <u> Lavon , TX 75166 </u> Phone #: <u> 972-971-8857 </u> Fax #: _____ Owner Name (if tenant): _____ <small>*May require written approval from Property Owner.</small>	<input type="checkbox"/> ARCHITECT <input type="checkbox"/> ENGINEER License/Registration #: _____ Name: _____ Company Name: _____ Address: _____ City/State/Zip: _____ Phone #: _____ Fax #: _____
--	---

CONTRACTOR: **GENERAL** **ELECTRICAL** **MECHANICAL** **PLUMBING** **OWNER-BUILDER**
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CITY OF LAVON

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COMMERCIAL BUILDING PERMIT APPLICATION

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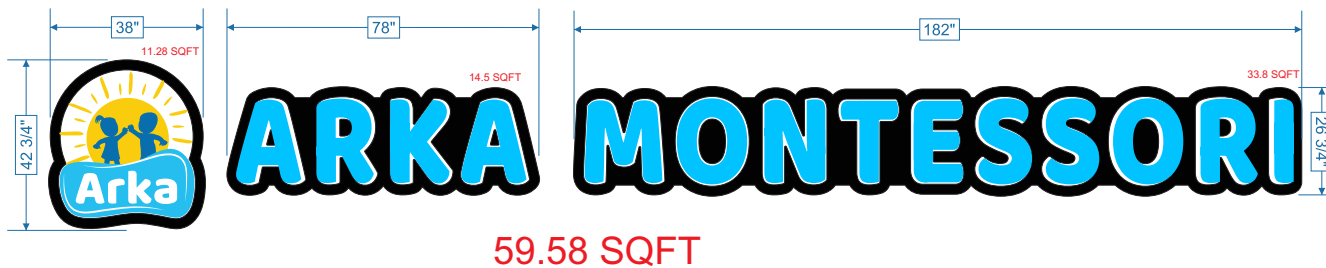
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Requested Permit			Fee
Plumbing/Electrical/Mechanical - Only : \$75.00		Certificate of Occupancy : \$100.00	
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Fire Alarm /Sprinkler System permit: prices listed on Fee Schedule			
Miscellaneous :			
Total Fees			\$250
Plans must include Plot, Floor, Foundation, Electrical, HVAC, ADA, Plumbing, and Energy Code Compliance. All pages should be marked accordingly. Finish-outs/remodels are subject to change from above.			
I have carefully read the complete application and know the same is true and correct and hereby agree that if a permit is issued all provisions of the city ordinance and state laws will be complied with. Whether herein specified or not, I agree to comply with all property restriction. I am the owner of the above property or his duty authorized agent. Permission is hereby granted to enter premises and make all inspections.			
Date: 10/20/2025	Owner/Submitters Printed Name: Carlos Juarez	Owner/Submitters Signature: 	
For City Use Only			
Zoning:	Amount Paid:	Check No.	
Inspectors Printed Name:	Inspectors Signature:	Date Approved:	
In takers Printed Name:	In Takers Signature:	Date Pick Up:	

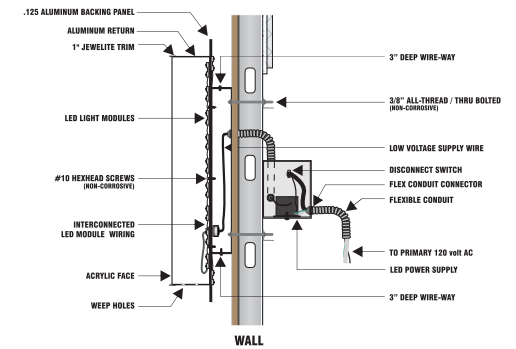
601 S State Hwy 78 Lavon , TX 75166



A total of 59.58 sqft of LED illuminated channel letter sign to be erected on the WEST elevation



Section Details



Face-Lit LED Channel Letter On A Back Plate Construction Detail





CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - F

Item:

Discussion and action regarding Resolution No. **2026-04-03** awarding the construction project bid for the City of Lavon – Bear Creek Wastewater Treatment Plant Expansion, Phase 4 (CIP-21) Project and approving and authorizing the negotiation and execution of a construction contract with Drake General Contractors, LLC in an amount not to exceed \$6,586,100.00 with up to 540 calendar days for construction.

Background:

On March 5, 2026, the City opened competitive bids for the construction of a 250,000 gallon per day expansion of the Bear Creek Wastewater Treatment Plant (WWTP) Phase 4, (CIP-21) to bring the plant to its maximum permitted capacity.

Eight bids were received and opened. The bids ranged from \$6,491,400 to \$9,075,000. The CIP project budget will be revised to accurately reflect the project bid.

Freeman-Millican, Inc. verified the bid documents and checked references, and the city engineer recommends that the City award the contract to the lowest responsible bidder, Drake General Contractors, LLC.

Financial Implication:

Funding for the project will come from the Series 2023 Certificates of Obligation, the Utility Fund, and developer contributions. Funding is allocated in the CIP FY 2025-26 Program Budgets.

Staff Notes:

Approval is recommended.

Attachments: 1) Engineer's Recommendation for Award and Construction Bid Tabulation
 2) Proposed Resolution

March 26, 2026

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, Texas 75166

Re: Recommendation of Award
Bear Creek WWTP Phase 4 [CIP- 21]

Dear Ms. Dobbs:

Sealed bids for the above referenced project were received on March 5, 2026, at 11:00 a.m. at Lavon City Hall. A total of eight (8) bids were received. A complete bid tabulation is attached.

This project involves the construction of a 250,000 gallon per day expansion of the Bear Creek WWTP. This will bring the facility to its maximum permitted flow. An additive bid was included to remove the some existing basins that are or will be out of service.

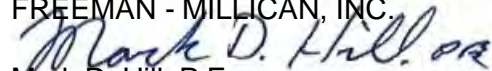
The low bid was submitted by Taknek LLC of Gainesville, Texas in the Bid amount of \$6,491,400.00 for Base and Additive bid combined and a total construction time of 450 calendar days. Upon checking references and discussions with other engineers, Taknek had several negative comments. It is our opinion that Taknek does not qualify as the lowest responsible bidder and the City of Lavon should not take the risk of utilizing this contractor on the project.

The second bid was submitted by Drake General Contractors LLC of Paris, Texas in the Bid Amount of \$6,586,100.00 for Base and Additive bid combined with a total construction time of 540 calendar days. This contractor, under the former name of Heritage Constructors, Inc., is currently completing the Lavon North WWTP and also constructed the Phase 3 expansion at Bear Creek WWTP. Based upon previous work and current reference checks, it is our opinion that Drake General Contractors, LLC is the lowest responsible bidder.

We recommend award of the project to Drake General Contractors LLC in the amount of \$6,586,100.00 and 540 calendar days.

The construction cost is higher than originally budgeted for the project. This can be attributed to escalation of construction cost since the budget was prepared.

Sincerely,
FREEMAN - MILLICAN, INC.


Mark D. Hill, P.E.
Consulting City Engineer

Attachment

F:\23003 - LAVON Bear Creek Ph 4\5 - Bidding\Ltr of Recommendation - Bear Creek WWTP Ph 4.docx

BID TABULATION

OWNER: City of Lavon	Contractor: TAKNEK LLC	Contractor: Drake General Contractors LLC	Contractor: Rey Mar Construction, LLC	Contractor: C4 Partners LLC
PROJECT: Lavon Bear Creek Expansion PH 4 [CIP-21]	Address: 4400 West Highway-82	Address: 1540 NW Loop 286	Address: 2010 E Lancaster Ave	Address: 22803 Schiel Rd
ENGINEER: FREEMAN-MILLICAN, INC	City, State: Gainesville, Tx 76240	City, State: Paris, Tx 75460	City, State: Fort Worth, Tx 76103	City, State: Harris, Tx 77433
BID DATE: 5-Mar-26	Phone: 469-556-3809	Phone: 469-552-1616	Phone: 817-535-3451	Phone: 713-702-2043

ITEM NO.	DESCRIPTION (BASE BID)	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing and installing aeration basins (fine bubble aeration) and digester basins , (coarse bubble aeration), including walkways, intra-basin piping, air lift pumps, piping, valves, connections, and all appurtenances, complete in place	1	L.S.	\$1,064,000.00	\$1,064,000.00	\$1,340,000.00	\$1,340,000.00	\$1,400,100.00	\$1,400,100.00	\$1,293,954.00	\$1,293,954.00
P.2	For furnishing and installing, chlorine contact , piping, walkways, stairs, connections, gates, and all appurtenances, complete in place	1	L.S.	\$580,000.00	\$580,000.00	\$470,000.00	\$470,000.00	\$859,700.00	\$859,700.00	\$747,838.00	\$747,838.00
P.3	For furnishing and installing a lift station with two (2) mechanical bar screens with washer/compacter and three (3) submersible pumps in lift station, valve vault including excavation, backfill, concrete structure, valves, gates, piping, hoists, controls and all appurtenances, complete in place	1	L.S.	\$880,000.00	\$880,000.00	\$1,850,000.00	\$1,850,000.00	\$2,345,800.00	\$2,345,800.00	\$3,268,434.00	\$3,268,434.00
P.4	For furnishing and installing aeration system including two (2) blowers, piping, valves, controls, connections, modification to existing blower panels and all appurtenances, complete in place	1	L.S.	\$748,000.00	\$748,000.00	\$450,000.00	\$450,000.00	\$490,400.00	\$490,400.00	\$183,971.00	\$183,971.00
P.5	For furnishing and installing Sulfur Dioxide Dechlorination system including prefabricated fiberglass building, piping, scales, controller, connections, controls and all appurtenances, complete in place	1	L.S.	\$610,000.00	\$610,000.00	\$210,000.00	\$210,000.00	\$190,000.00	\$190,000.00	\$228,181.00	\$228,181.00
P.6	For furnishing and installing 8" effluent discharge pipe , including excavation, backfill, testing, fittings, manhole modifications, headwall, connections, and all appurtenances, complete in place	1	L.S.	\$320,000.00	\$320,000.00	\$78,000.00	\$78,000.00	\$40,700.00	\$40,700.00	\$174,632.00	\$174,632.00
P.7	For furnishing and installing yard piping and basin interconnects not included in equipment above, including excavation, backfill, testing, fittings, valves, connections, manhole and all appurtenances, complete in place	1	L.S.	\$650,000.00	\$650,000.00	\$136,000.00	\$136,000.00	\$215,000.00	\$215,000.00	\$303,988.00	\$303,988.00
P.8	For site work including furnishing and installing crushed rock foundation for basins including standard gradation crushed rock, earthwork (fill) utilizing on-site material, excavation, grading, seeding all disturbed areas, flexible base driveway, compaction, and leveling complete in place	1	L.S.	\$558,800.00	\$558,800.00	\$383,000.00	\$383,000.00	\$230,000.00	\$230,000.00	\$67,137.00	\$67,137.00
P.9	For furnishing and installing all electrical including wiring, conduit, panels, connections, interconnects, autodialers, utilization of existing equipment, and all appurtenances, complete in place	1	L.S.	\$719,000.00	\$719,000.00	\$1,290,000.00	\$1,290,000.00	\$590,000.00	\$590,000.00	\$936,356.00	\$936,356.00
P.10	For mobilization and bond acquisition (not to exceed 3% of total contract price)	1	L.S.	\$110,000.00	\$110,000.00	\$250,000.00	\$250,000.00	\$196,000.00	\$196,000.00	\$215,369.00	\$215,369.00
P.11	CONTINGENCY ALLOWANCE , in an amount to be determined by the Owner	1	L.S.	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
TOTAL AMOUNT OF BASE BID					\$6,289,800.00		\$6,507,000.00		\$6,607,700.00		\$7,469,860.00
Time to Complete (Days)					420		480		No Bid		540

ITEM NO.	DESCRIPTION (ADDITIVE BID)	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
AA1	For removal and disposal of existing chlorine contact basin tank including piping, valves, controls and all appurtenances, complete in place	1	L.S.	\$80,640.00	\$80,640.00	\$34,500.00	\$34,500.00	\$217,800.00	\$217,800.00	\$34,094.00	\$34,094.00
AA2	For removal and disposal of existing abandoned Tertiary filter units including piping, valves, controls and all appurtenances, complete in place	1	L.S.	\$120,960.00	\$120,960.00	\$44,600.00	\$44,600.00	\$127,700.00	\$127,700.00	\$48,469.00	\$48,469.00
TOTAL AMOUNT OF ADDITIVE BID					\$201,600.00		\$79,100.00		\$345,500.00		\$82,563.00
Time to Complete (Days)					30		60		No Bid		30

BASE BID + ADDITIVE BID COST
TOTAL DAYS TO COMPLETE

\$6,491,400.00
450

\$6,586,100.00
540

\$6,953,200.00
No Bid

\$7,552,423.00
570

BID TABULATION

OWNER: City of Lavon	Contractor: GDC Industrial, Inc.	Contractor: CLW Water Group	Contractor: Horton Excavation	Contractor: FELIX Construction
PROJECT: Lavon Bear Creek Expansion PH 4 [CIP-21]	Address: 1320 Hillcrest Dr N	Address: 4350 Alpha Road Ste 100	Address: 11111 US Hwy 69N	Address: 2000 Westridge Drive, Ste 104
ENGINEER: FREEMAN-MILLICAN, INC	City, State: Sulphur Springs, Tx 75482	City, State: Dallas, Tx 75244	City, State: Pollok, Tx 75969	City, State: Irving, Tx 75038
BID DATE: 5-Mar-26	Phone: 903-335-8916	Phone: 469-556-3809	Phone: 934-635-3167	Phone: 469-458-0011

ITEM NO.	DESCRIPTION (BASE BID)	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
P.1	For furnishing and installing aeration basins (fine bubble aeration) and digester basins , (coarse bubble aeration), including walkways, intra-basin piping, air lift pumps, piping, valves, connections, and all appurtenances, complete in place	1	L.S.	\$791,820.00	\$791,820.00	\$1,500,000.00	\$1,500,000.00	\$1,550,000.00	\$1,550,000.00	\$1,300,000.00	\$1,300,000.00
P.2	For furnishing and installing, chlorine contact , piping, walkways, stairs, connections, gates, and all appurtenances, complete in place	1	L.S.	\$566,718.00	\$566,718.00	\$900,000.00	\$900,000.00	\$600,000.00	\$600,000.00	\$1,100,000.00	\$1,100,000.00
P.3	For furnishing and installing a lift station with two (2) mechanical bar screens with washer/compacter and three (3) submersible pumps in lift station, valve vault including excavation, backfill, concrete structure, valves, gates, piping, hoists, controls and all appurtenances, complete in place	1	L.S.	\$1,345,156.00	\$1,345,156.00	\$3,202,000.00	\$3,202,000.00	\$2,840,000.00	\$2,840,000.00	\$2,000,000.00	\$2,000,000.00
P.4	For furnishing and installing aeration system including two (2) blowers, piping, valves, controls, connections, modification to existing blower panels and all appurtenances, complete in place	1	L.S.	\$445,893.00	\$445,893.00	\$800,000.00	\$800,000.00	\$640,000.00	\$640,000.00	\$1,250,000.00	\$1,250,000.00
P.5	For furnishing and installing Sulfur Dioxide Dechlorination system including prefabricated fiberglass building, piping, scales, controller, connections, controls and all appurtenances, complete in place	1	L.S.	\$264,074.00	\$264,074.00	\$200,000.00	\$200,000.00	\$200,000.00	\$200,000.00	\$350,000.00	\$350,000.00
P.6	For furnishing and installing 8" effluent discharge pipe , including excavation, backfill, testing, fittings, manhole modifications, headwall, connections, and all appurtenances, complete in place	1	L.S.	\$983,341.00	\$983,341.00	\$150,000.00	\$150,000.00	\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
P.7	For furnishing and installing yard piping and basin interconnects not included in equipment above, including excavation, backfill, testing, fittings, valves, connections, manhole and all appurtenances, complete in place	1	L.S.	\$1,346,040.00	\$1,346,040.00	\$500,000.00	\$500,000.00	\$700,000.00	\$700,000.00	\$600,000.00	\$600,000.00
P.8	For site work including furnishing and installing crushed rock foundation for basins including standard gradation crushed rock, earthwork (fill) utilizing on-site material, excavation, grading, seeding all disturbed areas, flexible base driveway, compaction, and leveling complete in place	1	L.S.	\$767,000.00	\$767,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$1,300,000.00	\$1,300,000.00
P.9	For furnishing and installing all electrical including wiring, conduit, panels, connections, interconnects, autodialers, utilization of existing equipment, and all appurtenances, complete in place	1	L.S.	\$710,300.00	\$710,300.00	\$800,000.00	\$800,000.00	\$1,700,000.00	\$1,700,000.00	\$650,000.00	\$650,000.00
P.10	For mobilization and bond acquisition (not to exceed 3% of total contract price)	1	L.S.	\$216,000.00	\$216,000.00	\$250,000.00	\$250,000.00	\$150,000.00	\$150,000.00	\$250,000.00	\$250,000.00
P.11	CONTINGENCY ALLOWANCE , in an amount to be determined by the Owner	1	L.S.	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
TOTAL AMOUNT OF BASE BID					\$7,486,342.00		\$8,652,000.00		\$8,830,000.00		\$8,950,000.00
Time to Complete (Days)					240		540		640		730

ITEM NO.	DESCRIPTION (ADDITIVE BID)	QTY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
AA1	For removal and disposal of existing chlorine contact basin tank including piping, valves, controls and all appurtenances, complete in place	1	L.S.	\$82,749.00	\$82,749.00	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00	\$80,000.00	\$80,000.00
AA2	For removal and disposal of existing abandoned Tertiary filter units including piping, valves, controls and all appurtenances, complete in place	1	L.S.	\$44,000.00	\$44,000.00	\$50,000.00	\$50,000.00	\$30,000.00	\$30,000.00	\$45,000.00	\$45,000.00
TOTAL AMOUNT OF ADDITIVE BID					\$126,749.00		\$100,000.00		\$60,000.00		\$125,000.00
Time to Complete (Days)					125		60		30		60

BASE BID + ADDITIVE BID COST	\$7,613,091.00	\$8,752,000.00	\$8,890,000.00	\$9,075,000.00
TOTAL DAYS TO COMPLETE	365	600	670	790

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-03

Award Bear Creek WWTP Ph 4 Expansion (CIP-21) – Drake General Contractors, LLC.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AWARING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON BEAR CREEK WWTP PH 4 EXPANSION (CIP-21) PROJECT AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH DRAKE GENERAL CONTRACTORS, LLC. IN AN AMOUNT NOT TO EXCEED \$6,586,100.00 WITH 540 DAYS TO CONSTRUCT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lavon, Texas (the “City Council”) advertised and accepted competitive bids for the construction project in accordance with state law; and

WHEREAS, the City Council finds that awarding the construction project bid and authorizing the negotiation and execution of a construction contract with Drake General Contractors, LLC in the amount of \$6,586,100.00 with 540 calendar days to construct serves the best interest of the City and the public health, safety, and welfare of the citizens.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1: The City Council hereby awards the construction project bid for the City of Lavon Bear Creek WWTP Ph 4 Expansion (CIP-21) Project and authorizes and approves the negotiation and execution of a construction contract with Drake General Contractors, LLC. in an amount not to exceed \$6,586,100.00 with 540 days to construct, subject to the city attorney’s and city engineer’s approval; and

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of April 2026.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 – G

Item:

Discussion and action regarding Resolution No. **2026-04-04** approving and authorizing the execution of Change Order No. 2 to the construction contract with XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in an amount of (\$6,000.00) for unused contingency; and providing for an effective date.

Background:

On May 6, 2025, the City Council awarded a construction contract to XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in the amount of \$1,087,471.00. Construction began around June 2025.

On August 5, 2025, the City Council approved Change Order No. 1 in the amount of \$167,050.00.

The project construction has been completed for Phase 2. The proposed Change Order No. 2 for (\$6,000.00) is presented to resolve unused contingency.

Financial Implications:

Funding for the project will come from the Series 2023 Certificates of Obligation. Funding is allocated in the CIP FY 2024-25 Program Budgets, and the CIP budget allocations will be amended to reflect the reduction.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: Proposed Resolution and Change Order

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-04

Change Order No. 2 – Bently Farms, Ph 2 CIP-43

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH XIT PAVING & CONSTRUCTION, INC. FOR THE CITY OF LAVON BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS, PHASE 2 (CIP-43) CONSTRUCTION PROJECT IN AN AMOUNT OF (\$6,000.00) FOR UNUSED CONTINGENCY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on May 6, 2025, the City Council awarded a construction contract to XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in the amount of \$1,087,471.00; and

WHEREAS, on August 5, 2025, the City Council approved Change Order No. 1 in the amount of \$167,050.00; and

WHEREAS, the City Council has considered and determined that an additional change order to the contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of Change Order No. 2 to the construction contract with XIT Paving & Construction, Inc. for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) Construction Project in an amount of (\$6,000.00) for unused contingency, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of April 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-04

EXHIBIT A

CHANGE ORDER No. 2

ENGINEER'S Project No.: **23033**
PROJECT: **BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS [CIP-43]**
CONTRACTOR: **XIT Paving & Construction, Inc.**
ORIGINAL CONTRACT Amount: **\$ 1,072,871.00 Base** CONTRACT Date: May 6, 2025

TO: **XIT Paving & Construction, Inc.**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By: _____

Dated: _____

NATURE OF CHANGES:

Project Close Out and final cost adjustment for actual quantities installed. A \$6,000 deduction for unused contingency allowance in the original contract has been made.

These changes result in the following adjustment of Contract Price and Contract Time:

Original Base Contract Price:	\$ <u>1,072,871.00</u>
Alternate Bid Contract Price:	\$ <u>14,600.00</u>
Change Order No. 1:	\$ <u>167,050.00</u>
Change Order No. 2:	\$ <u>(6,000.00)</u>
New Contract Price:	\$ <u>1,248,521.00</u>
Percent Change:	<u>14.81%</u>
Original Calendar Days:	<u>135</u>
Alternate Bid Calendar Days:	<u>10</u>
Change Order 1:	<u>45</u>
Change Order 2:	<u>0</u>
Revised Calendar Days:	<u>190</u>

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.
Engineer

By: _____
J. Erin Magee, P.E.

Dated: 03/09/2026

XIT Paving & Construction, Inc.
Contractor

By: 

Dated: 3/20/2026

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: 2507-FIN

To Owner: CITY OF LAVON
120 SCHOOL RD

Project: 2507- - BENTLY FARMS PAV & DRAIN PH 2

Application No. : 8

Distribution to :

Owner
 Architect
 Contractor

LAVON, TX 75166

Period To:

From Contractor: XIT Paving and Construction, Inc.
3934 S. Hwy 287
Waxahachie, TX 75165

Via Architect:

Project Nos:

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$1,087,471.00
2. Net Change By Change Order	\$161,050.00
3. Contract Sum To Date	\$1,248,521.00
4. Total Completed and Stored To Date	\$1,248,521.00
5. Retainage:	
a. -0.07% of Completed Work	-\$853.86
b. 0.00% of Stored Material	\$853.86
Total Retainage	\$0.00
6. Total Earned Less Retainage	\$1,248,521.00
7. Less Previous Certificates For Payments	\$1,199,278.36
8. Current Payment Due	\$49,242.64
9. Balance To Finish, Plus Retainage	\$0.00

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$167,050.00	\$0.00
Total Approved this Month	\$0.00	\$6,000.00
TOTALS	\$167,050.00	\$6,000.00
Net Changes By Change Order	\$161,050.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown

CONTRACTOR: XIT Paving and Construction, Inc.

By: _____ Date: _____

State of: _____ County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$49,242.64

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

City Engineer


Date: 3/25/2026

City Inspector

By: _____ Date: _____

City Manager

By: _____ Date: _____

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8

Application Date : 02/28/26

To:

Architect's Project No.:

Invoice # : 2507-FIN

Contract : 2507- - BENTLY FARMS PAV & DRAIN PH 2

Item	Description	Qty	Unit	Unit Price	Contract Amount	Previous Qty	Qty This Estimate	Qty To Date	Stored Material	Total Work Performed This Estimate	Cost To Date	%
10	MOBILIZE & DEMOBILIZE ON JOB SITE	1.00	LSM	32,000.00	32,000.00	0.90	0.10	1.00	0.00	3,200.00	32,000.00	100.00%
20	INSURANCE & BONDS	1.00	LSM	25,000.00	25,000.00	1.00	0.00	1.00	0.00	0.00	25,000.00	100.00%
30	REMOVE AND DISPOSE OF EXISTING 18" CMP	598.00	LF	32.00	19,136.00	598.00	0.00	598.00	0.00	0.00	19,136.00	100.00%
40	R O A D W A Y EXCAVATION WITH SUBGRADE INCL C&G	2,484.00	CY	72.00	178,848.00	2,484.00	0.00	2,484.00	0.00	0.00	178,848.00	100.00%
50	REMOVE AND REPLACE CONCRETE DRIVEWAY APRON	100.00	SY	150.00	15,000.00	100.00	0.00	100.00	0.00	0.00	15,000.00	100.00%
60	INSTALL CONCRETE STREET HEADER	72.00	LF	20.00	1,440.00	72.00	0.00	72.00	0.00	0.00	1,440.00	100.00%
70	6" THICK CONCRETE PAVEMENT	8,128.00	SY	71.00	577,088.00	8,128.00	0.00	8,128.00	0.00	0.00	577,088.00	100.00%
80	8" THICK SUBGRADE SCARIFY AND RECOMPACT	8,128.00	SY	3.00	24,384.00	8,128.00	0.00	8,128.00	0.00	0.00	24,384.00	100.00%
90	REMOVE AND REPLACE CONCRETE VALLEY GUTTER	30.00	SY	75.00	2,250.00	30.00	0.00	30.00	0.00	0.00	2,250.00	100.00%
100	INSTALL 18" REINFORCED CONCRETE PIPE	625.00	LF	189.00	118,125.00	625.00	0.00	625.00	0.00	0.00	118,125.00	100.00%
110	CONNECT TO EXISTING CURB INLET	3.00	EA	2,700.00	8,100.00	3.00	0.00	3.00	0.00	0.00	8,100.00	100.00%
120	CONNECT TO EXISTING CMP PIPE WITH FITTING(S)	2.00	EA	2,400.00	4,800.00	2.00	0.00	2.00	0.00	0.00	4,800.00	100.00%
130	DESIGN AND INSTALL EROSION CONTROL	1.00	LSM	5,500.00	5,500.00	1.00	0.00	1.00	0.00	0.00	5,500.00	100.00%
140	INSTALL SODDING INCLUDING SOIL PREPARATION	5,300.00	LF	4.00	21,200.00	5,300.00	0.00	5,300.00	0.00	0.00	21,200.00	100.00%

CONTINUATION SHEET

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 8

Application Date : 02/28/26

To:

Architect's Project No.:

Invoice # : 2507-FIN

Contract : 2507- - BENTLY FARMS PAV & DRAIN PH 2

Item	Description	Qty	Unit	Unit Price	Contract Amount	Previous Qty	Qty This Estimate	Qty To Date	Stored Material	Total Work Performed This Estimate	Cost To Date	%
150	PROVIDE TRAFFIC CONTROL	1.00	LSM	30,000.00	30,000.00	1.00	0.00	1.00	0.00	0.00	30,000.00	100.00%
160	C O N T I N G E N C Y ALLOWANCE	0.00	LSM	10,000.00	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00	100.00%
170	REMOVE EXISTING 48" CMP AND INSTALL 48" REINFORC	4.00	LF	600.00	2,400.00	4.00	0.00	4.00	0.00	0.00	2,400.00	100.00%
180	REMOVE EXISTING 36" CMP AND INSTALL 36" REINFORC	18.00	LF	400.00	7,200.00	18.00	0.00	18.00	0.00	0.00	7,200.00	100.00%
190	CONNECT TO EXISTING CMP PIPE OUTSIDE OF PAVEMENT	2.00	EA	2,500.00	5,000.00	2.00	0.00	2.00	0.00	0.00	5,000.00	100.00%
9000	CO_1 Roadway Ex Shoreview	500.00	CY	72.00	36,000.00	500.00	0.00	500.00	0.00	0.00	36,000.00	100.00%
9001	CO_1 5" Conc Pave	1,637.00	SY	71.00	116,227.00	1,637.00	0.00	1,637.00	0.00	0.00	116,227.00	100.00%
9002	CO_1 Subgrade	1,637.00	SY	3.00	4,911.00	1,637.00	0.00	1,637.00	0.00	0.00	4,911.00	100.00%
9003	CO_1 Sodding	978.00	LF	4.00	3,912.00	978.00	0.00	978.00	0.00	0.00	3,912.00	100.00%
9004	CO_1 Additional Traffic Control	1.00	EA	6,000.00	6,000.00	1.00	0.00	1.00	0.00	0.00	6,000.00	100.00%
Grand Totals					1,248,521.00	210			0.00	3,200.00	1,248,521.00	



CITY OF LAVON

Agenda Brief

MEETING: April 7, 2026

ITEM: 6 – H

Item:

Discussion and action regarding the acceptance of Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project improvements.

Background:

The City of Lavon recently completed the Bently Farms Phase 2 Paving and Storm Drain (CIP-43) construction project. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

The City Engineer has inspected and recommended acceptance of the subdivision infrastructure.

Staff Notes:

Acceptance of the dedication of infrastructure is recommended per the City Engineer's letter.

Attachments: 1) City Engineer Letter

March 27, 2026

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, TX 75166

Re: Bently Farms Phase 2 Paving and Drainage Improvements [CIP-43]
Final Acceptance

Dear Ms. Dobbs:

The final walkthrough of the Project has been conducted with representatives of the Contractor, City Inspector, and City Engineer. A "Punch List" was created to identify items that required completion to final acceptance.

All punch list items have been satisfactorily addressed.

The Performance Bond provided at the beginning of the project includes the 2-year Maintenance Warranty Period.

Surety Release and Affidavit of Bills Paid has been Received (copy attached).

Record Drawings have been prepared.

We recommend acceptance of the Bently Farms Phase 2 Paving and Drainage Improvements [CIP-43].

The 2-year Maintenance Warranty period will commence upon City Council acceptance of the Project.

If there are any questions, please contact me at 214-503-0555 x110 or by email at emagee@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.


J. Erin Magee, P.E.
Project Manager

Attachment

Cc: David Carter, Matt Policano

F:\23033 - LAVON Bentley Farms Ph2 Paving\6 - Construction\Correspondence\23033 Final Acceptance.docx

AFFIDAVIT

STATE OF Texas

COUNTY OF Ellis

Before me, the undersigned authority, a notary public in the state and county aforesaid, on this day personally appeared Richard Howarth, Corporate Controller of XIT Paving & Construction, Inc., known to me to be a credible person, who being by me duly sworn, upon his oath deposed and said;

That all persons, firms, associations, corporations, or other organizations furnishing labor and/or materials have been paid in full;

That there are no claims pending for personal injury and/or property damages;

On Contract described as;

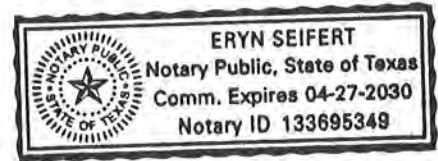
Bentley Farms Paving and Drainage Improvements Phase 2

[CIP-43]

BY *Richard Howarth*
Richard Howarth, Corporate Controller

Subscribed and sworn before me on this date 26th of March, 2026.

Eryn Seifert
Notary Public
Waxahachie, TX



**CONSENT OF
SURETY COMPANY
TO FINAL PAYMENT**

AIA DOCUMENT G707

OWNER *
ARCHITECT
CONTRACTOR
SURETY
OTHER

Bond # 54-255695

PROJECT: **BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS, PHASE 2 [CIP-43], Lavon, TX**
(name, address)

TO (Owner) **City of Lavon**
120 School Road
Lavon, TX
75166

ARCHITECT'S PROJECT NO:
CONTRACT FOR:
CONTRACT DATE: **05/06/2025**

CONTRACTOR: **XIT Paving and Construction Inc.**

In accordance with the provisions of the Contract between the Owner and the Contractor as indicated above, the
(here insert name and address of Surety Company)

United Fire & Casualty Company
118 Second Avenue SE
Cedar Rapids, IA 52401

,SURETY COMPANY,

on bond of
(here insert name and address of Contractor)

XIT Paving and Construction Inc.
3934 S. Hwy 287
Waxahachie, TX 75165

,CONTRACTOR,

hereby approves of the final payment to the Contractor, and agrees that final payment to the Contractor shall
not relieve the Surety company of any of its obligations to
(here insert name and address of Owner)

City of Lavon
120 School Road, Lavon, TX 75166

,OWNER,

as set forth in the said Surety Company's bond

IN WITNESS WHEREOF,

The Surety Company has hereunto set its hand this **24th** day of **March, 2026**.

United Fire & Casualty Company

Surety Company

Brady Wilson

Signature of Authorized Representative

Attest *Amy Butler*
(seal): Amy Butler, Sr Client Manager, Surety

Brady Wilson, Attorney-in-Fact
Title

NOTE: This form is to be used as a companion document to AIA DOCUMENT G706, CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBT AND CLAIMS.
Current Edition

AIA DOCUMENT G707 * CONSENT OF SURETY COMPANY TO FINAL PAYMENT * APRIL 1970 EDITION * AIA
1970 THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVE. NW WASHINGTON, D.C. 20006
WARNING: Unlicensed photocopying violates U.S. copyright laws and is subject to legal prosecution.



UNITED FIRE & CASUALTY COMPANY, CEDAR RAPIDS, IA
 UNITED FIRE & INDEMNITY COMPANY, WEBSTER, TX
 FINANCIAL PACIFIC INSURANCE COMPANY, LOS ANGELES, CA
CERTIFIED COPY OF POWER OF ATTORNEY
 (original on file at Home Office of Company – See Certification)

Inquiries: Surety Department
118 Second Ave SE
Cedar Rapids, IA 52401

KNOW ALL PERSONS BY THESE PRESENTS, That United Fire & Casualty Company, a corporation duly organized and existing under the laws of the State of Iowa; United Fire & Indemnity Company, a corporation duly organized and existing under the laws of the State of Texas; and Financial Pacific Insurance Company, a corporation duly organized and existing under the laws of the State of California (herein collectively called the Companies), and having their corporate headquarters in Cedar Rapids, State of Iowa, does make, constitute and appoint

JEREMY BARNETT, TONY FIERRO, JAY JORDAN, ROBERT G. KANUTH, JOHNNY MOSS, JADE PORTER, JARRETT WILLSON, ROBERT J. SHUYA, JACK NOTTINGHAM, BRADY WILSON, BRENNAN WILLIAMSON, JAROD JAGGERS, RYAN COX, CALEB HALE, EACH INDIVIDUALLY

their true and lawful Attorney(s)-in-Fact with power and authority hereby conferred to sign, seal and execute in its behalf all lawful bonds, undertakings and other obligatory instruments of similar nature provided that no single obligation shall exceed \$25,000,000.00 and to bind the Companies thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Companies and all of the acts of said Attorney, pursuant to the authority hereby given and hereby ratified and confirmed.

The Authority hereby granted is continuous and shall remain in full force and effect until revoked by United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

This Power of Attorney is made and executed pursuant to and by authority of the following bylaw duly adopted by the Boards of Directors of United Fire & Casualty Company, United Fire & Indemnity Company, and Financial Pacific Insurance Company.

"Article VI – Surety Bonds and Undertakings"

Section 2, Appointment of Attorney-in-Fact. "The President or any Vice President, or any other officer of the Companies may, from time to time, appoint by written certificates attorneys-in-fact to act in behalf of the Companies in the execution of policies of insurance, bonds, undertakings and other obligatory instruments of like nature. The signature of any officer authorized hereby, and the Corporate seal, may be affixed by facsimile to any power of attorney or special power of attorney or certification of either authorized hereby; such signature and seal, when so used, being adopted by the Companies as the original signature of such officer and the original seal of the Companies, to be valid and binding upon the Companies with the same force and effect as though manually affixed. Such attorneys-in-fact, subject to the limitations set forth in their respective certificates of authority shall have full power to bind the Companies by their signature and execution of any such instruments and to attach the seal the Companies thereto. The President or any Vice President, the Board of Directors or any other officer of the Companies may at any time revoke all power and authority previously given to any attorney-in-fact.

IN WITNESS WHEREOF, the COMPANIES have each caused these presents to be signed by its vice president and its corporate seal to be hereto affixed this 26th day of February, 2024

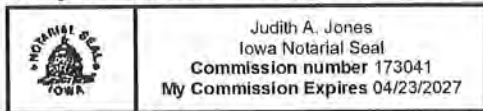


UNITED FIRE & CASUALTY COMPANY
 UNITED FIRE & INDEMNITY COMPANY
 FINANCIAL PACIFIC INSURANCE COMPANY

By: *Kyanna M. Saylor*
 Vice President

State of Iowa, County of Linn, ss:

On 26th day of February, 2024, before me personally came Kyanna M. Saylor to me known, who being by me duly sworn, did depose and say; that she resides in Cedar Rapids, State of Iowa; that she is a Vice President of United Fire & Casualty Company, a Vice President of United Fire & Indemnity Company, and a Vice President of Financial Pacific Insurance Company the corporations described in and which executed the above instrument; that she knows the seal of said corporations; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporations and that she signed her name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporations.



Judith A. Jones
 Notary Public
 My commission expires: 04/23/2027

I, Mary A. Bertsch, Assistant Secretary of United Fire & Casualty Company and Assistant Secretary of United Fire & Indemnity Company, and Assistant Secretary of Financial Pacific Insurance Company, do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporations as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATIONS, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

In testimony whereof I have hereunto subscribed my name and affixed the corporate seal of the said Corporations this 24th day of March, 2026



By: *Mary A. Bertsch*
 Assistant Secretary,
 UF&C & UE&I & FPIC



United Fire Group®

United Fire & Casualty Company
United Life Insurance Company
Addison Insurance Company
Lafayette Insurance Company United
Financial Pacific Insurance Company
Fire & Indemnity Company
United Fire Lloyd

IMPORTANT NOTICE

TO OBTAIN INFORMATION OR MAKE A COMPLAINT:

You may call Financial Pacific Insurance Company's toll free telephone number for information or to make a complaint at:

800-343-9130

You may also write to Financial Pacific Insurance Company at:

Financial Pacific Insurance Company
Attn: Bond Department
P.O. Box 73909
Cedar Rapids, IA 52407-3909

-or street address-

Financial Pacific Insurance Company
Attn: Bond Department
118 Second Avenue SE
Cedar Rapids, IA 52401

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at:

800-252-3439

You may write the Texas Department of Insurance at:

P.O. Box 149104
Austin, TX 78714-9104

ATTACH THIS NOTICE TO YOUR BOND. This notice is for information only and does not become a part or a condition of the attached document and is given to comply with Section 2253.48, Governmental Code, and Section 53-202, Property Code, effective September 1, 2001.

BOND0012 0901

HOME OFFICE: 118 Second Ave. SE, PO Box 73909, Cedar Rapids, IA 52407-3909 Phone: 319-399-5700 FAX: 319-399-5425



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 – I

Item:

Discussion and action regarding Resolution No. 2026-04-05 approving and authorizing the execution of Change Order No. 1 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed \$189,480.00 additional road construction and water line, and providing for an effective date.

Background:

On February 17, 2026, the City Council awarded a construction contract to VLEX Construction, LLC for the City of Lavon – Lavon Trail Parkway Paving and Drainage (CIP-40) Construction Project in the amount of \$1,204,664.00. Construction is scheduled to begin in April 2026.

During contract negotiation, additional items associated with lime stabilization and roadway excavation not clearly defined were identified that will improve the project. Additionally, Bear Creek SUD requested a change to the water line plans.

Financial Implications:

Funding for the project will come from the Series 2023 Certificates of Obligation. Funding is allocated in the CIP FY 2024-25 Program Budgets, and the CIP budget allocations will be amended to reflect the reduction. The developer of Bear Creek Phases 5 and 6 has agreed to reimburse the City for utility portions of the project that serve the development to prevent future disruption of the right of way after construction.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: Proposed Resolution and Change Order

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-05

Change Order No. 1 – Lavon Trail Parkway, CIP-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH VLEX CONSTRUCTION, LLC FOR THE CITY OF LAVON - LAVON TRAIL PARKWAY IMPROVEMENTS (CIP-40) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$189,480.00 FOR ADDITIONAL ROAD AND WATER LINE CONSTRUCTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 17, 2026, the City Council awarded a construction contract to VLEX Construction, LLC for the City of Lavon – Lavon Trail Parkway Improvements (CIP-40) Construction Project in the amount of \$1,204,664.00; and

WHEREAS, additional items associated with lime stabilization and roadway excavation and a modification to water line construction have been identified and verified; and

WHEREAS, the City Council has considered and determined that an additional change order to the contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:

SECTION 1. The City Council does hereby approve and authorize the execution of Change Order No. 1 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed \$189,480.00 for additional road and water line construction, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of April 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-05

EXHIBIT A

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.

Engineer

By:


Courtney L. Wheeler, P.E.

Date:

04/01/2026

VLEX Construction, LLC

Contractor

By:



Printed Name:

VIJAY BHEEMIREDDY

Date:

04/01/2026

CHANGE ORDER REQUEST-1A(COR)

Project Name:	LAVON TRAIL PARKWAY PAVING.	Change Order No.:	001
Project Number:	CIP-40	Date:	03-26-2026
Owner:	City of Lavon	Contractor:	VLEX CONSTRUCTION
Engineer:	Freeman-Millican		
Reference:	RFI #1		

Subject: Change Order Request – Lime Stabilization and Excavation

This Change Order is requested for additional work associated with lime stabilization and roadway excavation, which were not included as separate bid items and were not incorporated into the Contract Documents via Addendum.

Scope Includes:

- 6" Lime Stabilized Subgrade @ 6% application rate
- Stabilization Area: 8,837 SY
- Lime Quantity: 120 Tons
- Roadway Excavation: 5,500 CY

Cost Breakdown:

Item	Description	Qty	Unit	Unit Price	Total
1	Lime Stabilization	8,837	SY	\$ 5.94	\$ 52,580.00
2	Lime Material	120	TON	\$ 220.50	\$ 26,460.00
3	Unclassified Excavation	5,500	CY	\$ 14.00	\$ 77,000.00

Total Change Order Amount: \$156,040.00

Justification:

- No bid items provided for this scope
- Civ Cast responses not issued via Addendum
- Quantities represent significant measurable work

Approvals:

Vijay Bheemireddy
CONTRACTOR:

04/01/2026
DATE:

ENGINEER:

CL White

DATE: 03/30/2026

OWNER:

DATE:

CHANGE ORDER REQUEST-1B(COR)

Project Name:	LAVON TRAIL PARKWAY PAVING.	Change Order No.:	001B
Project Number:	CIP-40	Date:	03-26-2026
Owner:	City of Lavon	Contractor:	VLEX CONSTRUCTION
Engineer:	Freeman-Millican		
Reference:	Change from city		

Subject: Change Order Request for Water Line.

This Change Order is requested for additional work associated with Water line and gate valve were not included as separate bid items and were not incorporated into the Contract Documents via Addendum.

Scope Includes:

- Install 12" C900 DR-18 PVC
- Install 12" Plug
- 12" Gate Valve

Cost Breakdown:

ADDITIVE ALTERNATE BID		QTY	UNITS	UNIT COST	TOTAL
AP.1	Remove Plug & Connect to Existing 12" Water Line	1	EA	\$6,000.00	\$6,000.00
AP.2	8" C900 DR-18 PVC Water Pipe	0	LF	\$90.00	\$0.00
XAP.2	12" C900 DR-18 PVC Water Pipe	138	LF	\$214.00	\$29,532.00
AP.3	8" Plug	0	EA	\$700.00	\$0.00
XAP.3	12" Plug	2	EA	\$2,500.00	\$5,000.00
AP.4	Remove Existing 8" PVC	9	LF	\$16.00	\$144.00
AP.5	8" SDR-26 PVC Sewer Pipe	41	LF	\$105.00	\$4,305.00
AP.6	4' Diameter Sewer Manhole	1	EA	\$6,500.00	\$6,500.00
AP.7	Connect to Existing Sewer Pipe	1	EA	\$3,000.00	\$3,000.00
XAP.8	12" Gate Valve	1	EA	\$12,500.00	\$12,500.00
SUBTOTAL ADD ALT BID (AP.1 - AP.7)					\$66,981.00
Time of Completion (Calendar Days)					30

Approvals:

Vijay Bhoomiroddy
CONTRACTOR:

04/01/2026
DATE:

ENGINEER:
CL Whisk

DATE:
04/01/2026

OWNER:

DATE:

WATERLINE BREAK DOWN FOR ITEM AP2 & AP3

City: LAVON Project: WATER LINE A.P 2 & A.P 3

Date: 3/30/2026 Location LAVON PARKWAY TRAIL

STATEMENT OF EQUIPMENT AND LABOR									
EQUIPMENT				LABOR					
Description	Hrs.	Rate	Amount	Name and Classification	Hours		Rate		Amount
					Reg.	O.T.	Reg.	O.T.	
TRUCK	4.00	\$120.00	\$480.00	SUPERINTENDEDNT	40.00		\$42.00		\$1,680.00
COMPACTOR	4.00	\$60.00	\$240.00	LABOR	40.00		\$28.00		\$1,120.00
SKIDSTEER	30.00	\$60.00	\$1,800.00	LABOR	40.00		\$22.00		\$880.00
SAWCUT MACHINE	1.00	\$600.00	\$600.00	LABOR	40.00		\$20.00		\$800.00
EXCAVATOR	30.00	\$115.00	\$3,450.00	LABOR	40.00		\$19.00		\$760.00
MISC TOOLS	1.00	\$500.00	\$500.00						\$0.00
			\$0.00						\$0.00
			\$0.00						\$0.00
Subtotal			\$7,070.00						\$5,240.00
20% Compensation			\$1,414.00						\$1,048.00
Equipment Grand Total			\$8,484.00						\$2,882.00
									\$9,170.00

55% labor burden (not including compensation)
Labor Grand Total

STATEMENT OF MATERIALS ACTUALLY PLACED THIS DATE				
Description	Unit	Unit Cost	Quantity	Total Cost
12" PVC PIPE	LF	\$82.00	138.00	\$11,316.00
Mechanical Joint Accessories / Hardware	LF	\$1.80	138.00	\$248.40
Thrust Block Concrete	CY	\$120.00	1.00	\$120.00
12" PLUGS	EA	\$1,200.00	2.00	\$2,400.00
				\$0.00
Subtotal				\$14,084.40
20% Compensation				\$2,816.88
Material Grand Total				\$16,901.28

STATEMENT OF SUBCONTRACTOR WORK PERFORMED				
Description	Unit	Unit Cost	Quantity	Total Cost
				\$0.00
				\$0.00
				\$0.00
Subtotal				\$0.00
5% Markup				\$0.00
Material Grand Total				\$0.00

Daily Cost of Force Account	
	Actual Costs
Equipment Grand Total	\$8,484.00
Labor Grand Total	\$9,170.00
Material Grand Total	\$16,901.28
Subcontractor Grand Total	\$0.00
Actual Bond Cost (if applicable)	\$0.00
Daily Grand Total	\$34,555.28

VLEX CONSTRUCTION LLC

Contractor

Vijay Bheemireddy

VIJAY BHEEMIREDDY & PROJECT MANAGER

Signature and Title

Inspector

Signature and Title



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 - J

Item:

Discussion and action regarding Ordinance No. 2026-04-01 amending Chapter 7 “Health and Sanitation”, Article 7.03 “Smoking, Tobacco Products, E-Cigarettes and Related Products” of the Code of Ordinances to add new provisions regulating smoking in certain commercial establishments; establishing criminal offenses and setting penalties; providing for certain affirmative defenses; providing for savings, severability clause; providing for a repealing clause and providing for an effective date

Background:

The proposed ordinance was drafted in response to citizen requests to improve the safety and health of the citizens of Lavon by restricting smoking, including vaping, in certain commercial establishments in the city. The issue was presented to the City Council on March 17, 2026. The City Council expressed support for the measure and directed that an ordinance be prepared for consideration.

The proposed regulations are modeled on similar ordinances in area cities including prohibiting smoking/vaping in public buildings within some commercial establishments serving the general public, and on certain other property. This change requires the city to amend the Code of Ordinances by amending Chapter 7, “Health and Sanitation,” to add new regulations and prohibitions and establishing criminal penalties for certain smoking activities in the City.

With the growth of residents and commercial businesses these regulations concerning smoking are necessary to protect the public health, safety and general welfare of the citizens of the City of Lavon.

Financial Implications:

There are no financial implications.

Staff Notes:

Staff worked with the City Attorney to prepare the proposed ordinance. Approval is recommended.

Attachments: Proposed Ordinance

CITY OF LAVON, TEXAS
ORDINANCE NO. 2026-04-01

Regulating Smoking in Public Places

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING ARTICLE 7.03, “SMOKING, TOBACCO PRODUCTS, E-CIGARETTES, AND RELATED PRODUCTS,” OF CHAPTER 7, “HEALTH AND SANITATION,” OF THE CODE OF ORDINANCES BY ADDING A NEW DIVISION 3, “SMOKING REGULATIONS,” PROVIDING A PROHIBITION OF SMOKING IN CERTAIN PUBLIC PLACES; PROVIDING A PENALTY CLAUSE FOR EACH OFFENSE; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Lavon (the “City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Lavon City Council (the “City Council”) has determined and it is a generally accepted principle that the use of cigarettes and other tobacco products constitutes a hazard to a person’s health, and that exposure to secondhand smoke creates similar hazards to nearby persons, which in some circumstances present aggravated risks of harm for children and those with medical conditions affecting their respiratory functions; and

WHEREAS, the purpose of this Ordinance is to improve and protect the public’s health by eliminating smoking in public buildings, within some commercial establishments serving the general public, and on certain other property; and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the City and its citizens to amend the City’s Code of Ordinances by amending Chapter 7, “Health and Sanitation,” to add new regulations and prohibitions establishing criminal penalties for certain smoking activities in the City; and

WHEREAS, considering the foregoing, the City Council now deems it advisable and necessary to enact regulations concerning smoking the City in order to protect the public health, safety and general welfare of the citizens of the City of Lavon.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are: (i) true and correct and are incorporated herein and made a part of this Ordinance for all purposes; and (ii) legislative findings of the City Council.

SECTION 2. FINDINGS. After due deliberation and consideration, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City and of the public health, safety, and welfare.

SECTION 3. AMENDMENT. Article 7.03, “Smoking, Tobacco Products, E-Cigarettes, and Related Products”, of Chapter 7, “Health and Sanitation,” of the City’s Code of Ordinances is hereby amended to read as Article 7.03, “Smoking, Tobacco Products, E-Cigarettes, Vaping, and Related Products”, and to add a new Division 3, “Smoking Regulations,” to read in its entirety as follows:

“Division 3 **Smoking Regulations**

§ 7.03.061 **Purpose.**

The purpose of this division is to provide for the general health, public safety and welfare, comfort, convenience and protection of the city and the residents of the city by prohibiting smoking in certain public places. The provisions of this chapter shall be construed to accomplish these purposes.

§ 7.03.062 **Definitions.**

As used in this division, the following words, terms, and phrases shall have the following meanings, except where the context clearly indicates a different meaning. Words which are not defined in this section shall carry their ordinary meaning unless defined elsewhere in this code, except where the context clearly indicates a different meaning:

Administrative area.

The area of an establishment not used by the general public, including, but not limited to, individual offices, stockrooms, employee lounges, or meeting rooms, if such areas are enclosed such that secondhand smoke from the area is not detectable outside of the area.

Bar.

An establishment which is devoted to serving of alcoholic beverages for the consumption by guests on the premises and in which the serving of food is only incidental to the consumption of alcoholic beverages, and includes all indoor areas of such establishments without respect to whether food is also served.

City.

The City of Lavon, Texas.

Director.

The director of the department designated by the city manager to enforce and administer this division, or the director’s designated representative.

Employee.

Any person who works for hire at a designated indoor area including an independent contractor with an assigned indoor location.

Health care facility.

An office or institution providing care or treatment of disease, whether physical, mental, or emotional, or other medical, physiological conditions, including, but not limited to, hospitals, rehabilitation hospitals, or other clinics, including, nursing homes, long-term care facilities, homes for the aging or chronically ill, laboratories, and offices of surgeons, chiropractors, physical therapist, physicians, dentists, and all specialists within these professions.

Public service area.

Any area to which the general public routinely has access for municipal services or which is designated a public service area in a written policy prepared in compliance with this division, including, but not limited to, restrooms.

Restaurant.

An eating establishment, including, but not limited to, coffee shops, cafeterias, sandwich stands, private and public-school cafeterias, which offer for sale food to the public, guests, or employees, as well as kitchens and catering facilities in which food is prepared on premise for sale and/or service elsewhere. The term restaurant shall include a bar area within the restaurant.

Secondhand smoke.

Ambient smoke or other inhalable matter resulting from the act of smoking.

Smoking.

The use or operation of a smoking apparatus, including, but not limited to, carrying a lit cigarette or other item which generates secondhand smoke for any period of time. A person that holds or operates any smoking apparatus which generating secondhand smoke is deemed to be smoking, without regard to whether that person inhales any of the generated material.

Smoking apparatus.

Any item designed to atomize, combust, evaporate, generate, ignite, produce, vaporize, or otherwise emit any smoke, gas, or other matter for inhalation by a person, including but not limited to use of a cigar, cigarette, hookahs, or pipe.

§ 7.03.063 **Smoking prohibited in certain areas.**

- (a) Smoking is prohibited in all of the following indoor or enclosed areas within the City listed below, or within fifteen (15) feet of any door, operable window, or other opening to such an area:
 - (1) Aquariums, art galleries, libraries, and museums.
 - (2) Hotels, motels, and convention centers, subject to a designation by the property owner of not more than ten percent of hotel or motel rooms rented to guests as smoking rooms, with all such smoking rooms to be on the same floor and contiguous, and sufficient measures employed to prevent any secondhand smoke to infiltrate into areas where smoking is prohibited. The status of rooms which are designated as smoking may not be changed to non-smoking and booked for

occupancy unless the operator conducts sufficient cleaning to ensure residual particulates and odors from prior users have been removed. Operators are required to provide written notice that a non-smoking room was previously designated a smoking room for at least two years after smoking was permitted, said notice to be provided prior to allowing occupancy.

- (3) Education facilities, except for those premises operated by an independent school district and within the areas authorized for such use in the responsible authority's written policy.
 - (4) Waiting rooms, hallways, wards, private and semi-private rooms of physical and mental health facilities, including, but not limited to, hospitals, clinics, physical therapy facilities, doctors' offices, and dentists' offices.
 - (5) Any conference room, hearing room, meeting room, or public service area of any facility owned, operated, or managed by the city.
 - (6) All elevators.
 - (7) All polling places.
 - (8) All child day care, adult day care, or household care facilities.
 - (9) Bars and restaurants.
 - (10) In addition, should the owner of private premises so elect, private property within the city limits may be designated as nonsmoking in accordance with this division, including, but not limited to, common areas of multifamily residential complexes and premises owned and maintained by homeowners' associations.
- (b) The person in control of an area designated as nonsmoking by this division shall post a conspicuous sign at all frequently used entrance areas. The sign shall contain the words "No Smoking, city ordinance", the universal symbol for no smoking, or other language that clearly prohibits smoking.
 - (c) The person in control of an area described in subsection 7.03.063(a) may designate an area, including, but not limited to, lobbies, meeting rooms, or waiting rooms, as an area where smoking is permissible; provided that the designated smoking area may not include the entire facility and such area is sufficiently enclosed and ventilated so as to prevent secondhand smoke from being detectable in nonsmoking areas of the facility.
 - (d) It is a defense to prosecution under this section if the person was smoking in a location that was:
 - (1) A private residence, including porch and yard areas that are part of the same platted lot;
 - (2) Within a personal automobile;

- (3) An unenclosed outdoor seating area associated with a restaurant or bar establishment, providing that the smoking did not occur within 15 feet of any door, operable window, or other opening into a place where smoking is prohibited;
- (4) A designated smoking area of a facility described in subsection (c) of this section which is posted as a smoking area with appropriate signs;
- (5) A private residence not in use as a child day care, adult day care, or household care facility (including porch and yard areas) or a personal automobile;
- (6) A public right-of-way, including a public sidewalk within public rights-of-way, which is at least fifteen (15) feet away from any door, operable window/vent, or other opening to an indoor enclosed area, unless the public right-of-way has been temporarily closed for public events including parades, festivals, and other pedestrian oriented activities;
- (7) A retail or service establishment which derives more than 50 percent of its annual gross sales from the sale of tobacco, tobacco products, or smoking implements, provided such establishment provides separate ventilation and HAC system that prevents commingling of air with other businesses so as to prevent secondhand smoke from being detectable in an area where smoking is otherwise prohibited; or
- (8) An administrative area of an establishment unless the premises are owned by the City.

§ 7.03.064 **Written policy required.**

The person in control of any facility or area designated as a nonsmoking area in subsection 7.03.063(a) shall have and implement a written policy on smoking which conforms to this division, and shall also make the policy available for inspection by employees and the director.

§ 7.03.065 **Smoking in prohibited areas is a criminal offense.**

- (a) A person commits an offense by smoking in an area designated as nonsmoking pursuant to section 7.03.063(a).
- (b) Enforcement of this division shall be implemented by issuance of a citation or, at the City's option, by civil action to the extent that the violation constitutes a nuisance. These enforcement measures and remedies shall be cumulative.
- (c) Any person that violates this division shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined a sum not exceeding \$500.
- (d) Each continuing day's violation shall constitute a separate offense.

- (e) A culpable mental state is not required for the commission of an offense under this article, and none shall be pleaded or proven in the prosecution of a violation of this article. The penalty provisions imposed under this article shall not preclude the City from filing suit to enjoin violations. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.”

SECTION 4. SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. SEVERABILITY. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause, or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. PENALTY. Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be subject to the penalty provision described in added Section 10.08.005. Nothing in this Ordinance shall limit the remedies available to the City in seeking to enforce the provisions of this article or other law, and all remedies shall be cumulative and not exclusive.

SECTION 7. PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 8. OPEN MEETING. That it is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the _____ day of April 2026.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary



CITY OF LAVON Agenda Brief

MEETING: April 7, 2026

ITEM: 6 – K

Item:

Discussion and action regarding Resolution No. 2026-04-06 approving and authorizing the execution of Task Order 19 pursuant to the 2018 Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the planning, analysis, design, and construction administration of a gravity sanitary sewer collection system to serve properties located along Main St. (Bus. 78) from Geren Dr. to the Lake Road area in an estimated amount of \$87,200.00; and providing an effective date.

Background:

In 2018, the City Council approved a Professional Services Agreement with Freeman-Millican, Inc. (FMI) for engineering services. The agreement provides for specific projects to be provided pursuant to Task Orders.

The Lavon Economic Development Corporation (LEDC) is pursuing a project relating to planning, design, and construction administration services related to extensions of the City's sanitary sewer system along Main Street in the vicinity of Lake Road and Grene Drive to presently unserved properties.

The proposed Task Order provides for FMI to study the surrounding area and provide professional engineering and design services.

Financial Implications:

The LEDC will reimburse the Utility Fund for the services as they are accomplished.

Attachments: Proposed Resolution and Task Order #19

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-04-06

Task Order #19 – Freeman-Millican Inc.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF TASK ORDER NO. 19 WITH FREEMAN-MILLICAN, INC. FOR PROFESSIONAL ENGINEERING SERVICES ASSOCIATED WITH THE PLANNING, ANALYSIS, DESIGN, AND CONSTRUCTION ADMINISTRATION OF A GRAVITY SANITARY SEWER COLLECTION SYSTEM TO SERVE PROPERTIES LOCATED ALONG MAIN ST. (BUS. 78) FROM GEREN DR. TO THE LAKE ROAD AREA IN AN ESTIMATED AMOUNT OF \$87,200.00; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in June 2018, the City of Lavon and Freeman – Millican, Inc. entered into a Professional Services Agreement (PSA) for professional engineering services. The PSA provides for Task Orders to be issued for specialized engineering and design services; and

WHEREAS, the Lavon Economic Development Corporation expressed desire to procure and fund engineering planning and design services associated with a potential project to extend sanitary sewer service to properties along Main Street in the vicinity of Geren Drive and Lake Road; and

WHEREAS, the City Council of the City of Lavon, Texas (“City Council”) has determined that approving Task Order #19 between the City of Lavon, Texas and Freeman Millican Inc. (the “Agreement”) is appropriate and in the best interest of the citizens of the City.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, THAT:

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. The City Council hereby approves and authorizes the execution of Task Order #19, attached hereto and incorporated herein as **Exhibit “A”**.

SECTION 3. This Resolution shall be effective from and after its date of approval in accordance with the law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON this 7th day of April 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

RESOLUTION NO. 2026-04-06

EXHIBIT "A"

TASK ORDER NO. 19

TASK ORDER No. 19

This Task Order is made part of and governed by the terms and provisions of the Agreement between Owner and Engineer for Professional Services, dated June 5, 2018 ("Agreement"), by and between the City of Lavon ("OWNER") and Freeman-Millican, Inc. ("ENGINEER"). All capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Agreement.

PROJECT: MAIN STREET (BUS 78) SANITARY SEWER

This project consists of the analysis and design of a sanitary sewer to serve lots along Main Street from Geren Drive to Lake Road area. The project will include analysis of options to serve the various properties along Main Street and design of the chosen option.

SCOPE OF WORK

Phase 1 – PLANNING

1. Develop alternative alignments for sanitary sewer service to the properties.
2. Prepare Opinions of Probable Cost (OPCC) for each feasible alternative, as applicable.
3. Provide Memorandum outlining options and making recommendations.
4. The alignments and alternatives will be based upon a topographic survey of the area.

Phase 2 – ENGINEERING DESIGN

1. Once direction is provided on preferred alternative(s), Engineering Design services shall commence. Multiple alternatives may be further investigated with detailed topography, deed research, property delineation, etc. in the event that existing data is insufficient to finalize the preferred alignment.
2. If it is determined that a lift station will be required, this will result in additional design effort.
3. Conceptual Design (30%) will be prepared if multiple alternatives are to be investigated. These Conceptual Design plans will be sufficient to determine the final preferred alignment. If only one (1) alignment is determined in the planning phase, then Conceptual Design will not be provided.
4. Preliminary Design (65%) will be prepared for the preferred alignment. This will be sufficient for determining any easement/property acquisition, permitting requirements, and update of the OPCC.
5. Final Design (100%) will be prepared. This will be sufficient for bidding and permitting purposes, if necessary. This includes bid documents and technical specifications.

Phase 3 – BID PHASE SERVICES

1. Once funding is in place, the bid phase service shall commence.
2. Assist the City, as required, in advertising for bids.
3. Provide the City with two sets of Final Plans and Bidding Documents for their use. Distribute bid documents through CivCast (www.civcastusa.com). Maintain a list of plan holders.
4. Assist the City in conducting a pre-bid conference, if needed, including answering any questions and distribution of necessary addenda.
5. Assist the City in opening and tabulation of the bids and deliver tabulation to the City within seven days of bid opening.
6. Evaluate the low bidder. Prepare a Letter of Recommendation to the City for award of the construction contract and assist the City in conducting a pre-construction conference.
7. Provide full size (24"x36" or 22"x34") and 11"x17" conformed plans and specifications that are Issued for Construction as follows:
 - a. Contractor – 4 sets
 - b. City of Lavon - 2 sets

Phase 4 – CONSTRUCTION PHASE SERVICES

1. Following the award of the contract and the issuance of the notice to proceed, FMI will provide limited construction administration (CA) and construction observation services for the project, as we understand City staff will perform primary CA and inspection duties. Based on an estimated 4-month construction schedule, we will perform the following activities as a part of our limited Construction administration/observation duties:
 - a. An FMI designated representative will meet with the City inspector and superintendent of the Contractor and Subcontractors on an as needed basis to discuss the work, submittals, schedule, and any other issues that need to be discussed.
 - b. FMI will review and answer Request for Information (RFI) submitted by Contractor.
 - c. FMI in consultation with the City Staff and Inspector will review monthly pay requests submitted by the contractor. City Inspector will verify quantities.
 - d. At the request of the City, FMI will prepare the paperwork for change orders to the contract and deliver the change orders to the City for their approval.
 - e. FMI will review contractor submittals as required by the construction contract documents.
2. FMI will prepare "Record of Construction Drawings" based on mark-ups supplied by the contractor and/or City. One full size set will be provided to the City. An electronic set, in .pdf format, will be supplied to the City.

EXCLUSIONS AND ASSUMPTIONS

Services specifically excluded from our proposed Scope of Services include, but are not necessarily limited to the following:

- Construction Staking
- Fees for permitting and advertising
- Full time inspection during construction
- Design for trench safety.
- Quality control and materials testing services during construction (testing part of Contractor's contract)
- Subsurface utility engineering in the event excavation is required to locate existing facilities.
- Environmental Services including but not limited to the following:
 - Threatened and endangered species surveys
 - Waters of the US. Determination
 - Wetland Delineation
 - USACE Permit Application and coordination of any kind.
 - Preliminary mitigation and monitoring plans
 - Section 404 permitting.
 - Preconstruction Notification (PCN) for a Nationwide Permit
- Preparation and maintenance of Storm Water Pollution Prevention Plans or measures
- Property Boundary Survey
- Geotechnical Analysis.

PAYMENT BASIS:

Compensation for professional services for the Lake/US 78 Sewer Connection project outlined above shall be paid as shown below.

Planning Services	\$ 3,700	Lump Sum
Conceptual Designs (30%) – if needed	\$ 8,600	Lump Sum
Preliminary Design (65%)	\$ 21,200	Lump Sum
Final Design (100%)	\$ 14,100	Lump Sum
Lift Station Design – if needed	\$ 24,700	Lump Sum
Bid Services	\$ 2,900	Lump Sum
Construction Administration	\$ 6,000	Lump Sum
Topographic Survey	\$ 4,100	Lump Sum
Easement Preparation	\$ 1,900	Lump Sum per Each

Invoices for the work performed shall be submitted on a monthly basis by FMI. Invoices are due and payable on receipt.

Compensation for any additional services shall be determined prior to commencing said services.

Project progress shall be invoiced monthly. Invoices shall be due and payable upon receipt. In the event that invoices are not paid in a timely manner, FMI reserves the option to add interest to the outstanding balance at a rate of 1% per month.


All documentation, plans, specifications and studies performed by FMI with respect to this contract remain the property of FMI until the final payment is received.

APPROVAL/ACCEPTANCE

Acceptance of the terms of this Task Order is acknowledged by the following signatures of the authorized representatives of the parties to the Agreement. This Task Order consists of this document and any supplemental pages attached and referenced hereto.

ENGINEER: Freeman-Millican, Inc.

OWNER: City of Lavon

By:  By: _____

Name: Mark D. Hill, P.E. Name: Vicki Sanson

Title: President Title: Mayor

Date: 07 APR 26 Date: _____