



**AGENDA**  
**THURSDAY, AUGUST 6, 2026**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**SPECIAL 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 July 21, 2026 meeting.
  - B.** Approve Ordinance No. **2026-08-01** of the City Council of the City of Lavon, Texas calling a General Election to be held jointly with other political subdivisions designated by the County Elections Administrator and Administered by the County Elections Administrator on Tuesday, November 3, 2026, for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 for two (2) year terms each for said city respectively; providing for the conduct and the giving notice of the election; providing an effective date; and enacting other provisions relating to the subject.
  - C.** Approve the second of two readings of Resolution No. **2026-08-01** authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years; and providing an effective date.
  - D.** Approve the preliminary plat of the Eleven Southwest Commercial Addition consisting of six commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Eleven Parkway City of Lavon, Collin County, Texas.
  - E.** Approve the replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
  - F.** Approve the final plat of the Flex Industrial Park Addition consisting of two commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to final approval of the city engineer.
  - G.** Approve Ordinance No. **2026-08-02** changing the street name of the presently undeveloped Heritage Boulevard to Grand Heritage Boulevard and adding North and South designations per Collin County requirements.
- 6. ITEMS FOR CONSIDERATION**
  - A.** Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

- B. Discussion and action regarding land use and a temporary moratorium relating to potential data center development pursuant to Texas Local Government Code Section 212.1352 and including related matters.
- C. Discussion and action regarding an election for creation of a Municipal Development District (“District”) comprised primarily of non-residential properties adjacent to SH 205, SH 78, and FM 2755 and consideration of Ordinance No. **2026-08-03** defining the boundary of the District; calling for a Special Election on November 3, 2026, to submit a ballot proposition to the qualified voters of the District authorizing the creation of the District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the District; designating that the election shall be conducted by Collin County pursuant to the terms of the city’s contract for election services with the county; providing a severability clause, for publication and for an effective date.

## **7. BUDGET WORK SESSION**

Presentation and discussion regarding changes to the budget calendar, departmental service levels and requests, FY 2025-26 projections and current fiscal year opportunities, proposed revenues and expenditures for FY 2026-27, and potential tax rates and their effect on the FY27 proposed budget. A link to the budget can be found on the homepage of the City website.

## **8. EXECUTIVE SESSION**

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.087 (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail project Pathways in proximity to SH 78.

## **9. RECONVENE FROM EXECUTIVE SESSION**

Consider and take any action necessary as a result of each item listed in executive session.

## **10. SET FUTURE MEETINGS AND AGENDA**

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

August 18, 2026 – Regular Meeting

## **11. PRESIDING OFFICER TO ADJOURN THE MEETING**

This is to certify that this Agenda was duly posted on the City’s website at [www.cityoflawn.com](http://www.cityoflawn.com) and at City Hall on or before 6:00 PM on July 31, 2026.

*/ Rae Norton/*

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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  
JULY 21, 2026  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING**

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ATTENDING: VICKI SANSON, MAYOR  
MIKE SHEPARD, PLACE 1, MAYOR PRO TEM  
MIKE COOK, PLACE 2  
TRAVIS JACOB, PLACE 3  
RACHEL DUMAS, PLACE 4

ABSENT: 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**

- The July 22, 2026, 6pm Information Session regarding potential data center development has been cancelled. Developers' representatives will be available at City Hall on July 22 from 9am-3pm to meet with interested residents.
- August 17, 2026 is the last day to file for a place on the November 3, 2026 City Council ballot.

**4. CITIZENS COMMENTS**

Presenting comments regarding data center use in the City were: City of Lavon residents Cheryl Santos James Wallington, Sean Harrison, Jennifer Taylor, Sheila Jolivet, Lauren Wedgeworth; and non-city residents Danielle Girdano, Dinah Prince and Rita Beving. Ms. Taylor also requested clarification on item 6A regarding the Amended and Restated Service and Assessment Plan for the Heritage Public Improvement District No. 1 which was addressed during the presentation of the item.

**5. CONSENT AGENDA**

- A. Approve the minutes of the July 7, 2026 meeting.**
- B. Approve the acceptance of the public infrastructure for Elevon, Section 3, Phase 3A-1 Addition.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS (Absent: Hedge)

**6. ITEMS FOR CONSIDERATION**

- A. Public hearing, discussion and action regarding an ordinance of the City Council of the City of Lavon, Texas accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Roll for the Heritage Public Improvement District No. 1 (Residential); making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended, providing penalties and interest on delinquent assessments, providing for severability, and providing an effective date.**

**Presentation of proposed ordinance.**

Jaime Schulte, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Ms. Schulte noted that this item would not affect the assessments for residents in the already established Heritage Public Improvement District No. 1.

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

At 7:03 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 7:04 p.m.

**Discussion and action regarding the proposed ordinance.**

**MOTION: APPROVE ORDINANCE NO. 2026-07-09 AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Hedge)

- B. Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years; and providing an effective date.**

City Manager Kim Dobbs provided information regarding requirements for authorization of the expenditure of funds from the Economic Development Corporation for the Heritage Square project.

**MOTION: APPROVE THE FIRST OF TWO READINGS OF A RESOLUTION AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED BUSINESS, FOR A RETAIL STORE AND FUELING STATION ON LOT 7, BLOCK A OF THE PRELIMINARY PLAT OF THE HERITAGE SQUARE PROJECT AT 840 S. SH 78, (CCAD PROPERTY ID 2624070) NOT TO EXCEED \$1,500,000 OF FUTURE SALES TAX OVER TEN YEARS; AND PROVIDING AN EFFECTIVE DATE.**

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Hedge)

- C. Discussion and action regarding an election for the creation of a Municipal Development District predominantly comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.**

Ms. Dobbs provided information and the City Council provided direction on the possibility of creating a Municipal Development District. The Council directed to staff prepare an ordinance for consideration. No action was taken.

**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** – Lavon Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions.



**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. BUDGET WORK SESSION**

Controller Patty Parks, presented the goals and objectives identified in the Strategic Plan, City Council budget priorities, regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels and requests, tax rate, fee schedule, Capital Improvements Plan (CIP) updates and direction, FY 2025-26 projections, and proposed revenues and expenditures for FY 2026-27.

**9. EXECUTIVE SESSION**

At 7:48 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551. 087 (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail projects Chalkboard 27 and Pathways in proximity to SH 78.

**10. RECONVENE FROM EXECUTIVE SESSION**

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:03 p.m., stating no action was taken in the executive session

**A. Discussion and action regarding an agreement pertaining to the Chalkboard 27 project.**

No action was taken.

**11. SET FUTURE MEETINGS AND AGENDA**

July 22, 2026 – Informational Session cancelled

August 4, 2026 – Regular Meeting

**13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:12 P.M.**

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 6<sup>th</sup> day of August 2026.**

**ATTEST:**

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Vicki Sanson, Mayor

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Rae Norton, City Secretary



## **CITY OF LAVON**

### **Agenda Brief**

**MEETING: August 6, 2026**

**ITEM: 5 – B**

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**Item:**

CONSENT AGENDA

Approve Ordinance No. 2026-08-01 of the City Council of the City of Lavon, Texas calling a General Election to be held jointly with other political subdivisions designated by the County Elections Administrator and Administered by the County Elections Administrator on Tuesday, November 3, 2026, for the purpose of electing three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 for two (2) year terms each for said city respectively; providing for the conduct and the giving notice of the election; providing an effective date; and enacting other provisions relating to the subject.

**Background:**

Pursuant to the Texas Election Code, the General Election must be called no later than August 17, 2026.

**Financial Consideration:**

Funding for the election is included in the Annual Operating Budget and will be conducted pursuant to a contract with the Collin County Elections Office.

**Attachments:**

Ordinance  
Election Calendar  
Notice of Candidate Filing Deadline

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2026-08-01**

Calling General Election – Nov. 3, 2026

**AN ORDINANCE NO. 2026-08-01 OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS CALLING A GENERAL ELECTION TO BE HELD JOINTLY WITH OTHER POLITICAL SUBDIVISIONS DESIGNATED BY THE COUNTY ELECTIONS ADMINISTRATOR AND ADMINISTERED BY THE COUNTY ELECTIONS ADMINISTRATOR ON TUESDAY, NOVEMBER 3, 2026, FOR THE PURPOSE OF ELECTING THREE (3) COUNCIL MEMBERS, ONE (1) FOR PLACE 1, ONE (1) FOR PLACE 3 AND ONE (1) FOR PLACE 5 FOR TWO (2) YEAR TERMS EACH FOR SAID CITY RESPECTIVELY; PROVIDING FOR THE CONDUCT AND THE GIVING NOTICE OF THE ELECTION; PROVIDING AN EFFECTIVE DATE; AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**WHEREAS**, the City of Lavon, Texas (“City”) is a Home Rule municipality of the State of Texas;  
and

**WHEREAS**, Chapter 2 of the City of Lavon Home Rule Charter provides a term of two years for elected officials of the City and that elections will be held annually on an authorized uniform election date;  
and

**WHEREAS**, Chapter 41 of the Texas Election Code provides that the first Tuesday after the first Monday in November, being November 3, 2026, is an authorized uniform election date for municipal elections;  
and

**WHEREAS**, the Texas Election Code requires that the governing body of the City is responsible for ordering the general and special election of elected officials of the City; and

**WHEREAS**, by this Ordinance, it is the intention of the City Council to call for said election to be held on said date and establish and set forth procedures for conducting said election.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:**

**Section 1.     Findings.** That the recitals set forth in the WHEREAS clauses of this Ordinance are true and correct, constitute findings and determinations by the City Council acting in its legislative capacity and are incorporated herein.

**Section 2.     General Election Ordered.** That a General Election is hereby ordered to be held jointly with other jurisdictions as possible in and throughout the City on Tuesday, November 3, 2026, for the purpose of electing the three (3) Council Members, one (1) for Place 1, one (1) for Place 3 and one (1) for Place 5 for two (2) year terms each and that notice be provided in accordance with the Code.

**Section 3.     Application for a Place on the General Election Ballot.** That in accordance with Section 143.007 of the Code, any eligible and qualified person may have his/her name printed upon the official ballot as a candidate for the offices herein before set forth by filing his/her sworn application with the City Secretary not earlier than 8:00 am, July 18, 2026 and not later than 5:00 pm, August 17, 2026. Each such application

shall be on a form as prescribed by Section 141.031 of the Code. The order in which the names of the candidates are to be printed on the ballot shall be determined by a drawing by the City Secretary as provided by in Section 11.05 of the Charter. Notice of the time and place for such drawing shall be given in accordance with the Election Code.

**Section 4. Voting System; Ballots.** That in all respects said election shall be conducted in accordance with the Texas Election Code. DS200 ballot scanners shall be used in this Election for early voting by personal appearance and Election Day voting to scan the BOD (Ballot on Demand) hand-marked paper ballots. Optical-scan ballots shall be used for early voting by mail. The ballots shall be prepared in accordance with the applicable provisions of V.T.C.A. Election Code.

**Section 5. Election Administration.** That the City agrees to conduct a joint election with the political subdivisions designated by the County Elections Officer and the election will be conducted by the County pursuant to the terms of the election contract between the City and the County, with Election Day polling location(s) and times for the voters in the City to be determined by the County, along with all early voting matters, in accordance with the laws of the State of Texas.

**Section 6. Precincts and Polling Places.** That the City shall be a single election precinct and the main polling place on Election Day shall be Lavon City Hall, 120 School Road, Lavon, Texas. Additional polling places may be designated by the Elections Administrator which conform to the Election Agreement and the Texas Election Code.

**Section 7. Early Voting.** That Early Voting shall begin on October 19, 2026. The main polling place for conducting early voting by personal appearance is 120 School Road, Lavon, Texas and the address for early voting by mail, for said election only is Collin County Early Voting Clerk, Collin County Elections Administration Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069; Facsimile: (972) 547-1914; E-mail: [election@collincountytexas.gov](mailto:election@collincountytexas.gov). Additional polling places may be designated by the Elections Administrator which conform to the Election Agreement and the Texas Election Code and that the early voting ballots shall be canvassed by the Early Voting Ballot Board, which shall be appointed and designated in accordance with the provisions of the Election Agreement.

**Section 8. Persons Qualified to Vote.** That all resident qualified electors of said City shall be permitted to vote in said election.

**Section 9. Effective Date.** That this Ordinance shall become effective immediately upon its passage.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 6<sup>th</sup> day of August 2026.

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Vicki Sanson, Mayor

**ATTEST:**

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Rae Norton, City Secretary

| November 3, 2026 - Uniform Election Date<br><i>These dates are subject to changes from the 2025 legislative session.</i>      |                                                                                                                                                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Authority conducting elections                                                                                                | County Elections Officer/Local political subdivisions                                                                                                                                                                                                                                                                                                         |
| <b>Deadline to post candidate requirements<sup>5</sup> Form 1-20</b>                                                          | <b>Monday, November 3, 2025</b>                                                                                                                                                                                                                                                                                                                               |
| First day to apply for a ballot by mail using Application for a Ballot by Mail (ABBM) or Federal Post Card Application (FPCA) | Wednesday, January 1, 2026*<br><br><i>*First day to apply does not move because of New Year's Day holiday. An "Annual ABBM" or FPCA for a January or February 2026 election may be filed earlier, but not earlier than the 60th day before the date of the January or February election.</i>                                                                  |
| Deadline to post notice of candidate filing deadline                                                                          | Friday, June 18, 2026* for local political subdivisions that have a first day to file for their candidates <sup>1</sup>                                                                                                                                                                                                                                       |
| First Day to File for Place on General Election Ballot (for local political subdivisions ONLY) <sup>1</sup>                   | Saturday, July 18, 2026 ("first day" does not move; office hours not required)                                                                                                                                                                                                                                                                                |
| Last Day to Order General Election or Election on a Measure                                                                   | Monday, August 17, 2026                                                                                                                                                                                                                                                                                                                                       |
| Last Day to File for Place on General Election Ballot (for local political subdivisions ONLY) <sup>2</sup>                    | Monday, August 17, 2026 at 5:00 p.m. See note below relating to four-year terms <sup>3</sup>                                                                                                                                                                                                                                                                  |
| Last Day to Register to Vote                                                                                                  | Monday, October 5, 2026                                                                                                                                                                                                                                                                                                                                       |
| First Day of Early Voting by Personal Appearance                                                                              | Monday, October 19, 2026                                                                                                                                                                                                                                                                                                                                      |
| Last Day to Apply for Ballot by Mail<br><b>(Received, not Postmarked)</b>                                                     | Friday, October 23, 2026                                                                                                                                                                                                                                                                                                                                      |
| Last Day of Early Voting by Personal Appearance                                                                               | Friday, October 30, 2026                                                                                                                                                                                                                                                                                                                                      |
| Last day to Receive Ballot by Mail                                                                                            | Tuesday, November 3, 2025 (election day) at 7:00 p.m. if carrier envelope is <b>not</b> postmarked, <b>OR</b> Wednesday, November 5, 2025 (next business day after Election Day) at 5:00 p.m. if carrier envelope is postmarked by 7:00 p.m. at the location of the election on Election Day (unless overseas or military voter deadlines apply) <sup>4</sup> |

1 For the few entities who do not have a first day to file: For the May 2, 2026 election, Wednesday, January 14, 2026 is the deadline to post notice of candidate filing deadline for local political subdivisions that do not have a first day to file for their candidates. For the November 3, 2026 election, Saturday, July 18, 2026 is the deadline to post notice of candidate filing deadline for local political subdivisions that do not have a first day to file for their candidates. See Section 141.040(a)(2) of the Election Code.

Local political subdivisions include: cities, school districts, water districts, hospital districts, and any other local government entity that conducts elections. Many of these elections are conducted on the May uniform election date.

2 Filing deadlines: generally, the filing deadline is the 78th day prior to Election Day. The Election Code may provide a different special election filing deadline. See Section 201.054 of the Texas Election Code (the "Code"). Write-in deadlines for general and special elections vary. See the long calendar for this election date for details. The write-in deadline for most local (city, school, other) **special elections** is now the same day as the filing deadline for application for a place on the ballot. Section 201.054.

3 If no candidate for a **four-year term** has filed an application for a place on the ballot for a **city office**, the filing deadline for that office is extended to 5 p.m. of the 57th day before the election. For the May 2, 2026 election, this is Friday, March 6, 2026. See Section 143.008 of the Election Code.

4 Different deadlines apply to the last day to receive ballots sent by the following: 1) non-military and military voters who mailed ballots from overseas and submitted a regular state Application for Ballot by Mail ("ABBM"), 2) non-military voters who mailed ballots from overseas and who submitted a Federal Postcard Application ("FPCA"), and (3) military voters and members of the Texas National Guard, who mailed ballots domestically or from overseas and who submitted an FPCA. See Secs. 86.007, 101.001 and 101.057 of the Election Code.

5 Section 2051.152 of the Government Code requires all political subdivisions with the authority to impose a tax maintain a publically accessible Internet website and post the date and location of the next election for officers of the political subdivision and the requirements and deadline for filing for candidacy of each elected office of the political subdivision, which shall be continuously posted for at least one year before the election day for the office.

Please contact the Elections Division of the Office of the Texas Secretary of State at 1-800-252-VOTE (8683) for additional information.



## **CITY OF LAVON**

### **Agenda Brief**

**MEETING: August 6, 2026**

**ITEM: 5 – C**

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**Item:**

Discussion and action regarding the second of two readings of Resolution No. **2026-08-01** authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years; and providing an effective date.

**Background:**

Pursuant to state law, a Project may include costs for the acquisition of lands, buildings, equipment, facilities and improvements and related necessary costs for the design, construction, renovation, equipping, improving, maintenance and operation of the land, buildings, equipment facilities and improvements.

The Local Government Code provides that a Type B economic development corporation may undertake a Project with the City Council's approval.

A public hearing before the Lavon Economic Development Corporation (LEDC) Board is planned for the August 10, 2026 meeting. At such time and place, the public will be provided an opportunity to comment on the proposed project.

The first reading of the Resolution was approved on July 21, 2026.

***Code Excerpt:***

**TEXAS LOCAL GOVERNMENT CODE**

**Sec. 505.152 PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES**

- (a) Type B corporations are authorized projects to include land and improvements suitable for sports, entertainment, tourist, convention, and public park purposes and events and other related improvements.

**TEXAS LOCAL GOVERNMENT CODE**

**Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.**

- (a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures,

targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.

(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.

As permitted by the Open Meetings Act and posted on the meeting agenda, the Lavon Economic Development Corporation Board of Directors and/or the City Council may convene into Executive Session to discuss the matter if needed.

**Financial Implications:**

Funding is directly tied to the project's performance. The LEDC will provide appropriate funds for the project in the Annual Budget.

***Staff Notes:***

This is the second and final of two required readings and approval is recommended.

**Attachments:** 1) Proposed Resolution  
2) Location Exhibit



**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2026-08-01**

LEDC Project – Heritage Square Primary Retail Anchor

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED BUSINESS, FOR A RETAIL STORE AND FUELING STATION ON LOT 7, BLOCK A OF THE PRELIMINARY PLAT OF THE HERITAGE SQUARE PROJECT AT 840 S. SH 78, (CCAD PROPERTY ID 2624070) NOT TO EXCEED \$1,500,000 OF FUTURE SALES TAX OVER TEN YEARS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Texas Local Government Code, Section 505.152 and 505.158 establishes the authority for the Lavon Economic Development Corporation (“LEDC”) to undertake certain projects with the City Council of the City of Lavon’s approval; and

**WHEREAS**, these projects assist in the development of business, recreational and community facilities in Lavon and the City Council finds that approving the projects serve the best interests of the City and the public health, safety and welfare of the City.

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

**SECTION 1.** That the City Council of the City of Lavon does hereby approve and authorizes the LEDC to expend funds for projects to assist in the promotion of new and expanded business, for a retail store and fueling station on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, (CCAD Property ID 2624070) not to exceed \$1,500,000 of future sales tax over ten years.

**SECTION 2.** That this resolution shall take effect from and after the date of the second reading.

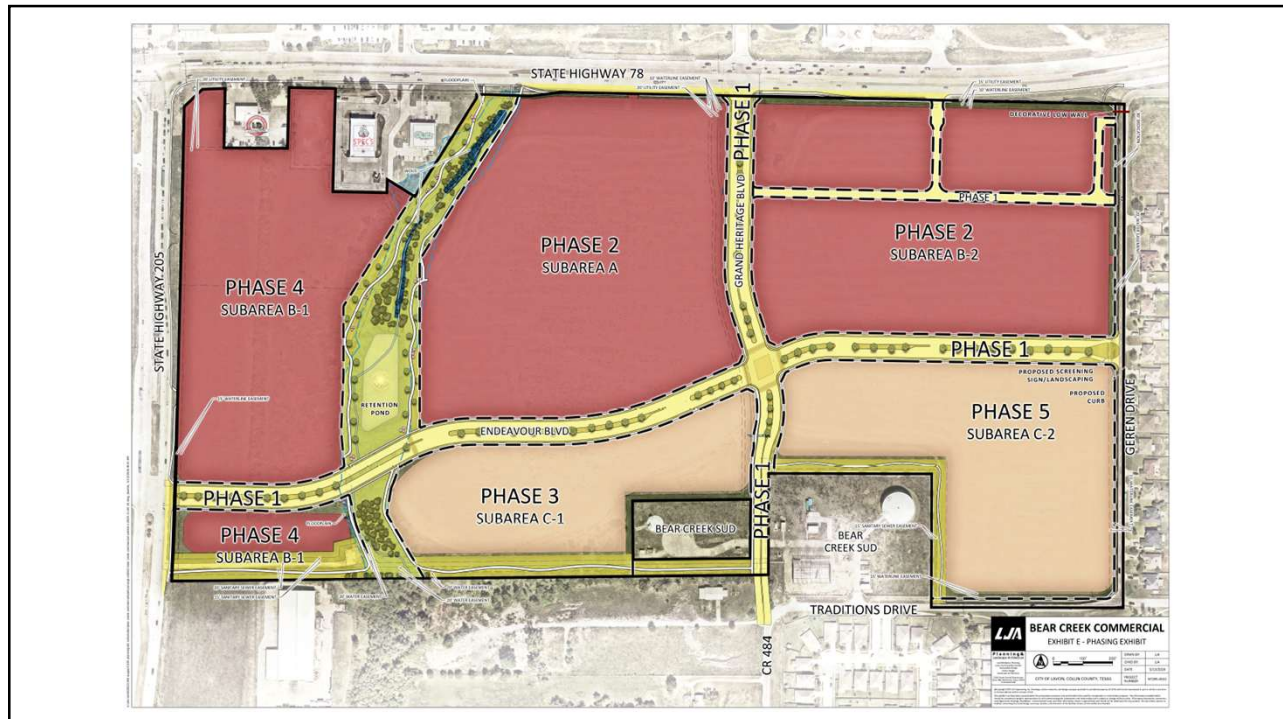
**FIRST READING:** \_\_\_\_\_ **SECOND READING:** \_\_\_\_\_

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the \_\_\_\_ day of \_\_\_\_\_ 2026.

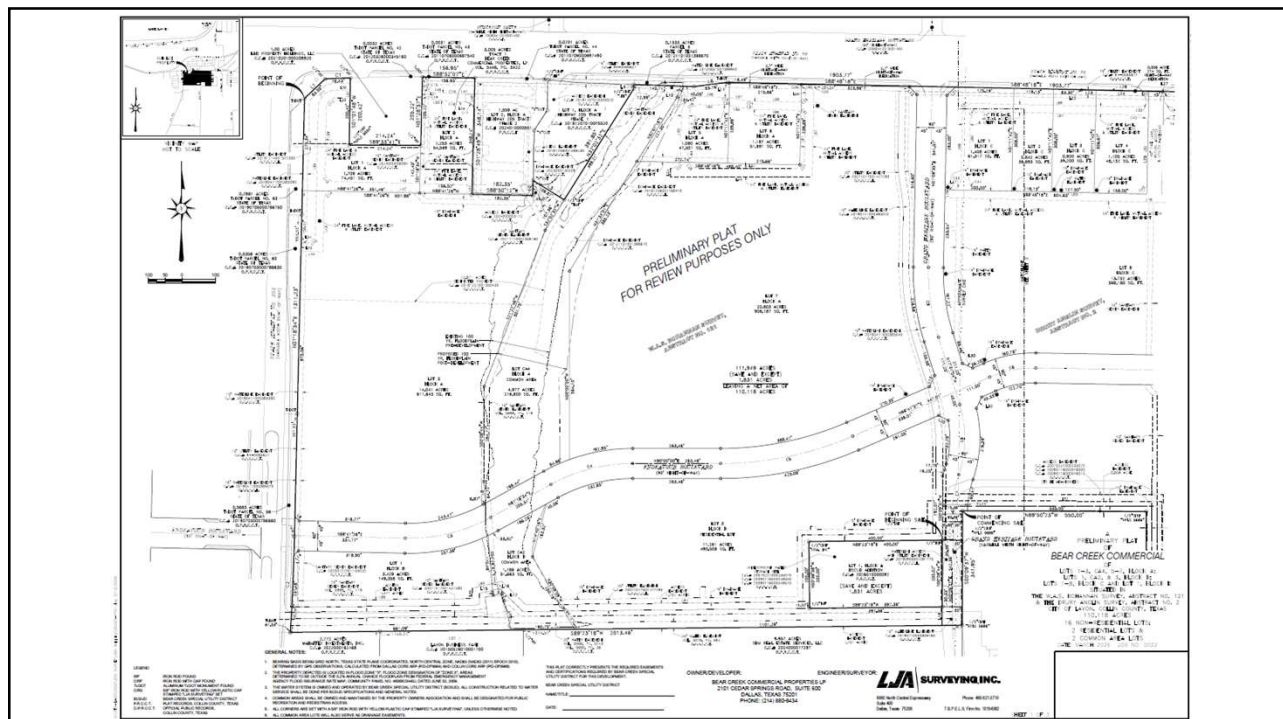
\_\_\_\_\_  
Vicki Sanson, Mayor

ATTEST:

\_\_\_\_\_  
Rae Norton, City Secretary



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## CITY OF LAVON Agenda Brief

**MEETING:** August 6, 2026

**ITEM:** 5 - D

---

**Item:**

CONSENT AGENDA

Approve the preliminary plat of the Elevon Southwest Commercial Addition consisting of six commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Elevon Parkway City of Lavon, Collin County, Texas.

Application Information

**Owner(s):** MA Land Holdings, LLC

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

**Location:** Southwest of the intersection of Elevon Parkway and SH 78, north of the Villas at Elevon

**Description:** 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas

**Current Zoning:** Planned Development – PD

**Request:** Preliminary Plat

Background

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 6 commercial lots and 2 common area lots on 11.625 acres. The property is situated in Land Use Parcel 2 of the Elevon Planned Development District. The site will be developed in accordance with the PD zoning. The project is proposed to be developed in multiple phases.

***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 preliminary plat is prepared in accordance with the approved zoning and in accordance with the City's Subdivision Ordinance.

Water

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

Sewer

The development will be served by the City of Lavon.

Roads

There are multiple access points along Elevon Parkway and N. SH 78. A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails

The site will contain appropriate pedestrian connections and open space common areas to be maintained by the property owners' association.

Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer.

***Planning and Zoning Commission Report:***

**MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ELEVON SOUTHWEST COMMERCIAL ADDITION CONSISTING OF 6 COMMERCIAL LOTS ON 11.625 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740, SITUATED SOUTHWEST OF THE INTERSECTION OF AND ADJACENT TO N. SH 78 AND ELEVON PARKWAY CITY OF LAVON, COLLIN COUNTY, TEXAS.**

**MOTION MADE: NABORS**

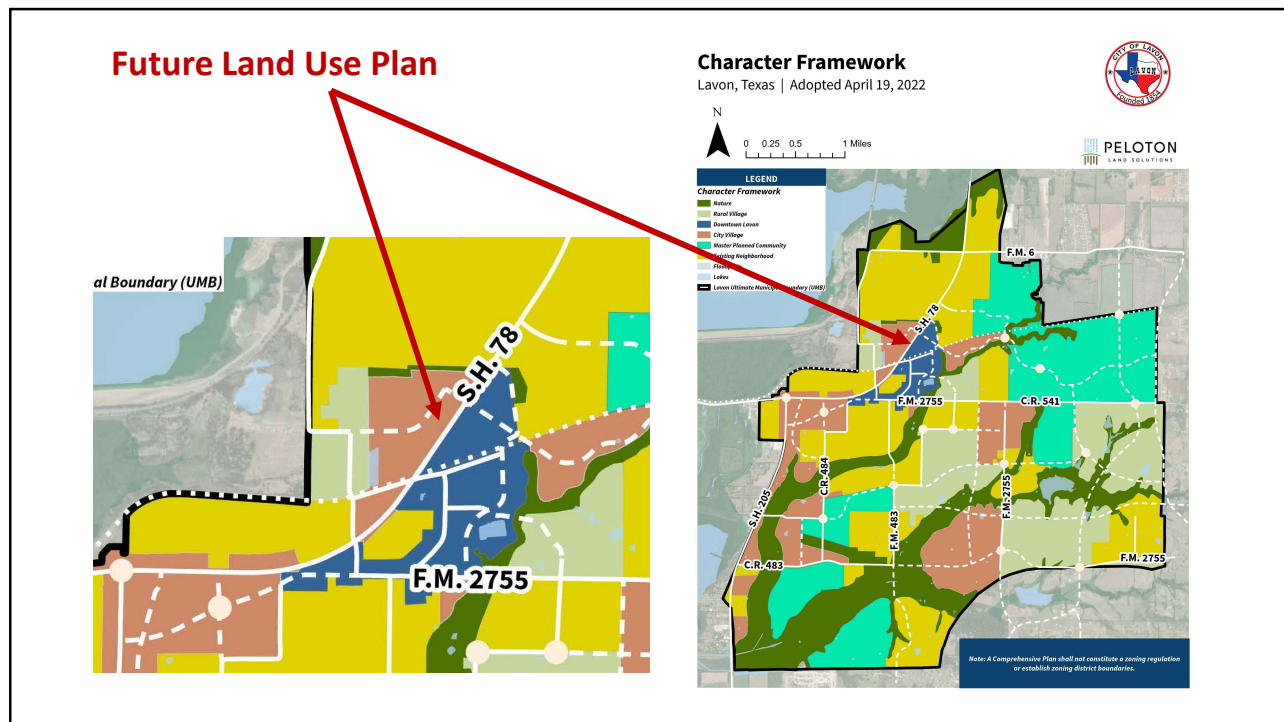
**SECONDED: VALLEJO**

**APPROVED: UNANIMOUS (Absent: McClendon, Clifton)**

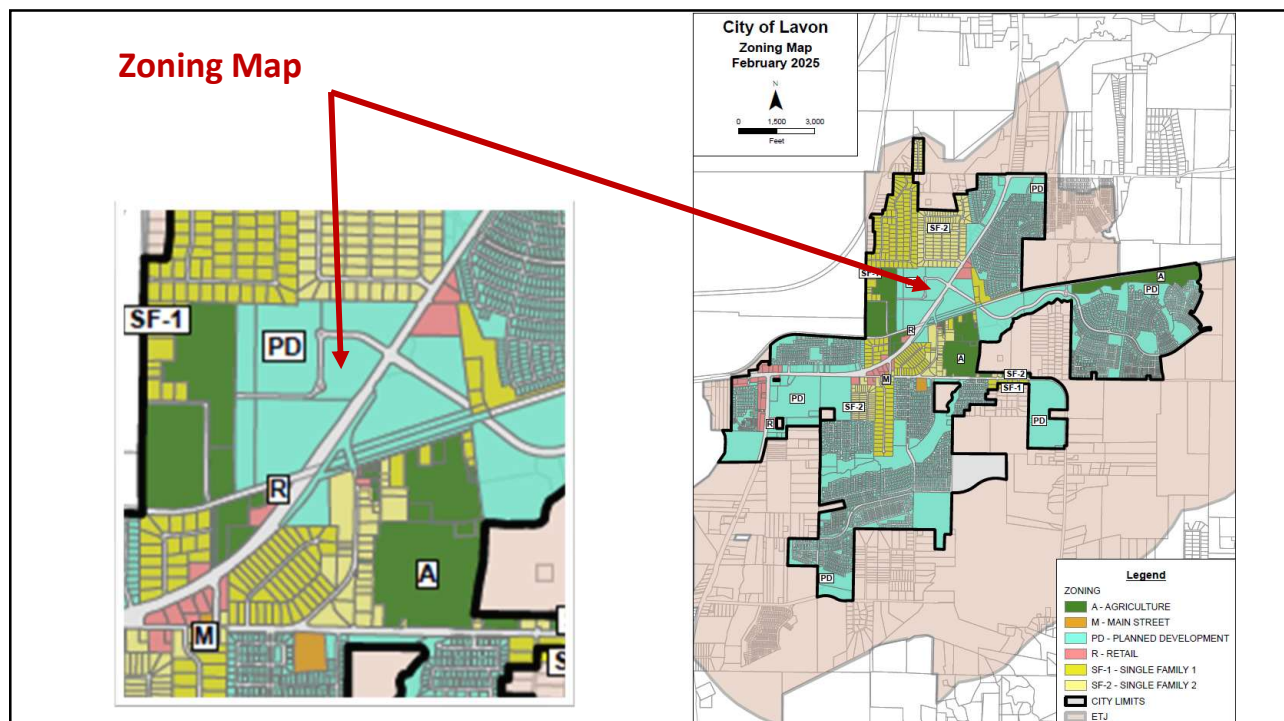
***Staff Notes:***

The application and plans generally satisfy the criteria for approval. Approval is recommended.

**Attachments:** 1. Location Exhibits  
2. Application and plat  
3. Planning correspondence

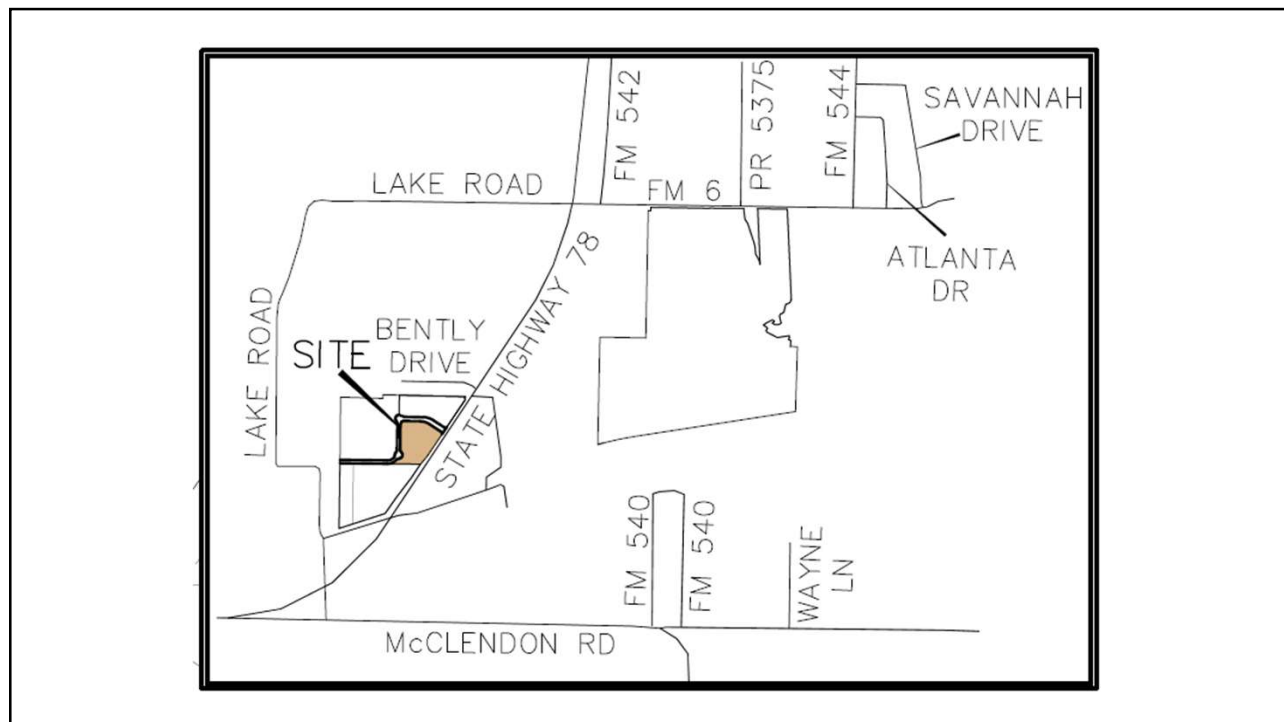


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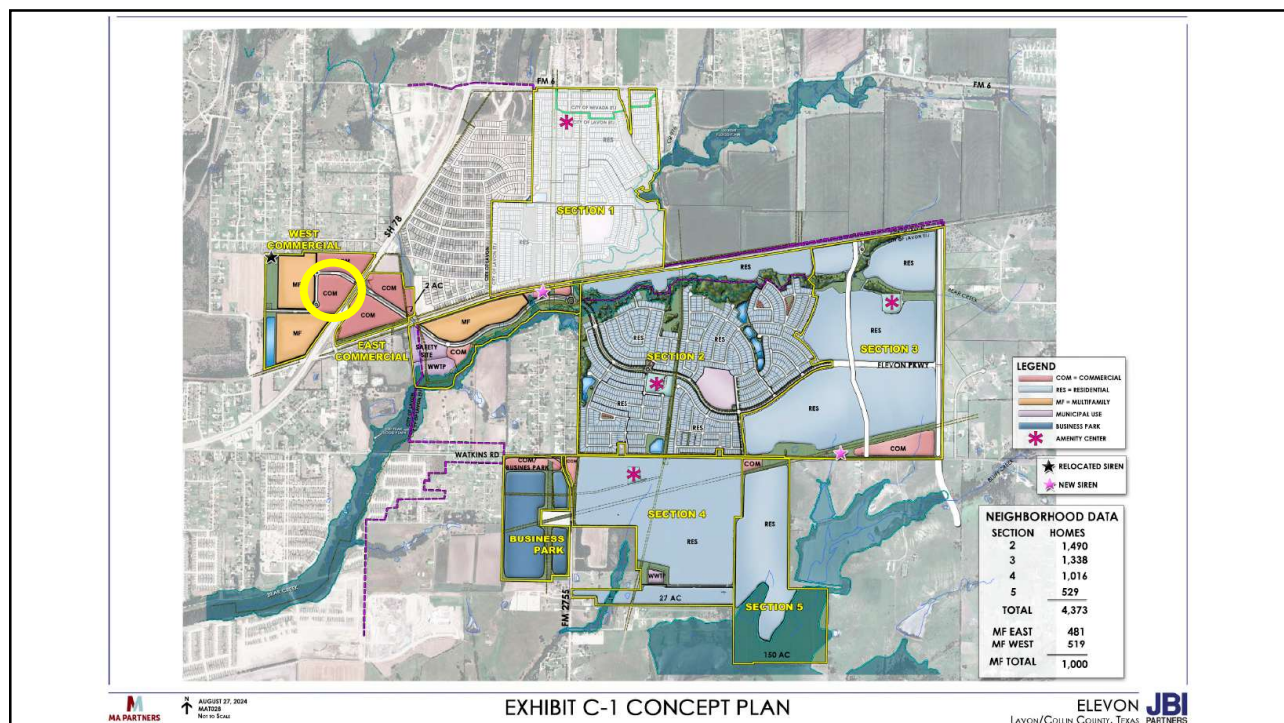


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## CITY OF LAVON

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:                                                                                                                                                                                                                                                                                                                                  | JB1 Partners                      | Name:                                                                                                                         | MA Land Holdings, LLC             |                                   |                                   |
| Address:                                                                                                                                                                                                                                                                                                                               | 2121 Midway Road, Suite 300       | Address:                                                                                                                      | 2121 Midway Road, Suite 240       |                                   |                                   |
| City/State/Zip:                                                                                                                                                                                                                                                                                                                        | Carrollton, Texas 75006           | City/State/Zip:                                                                                                               | Carrollton, Texas 75006           |                                   |                                   |
| Phone #:                                                                                                                                                                                                                                                                                                                               | 972.738.0243                      | Fax #:                                                                                                                        |                                   |                                   |                                   |
| Authorized Person:                                                                                                                                                                                                                                                                                                                     | Daniel Dewey, P.E.                | Authorized Person:                                                                                                            | Allen Jones                       |                                   |                                   |
| <b>Type of Submission</b>                                                                                                                                                                                                                                                                                                              |                                   | <b>Check List of Items Submitted</b>                                                                                          |                                   |                                   |                                   |
| <input checked="" type="checkbox"/> Preliminary Plat (Elevon Southeast Commercial) 03.13.2026                                                                                                                                                                                                                                          |                                   | <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 type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)                                                                                                                                                                                                                                                         |                                   | <input checked="" type="checkbox"/> (one) PDF plats (on separate CD's) (Via MyGov)                                            |                                   |                                   |                                   |
|                                                                                                                                                                                                                                                                                                                                        |                                   | <input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)                                            |                                   |                                   |                                   |
| <b>Application Fees</b>                                                                                                                                                                                                                                                                                                                |                                   |                                                                                                                               |                                   |                                   |                                   |
| Preliminary Plat                                                                                                                                                                                                                                                                                                                       | Per Fee Schedule                  |                                                                                                                               |                                   |                                   |                                   |
| Final Plat                                                                                                                                                                                                                                                                                                                             | Per Fee Schedule                  |                                                                                                                               |                                   |                                   |                                   |
| Re-Plat                                                                                                                                                                                                                                                                                                                                | Per Fee Schedule                  |                                                                                                                               |                                   |                                   |                                   |
| Public Infrastructure Inspection                                                                                                                                                                                                                                                                                                       | Per Fee Schedule                  |                                                                                                                               |                                   |                                   |                                   |
| To complete the plat please sign up as a collaborator in the MyGov system <a href="https://public.mygov.us/lavon_tx">https://public.mygov.us/lavon_tx</a> request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.                                                                |                                   |                                                                                                                               |                                   |                                   |                                   |
| <b>NOTICE TO APPLICANT:</b> 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)<br>Daniel Dewey, P.E.                                                                                                                                                                                                                                                                         |                                   | Authorized Representative (Signature)<br> | Date:<br>03-13-2026               |                                   |                                   |
| <b>To be completed by the City</b>                                                                                                                                                                                                                                                                                                     |                                   |                                                                                                                               |                                   |                                   |                                   |
| 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

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

### PLAT APPLICATION

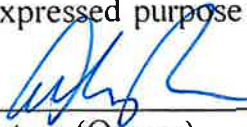
Please type or print clearly. Incomplete applications will not be accepted.

### Authorization of Representation

Date: 3/12/2024

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, MA Land Holdings, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize JB Partners 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)

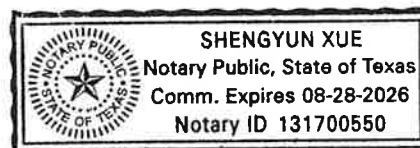
\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of Texas  
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,  
on this the 12<sup>th</sup> day of March, 20 26.





(notary seal)

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: [l.mcclendon@lavontx.gov](mailto:l.mcclendon@lavontx.gov)

### PLAT APPLICATION

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

### Declaration of Ownership

Date: 3/12/2024

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, MA Land Holdings, LLC, 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.

Signature (Owner)

Signature (Owner)

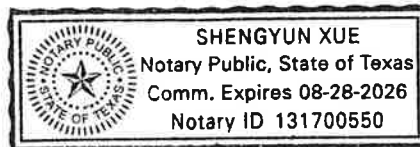
Signature (Owner)

The State of Texas

County of Dallas

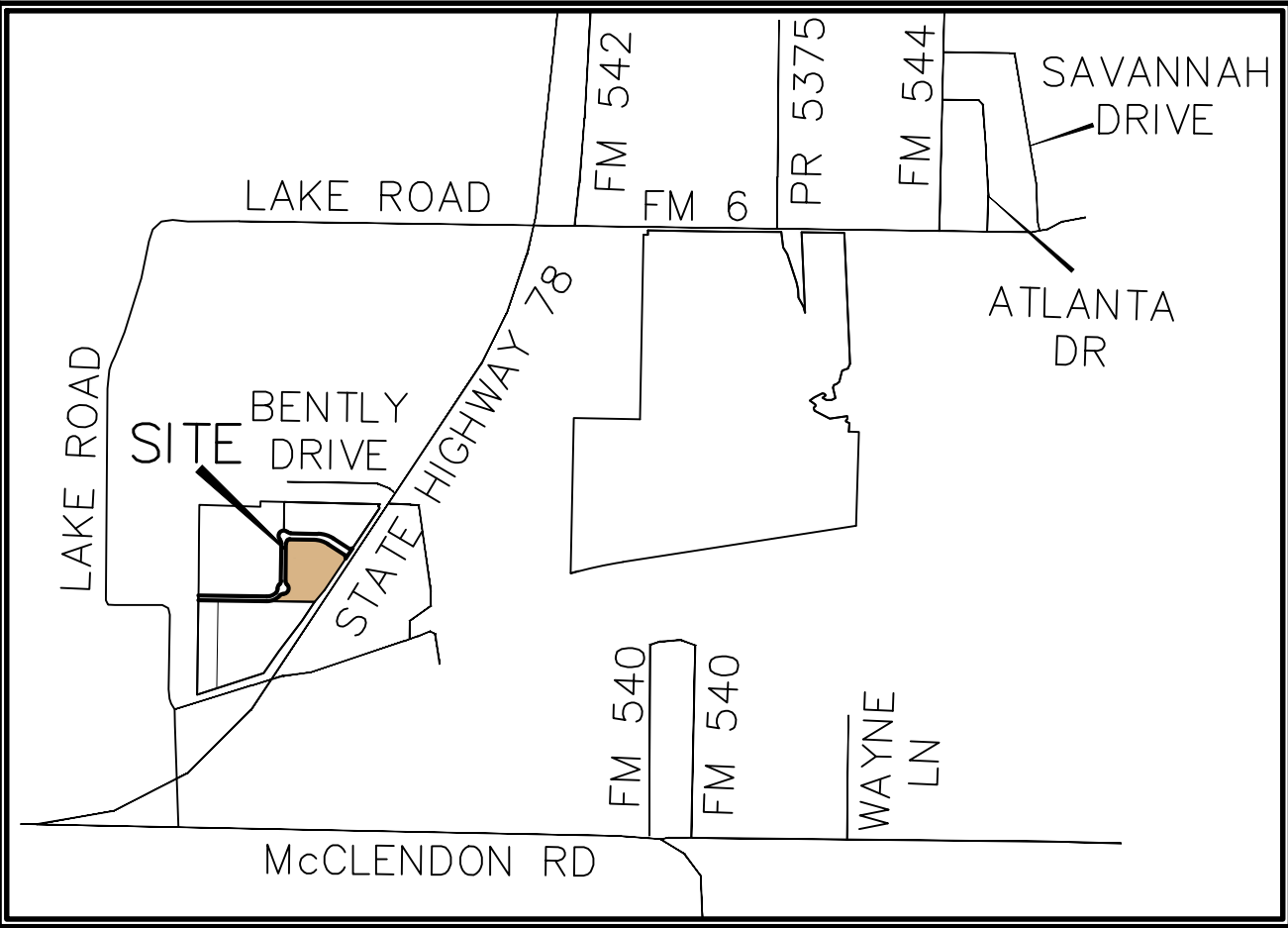
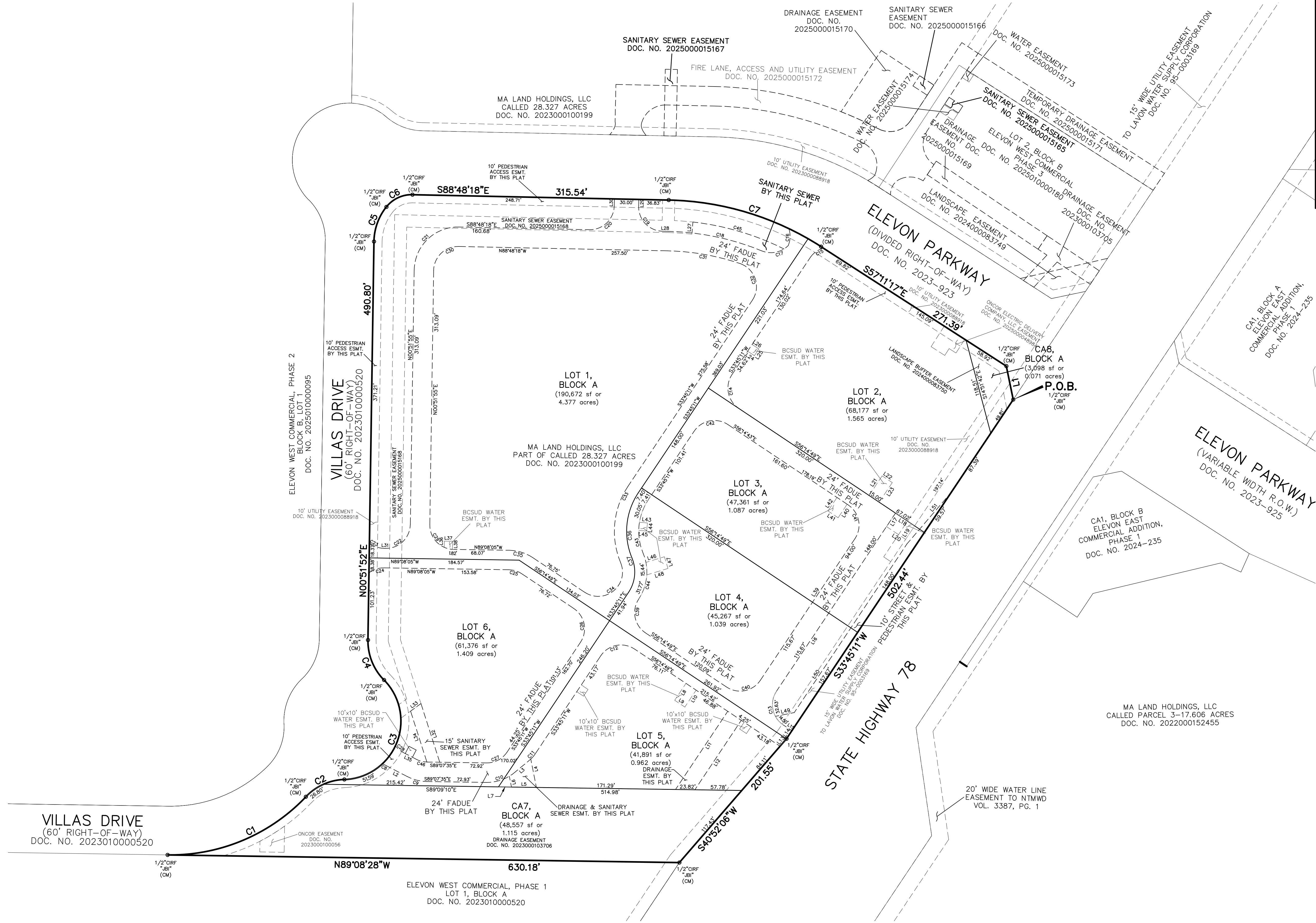
Before me, the undersigned authority, appeared Allen Jones,

on this the 12<sup>th</sup> day of March, 20 26.

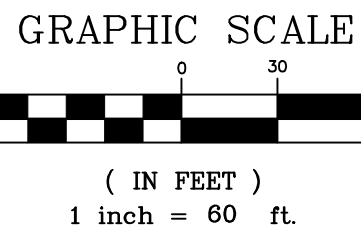
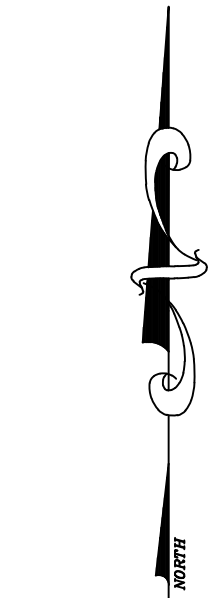


(notary seal)

Notary Public in and for Dallas County, Texas



VICINITY MAP (N.T.S.)



LEGEND

- P.O.B. POINT OF BEGINNING  
CAPPED IRON ROD FOUND  
IRF IRON ROD FOUND  
CIRS CAPPED IRON ROD SET  
CM CONTROL MONUMENT  
R.O.W. RIGHT-OF-WAY  
S.F. SQUARE FEET  
FADUE FIRE LANE, ACCESS, DRAINAGE, & UTILITY EASEMENT

NOTES:

- FLOOD STATEMENT: According to Community Panel No. 48085C0445J, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
- The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.
- All property corners not labeled are a one-half inch iron rod set with yellow cap stamped "JBI".
- All Common Areas are to be owned and maintained by the Property Owners Association.

PRELIMINARY PLAT

ELEVON SOUTHWEST COMMERCIAL

LOTS 1-6, CA7, & CA8, BLOCK A  
11.625 ACRES OUT OF THE  
SAMUEL M. RAINIER SURVEY, ABSTRACT 740;  
COLLIN COUNTY, TEXAS  
6 LOTS, 2 COMMON AREAS

MA LAND HOLDINGS, LLC OWNER/DEVELOPER  
2121 Midway Road, Suite 240 (972) 715-6449  
Carrollton, Texas 75006  
Contact: John Marlin

JB PARTNERS, INC. SURVEYOR/ENGINEER  
2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Daniel Dewey  
TBPE No. F-438 TBPLS No. 10076000

Date: June 9 2026 Sheet 1 of 2

| LOT AREA TABLE |             |       |
|----------------|-------------|-------|
| BLOCK-LOT      | SQUARE FEET | ACRES |
| A-1            | 190,672     | 4.377 |
| A-2            | 68,177      | 1.565 |
| A-3            | 47,361      | 1.087 |
| A-4            | 45,267      | 1.039 |
| A-5            | 41,891      | 0.962 |
| A-6            | 61,376      | 1.409 |
| A-7            | 48,557      | 1.115 |
| CA-8           | 3,098       | 0.071 |



LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 023000100199, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found in the east line of said 28.327 acre tract, said point being, said point being in the west right-of-way line of State Highway 78 (a variable width right-of-way), said point also being in the south right-of-way of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas;

THENCE along the east line of said 28.327 acre tract and along the west right-of-way line of State Highway 78 as follows:  
South 33 degrees 45 minutes 11 seconds West, 502.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;  
South 40 degrees 52 minutes 06 seconds West, 201.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 28.327 acre tract, said point being the northeast corner of Lot 1, Block A, Elevon West Commercial, Phase 1, as recorded in Document Number 2023010000520, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 08 minutes 28 seconds West, 630.18 feet along the south line of said 28.327 acre tract and along the north line of said Lot 1 to a one-half inch iron rod with yellow cap stamped "JBI" found in the southeast line of Villas Drive, a 60 foot wide right-of-way as recorded in Document Number 2023010000520, Official Public Records of Collin County, Texas;

THENCE along the southeast right-of-way line of said Villas Drive as follows:  
Northeasterly, 189.99 feet along a curve to the left, having a central angle of 47 degrees 19 minutes 44 seconds, a radius of 230.00 feet, a tangent of 100.79 feet and whose chord bears North 67 degrees 11 minutes 40 seconds East, 184.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;  
Northeasterly, 53.28 feet along a curve to the left, having a central angle of 44 degrees 33 minutes 46 seconds, a radius of 68.50 feet, a tangent of 28.07 feet and whose chord bears North 65 degrees 48 minutes 41 seconds East, 51.94 feet to a point for corner;  
Northeasterly, 166.78 feet along a curve to the right, having a central angle of 132 degrees 43 minutes 03 seconds, a radius of 72.00 feet, a tangent of 164.48 feet and whose chord bears North 21 degrees 44 minutes 03 seconds East, 131.91 feet to a point for corner;  
Northwesterly, 54.38 feet along a curve to the right, having a central angle of 45 degrees 29 minutes 21 seconds, a radius of 68.50 feet, a tangent of 28.72 feet and whose chord bears North 21 degrees 52 minutes 48 seconds West, 52.97 feet to a point for corner;  
North 00 degrees 51 minutes 52 seconds East, 490.80 feet to a point for corner;  
Northeasterly, 46.06 feet along a curve to the right, having a central angle of 37 degrees 42 minutes 09 seconds, a radius of 70.00 feet, a tangent of 23.90 feet and whose chord bears North 19 degrees 42 minutes 56 seconds East, 45.24 feet to a point for corner;  
Northeasterly, 36.74 feet along a curve to the right, having a central angle of 52 degrees 37 minutes 41 seconds, a radius of 40.00 feet, a tangent of 19.78 feet and whose chord bears North 64 degrees 52 minutes 52 seconds East, 35.46 feet to a point for corner in the south right-of-way line of said Elevon Parkway;

THENCE along the south line of said Elevon Parkway as follows:  
South 88 degrees 48 minutes 18 seconds East, 315.54 feet to a point for corner;  
Southeasterly, 198.66 feet along a curve to the right, having a central angle of 31 degrees 37 minutes 01 seconds, a radius of 360.00 feet, a tangent of 101.93 feet and whose chord bears South 72 degrees 59 minutes 47 seconds East, 196.14 feet to a point for corner;  
South 57 degrees 11 minutes 17 seconds East 271.39 feet to a point for corner;  
South 11 degrees 43 minutes 03 seconds East, 42.08 feet to the POINT OF BEGINNING and containing 506,398 square feet or 11.625 acres of land.

BASIS OF BEARING:  
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **MA LAND HOLDINGS, LLC** acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SOUTHWEST COMMERCIAL**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of of pavement line.

- The water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon and BCSUD, forever for purposes indicated on this plat.
- The City of Lavon and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public City of Lavon and BCSUD.
- The City of Lavon, BCSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- The City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

That MA Land Holdings, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations of the City of Lavon.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MA Land Holdings, LLC,  
a Texas limited liability company

By: MA Partners, LLC  
a Texas Limited Liability Company,  
its sole manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.

PRELIMINARY – FOR REVIEW PURPOSES

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

\_\_\_\_\_  
Chairman, Planning and Zoning Commission Date  
City of Lavon,  
Collin County, Texas

Approved For Preparation of Final Plat

\_\_\_\_\_  
Mayor Date  
City of Lavon,  
Collin County, Texas

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: \_\_\_\_\_

Date: \_\_\_\_\_

| CURVE TABLE |         |            |         |         |               |         | CURVE TABLE |         |            |         |         |               |         |
|-------------|---------|------------|---------|---------|---------------|---------|-------------|---------|------------|---------|---------|---------------|---------|
| NO.         | LENGTH  | DELTA      | RADIUS  | TANGENT | CHORD BEARING | CHORD   | NO.         | LENGTH  | DELTA      | RADIUS  | TANGENT | CHORD BEARING | CHORD   |
| C1          | 189.99' | 047°19'44" | 230.00' | 100.79' | N67°11'40"E   | 184.63' | C36         | 83.70'  | 056°16'51" | 85.21'  | 45.58'  | S05°32'26"W   | 80.38'  |
| C2          | 53.28'  | 044°33'46" | 68.50'  | 28.07'  | N65°48'41"E   | 51.94'  | C37         | 44.30'  | 056°21'10" | 45.04'  | 24.13'  | N05°34'36"E   | 42.54'  |
| C3          | 166.78' | 132°43'03" | 72.00'  | 164.48' | N21°44'03"E   | 131.91' | C39         | 47.11'  | 089°58'22" | 30.00'  | 29.99'  | S11°15'38"E   | 42.42'  |
| C4          | 54.38'  | 045°29'21" | 68.50'  | 28.72'  | N21°52'48"W   | 52.97'  | C40         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | N78°45'11"E   | 42.43'  |
| C5          | 46.06'  | 037°42'09" | 70.00'  | 23.90'  | N19°42'56"E   | 45.24'  | C41         | 47.12'  | 089°59'55" | 30.00'  | 30.00'  | N11°14'46"W   | 42.43'  |
| C6          | 36.74'  | 052°37'41" | 40.00'  | 19.78'  | N64°52'52"E   | 35.46'  | C42         | 47.12'  | 090°00'05" | 30.00'  | 30.00'  | S78°45'14"W   | 42.43'  |
| C7          | 198.66' | 031°37'01" | 360.00' | 101.93' | S72°59'47"E   | 196.14' | C43         | 68.93'  | 056°25'14" | 70.00'  | 37.55'  | S05°32'34"W   | 66.18'  |
| C8          | 4.24'   | 008°06'03" | 30.00'  | 2.12'   | N66°44'13"W   | 4.24'   | C44         | 59.06'  | 056°23'36" | 60.00'  | 32.17'  | N05°31'45"E   | 56.70'  |
| C9          | 24.91'  | 026°25'51" | 54.00'  | 12.68'  | S75°54'08"E   | 24.69'  | C45         | 117.58' | 020°06'33" | 335.00' | 59.40'  | N73°32'30"W   | 116.97' |
| C10         | 38.21'  | 040°32'33" | 54.00'  | 19.94'  | N70°36'15"E   | 37.42'  | C46         | 13.84'  | 026°26'24" | 30.00'  | 7.05'   | S75°54'23"E   | 13.72'  |
| C11         | 8.68'   | 016°34'47" | 30.00'  | 4.37'   | N42°02'35"E   | 8.65'   |             |         |            |         |         |               |         |
| C12         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | S78°45'11"W   | 42.43'  |             |         |            |         |         |               |         |
| C13         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | S11°14'49"E   | 42.43'  |             |         |            |         |         |               |         |
| C14         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | S11°14'49"E   | 42.43'  |             |         |            |         |         |               |         |
| C15         | 18.93'  | 036°08'51" | 30.00'  | 9.79'   | N55°53'22"E   | 18.61'  |             |         |            |         |         |               |         |
| C16         | 21.19'  | 040°28'20" | 30.00'  | 11.06'  | N02°14'14"E   | 20.75'  |             |         |            |         |         |               |         |
| C17         | 35.24'  | 067°17'59" | 30.00'  | 19.97'  | N78°40'43"E   | 33.25'  |             |         |            |         |         |               |         |
| C18         | 118.59' | 021°08'01" | 321.50' | 59.97'  | N78°14'17"W   | 117.91' |             |         |            |         |         |               |         |
| C19         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | S43°48'16"E   | 42.43'  |             |         |            |         |         |               |         |
| C20         | 47.12'  | 089°59'44" | 30.00'  | 30.00'  | S46°11'42"W   | 42.43'  |             |         |            |         |         |               |         |
| C21         | 85.13'  | 090°19'47" | 54.00'  | 54.31'  | N46°01'48"E   | 76.59'  |             |         |            |         |         |               |         |
| C22         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | S45°51'55"W   | 42.43'  |             |         |            |         |         |               |         |
| C23         | 19.92'  | 038°02'22" | 30.00'  | 10.34'  | N70°06'54"W   | 19.55'  |             |         |            |         |         |               |         |
| C24         | 19.93'  | 038°03'37" | 30.00'  | 10.35'  | S71°50'06"W   | 19.56'  |             |         |            |         |         |               |         |
| C25         | 17.22'  | 032°52'43" | 30.00'  | 8.85'   | N72°41'41"W   | 16.98'  |             |         |            |         |         |               |         |
| C26         | 47.13'  | 090°00'09" | 30.00'  | 30.00'  | N11°15'11"W   | 42.43'  |             |         |            |         |         |               |         |
| C27         | 29.91'  | 057°07'13" | 30.00'  | 16.33'  | N62°16'48"E   | 28.68'  |             |         |            |         |         |               |         |
| C28         | 13.36'  | 025°30'26" | 30.00'  | 6.79'   | S49°55'58"E   | 13.25'  |             |         |            |         |         |               |         |
| C29         | 47.12'  | 090°00'00" | 30.00'  | 30.00'  | S44°08'05"E   | 42.43'  |             |         |            |         |         |               |         |
| C30         | 47.30'  | 090°19'47" | 30.00'  | 30.17'  | S46°01'48"W   | 42.55'  |             |         |            |         |         |               |         |
| C31         | 90.79'  | 017°29'13" | 297.47' | 45.75'  | N80°03'45"W   | 90.44'  |             |         |            |         |         |               |         |
| C32         | 55.02'  | 105°04'23" | 30.00'  | 39.15'  | N18°47'00"W   | 47.62'  |             |         |            |         |         |               |         |
| C33         | 98.47'  | 056°25'14" | 100.00' | 53.64'  | S05°32'34"W   | 94.54'  |             |         |            |         |         |               |         |
| C34         | 76.66'  | 146°24'44" | 30.00'  | 99.40'  | N50°32'19"E   | 57.44'  |             |         |            |         |         |               |         |
| C35         | 30.99'  | 032°52'46" | 54.00'  | 15.93'  | N72°41'42"W   | 30.56'  |             |         |            |         |         |               |         |

| LINE TABLE |             |         | LINE TABLE |             |         | LINE TABLE |             |         |
|------------|-------------|---------|------------|-------------|---------|------------|-------------|---------|
| NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH  | NO.        | BEARING     | LENGTH  |
| L1         | S11°43'03"E | 42.08'  | L16        | S33°45'11"W | 263.67' | L31        | N89°08'05"W | 1.51'   |
| L2         | N62°41'11"W | 30.61'  | L17        | N33°45'11"E | 20.00'  | L32        | S17°45'34"E | 75.87'  |
| L3         | N50°19'58"E | 24.51'  | L18        | S56°14'49"E | 28.29'  | L33        | N53°49'13"E | 15.81'  |
| L4         | S11°14'31"E | 35.56'  | L19        | S33°44'19"W | 20.00'  | L34        | N17°45'34"W | 65.81'  |
| L5         | S89°09'10"E | 30.68'  | L20        | S56°14'49"E | 28.29'  | L35        | N62°41'11"W | 17.76'  |
| L6         | S11°14'31"E | 13.62'  | L21        | N33°45'11"E | 29.00'  | L36        | S00°52'58"W | 7.63'   |
| L7         | S89°09'10"E | 15.99'  | L22        | N56°14'43"W | 15.00'  | L37        | S89°07'02"E | 10.00'  |
| L8         | S33°45'11"W | 25.02'  | L23        | N33°45'11"E | 29.00'  | L38        | S00°52'58"W | 10.00'  |
| L9         | S56°14'49"E | 15.00'  | L24        | S56°14'49"E | 10.00'  | L39        | S33°45'11"W | 209.67' |
| L10        | S33°45'11"W | 25.03'  | L25        | S33°45'11"W | 10.00'  | L40        | S33°45'11"W | 20.00'  |
| L11        | S33°45'11"W | 115.80' | L26        | S56°14'49"E | 10.00'  | L41        | S56°14'43"E | 15.00'  |
| L12        | S33°45'11"W | 102.86' | L27        | S04°39'56"W | 13.51'  | L42        | S33°45'11"W | 20.00'  |
| L13        | N40°52'05"E | 12.09'  | L28        | S88°48'18"E | 6.83'   | L43        | S84°56'23"E | 9.82'   |
| L14        | S33°45'12"E | 12.00'  | L29        | S01°11'42"W | 8.50'   | L44        | N05°03'37"E | 10.00'  |
| L15        | S56°14'49"E | 12.82'  | L30        | S01°11'42"W | 8.50'   | L45        | S84°56'23"E | 9.82'   |
| LINE TABLE |             |         |            |             |         |            |             |         |
| NO.        | BEARING     | LENGTH  |            |             |         |            |             |         |
| L46        | N72°56'05"E | 23.76'  |            |             |         |            |             |         |
| L47        | S17°03'55"E | 15.00'  |            |             |         |            |             |         |
| L48        | N72°56'05"E | 27.25'  |            |             |         |            |             |         |
| L49        | S78°45'11"W | 23.70'  |            |             |         |            |             |         |
| L50        | S33°45'11"W | 249.89' |            |             |         |            |             |         |
| L51        | S40°36'34"W | 83.77'  |            |             |         |            |             |         |

PRELIMINARY PLAT

ELEVON SOUTHWEST COMMERCIAL

LOTS 1-6, CA7, & CA8, BLOCK A  
11.625 ACRES OUT OF THE  
SAMUEL M. RAINER SURVEY, ABSTRACT 740;  
COLLIN COUNTY, TEXAS  
6 LOTS, 2 COMMON AREAS

**MA LAND HOLDINGS, LLC** **OWNER/DEVELOPER**  
2121 Midway Road, Suite 240 (972) 715-6449  
Carrollton, Texas 75006  
Contact: John Marlin

**JB PARTNERS, INC.** **SURVEYOR/ENGINEER**  
2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Daniel Dewey  
TBPE No. F-438 TBPLS No. 10076000

Date: June 9 2026

July 20, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Elevon Southwest Commercial  
Preliminary Plat  
LJA Job No. NTP3880  
MyGov Submittal: July 17, 2026

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

**We have no further comments on the Preliminary Plat and recommend approval.**

**Please note the site layouts shown on the Paving Plan have not been reviewed for Site Plan compliance.**

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

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'.

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



July 17, 2026

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

**Re: Elevon Southwest Commercial  
Preliminary Plat Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on June 22, 2026 from LJA for the second submittal review of the Elevon Southwest Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary engineering for review and approval. Below is a summary of how each comment is addressed.

**PLANNING + DESIGN COMMENTS**

1. Revise the Paving Plan to show and label the six-foot trail along Elevon Parkway and Villas Drive.

*The 6' sidewalk along Elevon Parkway and Villas Drive is now shown on the paving plan.*

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

***Daniel Dewey***  
Daniel Dewey, PE  
JBI Partners, Inc.

June 19, 2026

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

Re: Elevon Southwest Commercial Addition, 7 Lots, 11.625 Acres  
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and revised Preliminary Engineering Plans dated June 9, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and west of SH 78. City Planning comments may be provided. These comments should be considered supplementary to the City Planning comments. Our comments are as follows:

#### GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 8 lots of which 2 lots are common area lots. This represents one (1) additional lot from the previous submittal.
2. Water is to be provided by Bear Creek SUD.
3. All stormwater is being conveyed to a proposed detention pond on the south end of the property. Pond discharge to the TxDOT drainage system will require TxDOT approval.
4. An update to the Elevon Traffic Impact Analysis (TIA) should be provided for this specific development (or can be combined with adjacent developments, as appropriate). This can be a full study or memo type update to provide specific information related to this specific area.

#### Preliminary Plat

5. All comments have been satisfactorily addressed.

#### Preliminary Engineering Plans

6. All comments have been satisfactorily addressed.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. 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.



Ms. Kim Dobbs  
Elevon Southwest Commercial, Preliminary Plat  
June 19, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

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June 17, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Elevon Southwest Commercial  
Preliminary Plat Review  
LJA Job No. NTP-40467  
MyGov Submittal: June 11, 2026

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

1. Revise the Paving Plan to show and label the six-foot trail along Elevon Parkway and Villas Drive.

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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



June 10, 2026

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

**Re: Elevon Southwest Commercial  
Preliminary Plat Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 14, 2026 from Freeman-Millican, Inc. for the first submittal review of the Elevon Southwest Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary plat for review and approval. Below is a summary of how each comment is addressed.

**GENERAL**

1. Elevon Southeast Commercial Addition is being developed into a total of 7 lots of which 2 lots are common area lots.  
*We have revised the preliminary plat to include 8 lots of which 2 are common area lots. This is to accommodate a restaurant pad on the corner that has shown interest on the site.*
2. Water is to be provided by Bear Creek SUD.  
*Correct.*
3. All stormwater is being conveyed to a proposed detention pond on the south end of the property.  
*Correct. The detention pond will need to be constructed with the first pad site development. The plan is to clear the trees and mass grade the site to an extent and construct the detention pond. The extent of the initial improvements will depend on the timing of the lease or sale agreements.*
4. An update to the Elevon Traffic Impact Analysis (TIA) should be provided for this specific development (or can be combined with adjacent developments, as appropriate).  
*The traffic counts for SH 78 and the retail development was included in the original TIA, we can work with Scott and provide a memo update and the driveway exhibits showing the turn movements. We are providing a right turn lane into the site off of SH 78 and there is a left turn lane off of Elevon Parkway at the median break, so there are not any additional improvements to be made to the infrastructure.*



## **PRELIMINARY PLAT**

5. Additional ROW should be provided for the proposed deceleration lane and parkway/sidewalk improvements.

*I added a street and pedestrian easement along the right turn lane off of SH 78 to cover the sidewalk and turn lane improvements. The main lane improvements and the sidewalk are contained within the existing right-of-way, but then there is not any parkway behind the sidewalk within the right-of-way.*

### Preliminary Engineering Plans

6. Sheet 1.0 – See note 5 above.  
*Easement has been provided.*

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

***Daniel Dewey***

Daniel Dewey, PE  
JBI Partners, Inc.



June 10, 2026

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

**Re: Elevon Southwest Commercial  
Preliminary Plat Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 8, 2026 from LJA for the first submittal review of the Elevon Southwest Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary plat for review and approval. Below is a summary of how each comment is addressed.

**PLANNING + DESIGN COMMENTS**

1. The Vicinity Map does not refer to the correct site. Revise the Preliminary Plat to correct the site location on the Vicinity Map.  
*The Vicinity Map has been corrected.*
2. Revise the two Common Areas to be names CA6 and CA7, Block A. Also remove indication of "Lot" for the Common Areas.  
*Common areas have been renamed per comment.*

3. Revise the Title Block to reflect the following:

ELEVON SOUTHWEST COMMERCIAL  
LOT 1-5, CA6, & CA7, BLOCK A  
11.625 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740  
COLLIN COUNTY, TEXAS  
5 LOTS, 2 COMMON AREAS  
11.625 ACRES

*The title block has been revised per comment.*

4. Please clarify the intent of Lot CA7. It appears that the entire filed Landscape Buffer Easement could be included in this Common Area.

*The landscape easement shown was actually abandoned and a new landscape easement was recorded. The new recording information is reflected on the plat and CA8 is the entire area that was dedicated by Doc. No. 2024000083750.*

5. Revise the Notes Section to add the following: All Common Areas are to be owned and maintained by the Property Owners Association.

*Note added at Note 4.*



6. There are six-foot wide trails required along Elevon Parkway and Villas Drive, per the DA. Revise the Preliminary Plat to add Common Areas or landscape easements to accommodate these trails.

*The plan is to have the trails within the right-of-way, but I went ahead and dedicated a 10' pedestrian access easement within the 10' UE that is already there. It falls within the landscape buffer required along the roads as well.*

7. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

*Provided.*

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

***Daniel Dewey***

Daniel Dewey, PE

JBI Partners, Inc.

April 14, 2026

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

Re: Elevon Southwest Commercial Addition, 7 Lots, 11.625 Acres  
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated March 16, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and west of SH 78. City Planning comments may be provided. These comments should be considered supplementary to the City Planning comments. Our comments are as follows:

#### GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 7 lots of which 2 lots are common area lots.
2. Water is to be provided by Bear Creek SUD.
3. All stormwater is being conveyed to a proposed detention pond on the south end of the property.
4. An update to the Elevon Traffic Impact Analysis (TIA) should be provided for this specific development (or can be combined with adjacent developments, as appropriate).

#### Preliminary Plat

5. Additional ROW should be provided for the proposed deceleration lane and parkway/sidewalk improvements.

#### Preliminary Engineering Plans

6. Sheet 1.0 – See note 5 above.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. A copy of the Preliminary Plat and Preliminary Engineering Plans, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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.



Ms. Kim Dobbs  
Elevon Southwest Commercial, Preliminary Plat  
April 14, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Cc: David Carter, Mike Jones, Danny Anthony

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April 8, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Elevon Southwest Commercial  
Preliminary Plat Review  
LJA Job No. NTP-40467  
MyGov Submittal: March 31, 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**

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1. The Vicinity Map does not refer to the correct site. Revise the Preliminary Plat to correct the site location on the Vicinity Map.
2. Revise the two Common Areas to be names CA6 and CA7, Block A. Also remove indication of "Lot" for the Common Areas.
3. Revise the Title Block to reflect the following:

ELEVON SOUTHWEST COMMERCIAL  
LOT 1-5, CA6, & CA7, BLOCK A  
11.625 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740  
COLLIN COUNTY, TEXAS  
5 LOTS, 2 COMMON AREAS  
11.625 ACRES

4. Please clarify the intent of Lot CA7. It appears that the entire filed Landscape Buffer Easement could be included in this Common Area.
5. Revise the Notes Section to add the following: All Common Areas are to be owned and maintained by the Property Owners Association.
6. There are six-foot wide trails required along Elevon Parkway and Villas Drive, per the DA. Revise the Preliminary Plat to add Common Areas or landscape easements to accommodate these trails.
7. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper  
Planner at LJA  
Email: [ploper@lja.com](mailto:ploper@lja.com)  
Phone: 703.801.2886  
On behalf of the City of Lavon, TX

Quality check by:



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



## CITY OF LAVON Agenda Brief

**MEETING:** August 6, 2026

**ITEM:** 5 - E

---

**Item:**

CONSENT AGENDA

Discussion and action regarding a replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

Application Information

**Owner(s):** Ladera Lavon, LP

**Applicant:** Citadel Development Services

**Location:** Northeast of the intersection of S. SH 78 and SH 205, in between and adjacent to 7-Eleven and Sonic at 963 S. SH 78, City of Lavon

**Description:** Approximately 1.383-acres currently platted as Lot 2, Block 1 of the Lavon 7-Eleven Addition, CCAD Parcel ID 2796752

**Current Zoning:** Retail (R) – pending a change of a portion of the property to Planned Development (PD)

**Request:** Replat

Request Details

The applicant is seeking approval of the replat of Lot 2, Block 1 into two commercial lots, Lot 2R and Lot 3. The 7-Eleven Addition plat was approved in 2018.

***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 parallel to SH 78. Additional access easements are programmed to improve circulation, including access at the rear of Lot 1, Block 1. Applicant will construct the sidewalk along SH 78.

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

***Planning and Zoning Commission Report:***

**MOTION: RECOMMEND APPROVAL OF A REPLAT OF LOT 2, BLOCK 1 OF THE LAVON 7-ELEVEN ADDITION TO FORM TWO LOTS, SITUATED NORTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, IN THE VICINITY OF 963 S. SH 78, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO THE CITY ENGINEER AND CITY PLANNER FINAL APPROVAL.**

**MOTION: NABORS**

**SECONDED: VALLEJO**

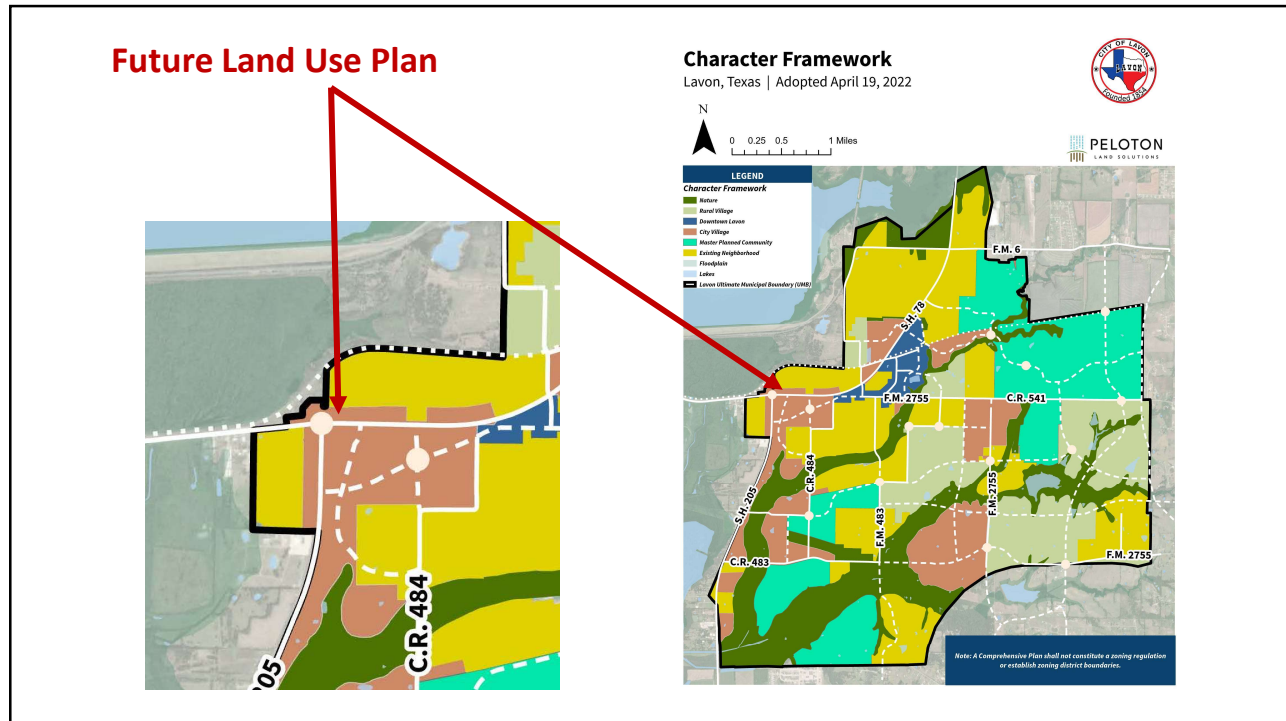
**APPROVED: UNANIMOUS (Absent: McClendon, Clifton)**

***Staff Notes:***

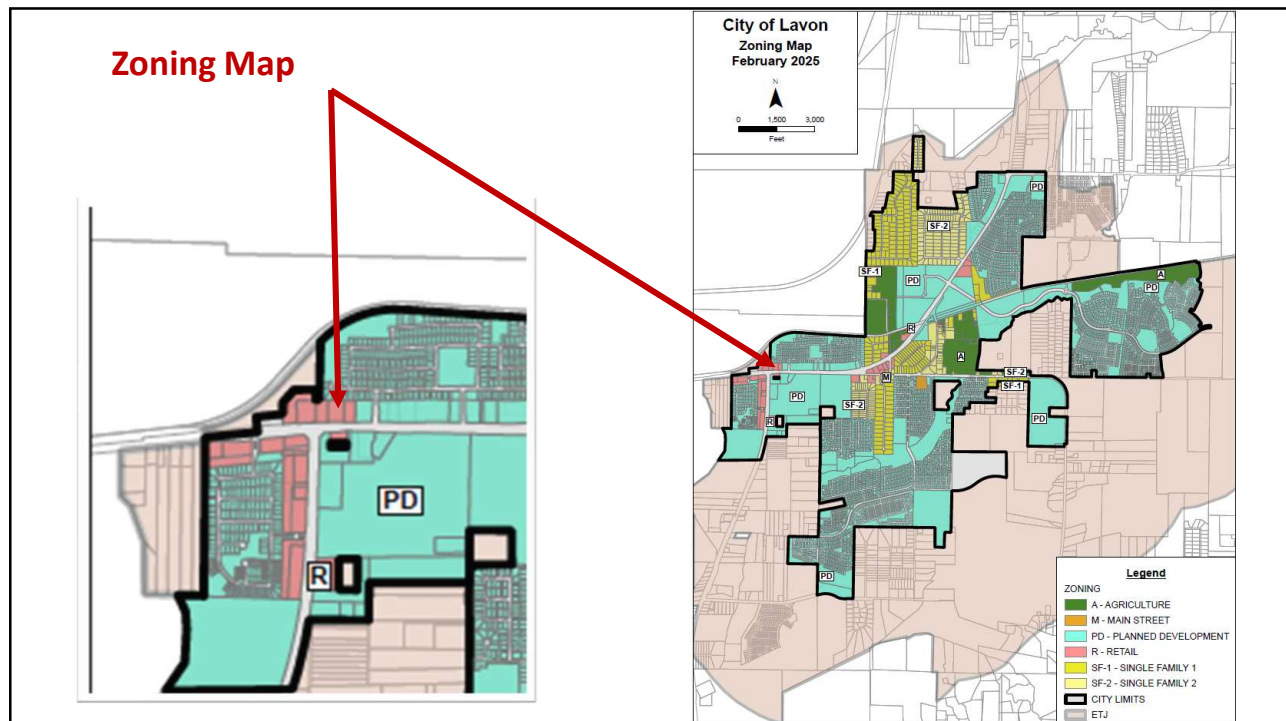
Conditional approval is recommended.

**Attachments:**

1. Location Exhibit
2. Application and Replat
3. Engineering and planning correspondence

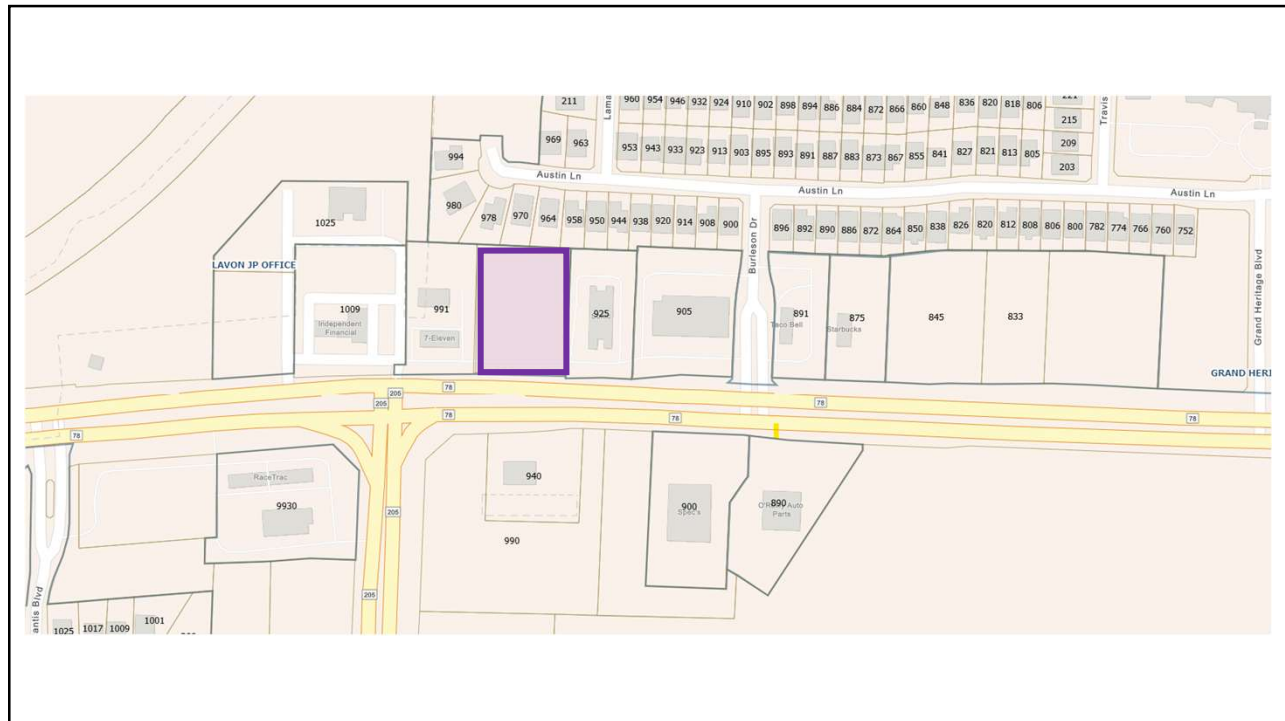


23



24





25



26



## 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>Citadel Development Services</u>                                                                                                                                                                                                                                                                                              |                                   | Name: <u>Ladera Lavon, LP</u>                                                        |                                   |                                   |                                   |
| Address: <u>PO 150127</u>                                                                                                                                                                                                                                                                                                              |                                   | Address: <u>5949 Sherry Lane, Suite 960</u>                                          |                                   |                                   |                                   |
| City/State/Zip: <u>Austin, TX, 78715</u>                                                                                                                                                                                                                                                                                               |                                   | City/State/Zip: <u>Dallas, Texas 75225</u>                                           |                                   |                                   |                                   |
| Phone #: <u>7047872161</u> Fax #: _____                                                                                                                                                                                                                                                                                                |                                   | Phone # _____ Fax # _____                                                            |                                   |                                   |                                   |
| Authorized Person: <u>Rhianna Powell</u>                                                                                                                                                                                                                                                                                               |                                   | Authorized Person: <u>Austin Clinkscales</u>                                         |                                   |                                   |                                   |
| Type of Submission                                                                                                                                                                                                                                                                                                                     | Date                              | Check List of Items Submitted                                                        |                                   |                                   |                                   |
| <input checked="" type="checkbox"/> Preliminary Plat                                                                                                                                                                                                                                                                                   | <u>3/27/2026</u>                  | <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 type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)                                                                                                                                                                                                                                                         |                                   | <input checked="" 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                  |                                                                                      |                                   |                                   |                                   |
| To complete the plat please sign up as a collaborator in the MyGov system <a href="https://public.mygov.us/lavon_tx">https://public.mygov.us/lavon_tx</a> request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.                                                                |                                   |                                                                                      |                                   |                                   |                                   |
| <b>NOTICE TO APPLICANT:</b> 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)<br><u>Rhianna Powell</u>                                                                                                                                                                                                                                                                      |                                   | Authorized Representative (Signature)<br><u>Rhianna Powell</u>                       | Date:<br><u>3/31/26</u>           |                                   |                                   |
| 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

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: 3/31/26

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Ladera Lavon, 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 Rhianna Powell 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)

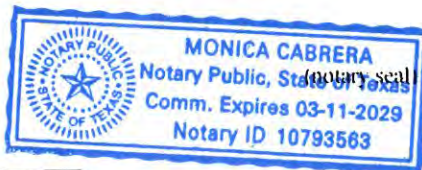
\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of Texas  
County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscates  
on this the 31st day of March, 20 26

[Signature]



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: [l.mcclendon@lavontx.gov](mailto:l.mcclendon@lavontx.gov)

### PLAT APPLICATION

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

### Declaration of Ownership

Date: 3/31/26

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Ladera Lavon, 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.

[Signature]  
Signature (Owner)

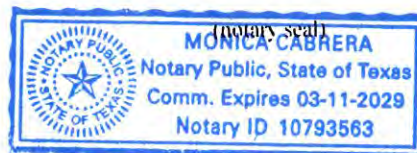
\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of Texas  
County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscales,  
on this the 31st day of March, 2026.

[Signature]  
Notary Public in and for Dallas County, Texas





## SITE INFORMATION

N/F: 78 LAVON LP  
STATE HIGHWAY 78 & STATE HIGHWAY 205, LAVON, TEXAS 75166  
APN: 279652  
LOT 2R, 6.133 SQ. FEET, OR 0.600 ACRES ±  
LOT 3: 34.108 SQ. FEET, OR 0.783 ACRES ±  
TOTAL AREA: 60.241 ± SQUARE FEET, OR 1.383 ± ACRES

## REFERENCE DOCUMENTS

- 1) FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION - VOLUME 2019, PAGE 257
- 2) UTILITY EASEMENT AGREEMENT - VOLUME 5405, PAGE 3098
- 3) MUTUAL ACCESS EASEMENT AGREEMENT - VOLUME 5405, PAGE 3119
- 4) MUTUAL ACCESS EASEMENT AGREEMENT - INSTRUMENT NO. 2007080001091350
- 5) ADDENDUM TO MUTUAL ACCESS EASEMENT AGREEMENT - INSTRUMENT NO. 20070831001219040
- 6) ACCESS, CONSTRUCTION, AND REIMBURSEMENT AGREEMENT - INSTRUMENT NO. 20180521000615220
- 7) SPECIAL WARRANTY DEED - INSTRUMENT NO. 20070831001219060
- 8) EASEMENT AGREEMENT - VOLUME 660, PAGE 612

## OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS 78 LAVON LP, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, IS THE OWNER OF THE HEREIN DESCRIBED PROPERTY TO WIT:

PLAT METES AND BOUNDS DESCRIPTION

BEING A 1.383 ACRE TRACT OF LAND SITUATED IN THE W. H. MOORE SURVEY, ABSTRACT NUMBER 638, LOCATED IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 1.383 ACRE TRACT OF LAND DESCRIBED AS LOT 2, BLOCK 1 IN THE FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION, RECORDED IN VOLUME 2019, PAGE 257, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, ALSO BEING A PORTION OF THE LANDS CONVEYED TO 78 LAVON LP IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20070831001219060, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND MAG-NAIL AND WASHER INSCRIBED "YPASSOCIATES.COM" AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 2, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS SHOWN ON SAID FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, AS SHOWN IN THE PLAT OF LAVON SONIC ADDITION, RECORDED IN INSTRUMENT NO. 2003-0071138, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
1) NORTH 89 DEGREES 03 MINUTES 06 SECONDS WEST A DISTANCE OF 5.22 FEET TO A FOUND MAG-NAIL WITH BROKEN WASHER;  
2) WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5,789.58 FEET, AN ARC LENGTH OF 194.30 FEET, A CHORD BEARING OF NORTH 89 DEGREES 46 MINUTES 08 SECONDS WEST, AND A CHORD LENGTH OF 194.30 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "YPASSOCIATES.COM" AT THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 2, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, AS SHOWN ON SAID FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1, NORTH 00 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 293.44 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "RPLS 4701" BEING THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 11, BLOCK 1, AS SHOWN IN A PLAT OF GRAND HERITAGE CLUB RECORDED IN INSTRUMENT NO. 20060412010001400, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, ALONG SAID SOUTHERLY LINE OF THE GRAND HERITAGE CLUB ADDITION, SOUTH 88 DEGREES 37 MINUTES 30 SECONDS EAST A DISTANCE OF 211.82 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "RPLS 4701" AT THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 1 OF LAVON SONIC ADDITION;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 01 DEGREES 15 MINUTES 52 SECONDS WEST A DISTANCE OF 288.36 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN AN AREA OF 60.241 SQUARE FEET, OR 1.383 ACRES, MORE OR LESS

## OWNER DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 78 LAVON LP DOES HEREBY ADOPT THIS SUBDIVISION PLAT OF LOTS 2R AND 3, OF LAVON 7-ELEVEN SUBDIVISION, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF-WAY AND EASEMENTS SHOWN HEREON.

EXECUTED AT LAVON, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

78 LAVON LP  
A TEXAS LIMITED PARTNERSHIP

BY: \_\_\_\_\_  
(OWNER'S SIGNATURE)

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS  
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_,

20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_

## BEAR CREEK SPECIAL UTILITY DISTRICT DEDICATION

ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF WORKING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE OF MANHOLES, CLEANOUTS, FIRE HYDRANTS, WATER SERVICES AND WASTEWATER SERVICES FROM THE MAIN TO THE CURB OF PAVEMENT LINE.

1) ALL WATER SYSTEMS ARE OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD) AND ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD'S SPECIFICATIONS AND GENERAL NOTES

2) THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN ARE DEDICATED FOR THE PUBLIC USE, INCLUDING SPECIFICALLY FOR THE CITY OF LAVON OR BEAR CREEK SPECIAL UTILITY DISTRICT FOREVER FOR THE PURPOSES INDICATED ON THE PLAT.

3) THE CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT ARE NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.

4) UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES AS BEING SUBORDINATE TO THE PUBLIC AND CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT.

5) THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND REPAIR ANY PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

6) THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, RESPECTIVE SYSTEMS WITHOUT THE NECESSITY, AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

7) ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF LAVON UNLESS SAID MODIFICATIONS PERTAIN TO BEAR CREEK SPECIAL UTILITY DISTRICT FACILITIES, AT WHICH TIME BEAR CREEK SPECIAL UTILITY DISTRICT SHALL ALSO REVIEW AND APPROVE.

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)

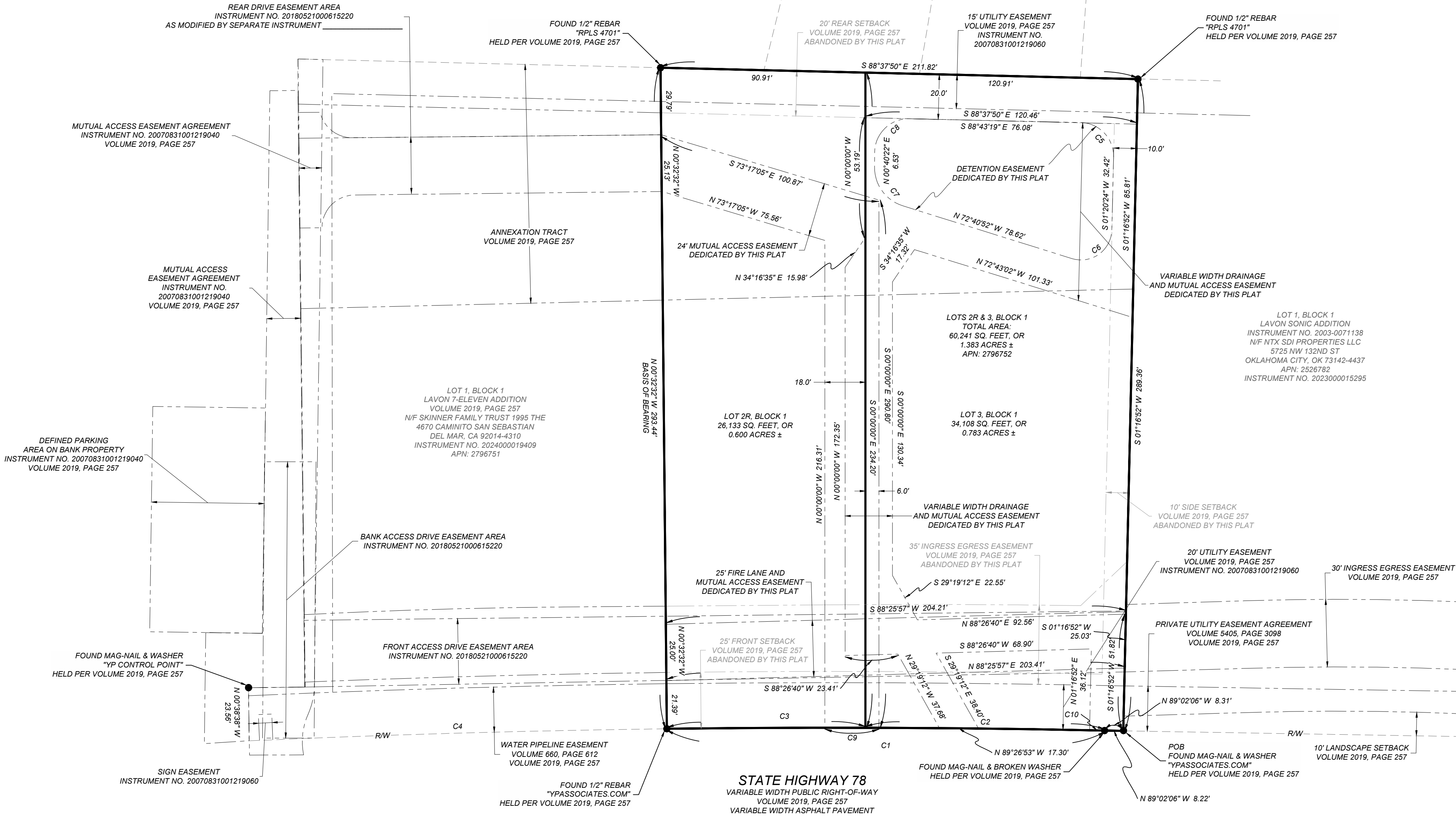
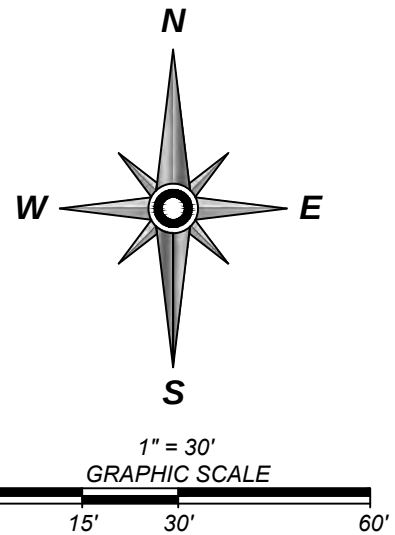
BY: \_\_\_\_\_  
(PRINTED NAME)

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS AND CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRICT FOR THIS DEVELOPMENT.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_



### CURVE TABLE

| CURVE | RADIUS    | ARC LENGTH | CHORD BEARING | CHORD LENGTH | DELTA ANGLE |
|-------|-----------|------------|---------------|--------------|-------------|
| C1    | 5,789.58' | 194.30'    | N 89°48'09"   | 194.30'      | 01°55'22"   |
| C2    | 5,789.58' | 106.19'    | N 89°20'09"   | 106.19'      | 01°55'22"   |
| C3    | 5,789.58' | 86.11"     | S 89°42'17"E  | 86.11"       | 02°52'19"   |
| C4    | 5,789.58' | 185.39'    | S 88°21'07"W  | 185.39'      | 01°50'05"   |
| C5    | 14.91'    | 23.44'     | S 43°12'27"E  | 21.10'       | 90°03'44"   |
| C6    | 13.65'    | 25.57'     | S 54°09'18"W  | 21.75'       | 105°37'46"  |
| C7    | 17.95'    | 22.98'     | N 36°00'14"E  | 21.44'       | 73°21'13"   |
| C8    | 15.00'    | 22.02'     | S 32°02'17"E  | 21.32'       | 90°09'19"   |
| C9    | 5,789.58' | 24.00'     | N 88°55'05"W  | 24.00'       | 01°14'15"   |
| C10   | 4,857.11' | 6.69'      | N 88°50'19"W  | 6.69'        | 0°04'44"    |

### LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- N/F NOW OR FORMERLY
- EASEMENT LINE
- - - - - ADJOINING LOT LINE

| DATE       | REVISION HISTORY | BY |
|------------|------------------|----|
| 02/09/2026 | CLIENT COMMENTS  | CW |
| 03/10/2026 | CLIENT COMMENTS  | CW |
| 05/14/2026 | CLIENT COMMENTS  | CW |
| 05/18/2026 | CLIENT COMMENTS  | CW |
| 06/22/2026 | CLIENT COMMENTS  | CW |
| 06/30/2026 | CLIENT COMMENTS  | CW |

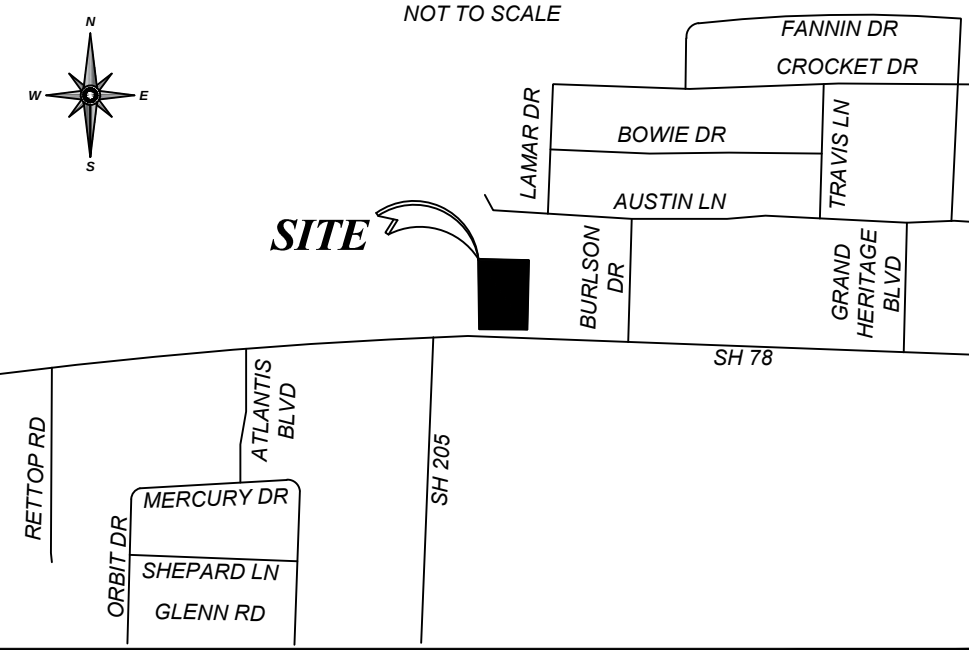
**BLEW**  
Surveying | Engineering | Environmental

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051

OFFICE: 817.591.7720 FAX: 479.582.1883

WWW.BLEWINC.COM

### VICINITY MAP



### MISCELLANEOUS NOTES

1. COMPLETED FIELD WORK WAS NOVEMBER 26, 2025.
2. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
3. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
4. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DEVOTED AS 500°32'32\"/>

### PLAT APPROVAL

RECOMMENDED FOR APPROVAL:

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF LAVON

APPROVED FOR CONSTRUCTION

DATE: \_\_\_\_\_  
MAYOR, CITY OF LAVON, TEXAS

DATE: \_\_\_\_\_  
MAYOR, CITY OF LAVON, TEXAS

DATE: \_\_\_\_\_  
MAYOR, CITY OF LAVON, TEXAS

DATE: \_\_\_\_\_  
MAYOR, CITY OF LAVON, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LAVON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING SUBDIVISION PLAT OF LOT 2, BLOCK 1, LAVON 7-ELEVEN SUBDIVISION OR ADDITION TO THE CITY OF LAVON WAS SUBMITTED TO THE CITY COUNCIL ON THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS OR HER NAME AS HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CITY SECRETARY, CITY OF LAVON, TEXAS

### SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF NOVEMBER, 2025.

ROBERT J. WINNICKI  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051  
STATE OF TEXAS  
TEXAS FIRM REGISTRATION NO. 10194275

STATE OF TEXAS -  
COUNTY OF COLLIN -

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT J. WINNICKI, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**REPLAT**  
**LOTS 2R & 3, BLOCK 1**  
**LAVON 7-ELEVEN ADDITION**  
1.383 ACRES  
BEING A REPLAT OF LOT 2, BLOCK 1,  
LAVON 7-ELEVEN ADDITION

SURVEYOR JOB NUMBER:

25-10670.03

SURVEY REVIEWED BY:

KAF

SURVEY PREPARED FOR:

CITADEL DEVELOPMENT

OWNER:

LAVON LP - 5949 SHERRY LANE, SUITE 960, DALLAS, TEXAS 75225

SURVEY DRAWN BY:

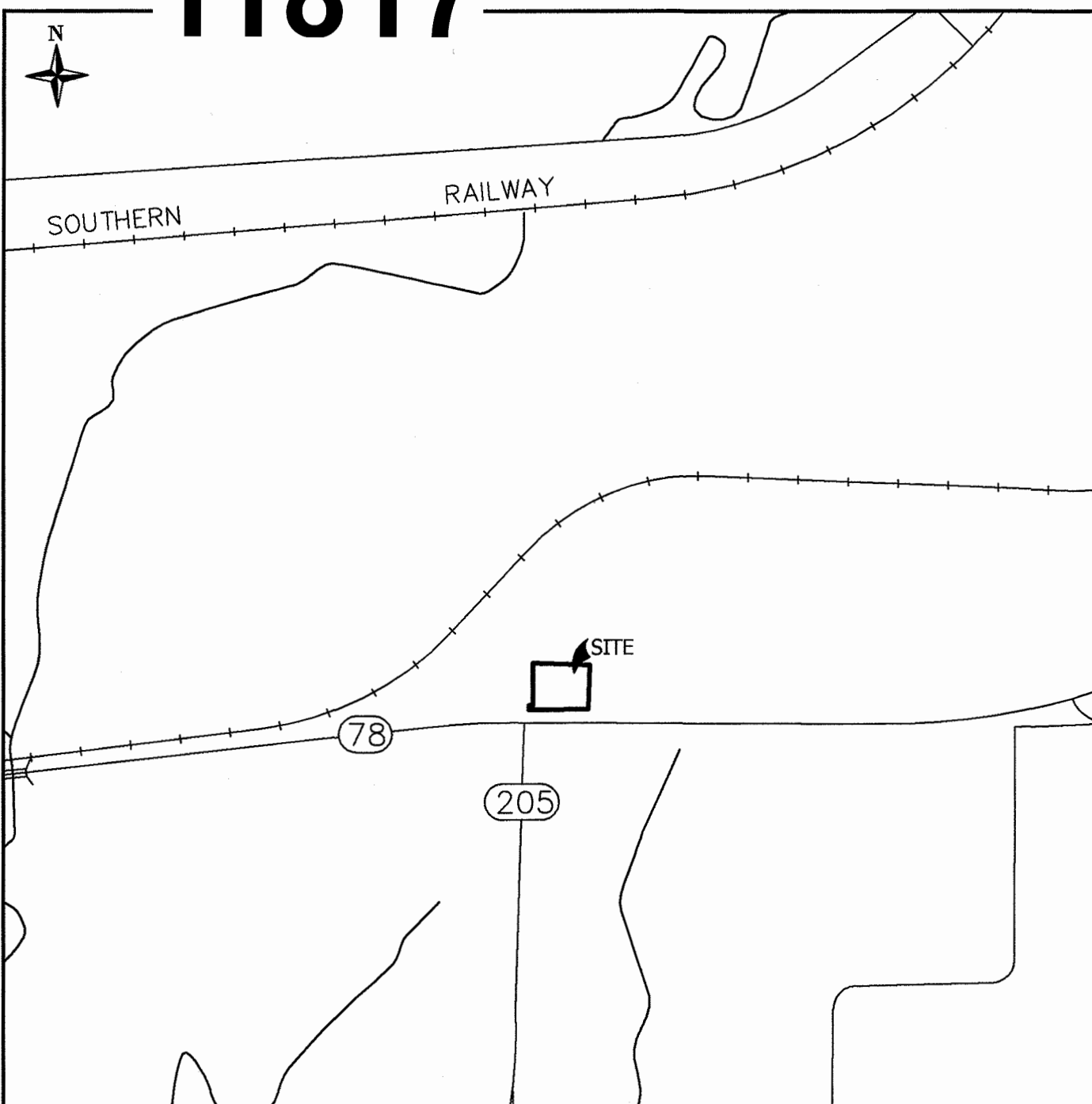
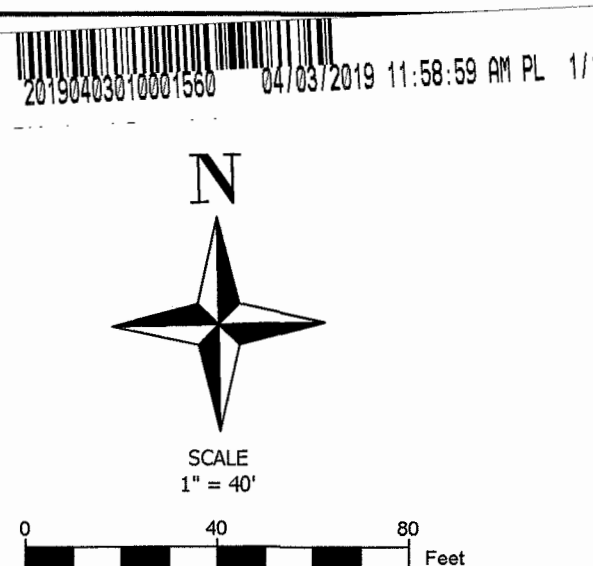
CW - 02/05/2026

SHEET:

1 OF 1



11817

VICINITY MAP  
1" = 1,000'

## LINE TYPE LEGEND

|        |                                                |
|--------|------------------------------------------------|
| —      | BOUNDARY LINE                                  |
| - - -  | EASEMENT LINE                                  |
| OPRCCT | OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS |
| ( )    | DEED OR PLAT CALL                              |

FROM:  
R-6638-002-0280-1 / 1.109 AC  
R-6638-002-0040-1 / 1.45 AC  
FOR TAX YEAR 2020

## OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS KCH LAVON, LLC, and 78 LAVON, LP acting by and through the undersigned, their duly authorized agent, are the owners of the herein described property to wit:

## PLAT METES AND BOUNDS DESCRIPTION

BEING a 2.492 acre tract of land situated in the W. H. Moore Survey, Abstract Number 638, located in the City of Lavon, Texas, Collin County, Texas, and being all of a called 2.239 acre tract of land described as "LAVON I TRACT" and part of a called 0.32 acre tract of land described as "LAVON II TRACT" in the Special Warranty Deed to 78 Lavon, LP, recorded in Instrument Number 20070831001219060, Official Public Records, Collin County, Texas (OPRCCT);

BEGINNING at a found 1/2" iron rod at the northeast corner of said LAVON I TRACT and at the northwest corner of Lot 1, Block 1, Lavon Sonic Addition, an addition to the City of Lavon, Recorded in Instrument Number 2003-0071138, OPRCCT;

THENCE South 01 degrees 15 minutes 55 seconds West, with the east line of said LAVON TRACT I and west line of said Lavon Sonic Addition, a distance of 289.36 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the intersection of said east and west line with the north right-of-way line of State Highway No. 78 (variable width right-of-way);

THENCE North 89 degrees 03 minutes 03 seconds West, with the north right-of-way line of said State Highway No. 78, a distance of 8.22 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the beginning of a curve to the left having a radius of 5,789.58 feet and whose chord bears South 89 degrees 17 minutes 51 seconds West, a distance of 379.63 feet;

THENCE southwesterly, continuing with the north right-of-way line of said State Highway No. 78, along said curve to the left through a central angle of 03 degrees 45 minutes 27 seconds and an arc length of 379.70 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the intersection of the west line of said LAVON II TRACT with the north right-of-way line of said State Highway No. 78, from which a found 5/8" iron rod with TXDOT Aluminum Cap is an arc length of 223.88 feet along the extended said curve to the left;

THENCE North 00 degrees 39 minutes 35 seconds West, with the west line of said LAVON II TRACT, a distance of 23.56 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at an ell corner of said LAVON II TRACT;

THENCE North 89 degrees 19 minutes 04 seconds East, with the north line of said LAVON II TRACT, a distance of 24.94 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said LAVON II TRACT, from which a found disturbed 1/2" iron rod bears North 30 degrees 43 minutes West, a distance of 0.4 feet;

THENCE North 00 degrees 40 minutes 05 second West, with the west line of said LAVON II TRACT, passing at a distance of 48.41 feet a found 5/8" iron rod at the northeast corner of said LAVON II TRACT and the northwest corner of said LAVON I TRACT, continuing with the north line of said LAVON I TRACT, a total distance of 372.90 feet to the POINT OF BEGINNING and containing 2.492 acres, or 108,567 square feet of land, more or less.

## OWNER DEDICATION

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That KCH LAVON, LLC, does hereby adopt this plat of Lots 1 & 2, Block 1, of Lavon 7-Eleven Addition, in the City of Lavon, Collin County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Lavon, Texas, this 21 day of March, 2019.

KCH LAVON, LLC

a Texas limited liability company

By:

Brian Jason Keen  
Manager

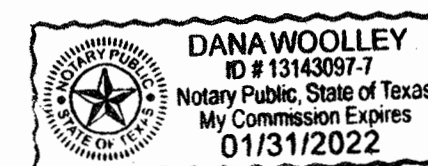
STATE OF TEXAS §

COUNTY OF COLLIN § TARRANT

Before Me, the undersigned authority, on this day personally appeared Brian Jason Keen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 21 day of March, 2019.

Dana Woolley  
Notary Public in and for the State of Texas



My commission expires 01/31/2022

That 78 LAVON, LP, does hereby adopt this plat of Lots 1 & 2, Block 1, of Lavon 7-Eleven Addition, in the City of Lavon, Collin County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Lavon, Texas, this 26 day of March, 2019.

78 LAVON, LP

a Texas limited partnership

By: C Bar Farm, Inc.

its general partner

By:

Robert Carrozza  
President

STATE OF TEXAS §

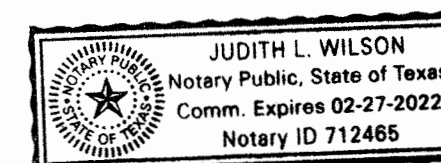
COUNTY OF COLLIN § DALLAS

Before Me, the undersigned authority, on this day personally appeared Robert Carrozza, for 78 LAVON, LP known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 26 day of March, 2019.

Judith L. Wilson  
Notary Public in and for the State of Texas

My commission expires 02/27/2022



# S11817

## FINAL PLAT OF LOTS 1 & 2, BLOCK 1 LAVON 7-ELEVEN ADDITION (2.492 ACRES)

SITUATED IN THE W.H. MOORE SURVEY,  
ABSTRACT 638

CITY OF LAVON  
COLLIN COUNTY, TEXAS

## OWNER:

KCH LAVON, LLC

1211 SOUTH WHITE CHAPEL BLVD.  
SOUTHLAKE, TX 76092

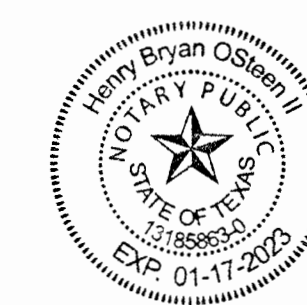
78 LAVON, LP  
2717 ROUTH STREET  
DALLAS, TX 75201

## ENGINEER:

THE DIMENSION GROUP  
10755 SANDHILL ROAD  
DALLAS, TX 75238  
PHONE: 214.343.9400

## SURVEYOR:

YAZEL PEEBLES & ASSOCIATES LLC  
PO BOX 210097  
BEDFORD, TX 76095  
PHONE: 682.233.2030



## Surveyor's Certificate

I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of October, 2017.

Kenneth H. Yazel Jr.  
Registered Professional Land Surveyor No. 6182

STATE OF TEXAS ~  
COUNTY OF COLLIN ~

Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the 20th day of MARCH, 2019.

Notary Public in and for the State of Texas

Recommended for Approval:  
Dale L. Roy  
Chairman, Planning & Zoning Commission  
City of Lavon, Texas  
Date: 6-26-2018

## Approved for Construction

Vicki Sams

Date: 07-17-2018

Mayor, City of Lavon, Texas

Accepted:

Vicki Sams

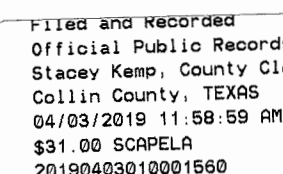
Date: 03-14-2019

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Lavon 7-Eleven Addition to the City of Lavon was submitted to the City Council on the 14 day of March, 2019, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this 02 day of April, AD, 2019.

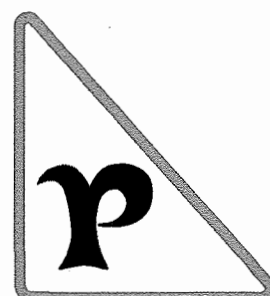
City Secretary, City of Lavon, Texas



Proposed Uses of Land:  
Lot 1 - Gas Station / Convenience Store  
Lot 2 - To Be Determined

## NOTES

1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.



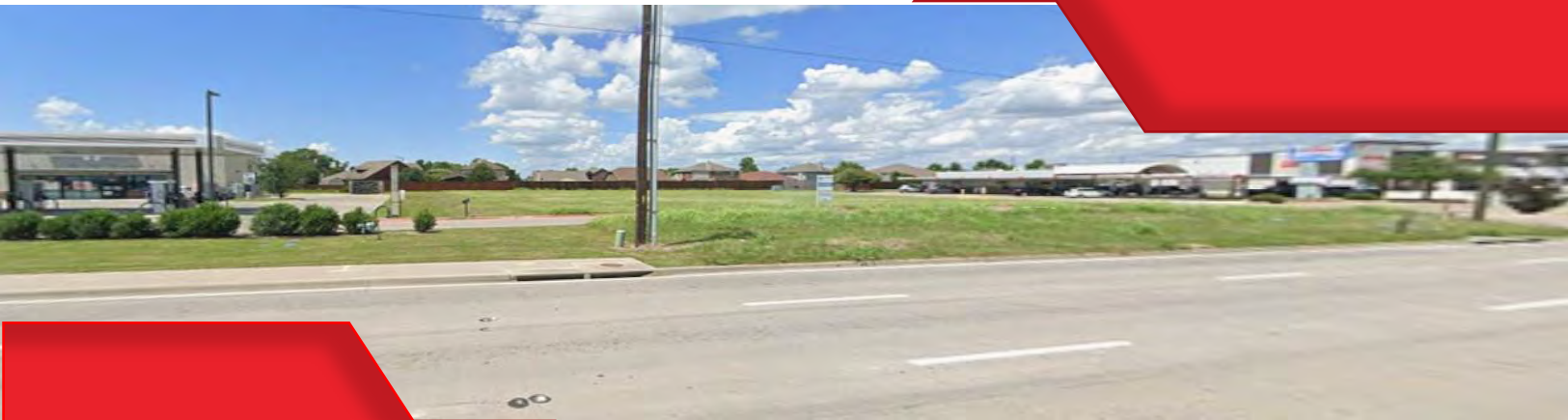
YAZEL PEEBLES & ASSOCIATES LLC  
P.O. Box 210097 682.233.2030 ypassociates.com TRPLS 10194022  
Bedford, TX 76095  
2017-022-009

OCTOBER 18, 2017

PAGE 1 OF 1

## Prepared For:

TOTH & Associates



# Traffic Impact Analysis

Take 5 Oil Change and 7-Brew

963 State Hwy 78, Lavon, TX 75166

July 2026





# **Traffic Impact Analysis**

**Take 5 Oil Change and 7-Brew  
Lavon, Texas**

**Located at:**

963 State Route 78, Lavon, TX 75166

**Prepared by:**

Gradient Systematics, LLC  
603 Munger Avenue, Suite 100  
Dallas, TX 75202

**Contact:**

Shahram “Sam” Bohluli, Ph.D., P.E.  
Executive Vice President  
(972) 926-3480

**July, 2026**

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## Executive Summary

Gradient Systematics, LLC prepared this Traffic Impact Analysis for the proposed Take 5 Oil Change facility located at 963 N State Hwy 78 in Lavon, Texas. The analysis also evaluates the traffic effects of an adjacent 7-Brew coffee shop, which shares driveway access with the proposed facility and surrounding commercial uses. The proposed Take 5 facility includes approximately 1,700 square feet with three service bays, while the 7-Brew coffee shop is assumed to include approximately 1,500 square feet and share access with the proposed and adjacent commercial uses. The study evaluates the potential traffic impacts of the development on the surrounding roadway network, including N State Hwy 78, SH 205, Burleson Drive, Grand Heritage Boulevard, Endeavour Boulevard, and the proposed site driveways.

Existing traffic conditions were established using available traffic counts and roadway data, and future conditions were evaluated for opening year 2027 and horizon year 2032. A conservative 5 percent annual background growth rate was applied to account for continued regional growth along the SH 78 corridor. Trip generation was developed using the ITE Trip Generation Manual, 11th Edition, with pass-by reductions applied where appropriate. The site traffic was then distributed through the study network based on existing travel patterns and the surrounding roadway configuration.

The analysis indicates that the proposed development will add a limited number of net new trips to the surrounding roadway network relative to existing and projected background traffic volumes. The Take 5 Oil Change component is projected to generate approximately 72 net new external daily trips, while the 7-Brew component is projected to generate approximately 27 net new external daily trips after accounting for pass-by traffic. For driveway and queue evaluation, gross driveway demand was also reviewed to confirm that internal circulation and drive-through storage can accommodate peak activity without creating spillback to SH 78.

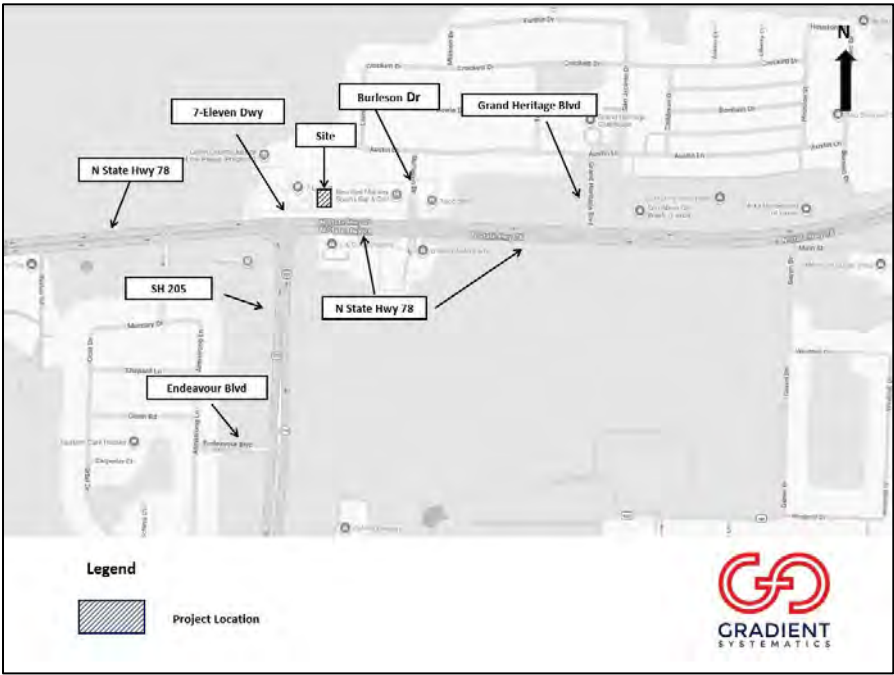
Traffic operations were evaluated using Synchro in accordance with Highway Capacity Manual methodology. The results indicate that the project-generated traffic does not materially degrade overall study area operations. Most major street and through movements are expected to operate at acceptable levels of service. The operational deficiencies identified in the analysis are primarily attributable to projected background traffic growth rather than the proposed development.



## 1 Introduction

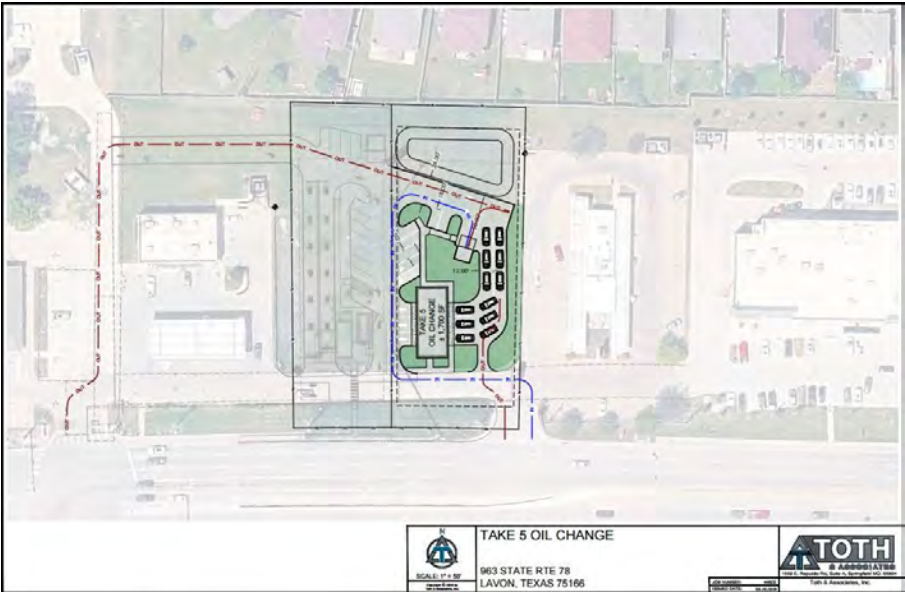
Gradient Systematics, LLC (GSC) has prepared this Traffic Impact Analysis (TIA) on behalf of Toth and Associates (Client) for submittal to the City of Lavon. The purpose of this study is to evaluate the potential traffic impacts of a proposed Take 5 Oil Change facility located at 963 N State Hwy 78, Lavon, Texas 75166. The proposed development is anticipated to begin operations in 2027. In addition to the oil change service, the study analyzes the impact of the 7-brew coffee shop behind the Take 5 location, which has an approximate gross floor area of 1500 square feet and shares driveways with existing facilities and the proposed oil change service.

The proposed oil change facility has a gross floor area of approximately 1,700 square feet, comprising three service bays and a vehicle queuing area. The site is situated among existing commercial and medical uses, including a 7-Eleven gas station/convenience store, several food establishments, and Integrity Urgent Care, along with nearby residential areas. These adjacent uses are served by existing driveways providing access to and from N State Hwy 78. The proposed Take 5 facility will utilize two of these existing driveways: one connecting directly to N State Hwy 78 on the east side, and a second connecting to the intersection of N State Hwy 78 and SH 205. The location of the proposed development and adjacent driveways is shown in **Figure 1-1**, and a conceptual site plan is presented in **Figure 1-2**. Additionally, **Figure 1-3** illustrates the location and accessibility of the 7-Brew shop.



Source: Gradient Systematics

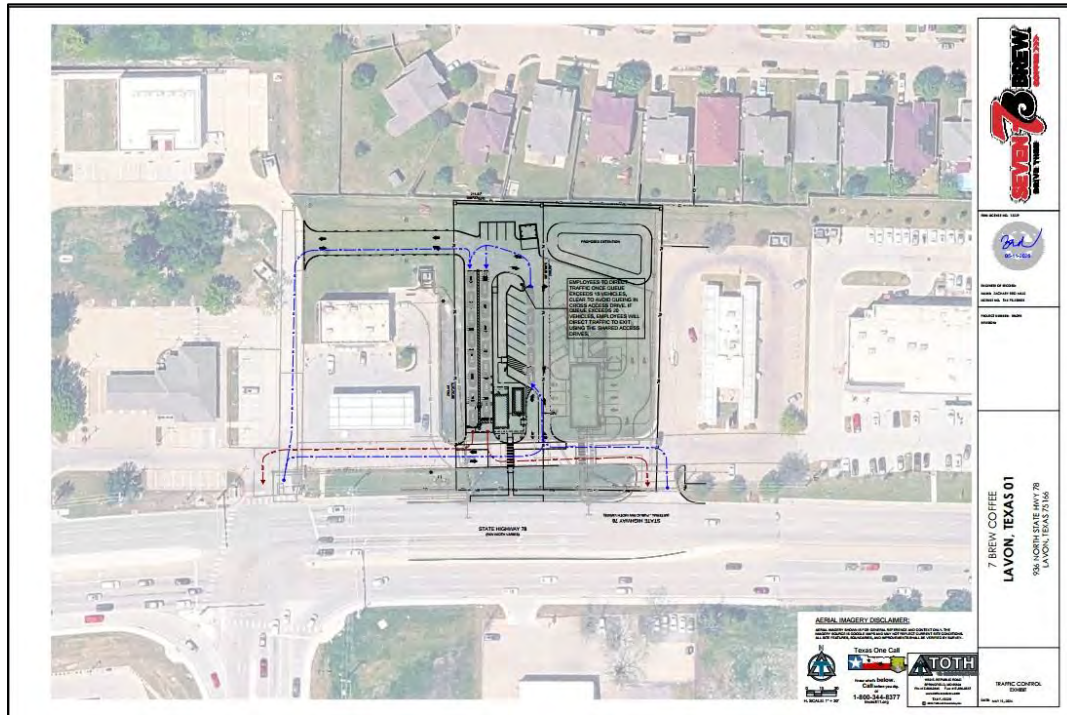
Figure 1-1. Site Location



Source: Gradient Systematics

Figure 1-2. Project Site Plan





Source: Gradient Systematics

Figure 1-3. 7-Brew development location and accessibility

This report documents the traffic impact of the proposed development on the surrounding roadway network and is organized into the following sections:

- **Existing Conditions:** Describes the surrounding roadway network, and traffic volumes based on recent traffic counts.
- **Future No Build:** Presents background traffic growth rates, identifies planned nearby developments and roadway improvements, and projects future background traffic volumes.
- **Future Built Condition:** Estimates trip generation for the proposed development, establishes directional distribution of site traffic, and projects future site-generated volumes.
- **Traffic Operations Analysis:** Analyzes traffic operations under existing, future background, and future total (background plus site) conditions.
- **Site Driveway Analysis:** Evaluates the proposed site driveways for compliance with City of Lavon and TxDOT requirements.
- **Mitigation Plan:** Identifies recommended operational and geometric improvements to address future traffic conditions at the study intersections.

**Conclusions:** Summarizes the findings and provides recommendations for mitigation measures as necessary.

July 10, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1  
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated July 6, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

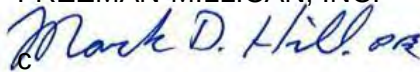
1. The existing drainage facility for the adjacent 7 Eleven that encroaches near the southwest corner of Lot 2R has been acknowledged by the Developer. No provisions are included in this Plat to address this encroachment (e.g. easement).
2. All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised 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.

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

Sincerely,  
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - RePlat - Rev 3.docx

July 1, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1  
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated June 30, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

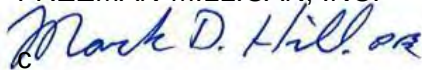
1. The filing information for the Modified Agreement for the rear access should be provided prior to filing of the Replat.
2. The existing drainage facility for the adjacent 7 Eleven that encroaches near the southwest corner of Lot 2R has been acknowledged by the Developer. No provisions are included in this Plat to address this encroachment (e.g. easement).
3. All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised 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.

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

Sincerely,  
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - RePlat - Rev 3.docx

June 29, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Replat Review  
LJA Job No. NTP-40467  
MyGov Submittal: June 22, 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,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style with a large initial "A" and "N".

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

May 26, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1  
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated May 18, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. Civil plans should be provided as part of a Plat review.
2. A Site Plan has been provided and has been reviewed separately.
3. The agreement for the modifications to the rear access area (per the Site Plan) should be shown and the agreement filed with the filing information provided on the Replat.
4. We request a distance from the mutual access easement to the northwest corner be provided.
5. "Fire Lane" should be removed from the mutual access easement on the north side of the property.
6. The existing ingress egress easement should be abandoned per this Plat and replaced with a fire lane and mutual access easement to correlate with the existing/proposed fire lane and address development encroachment into the ingress egress easement.
7. There are existing drainage facilities utilized for Lot 1 within the boundary of Lot 2A. A drainage easement should be provided to encompass those existing drainage improvements.
8. There appears to be an error in the metes & bounds.

This concludes our review of the above referenced revised Replat. Additional review will not be provided until Civil Plans are included. A copy of the Replat, with markups, is attached for your convenience.

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.



Ms. Kim Dobbs  
Lavon 7-Eleven Addition, Replat  
May 26, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - RePlat - Rev 1.docx

May 21, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Replat Review  
LJA Job No. NTP-40467  
Email Submittal: May 19, 2026

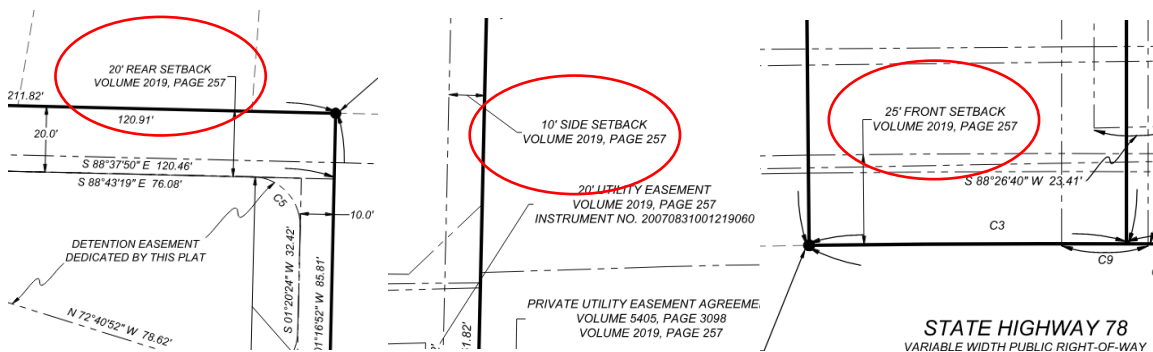
LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

## PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT:** Building Setbacks are regulated by zoning. Revise the Replat to remove all building setbacks.

*Response: Acknowledged. Building setbacks have been removed from the Replat.*

**It appears the Replat still includes building setbacks as shown below. Please revise the Replat to indicate each filed setback is abandoned by this Plat. When the Site Plan is submitted, please ensure these lines and labels are not shown on it.**



2. **REPEAT COMMENT:** Revise the Replat to show all existing and proposed Fire Lanes as required by the Fire Marshal. The existing 24' Cross Access Drive Easement is not in an acceptable configuration on record.

*Response: Acknowledged. The Replat has been revised to show fire lanes as required.*

**Revise the Replat to indicate that the Ingress Egress Easement, is abandoned by this Plat. Revise the Replat to provide and label a 24' Fire Lane and Mutal Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Site Plan, as applicable.**

3. Revise the Replat to add the following Miscellaneous Note per Section §12.07.038 Maintenance and Repair of Stormwater Facilities: "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."
4. Please update any associated Site Plans with these comments and vice versa, as applicable.
5. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper  
Planner at LJA  
Email: [ploper@lja.com](mailto:ploper@lja.com)  
Phone: 703.801.2886  
On behalf of the City of Lavon, TX

Quality check by:



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

May 15, 2026

**Re:** 7 Brew – Lavon, Texas  
Replat Comment Response Letter  
Lavon 7-Eleven Addition, Lot 2, Block 1 – Replat

Dear Mr. Hill:

On behalf of Citadel Development Group, please accept the following responses to the engineering review comments issued by Freeman-Millican, Inc. on April 9, 2026 regarding the above-referenced Replat (dated March 10, 2026) for the 7 Brew project in Lavon, Texas. The revised Replat prepared by Blew & Associates, Inc. (Surveyor Job No. 25-10670.03) is submitted concurrently with this letter. Responses to each comment are provided below.

#### **ENGINEERING COMMENT RESPONSES**

---

**Comment 1:** Civil plans should be provided as part of a Plat review.

**Response:** Recommendation acknowledged. The civil engineer of record is currently finalizing the civil plan set for the 7 Brew development.

**Comment 2:** A Site Plan has been provided and has been reviewed separately.

**Response:** Acknowledged. No action required.

**Comment 3:** The plat includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Addition Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.

**Response:** Acknowledged. Clarification provided separately on May 5<sup>th</sup>, 2026.

**Comment 4:** Based upon the submitted Site Plan, an additional drainage easement will need to be provided for Lot 2A to connect to the proposed detention pond in Lot 2B.

**Response:** Acknowledged. A Drainage Easement has been added to the revised Replat extending from Lot 2R (formerly Lot 2A) to connect to the proposed Detention Easement on Lot 3 (formerly Lot 2B).

**Comment 5:** There is existing drainage facilities utilized for Lot 1 within the boundary of Lot 2A. A drainage easement should be provided to encompass those existing drainage improvements.

**Response:** Recommendation acknowledged.

**Comment 6:** There appears to be an error in the metes & bounds.

**Response:** Received. Error will be addressed accordingly once described.

**Comment 7:** The "Bear Creek Special Utility District Dedication" appears to be general in nature and not specific to BCSUD. The title should be Owner's dedication or similar.

**Response:** Received. Dedication language was derived directly from Bear Creek SUD recommendation.

**Comment 8:** A separate BCSUD signature block should be provided.

**Response:** Acknowledged. Signature block has been added.

Sincerely,

**Citadel Development Group**



May 15, 2026

**Re:** 7 Brew – Lavon, Texas  
Replat Comment Response Letter  
LJA Job No. NTP-40467

Dear Mr. Loper:

On behalf of Citadel Development Group, please accept the following responses to the Planning + Design Comments issued by LJA Engineering, Inc. on April 8, 2026 regarding the above-referenced Replat for the 7 Brew project in Lavon, Texas. The revised Replat prepared by Blew & Associates, Inc. (Surveyor Job No. 25-10670.03) is submitted concurrently with this letter. Responses to each comment are provided below.

#### **PLANNING + DESIGN COMMENT RESPONSES**

---

**Comment 1:** The Miscellaneous Notes do not clearly state the reason for the Replat. Revise the Replat to include the purpose of the Replat in the Miscellaneous Notes.

**Response:** Acknowledged. The Miscellaneous Notes have been revised to include a clear statement of the purpose of the Replat.

**Comment 2:** Building Setbacks are regulated by zoning. Revise the Replat to remove all building setbacks.

**Response:** Acknowledged. Building setbacks have been removed from the Replat.

**Comment 3:** The Title Block is shown as a "SUBDIVISION PLAT." Remove the Plat Title information from the top of the sheet, and place a Title Block that reflects the following on the bottom right of the sheet: REPLAT / LOTS 2R & 3, BLOCK 1 / LAVON 7-ELEVEN ADDITION / 1.383 ACRES / Being A Replat Of Lot 2, Block 1, Lavon 7-Eleven Addition.

**Response:** Acknowledged.

**Comment 4:** Revise the Replat to rename Lot 2A and 2B to "Lot 2R" and "Lot 3."

**Response:** Acknowledged.

**Comment 5:** Revise the Replat to relabel the "24' Cross Access Drive" to a "24' Fire Lane and Mutual Access Easement."

**Response:** Acknowledged. The easement label has been revised from "24' Cross Access Drive" to "24' Fire Lane and Mutual Access Easement" on the revised Replat.

**Comment 6:** Revise the Replat to provide a Drainage Easement extending from Lot 2R to the proposed Detention Easement, on Lot 3, to reflect the proposed drainage shown on the 7-Brew Site Plan.

**Response:** Acknowledged. A Variable Width Drainage and Access Easement has been added to the Replat extending from Lot 2R to the proposed Detention Easement on Lot 3, consistent with the proposed drainage shown on the 7-Brew Site Plan.

**Comment 7:** Revise the Replat to show Fire Lanes as required by the Fire Marshal. The existing 24' Cross Access Drive Easement is not in an acceptable configuration on record.

**Response:** Acknowledged. The Replat has been revised to show fire lanes as required.

**Comment 8:** Revise the Replat to add the owner's name and address near the Title Block located at the bottom right of the Replat.

**Response:** Acknowledged.

**Comment 9:** Please update any associated Site Plans with these comments and vice versa, as applicable.

**Response:** Acknowledged.

**Comment 10:** Revise the Replat to include the Bear Creek Approval Block as shown.

**Response:** Acknowledged..

**Comment 11:** Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

**Response:** Acknowledged.

We trust that the revised Replat and the responses provided above satisfactorily address each of the comments issued. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,

**Citadel Development Group**

May 9, 2026

Preston Loper  
Planner at LJA  
Email: ploper@lja.com  
Phone: 703.801.2886

Re: 7 Brew  
Replat Review  
LJA Job No. NTP-40467

Good morning,

The following comments from the provided planning comments letter have been addressed on the most recently revised survey for the Replat of Lots 2R & 3, Block 1, Lavon 7-Eleven Addition:

- 1.) Acknowledged, building setbacks have been shown as abandoned by the Replat.
- 2.) Acknowledged, the rear drive easement area has been revised to show the easement as modified by job #25-10670.04, and the label revised accordingly.
- 3.) Acknowledged, the requested note has been added to the Miscellaneous Notes.
- 4.) Acknowledged (nothing from Blew)
- 5.) Acknowledged, response letter provided.

May 9, 2026

Mark D. Hill, P.E.  
Consulting City Engineer  
Freeman-Millican, Inc.  
14-503-0555 x115  
mdhill@fmi-dallas.com

Re: Lavon 7-Eleven Addition, Lot 2, Block 1  
Replat

Good morning,

The following comments from the provided engineering comments letter have been addressed on the most recently revised survey for the Replat of Lots 2R & 3, Block 1, Lavon 7-Eleven Addition:

- 1.) Acknowledged, civil plans to be submitted once site plan has achieved staff approval
- 2.) Acknowledged (nothing from Blew)
- 3.) Acknowledged, the rear drive easement area has been revised to show the easement as modified by job #25-10670.04, and the label revised accordingly.
- 4.) Acknowledged, the requested distance has been added to the plat.
- 5.) Acknowledged, "fire lane" has been removed from the specified 24' Mutual Access Easement label.
- 6.) Acknowledged, the specified 35' Ingress Egress Easement has been shown as abandoned by the plat, and the 25' Fire Lane and Mutual Access Easement from the provided CAD file added.
- 7.) Acknowledged (nothing from BLEW- per email from Rhianna Powell, easement for the western neighbor is not being added at this time)
- 8.) Acknowledged, the lot line reference in the last paragraph of the plat description has been corrected.

April 9, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1  
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated March 10, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. Civil plans should be provided as part of a Plat review.
2. A Site Plan has been provided and has been reviewed separately.
3. The plat includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Addition Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.
4. Based upon the submitted Site Plan, an additional drainage easement will need to be provided for Lot 2A to connect to the proposed detention pond in Lot 2B.
5. There are existing drainage facilities utilized for Lot 1 within the boundary of Lot 2A. A drainage easement should be provided to encompass those existing drainage improvements.
6. There appears to be an error in the metes & bounds.
7. The "Bear Creek Special Utility District Dedication" appears to be general in nature and not specific to BCSUD. The title should be Owner's dedication or similar.
8. A separate BCSUD signature block should be provided.

This concludes our review of the above referenced Replat. Additional review will not be provided until Civil Plans are included. A copy of the Replat, with markups, is attached for your convenience.

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.



Ms. Kim Dobbs  
Lavon 7-Eleven Addition, Replat  
April 9, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - RePlat - Rev 0.docx

April 8, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Replat Review  
LJA Job No. NTP-40467  
MyGov Submittal: April 7, 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**

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1. The Miscellaneous Notes do not clearly state the reason for the Replat. Revise the Replat to include the purpose of the Replat in the Miscellaneous Notes.
2. Building Setbacks are regulated by zoning. Revise the Replat to remove all building setbacks.
3. The Title Block is shown as a "SUBDIVISION PLAT." Remove the Plat Title information from the top of the sheet, and place a Title Block that reflects the following on the bottom right of the sheet.

REPLAT  
LOTS 2R & 3, BLOCK 1  
LAVON 7-ELEVEN ADDITION  
1.383 ACRES  
Being A Replat Of Lot 2, Block 1, Lavon 7-Eleven Addition

4. Revise the Replat to rename Lot 2A and 2B to "Lot 2R" and "Lot 3."
5. Revise the Replat to relabel the "24' Cross Access Drive" to a "24' Fire Lane and Mutual Access Easement."
6. Revise the Replat to provide a Drainage Easement extending from Lot 2R to the proposed Detention Easement, on Lot 3, to reflect the proposed drainage shown on the 7-Brew Site Plan.
7. Revise the Replat to show all existing and proposed Fire Lanes as required by the Fire Marshal. The existing 24' Cross Access Drive Easement is not in an acceptable configuration on record.

8. Revise the Replat to add the owner's name and address near the Title Block located at the bottom right of the Replat.
9. Please update any associated Site Plans with these comments and vice versa, as applicable.
10. Revise the Replat to include the Bear Creek Approval Block as shown below.

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS AND  
CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRICT  
FOR THIS DEVELOPMENT.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

11. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper  
Planner at LJA  
Email: [ploper@lja.com](mailto:ploper@lja.com)  
Phone: 703.801.2886  
On behalf of the City of Lavon, TX

Quality check by:



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



## CITY OF LAVON Agenda Brief

**MEETING:** August 6, 2026

**ITEM:** 5 - F

---

**Item:**

CONSENT AGENDA

Approve the final plat of the Flex Industrial Park Addition consisting of two commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to final approval of the city engineer.

Application Information

**Owner(s):** Mark D. Jenkins  
Jenkins-Watkins Properties, LLC

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

**Location:** North of and adjacent to 17253 FM 2755

**Description:** Approximately 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052)

**Current Zoning:** NONE in the extraterritorial jurisdiction (ETJ)

**Request:** Final Plat

Background

The applicant is seeking approval of the final plat of a subdivision consisting of two commercial lots and a common area lot on 30.039 acres. The project is proposed to be developed in multiple phases. There is no zoning applicable as the property is in the ETJ and permitting will be done at Collin County. The preliminary plat was approved on July 7, 2026.

**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 final plat is prepared in accordance with the City's Subdivision Ordinance.

#### Water

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

#### Sewer

The development will be served by on-site sewage facilities (OSSF) permitted through Collin County.

#### Roads

There are two access points on FM 2755 and no internal roads.

#### Parks and Trails

None. A common area could potentially be activated or improved but is not programmed at this time.

#### Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer.

#### ***Planning and Zoning Commission Report:***

**MOTION: RECOMMEND APPROVAL OF THE FLEX INDUSTRIAL PARK ADDITION CONSISTING OF TWO COMMERCIAL LOTS ON 30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, NORTH OF AND ADJACENT TO 17253 FM 2755 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER APPROVAL.**

**MOTION MADE: NABORS**

**SECONDED: VALLEJO**

**APPROVED: UNANIMOUS (Absent: McClendon, Clifton)**

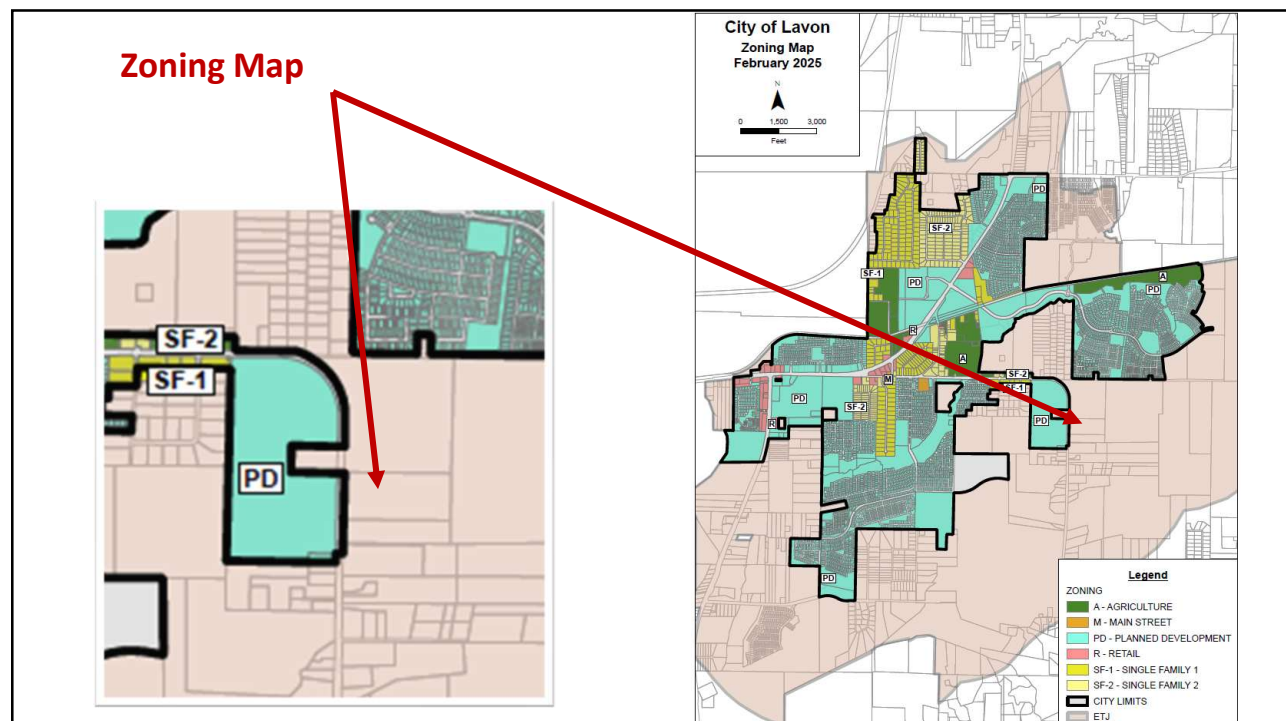
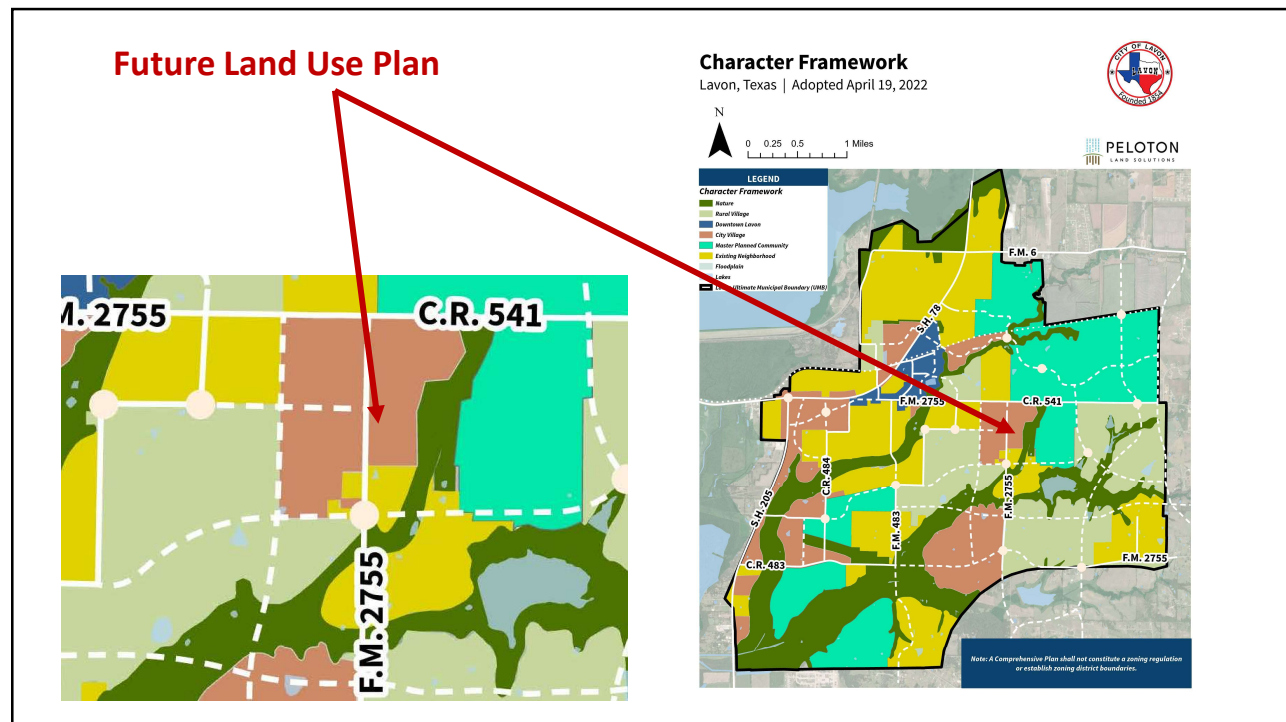
#### ***Staff Notes:***

The application and plans generally satisfy the criteria for approval.

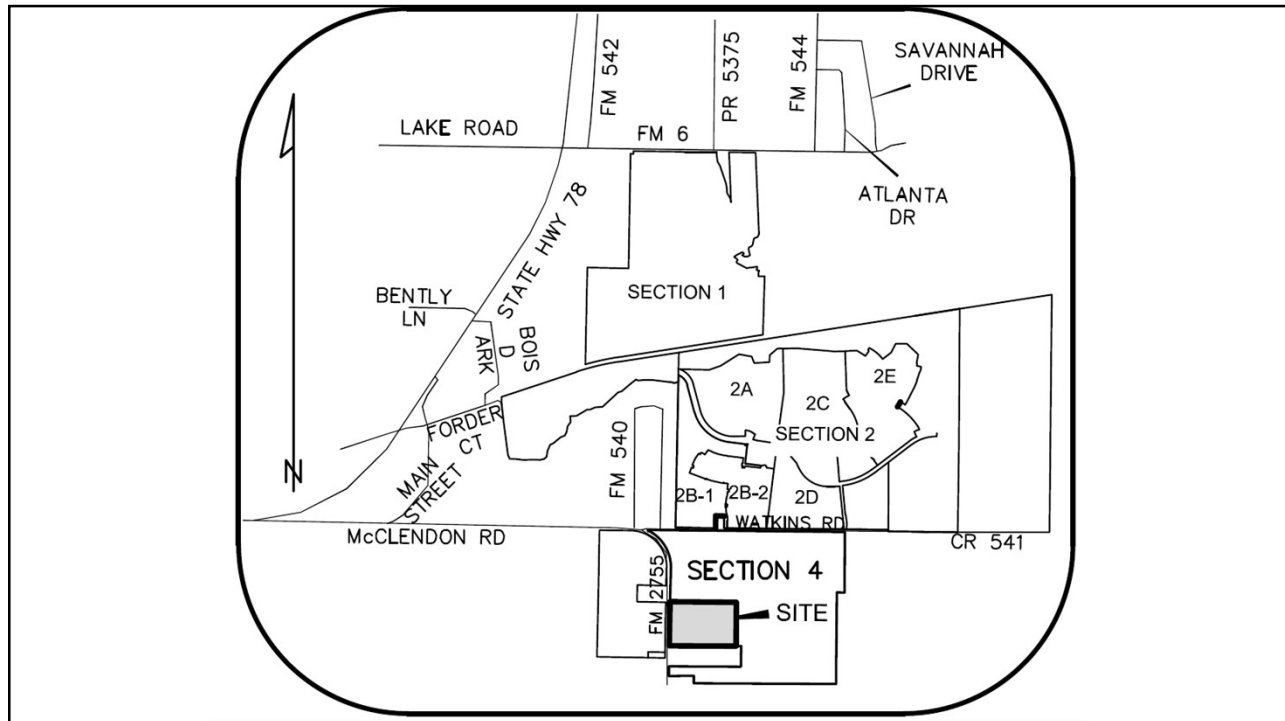
Conditional approval is recommended subject to the final approval of the civil plans by the city engineer.

**Attachments:**

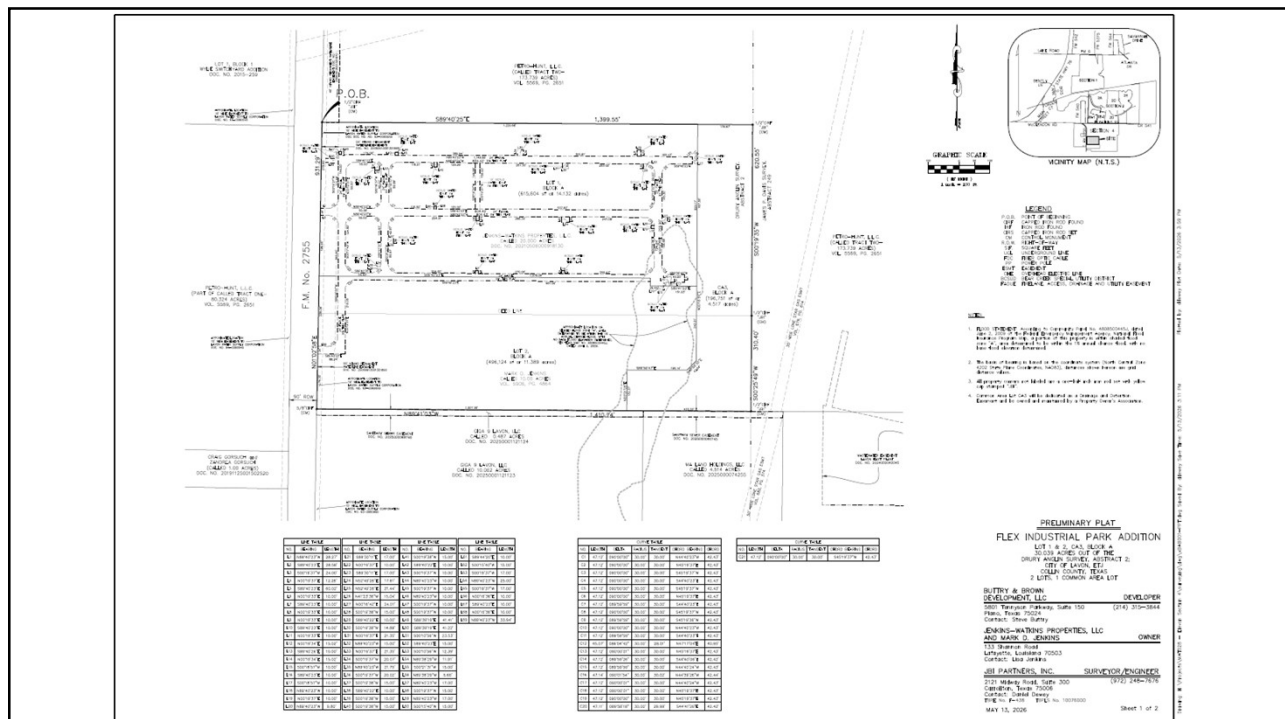
1. Location Exhibits
2. Application and plat
3. Planning and engineering correspondence







58



59

LOT 1, BLOCK 1  
WYLIE SWITCHYARD ADDITION  
DOC. NO. 2015-259

APPROXIMATE LOCATION  
15' WIDE EASEMENT TO  
LAVON WATER SUPPLY CORPORATION  
DOC. NO. 94-009645

APPROXIMATE LOCATION  
15' WIDE EASEMENT TO  
LAVON WATER SUPPLY CORPORATION  
DOC. NO. 93-008950

55' NTWD PERMANENT  
WATERLINE EASEMENT  
DOC. NO. 20060913001321890

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PETRO-HUNT, L.L.C.  
(CALLED TRACT TWO-  
173.739 ACRES)  
VOL. 5569, PG. 2651

JENKINS-WATKINS PROPERTIES, L.L.C.  
CALLED 20.000 ACRES  
DOC. NO. 20210506000918130

PETRO-HUNT, L.L.C.  
(PART OF CALLED TRACT ONE-  
80.324 ACRES)  
VOL. 5569, PG. 2651

APPROXIMATE LOCATION  
15' WIDE EASEMENT TO  
LAVON WATER SUPPLY CORPORATION  
DOC. NO. 94-009645

APPROXIMATE LOCATION  
15' WIDE EASEMENT TO  
LAVON WATER SUPPLY CORPORATION  
DOC. NO. 93-008950

CRAIG GORSUCH and  
ZANDREA GORSUCH  
(CALLED 1.00 ACRES)  
DOC. NO. 20191125001502520

SANITARY SEWER EASEMENT  
DOC. NO. 2025000089746

GIGA 9 LAVON, LLC  
CALLED 0.487 ACRES  
DOC. NO. 20250001121124

GIGA 9 LAVON, LLC  
CALLED 10.062 ACRES  
DOC. NO. 20250001121123

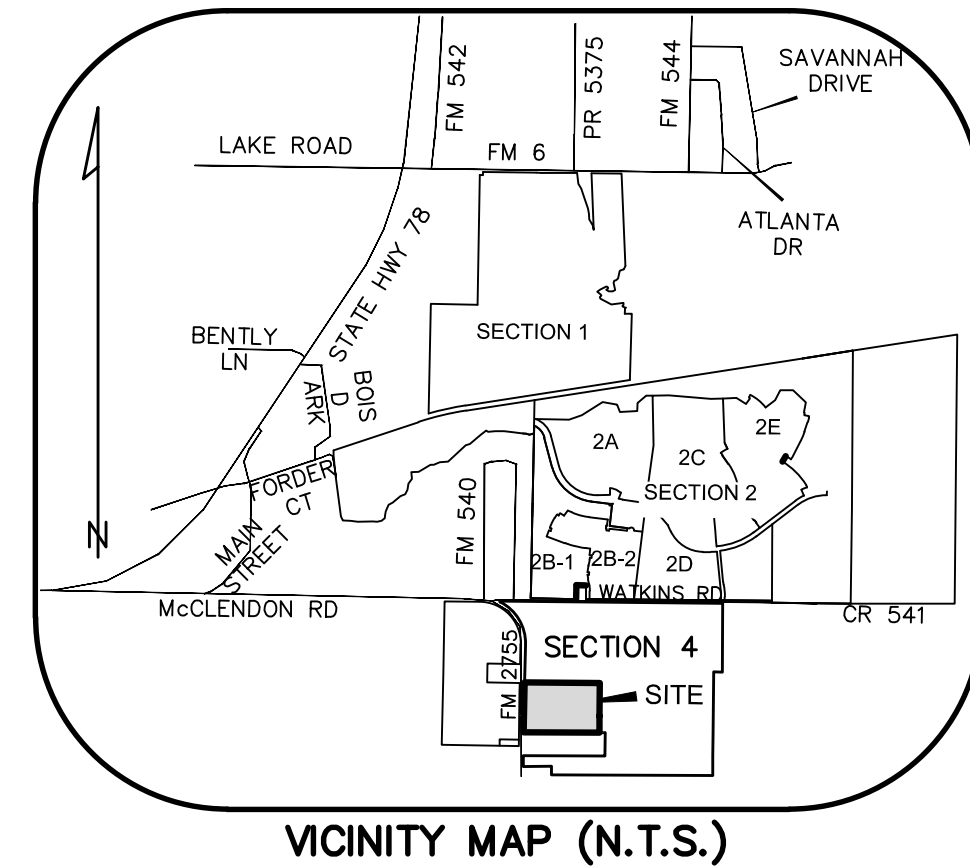
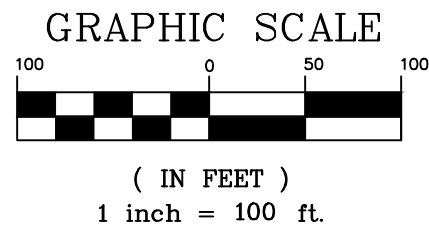
MA LAND HOLDINGS, LLC  
CALLED 4.514 ACRES  
DOC. NO. 2025000074255

WASTEWATER EASEMENT  
LAVON EAST PLANT  
DOC. NO. 2024000042045

APPROXIMATE LOCATION  
15' WIDE EASEMENT TO  
LAVON WATER SUPPLY CORPORATION  
DOC. NO. 93-008950

| LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        | LINE TABLE |             |        |
|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|------------|-------------|--------|
| NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH | NO.        | BEARING     | LENGTH |
| L1         | N89°40'23"W | 28.40' | L21        | S89°30'11"E | 17.00' | L41        | S00°19'38"W | 15.00' | L61        | S89°44'20"E | 10.00' |
| L2         | S89°40'23"E | 28.70' | L22        | N00°19'37"E | 10.00' | L42        | S89°40'22"E | 10.00' | L62        | S00°15'40"W | 15.00' |
| L3         | S00°19'37"W | 24.00' | L23        | S89°30'11"E | 17.00' | L43        | S00°19'37"W | 10.00' | L63        | S00°19'37"W | 17.00' |
| L4         | N00°19'37"E | 12.26' | L24        | N52°49'26"E | 17.61' | L44        | N89°40'23"W | 10.00' | L64        | N89°40'23"W | 25.00' |
| L5         | S89°40'23"E | 60.02' | L25        | N52°49'26"E | 21.44' | L45        | S00°19'37"W | 10.00' | L65        | S00°19'37"W | 17.00' |
| L6         | N00°19'33"E | 10.00' | L26        | N41°23'36"W | 15.04' | L46        | N89°40'23"W | 10.00' | L66        | N00°16'36"E | 10.00' |
| L7         | S89°40'23"E | 10.00' | L27        | N00°16'42"E | 24.01' | L47        | S00°19'37"W | 10.00' | L67        | S89°40'23"E | 10.00' |
| L8         | N00°19'33"E | 10.00' | L28        | S00°19'38"W | 15.00' | L48        | S00°19'37"W | 10.00' | L68        | N00°16'36"E | 10.00' |
| L9         | N00°19'33"E | 10.00' | L29        | S89°40'22"E | 10.00' | L49        | S89°39'19"E | 41.41' | L69        | N89°40'23"W | 34.06' |
| L10        | S89°40'23"E | 10.00' | L30        | S00°19'38"W | 14.89' | L50        | S89°39'19"E | 41.22' | L70        | S00°18'55"W | 11.51' |
| L11        | N00°19'33"E | 10.00' | L31        | N00°19'37"E | 21.35' | L51        | S00°10'56"W | 23.53' |            |             |        |
| L12        | N00°19'34"E | 15.02' | L32        | N89°40'23"W | 15.00' | L52        | S89°40'23"E | 15.00' |            |             |        |
| L13        | S89°40'26"E | 10.00' | L33        | N00°19'37"E | 21.35' | L53        | S00°10'56"W | 12.39' |            |             |        |
| L14        | N00°19'34"E | 15.02' | L34        | S00°19'37"W | 20.07' | L54        | N89°38'29"W | 11.91' |            |             |        |
| L15        | S00°18'57"W | 10.00' | L35        | N89°40'23"W | 21.75' | L55        | S00°21'31"W | 15.00' |            |             |        |
| L16        | S89°40'23"E | 10.00' | L36        | S00°19'37"W | 20.02' | L56        | N89°38'29"W | 5.66'  |            |             |        |
| L17        | S00°18'57"W | 10.00' | L37        | S00°19'38"W | 15.00' | L57        | N89°40'23"W | 17.00' |            |             |        |
| L18        | N89°40'23"W | 10.00' | L38        | S89°40'22"E | 10.00' | L58        | S00°19'37"W | 15.00' |            |             |        |
| L19        | N00°19'37"E | 10.00' | L39        | S00°19'38"W | 15.00' | L59        | N89°40'23"W | 17.00' |            |             |        |
| L20        | N89°40'23"W | 9.80'  | L40        | S00°19'38"W | 15.00' | L60        | S00°15'40"W | 15.00' |            |             |        |

| CURVE TABLE |        |            |        |         |               |
|-------------|--------|------------|--------|---------|---------------|
| NO.         | LENGTH | DELTA      | RADIUS | TANGENT | CHORD BEARING |
| C1          | 47.12' | 090°00'00" | 30.00' | 30.00'  | N44°40'23"W   |
| C2          | 47.12' | 090°00'00" | 30.00' | 30.00'  | N45°19'37"E   |
| C3          | 47.12' | 090°00'00" | 30.00' | 30.00'  | S45°19'37"W   |
| C4          | 47.12' | 090°00'00" | 30.00' | 30.00'  | S44°40'23"E   |
| C5          | 47.12' | 090°00'00" | 30.00' | 30.00'  | S45°19'37"W   |
| C6          | 47.12' | 090°00'00" | 30.00' | 30.00'  | N45°19'37"E   |
| C7          | 47.12' | 089°59'59" | 30.00' | 30.00'  | S44°40'23"E   |
| C8          | 47.12' | 090°00'00" | 30.00' | 30.00'  | S45°19'37"W   |
| C9          | 47.12' | 089°59'59" | 30.00' | 30.00'  | S45°19'36"W   |
| C10         | 47.12' | 090°00'00" | 30.00' | 30.00'  | N44°40'23"W   |
| C11         | 47.12' | 089°59'59" | 30.00' | 30.00'  | S44°40'23"E   |
| C12         | 45.07' | 086°04'42" | 30.00' | 28.01'  | N47°17'04"E   |
| C13         | 47.12' | 090°00'01" | 30.00' | 30.00'  | N45°19'37"E   |
| C14         | 47.12' | 089°59'26" | 30.00' | 30.00'  | S44°40'06"E   |
| C15         | 47.12' | 089°59'59" | 30.00' | 30.00'  | N44°40'24"W   |
| C16         | 47.14' | 090°01'54" | 30.00' | 30.02'  | N44°39'26"W   |
| C17         | 47.12' | 090°00'01" | 30.00' | 30.00'  | N44°40'24"W   |
| C18         | 47.12' | 090°00'01" | 30.00' | 30.00'  | N45°19'37"E   |
| C19         | 47.12' | 090°00'00" | 30.00' | 30.00'  | N45°19'37"E   |
| C20         | 47.11' | 089°58'18" | 30.00' | 29.99'  | S44°41'26"E   |
| C21         | 47.12' | 090°00'00" | 30.00' | 30.00'  | S45°19'37"W   |



- LEGEND**
- P.O.B. POINT OF BEGINNING  
CIRF CAPPED IRON ROD FOUND  
IRF IRON ROD FOUND  
CIRS CAPPED IRON ROD SET  
CM CONTROL MONUMENT  
R.O.W. RIGHT-OF-WAY  
S.F. SQUARE FEET  
UGL UNDERGROUND LINE  
FOC FIBER OPTIC CABLE  
PP POWER POLE  
ESMT EASEMENT  
OHE OVERHEAD ELECTRIC LINE  
BCSUD BEAR CREEK SPECIAL UTILITY DISTRICT  
FADUE FIRELANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- 100-YR PRE-FULLY DEVELOPED FLOODPLAIN AS SHOWN  
IN THE FLOODPLAIN WORKMAP BY HYDROLINK  
ENGINEERING DATED OCTOBER 28, 2025
- 100-YR POST-FULLY DEVELOPED FLOODPLAIN AS SHOWN  
IN THE FLOODPLAIN WORKMAP BY HYDROLINK  
ENGINEERING DATED OCTOBER 28, 2025

- NOTES:**
- FLOOD STATEMENT: According to Community Panel No. 48085C0445J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within shaded flood zone "A", area determined to be within the 1% annual chance flood, with no base flood elevation determined.
  - The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.
  - All property corners not labeled are a one-half inch iron rod set with yellow cap stamped "JBI".
  - CA1, Block A is dedicated as a Drainage and Detention Easement, and shall be owned and maintained by the Property Owner's Association.
  - The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances.

**FINAL PLAT**

**FLEX INDUSTRIAL PARK ADDITION**

2 LOTS, 1 COMMON AREA

LOT 1 & 2, CA1, BLOCK A

30.039 ACRES OUT OF THE  
DRURY ANGLIN SURVEY, ABSTRACT 2;  
CITY OF LAVON, ETJ  
COLLIN COUNTY, TEXAS

**BUTTRY & BROWN  
DEVELOPMENT, LLC** **DEVELOPER**

5801 Tennyson Parkway, Suite 150 (214) 315-3844  
Plano, Texas 75024  
Contact: Steve Buttry

**JENKINS-WATKINS PROPERTIES, LLC  
AND MARK D. JENKINS** **OWNER**

133 Shannon Road  
Lafayette, Louisiana 70503  
Contact: Lisa Jenkins

**JB PARTNERS, INC.** **SURVEYOR/ENGINEER**

2121 Midway Road, Suite 300 (972) 248-7676  
Carrollton, Texas 75006  
Contact: Daniel Dewey  
TBPE No. F-438 TBPLS No. 10076000

July 20, 2026



LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being all of that called 20.000 acre tract of land described in deed to Jenkins–Watkins Properties, L.L.C as recorded in Document Number 20210506000918130, Official Public Records of Collin County, Texas, and being all of that called 10.00 acre tract of land described in deed to Mark D. Jenkins as recorded in Volume 5906, Page 4864, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped “JBI” found at the northwest corner of said 20.000 acre tract of land, said point also being the most westerly southwest corner of that called Tract Two – 173.739 acre tract of land described in deed to Petro–Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of Farm–To–Market Road (FM) 2755 (a 90 foot wide right–of–way);

THENCE along the common line of said 20.000 acre tract and said 173.739 acre tract as follows:

South 89 degrees 40 minutes 25 seconds East, 1,399.55 feet to a one–half inch iron rod with yellow cap stamped “JBI” found at the northeast corner of said 20.000 acre tract;

South 00 degrees 19 minutes 35 seconds West, 620.55 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point being the southeast corner of said 20.000 acre tract, said point also being the northeast corner of said 10.00 acre tract;

THENCE South 00 degrees 25 minutes 49 seconds West, 310.40 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point being the southeast corner of said 10.00 acre tract, said point being the most southerly southwest corner of said 173.739 acre tract, said point also being in the north line of that called 4.514 acre tract of land described in deed to MA Land Holdings, LLC as recorded in Document Number 2025000074255, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 41 minutes 03 seconds West, 1,410.74 feet along the south line of said 10.00 acre tract, said point being the northwest corner of that called 0.487 acre tract of land described in deed to GIGA 9 LAVON, LLC as recorded in Document Number 20250001121124, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of said Farm–To–Market Road (FM) 2755;

THENCE North 01 degrees 02 minutes 58 seconds East, 931.29 feet along the east right–of–way line of said Farm–To–Market Road (FM) 2755 to the POINT OF BEGINNING and containing 1,308,479 square feet or 30.039 acres of land.

BASIS OF BEARING:

The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **JENKINS–WATKINS PROPERTIES, LLC** and **MARK D. JENKINS**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **FLEX INDUSTRIAL PARK ADDITION**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public’s and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This property is located within The City of Lavon Extra–Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of the City of Lavon ETJ, Collin County, Texas.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of of pavement line.

1. The water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD’s specifications and general notes.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon and BCSUD, forever for purposes indicated on this plat.
3. The City of Lavon and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4. Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public City of Lavon and BCSUD.
5. The City of Lavon, BCSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6. The City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

**JENKINS–WATKINS PROPERTIES, LLC** and **MARK D. JENKINS**, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**JENKINS–WATKINS PROPERTIES, LLC** a Louisiana limited liability Company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

and

By: \_\_\_\_\_

Name: **MARK D. JENKINS**  
Title: **OWNER**

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Signature

STATE OF \_\_\_\_\_ §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared **MARK D. JENKINS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Signature

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: \_\_\_\_\_

Date: \_\_\_\_\_

SURVEYOR’S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Recommended for Approval:

\_\_\_\_\_

Date: \_\_\_\_\_

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

\_\_\_\_\_

Date: \_\_\_\_\_

Mayor, City of Lavon, Texas

Accepted:

\_\_\_\_\_

Date: \_\_\_\_\_

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Flex Industrial Park addition to the City of Lavon was submitted to the city council on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, AD, 20\_\_\_\_.

\_\_\_\_\_

City Secretary, City of Lavon, Texas

**FINAL PLAT**  
**FLEX INDUSTRIAL PARK ADDITION**

2 LOTS, 1 COMMON AREA

LOT 1 & 2, CA1, BLOCK A

30.039 ACRES OUT OF THE  
DRURY ANGLIN SURVEY, ABSTRACT 2;  
CITY OF LAVON, ETJ  
COLLIN COUNTY, TEXAS

**BUTTRY & BROWN**  
**DEVELOPMENT, LLC**  
5801 Tennyson Parkway, Suite 150  
Plano, Texas 75024  
Contact: Steve Buttry  
**DEVELOPER**  
(214) 315–3844

**JENKINS–WATKINS PROPERTIES, LLC**  
**AND MARK D. JENKINS**  
133 Shannon Road  
Lafayette, Louisiana 70503  
Contact: Lisa Jenkins  
**OWNER**

**JB PARTNERS, INC.**  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Daniel Dewey  
TBPE No. F–438  
July 20, 2026  
**SURVEYOR/ENGINEER**  
(972) 248–7676  
TBPLS No. 10076000

Sheet 2 of 2







## CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - Inspection 972-853-0855  
Email: [lmccleendon@lavontx.gov](mailto:lmccleendon@lavontx.gov)

### PLAT APPLICATION

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

### Authorization of Representation

Date: June 23, 2026

To the City of Lavon  
Collin County, Texas

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

Lisa Elaine Jenkins  
Signature (Owner)

David Mills Jenkins  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

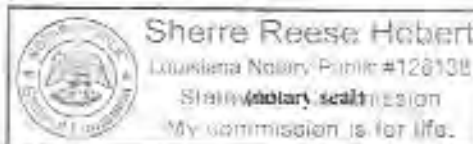
The State of ~~Texas~~ Louisiana  
~~County of~~ Parish of Lafayette

Before me, the undersigned authority, appeared Lisa Elaine Jenkins and David Mills Jenkins  
on this the 23<sup>rd</sup> day of June, 2026.

Sherre Reese Hobert

Notary Public in and for

Lafayette



Parish, Louisiana  
County, Texas





## CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - Inspection 972-853-0855  
Email: [lmcclelland@lavontx.gov](mailto:lmcclelland@lavontx.gov)

### PLAT APPLICATION

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

### Declaration of Ownership

Date: June 23, 2026

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Jenkins-Watkins Properties, LLC, 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.

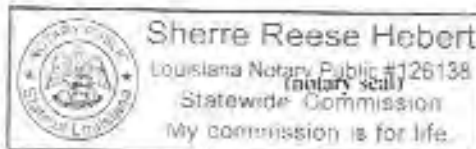
Lisa Elaine Jenkins  
Signature (Owner)

David Mills Jenkins  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of ~~Texas~~ Louisiana  
County of Lafayette  
Parish

Before me, the undersigned authority, appeared Lisa Elaine Jenkins and David Mills Jenkins,  
on this the 23rd day of June, 2026.



Sherre Reese Hobert  
Notary Public in and for Lafayette

Parish Louisiana  
County, Texas









## CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: [lmcclelland@lavontx.gov](mailto:lmcclelland@lavontx.gov)

### PLAT APPLICATION

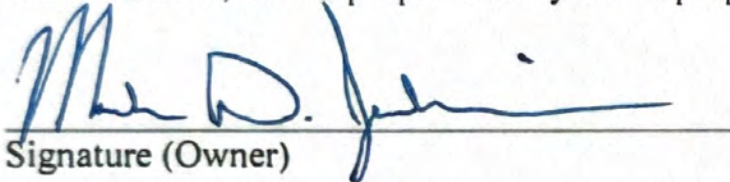
Please type or print clearly. Incomplete applications will not be accepted.

### Declaration of Ownership

Date: 6-24-2026

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Mark D. Jenkins, 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.

  
Signature (Owner)

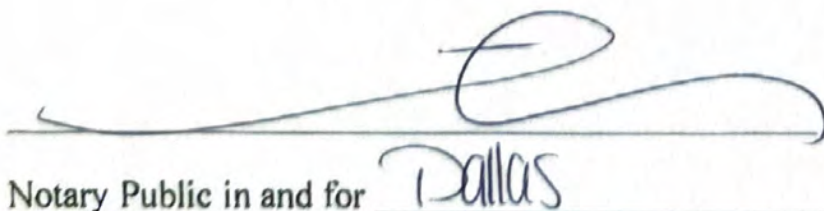
\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

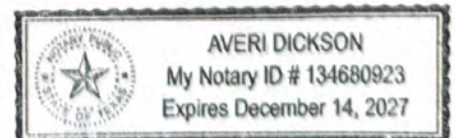
The State of Texas  
County of \_\_\_\_\_

Before me, the undersigned authority, appeared Mark D. Jenkins,  
on this the 24th day of June, 2026

(notary seal)

  
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: [lmccleendon@lavontx.gov](mailto:lmccleendon@lavontx.gov)

### PLAT APPLICATION

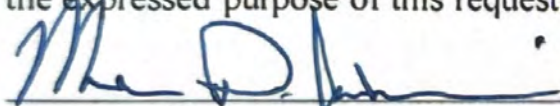
Please type or print clearly. Incomplete applications will not be accepted.

### Authorization of Representation

Date: 6-24-2026

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Mark D. Jenkins, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize JB Partners 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)

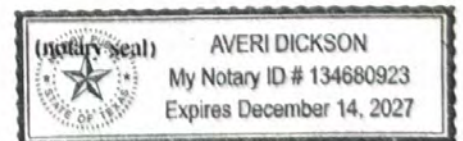
The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Mark D. Jenkins,  
on this the 24th day of June, 2026.



Notary Public in and for Dallas County, Texas



July 24, 2026

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

Re: Flex Industrial, Phase 1, 3 Lots, 30.039 Acres  
Lavon ETJ  
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated July 20, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally east of FM 2755 south of future Elevon Section 4 and north of the Giga 9 Lavon development. The property is located in the Lavon ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The Plat divides the property into 3 lots, one of which is a common area. Only a portion of Lot 1 is planned to be developed at this time per the engineering plans.

FINAL PLAT

2. All previous comments have been satisfactorily addressed.

PRELIMINARY ENGINEERING PLANS

3. Revised plans have not been provided for review.

This concludes our review of the above referenced revised Final Plat. **We recommend APPROVAL of the Final Plat, subject to final review and approval of the Engineering Plans.**

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](mailto:mdhill@fmi-dallas.com).

Sincerely,  
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\Flex Industrial\Flex Industrial - Ph 1 - Final Plat - Rev 1.docx

July 23, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Flex Industrial Park Addition  
Final Plat  
LJA Job No. NTP-3880  
MyGov Submittal: July 21, 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,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style.

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





July 20, 2026

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

**Re: Flex Industrial, Phase 1, 3 Lots, 30.039 acres  
Lavon ETJ  
Final Plat**

Dear Ms. Dobbs

JBI Partners received your comments via email form on July 17, 2026 from Mark Hill at Freeman-Millican, Inc. for the first submittal review of the Flex Industrial Final Plat. We have addressed the Final Plat comments and are resubmitting for review. We are working on addressing the engineering comments next and will be resubmitting those separately.

Below is a summary of how each comment is addressed.

#### **GENERAL**

1. The Plat divides the property into 3 lots, one of which is a common area. Only a portion of Lot 1 is planned to be developed at this time per the engineering plans.  
*Correct.*

#### **Final Plat**

2. For the areas adjacent to the floodplain, please provide minimum floor elevations (2 ft above 100-yr elevation).  
*The minimum finished floor elevation (set 2' above the adjacent 100-year elevation) has been added to the plat.*
3. The studied floodplain should be shown with the study referenced.  
*The pre and post floodplain delineation from the flood study submitted is now included in the plat and legend.*

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

*Daniel Dewey*  
Daniel Dewey, PE  
JBI Partners, Inc.



July 20, 2026

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

**Re: Flex Industrial Addition  
Final Plat**

Dear Ms. Dobbs

JBI Partners received your comments via email form on July 9, 2026 from LJA for the first submittal review of the Flex Industrial Addition Final Plat.

Below is a summary of how each comment is addressed.

1. Revise the Plat to add the following Note per Section 12.07.038 Maintenance and Repair of Stormwater Facilities: "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."  
*The note has been added as Note #5 on the plat.*
2. Revise the Plat to label the Common Area as "CA1, Block A". In the Title Block, list the lots as the following: "2 Lots, 1 COMMON AREA"  
*The text has been updated in the plan and title block.*
3. Revise Note 4 to state the following: "CA1, Block A, is dedicated as a Drainage and Detention Easement, and shall be owned and maintained by the Property Owner's Association"  
*Note #4 has been adjusted.*
4. FYI – The Engineering Plans for Phase 1 indicate a dumpster location on the northeast side of Building 300 that does not meet CWD backing standards of 50 feet of straight backing as measured from the dumpster gates.  
*We will be adjusting the dumpster location to meet the CWD backing standards. We received engineering comments on 7/17 and are working on addressing those as well along with the adjusted dumpster location. For now, we are only resubmitting back the updated final plat.*

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

***Daniel Dewey***

Daniel Dewey, PE  
JBI Partners, Inc.

July 16, 2026

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

Re: Flex Industrial, Phase 1, 3 Lots, 30.039 Acres  
Lavon ETJ  
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat and Engineering Plans dated June 15, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally east of FM 2755 south of future Elevon Section 4 and north of the Giga 9 Lavon development. The property is located in the Lavon ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

#### GENERAL

1. The Plat divides the property into 3 lots, one of which is a common area. Only a portion of Lot 1 is planned to be developed at this time per the engineering plans.

#### FINAL PLAT

2. For the areas adjacent to the flood Plan, please provide minimum floor elevations (2 ft above 100-yr elevation).
3. The studied flood plain should be shown with the study referenced.

#### PRELIMINARY ENGINEERING PLANS

4. The driveway connections to FM 2755 and drainage improvements within the ROW will require a TxDOT permit. Since this is not within the City of Lavon, the Engineer/Developer will be responsible for all TxDOT permitting (i.e. permit application will not be submitted by City of Lavon).
5. We recommend providing benchmarks that are closer to the project.
6. Grading – The grading activities north of the site will require a grading/drainage easement. This easement will need to be filed prior to filing the Final Plat.
7. Sheet 2.08 – It appears that the 100-year flood elevation is higher than the eastern bank of the ROW ditch. The Engineer should identify the extents of the flood in this area.
8. Storm Plans – The plans for proposed culvert for the outfall is not clear. There appear to be conflicts or confusion regarding the plan and profile sheet data and the detention calculations sheet (size, flow, orifice location (?), etc.).
9. Sanitary Sewer is to be provided with onsite facilities to be permitted by Collin County.

Ms. Kim Dobbs  
Flex Industrial Ph 1 – Final Plat  
July 16, 2026  
Page 2 of 2

This concludes our review of the above referenced Final Plat and Engineering Plans. A copy of the plans with markups is attached for your convenience.

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](mailto:mdhill@fmi-dallas.com).

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Flex Industrial\Flex Industrial - Ph 1 - Final Plat - Rev 0.docx

July 2, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Flex Industrial Park Addition  
Final Plat  
LJA Job No. NTP-40467  
MyGov Submittal: June 24, 2026

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

1. Revise the Plat to add the following Note per Section §12.07.038 Maintenance and Repair of Stormwater Facilities: "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."
2. Revise the Plat to label the Common Area as "CA1, Block A." In the Title Block, list the lots as the following: "2 LOTS, 1 COMMON AREA."
3. Revise Note 4 to state the following: "CA1, Block A, is dedicated as a Drainage and Detention Easement, and shall be owned and maintained the Property Owner's Association."
4. FYI – The Engineering Plans for Phase 1 indicate a dumpster location on the northeast side of Building 300 that does not meet CWD backing standards of 50 feet of straight backing as measured from the dumpster gates.

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](mailto:anusser@lja.com)  
Phone: 972.339.8186  
On behalf of the City of Lavon, TX





## **CITY OF LAVON**

### **Agenda Brief**

**MEETING: August 6, 2026**

**ITEM: 5 - G**

---

**Item:**

Discussion and action regarding Ordinance No. **2026-08-02** changing the street name of the presently undeveloped Heritage Boulevard to Grand Heritage Boulevard and adding North and South designations per Collin County requirements.

**Background:**

Redundant intersection names and confusing street-naming references affect public safety response and driver convenience. The property owner desires to continue the street name of Grand Heritage Boulevard across S. SH 78 to the intersection with CR 484 and Traditions.

Collin County GIS recommends the changes listed below and shown in the attached resolution exhibit:

1. Change the name of Grand Heritage Boulevard to N. Grand Heritage Boulevard north of S. SH 78.
2. Change the name of the presently undeveloped Heritage Boulevard to S. Grand Heritage Boulevard between S. SH 78 and CR 484.

**Financial Consideration:**

Costs associated with updating street names include the purchase of street signs and mapping updates.

***Staff Notes:***

Approval is recommended.

**Attachments:** 1) Proposed Resolution

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2026-08-02**

Rename a portion of Grand Heritage Blvd.

**AN ORDINANCE OF THE CITY OF LAVON, TEXAS, CHANGING THE STREET NAME OF THE PRESENTLY UNDEVELOPED HERITAGE BOULEVARD TO GRAND HERITAGE BOULEVARD AND ADDING NORTH AND SOUTH DESIGNATIONS; PROVIDING FOR THE POSTING OF SIGNS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the lack of clear unique street name references can adversely affect public safety response and driver convenience; and

**WHEREAS**, the property owner desires to name undeveloped Heritage Boulevard Grand Heritage Boulevard; and

**WHEREAS**, the Collin County GIS Coordinator has directed that north and south designations shall be assigned to Grand Heritage Boulevard; and

**WHEREAS**, the City Council of the City of Lavon finds and determines that renaming the roadways as provided herein is in the best interests of the citizens of the City of Lavon and the property owners and residents of the area;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:**

**Section 1.** That certain street name change and assignment is approved as follows and as illustrated in **Exhibit A** attached hereto and incorporated herein.

- 1) Change the name of the presently undeveloped Heritage Boulevard to Grand Heritage Boulevard and add North and South designations as directed by Collin County GIS.

**Section 2.** That the City Manager or their designee is hereby authorized to post the appropriate street name signs, reflective of changes made herein.

**Section 3.** That this Ordinance shall be in full force and effect from and after its date of passage by the City Council of the City of Lavon.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 6<sup>th</sup> day of August 2026.

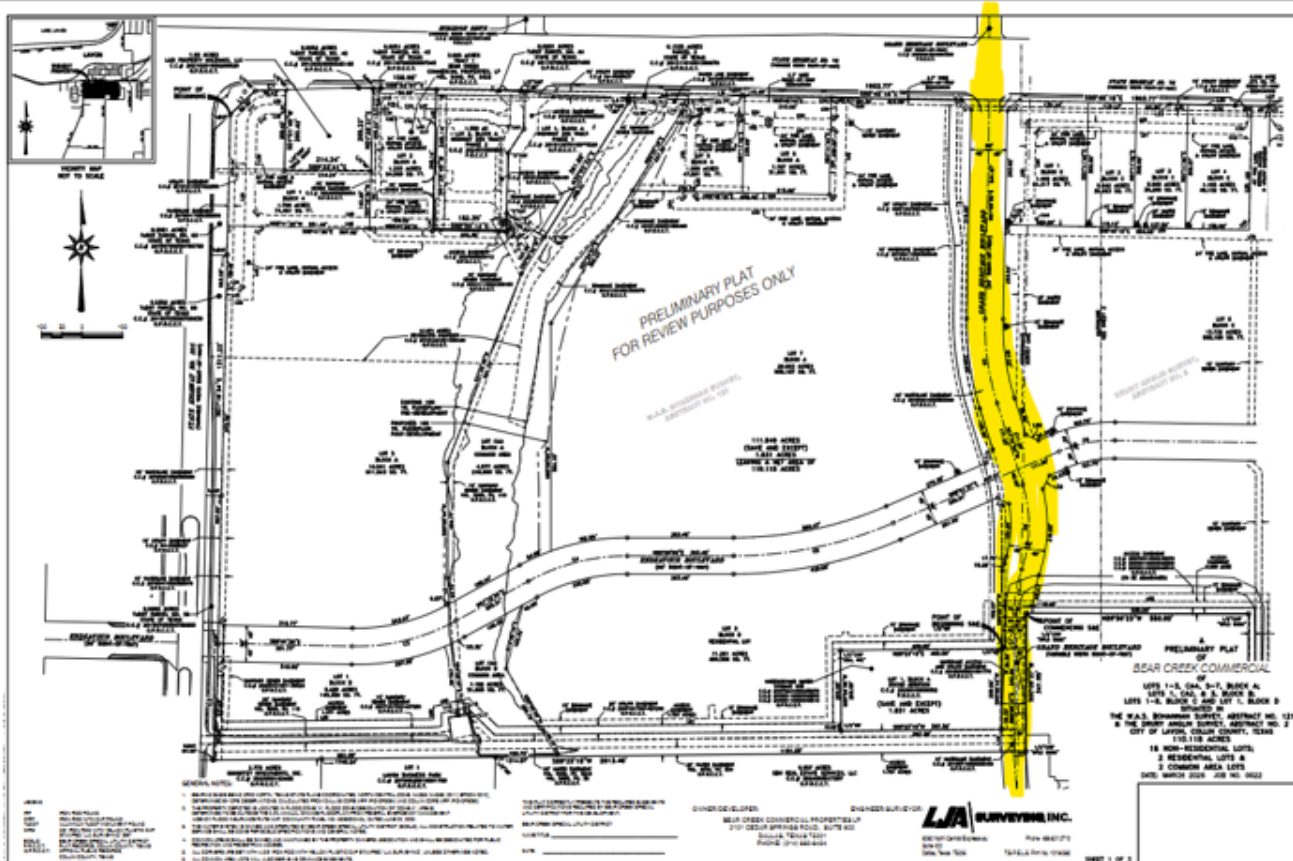
\_\_\_\_\_  
Vicki Sanson, Mayor

**ATTEST:**

\_\_\_\_\_  
Rae Norton, City Secretary



2) Change the name of the presently undeveloped Heritage Boulevard to S. Grand Heritage Boulevard between S. SH 78 and CR 484.





## **CITY OF LAVON**

### **Agenda Brief**

**MEETING: August 6, 2026**

**ITEM: 6 - A**

---

**Item:**

Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

#### **Application Information**

**Owner(s):** Village at Gateway Partners, LP

**Applicant:** Zach Mills, Toth Associates Engineering  
Amy London, London Landscapes

**Location:** 963 S. State Highway 78, northeast of the intersection of SH 78 and SH 205, in between and adjacent to 7-Eleven

**Description:** A portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, 0.60 acres (CCAD Property ID 2796752)

**Current Zoning:** Retail (R)

**Request:** Site Plan and Landscape Plan

#### **Request Details**

The applicant is seeking approval of the site plan and landscape plan for retail drive-through only coffee shop in a building that is approximately 510 square feet in area with an accessory structure of 280 square feet. Building façades, noise, queuing, and a photometric plan have been provided and reviewed. A walk-up service window is included.

***Code Excerpt:***

**LAVON CODE OF ORDINANCES – ZONING ORDINANCE**  
**DIVISION 7 – SITE PLAN**

**9.03.151 PURPOSE**



The purpose of this Section is to regulate the manner in which land in the City of Lavon is used and developed, minimize adverse effects on surrounding property or the general public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

**9.03.154 CRITERIA FOR APPROVAL**

- a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.
- b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.
- c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

Zoning: The property is zoned Retail. The proposed development of the property is permitted by right and a conditional use permit was obtained for the drive-through. The applicant reduced the intensity of the plan lighting and improved the quality of the façade finish as a condition of the drive-through. The site plan and landscape plan are prepared in conformance with the approved zoning requirements.

Platting: The property is part of a single lot in the process of being re-platted to form two lots.

Access: Access is provided via access easements from S. SH 78.

Utilities: The site will be served water by the Bear Creek Special Utility District and sanitary sewer by the City of Lavon.

Screening and Landscaping: Screening and landscaping are provided in accordance with the zoning requirements.

The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

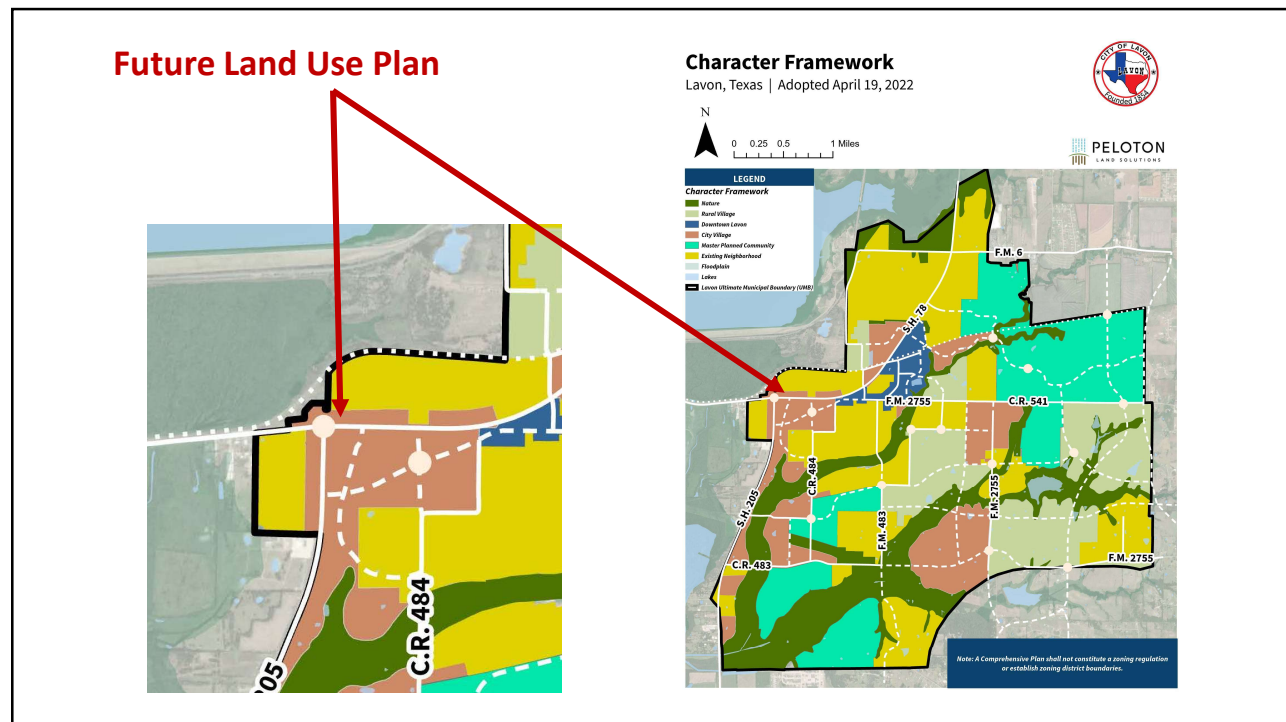
***Planning and Zoning Commission Report:***

**MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN AT 963 S. SH 78, FOR 7-BREW COFFEE ON A PROPOSED 0.60 ACRE PORTION OF LOT 2, BLOCK 1 OF THE LAVON 7-ELEVEN ADDITION, SITUATED NORTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, COLLIN COUNTY, TEXAS.**  
**MOTION: VALLEJO**  
**SECONDED: NABORS**  
**APPROVED: UNANIMOUS (Absent: McClendon, Clifton)**

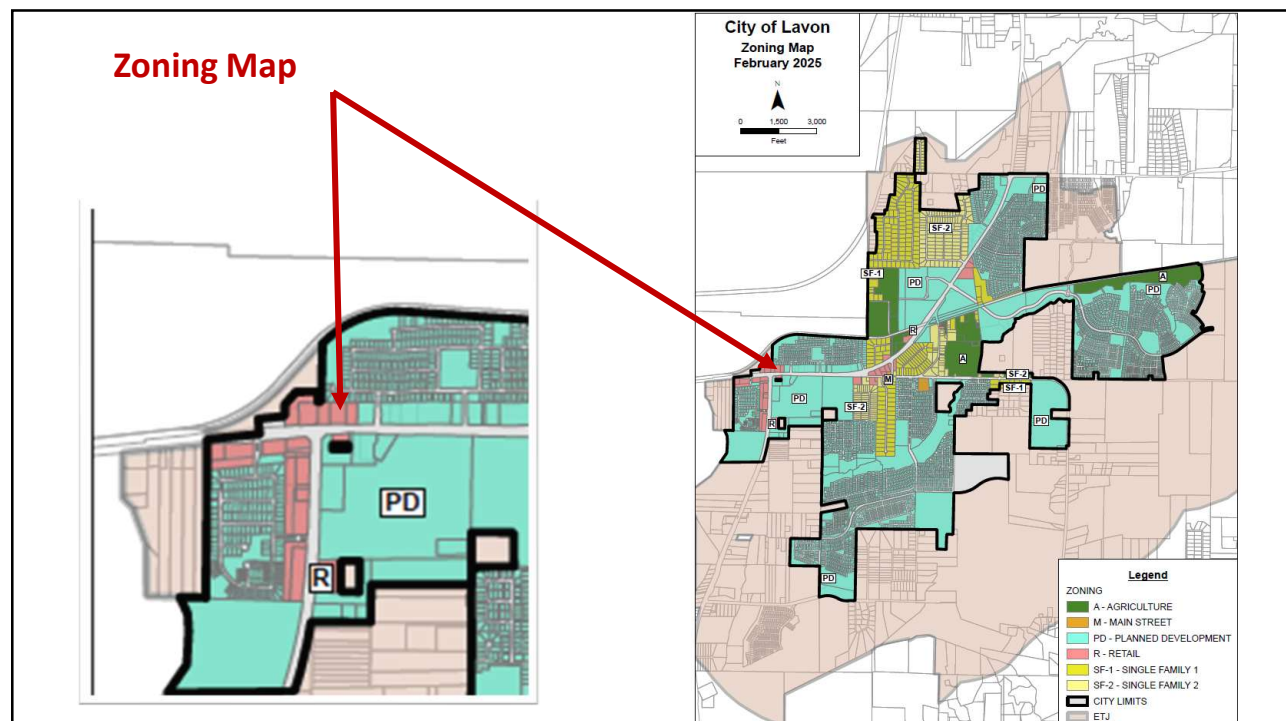
***Staff Notes:***

Approval of the site plan and landscape plan are recommended, subject to the final review and approval of the city engineer.

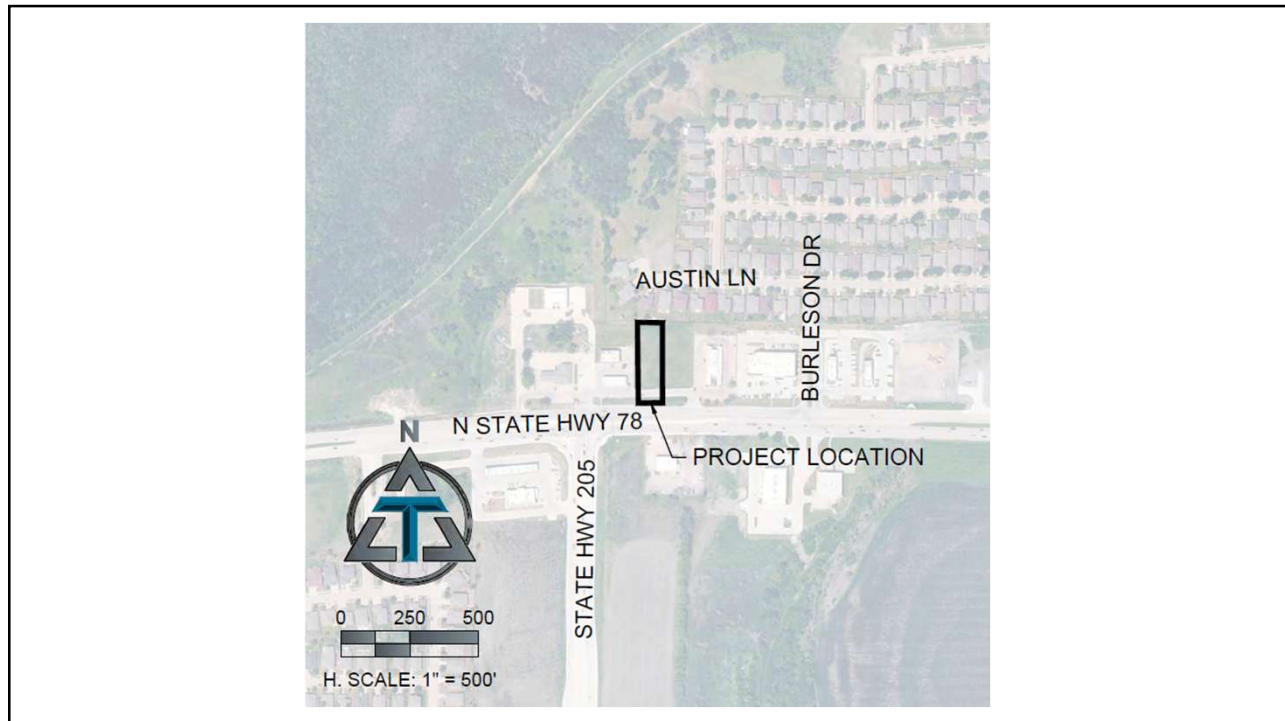
- Attachments:**
- 1. Location exhibits
  - 2. Application - Site Plan and Landscape Plan
  - 3. Planning and Engineering Review comments



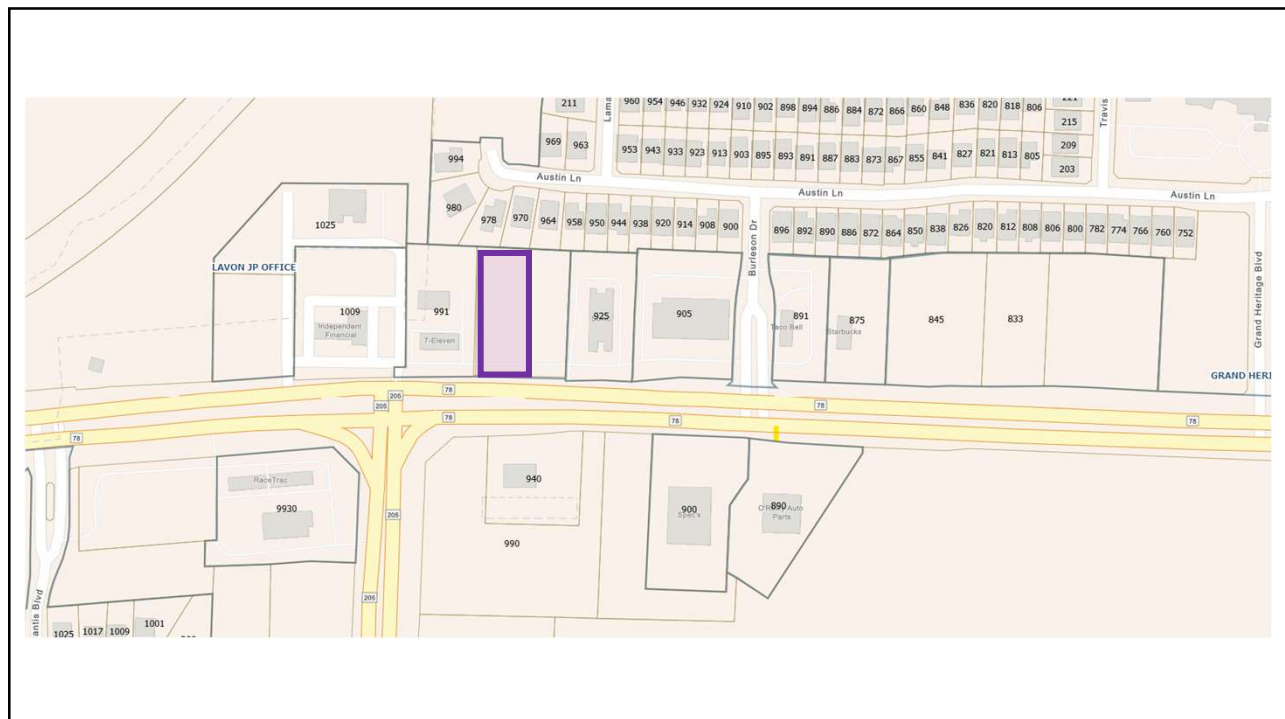
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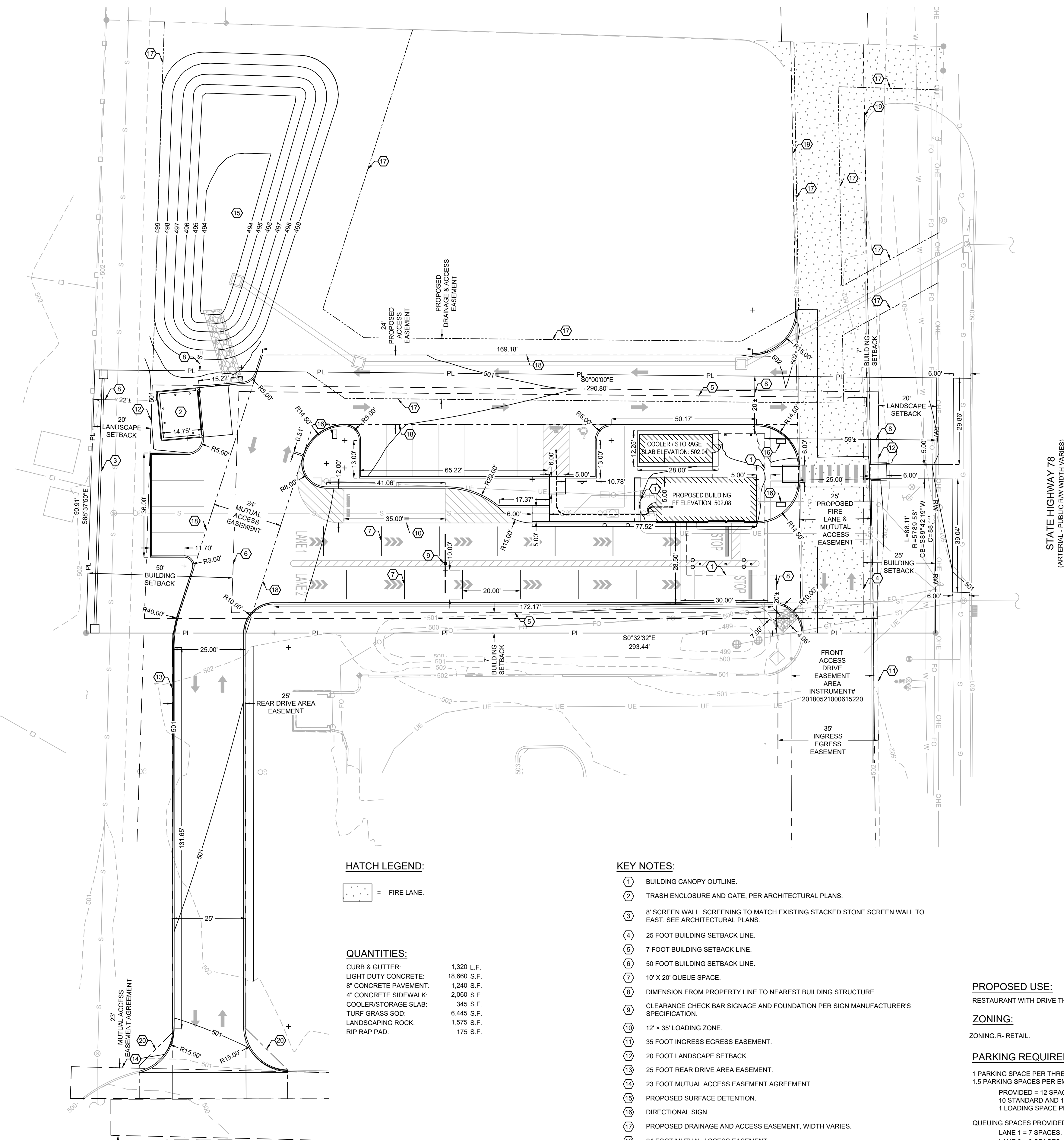
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33







**HATCH LEGEND:**

■ = FIRE LANE.

**QUANTITIES:**

|                       |             |
|-----------------------|-------------|
| CURB & GUTTER:        | 1,320 L.F.  |
| LIGHT DUTY CONCRETE:  | 18,660 S.F. |
| 8" CONCRETE PAVEMENT: | 1,240 S.F.  |
| 4" CONCRETE SIDEWALK: | 2,060 S.F.  |
| COOLER/STORAGE SLAB:  | 345 S.F.    |
| TURF GRASS SOD:       | 6,445 S.F.  |
| LANDSCAPING ROCK:     | 1,575 S.F.  |
| RIP RAP PAD:          | 175 S.F.    |

**KEY NOTES:**

- BUILDING CANOPY OUTLINE.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 8' SCREEN WALL, SCREENING TO MATCH EXISTING STACKED STONE SCREEN WALL TO EAST. SEE ARCHITECTURAL PLANS.
- 25 FOOT BUILDING SETBACK LINE.
- 7 FOOT BUILDING SETBACK LINE.
- 50 FOOT BUILDING SETBACK LINE.
- 10' X 20' QUEUE SPACE.
- DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- CLEARANCE CHECK BAR SIGNAGE AND FOUNDATION PER SIGN MANUFACTURER'S SPECIFICATION.
- 12' X 35' LOADING ZONE.
- 35 FOOT INGRESS EGRESS EASEMENT.
- 20 FOOT LANDSCAPE SETBACK.
- 25 FOOT REAR DRIVE AREA EASEMENT.
- 23 FOOT MUTUAL ACCESS EASEMENT AGREEMENT.
- PROPOSED SURFACE DETENTION.
- DIRECTIONAL SIGN.
- PROPOSED DRAINAGE AND ACCESS EASEMENT, WIDTH VARIES.
- 24 FOOT MUTUAL ACCESS EASEMENT.
- 25 FOOT FIRE AND ACCESS EASEMENT.
- MUTUAL ACCESS EASEMENT BY SEPARATE INSTRUMENT.

**PROPOSED USE:**

RESTAURANT WITH DRIVE THRU.

**ZONING:**

ZONING: R- RETAIL.

**PARKING REQUIREMENTS:**

1 PARKING SPACE PER THREE SEATS AT 0 SEATS = 0 SPACES  
1.5 PARKING SPACES PER EMPLOYEE AT 6 EMPLOYEES = 9 SPACES  
PROVIDED = 12 SPACES  
10 STANDARD AND 1 ADA, AND 1 COMPACT.  
1 LOADING SPACE PROVIDED.

**QUEUEING SPACES PROVIDED:**

LANE 1 = 7 SPACES.  
LANE 2 = 8 SPACES.

**STORMWATER NOTES:**

|                             |               |
|-----------------------------|---------------|
| PRE-PROJECT IMPERVIOUS AREA | = 2,216 S.F.  |
| PRE-PROJECT PERVIOUS AREA   | = 23,917 S.F. |
| TOTAL                       | = 26,133 S.F. |

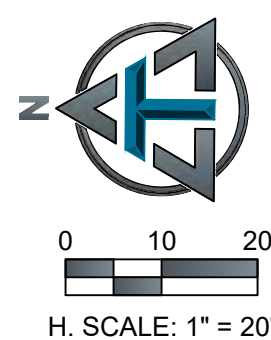
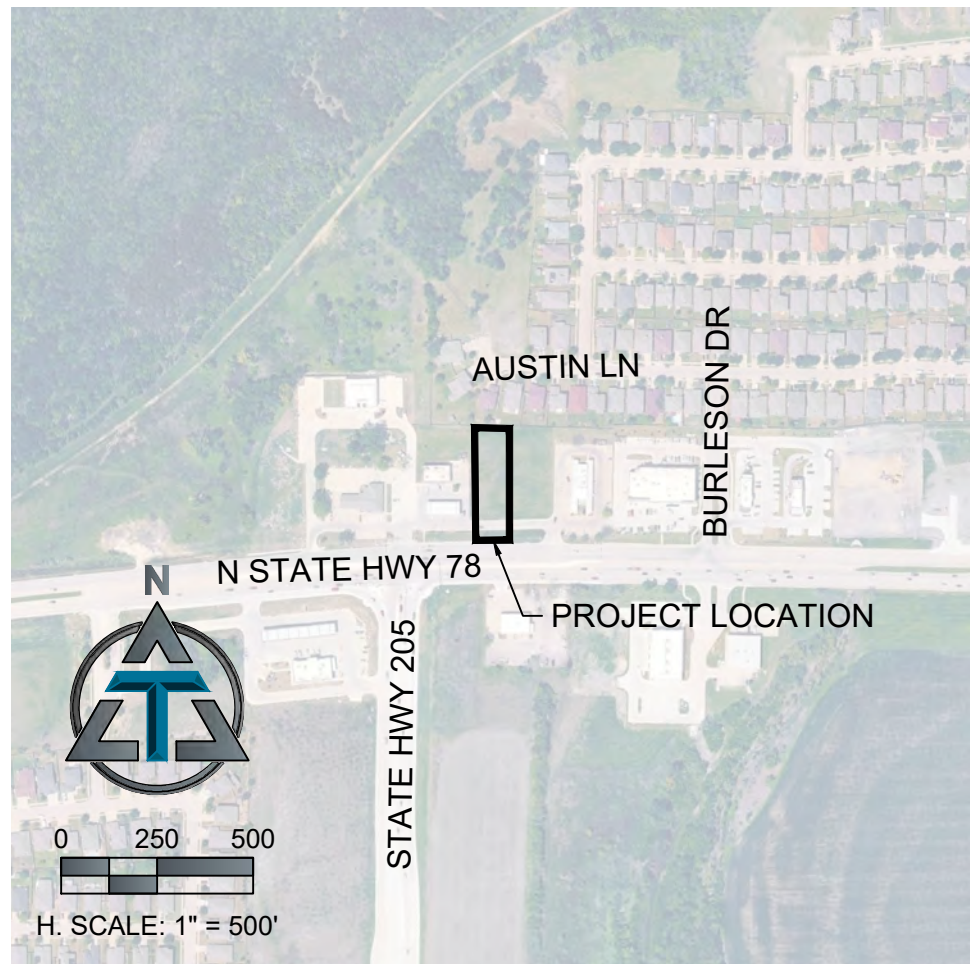
|                              |               |
|------------------------------|---------------|
| POST-PROJECT IMPERVIOUS AREA | = 15,380 S.F. |
| POST-PROJECT PERVIOUS AREA   | = 10,753 S.F. |
| TOTAL                        | = 26,133 S.F. |

**NOTE:**

CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

**BUILDING AND LOT DATA:**

|                                    |                          |
|------------------------------------|--------------------------|
| PROJECT FOOTPRINT                  | 26,594 S.F. = 0.61 ACRES |
| PROPOSED BUILDING (1 STORY)-RETAIL | = 510 S.F.               |
| REMOTE COOLER                      | = 280 S.F.               |
| CONSTRUCTION TYPE: V-B             |                          |



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texas811.org



1550 E. REPUBLIC ROAD  
SPRINGFIELD, MO 65804  
Ph: 417-888-0645 Fax: 417-888-0657  
www.tothassociates.com  
TX# F-13229  
© 2026 Toth and Associates, Inc.



FIRM LICENSE NO. 13229



ENGINEER OF RECORD:

NAME: ZACHARY REID MILLS

LICENSE NO. TX# PE-158831

PROJECT NUMBER: 88.098

REVISION:

7 BREW COFFEE  
LAVON, TEXAS 01

936 NORTH STATE HWY 78  
LAVON, TEXAS 75166

C2.1

SITE PLAN

DATE: MAY 11, 2026





# CITY OF LAVON

## SITE PLAN APPLICATION

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

### APPLICATION INFORMATION

Name: Zach Mills

Address: 1550 E Republic Rd, Springfield, MO 65804

Telephone Number: 417.888.0645

Email Address: zmills@tothassociates.com

**LEGAL DESCRIPTION:** (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)

936 NORTH STATE HWY 78, Lavon, Texas

**SUBDIVISION NAME:** (approved plat is prerequisite )\_

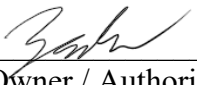
**ZONING:** Retail Zoning

**LEGAL OWNER OF PROPERTY INVOLVED:** \_\_\_\_\_

Village at Gateway Partners, LP

**If Applicant is NOT the Owner, Relationship to Owner:** Hired Civil Engineer

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature:   
Owner / Authorized Agent

02.04.2026  
Date

Printed Name: Zach Mills

Owner / Authorized Agent

Title: Civil Project Manager

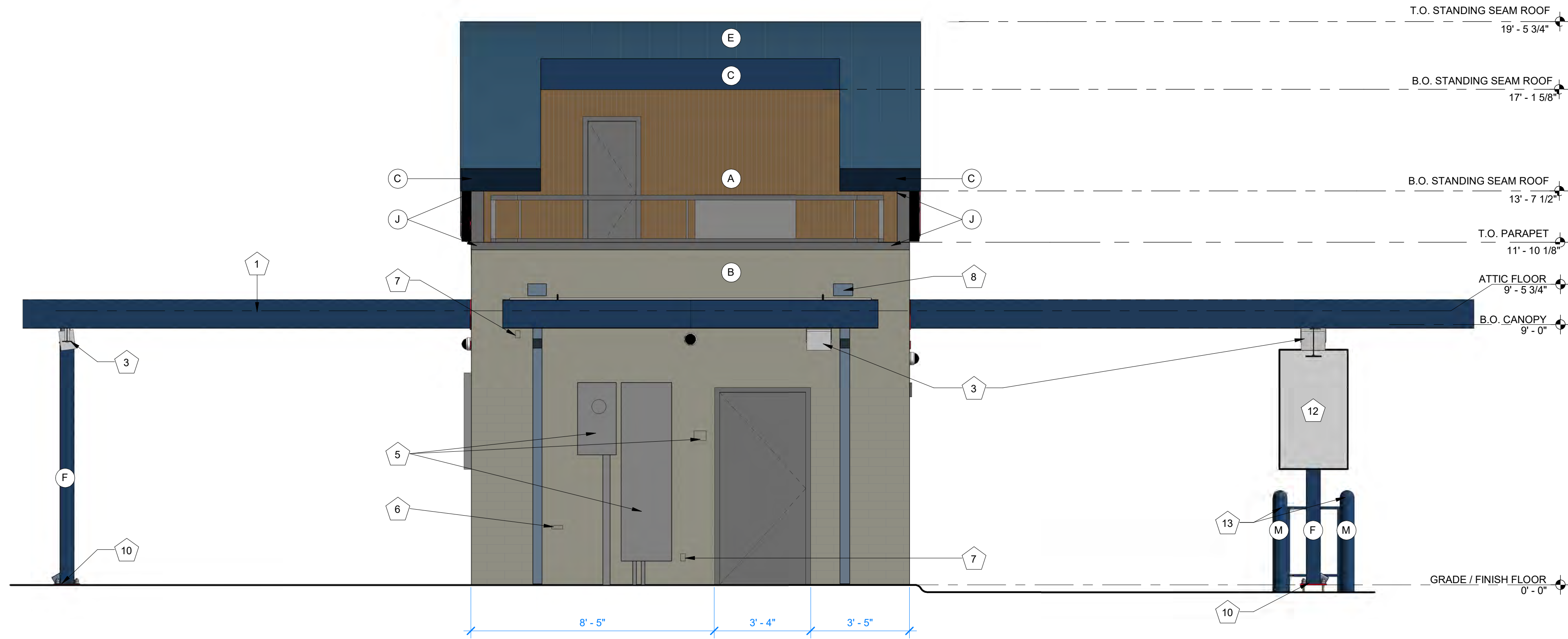
Company: Toth & Associates

### **City Office Use Only:**

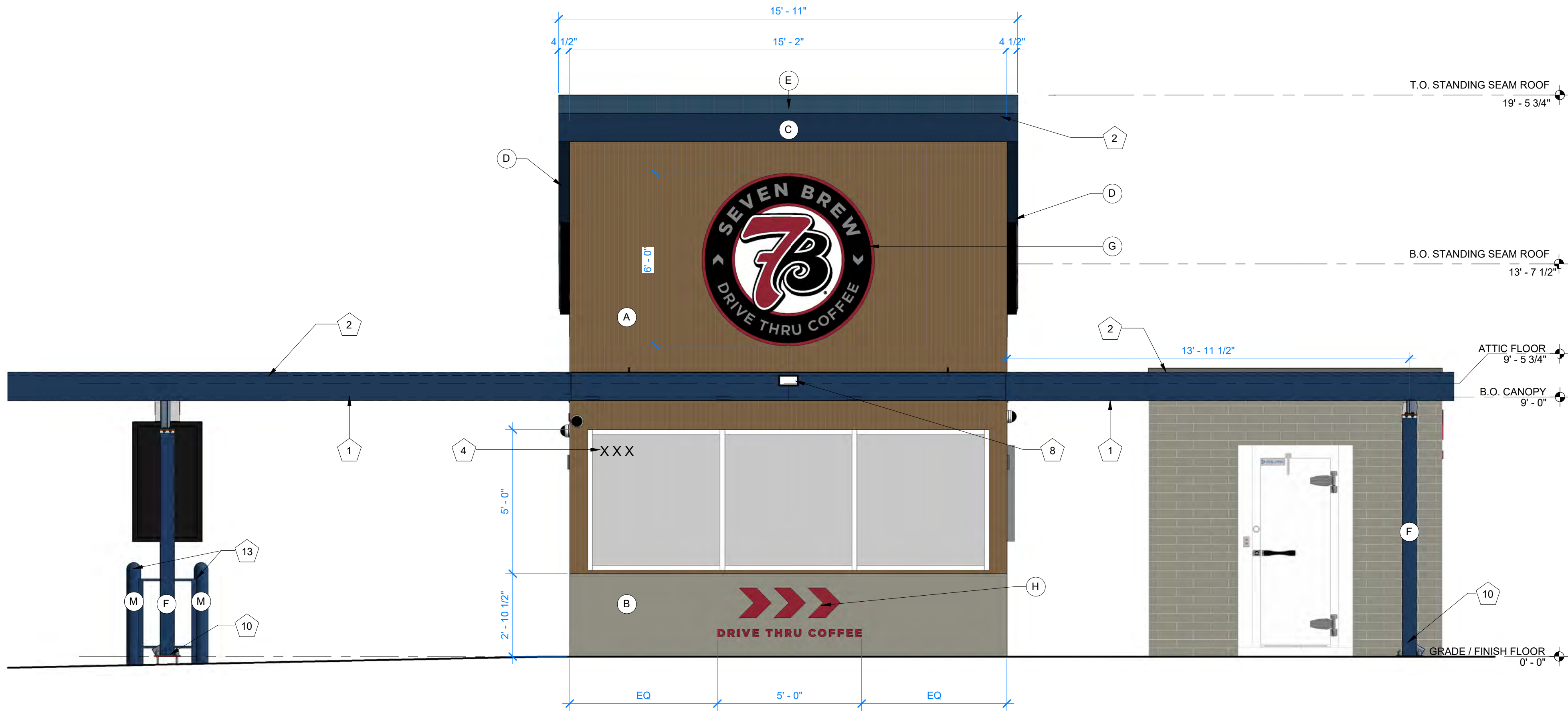
|                                       | Amount: | Check # | or Cash _____ |
|---------------------------------------|---------|---------|---------------|
| Fee paid (due at time of application) |         |         |               |
| Cost \$200 plus - \$500 deposit       |         |         |               |
| Required items submitted              |         |         |               |
| Development Engineer Comments         |         |         |               |
| Development Review Committee Comments |         |         |               |
| Comments Addressed by Applicant       |         |         |               |
| Planning & Zoning Action              |         |         |               |
| City Council Action                   |         |         |               |

**2 EXTERIOR ELEVATION - BACK**  
3/8" = 1'-0"

NO LED FLEX LIGHT ON REAR ELEVATION



**1 EXTERIOR ELEVATION - FRONT**  
3/8" = 1'-0"



| EXTERIOR ELEVATION KEYNOTES |                                                         |
|-----------------------------|---------------------------------------------------------|
| Note Number                 | Note Text                                               |
| 1                           | PRE-ENGINEERED CANOPY BY OTHERS; SEE SHOP DRAWINGS      |
| 2                           | LED FLEX LIGHT                                          |
| 3                           | <varies>                                                |
| 4                           | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE         |
| 5                           | ELECTRICAL EQUIPMENT; SEE ELECTRICAL                    |
| 6                           | FROST-PROOF HOSE BIBB                                   |
| 7                           | EXTERIOR WEATHER-PROOF OUTLET; SEE MEP                  |
| 8                           | ROOF SCUPPER DRAIN - TYP OF 3                           |
| 9                           | SURFACE MOUNTED SIGN BOX                                |
| 10                          | TOP OF FOOTER. COORDINATE WITH CIVIL.                   |
| 11                          | GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR                    |
| 12                          | SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN |
| 13                          | BOLLARD. COORDINATE WITH CIVIL.                         |
| 14                          | DOWNSPOUT TAKEN UNDERGROUND, REF. CIVIL, TYP            |

| EXTERIOR ELEVATION MATERIALS LEGEND |                                                                                                   |
|-------------------------------------|---------------------------------------------------------------------------------------------------|
| Note Number                         | Note Text                                                                                         |
| A                                   | FIBER CEMENT WALL PANEL (PL-2)                                                                    |
| B                                   | BRICK VENEER (PL-1)                                                                               |
| C                                   | REGAL BLUE BRAKE METAL FASCIA (MP-2)                                                              |
| D                                   | REGAL BLUE SOFFIT PANELS (MP-2)                                                                   |
| E                                   | REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)                                                       |
| F                                   | REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)                                                              |
| G                                   | ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR                                  |
| H                                   | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE                             |
| J                                   | ZINC GREY BRAKE METAL CAP (MP-3)                                                                  |
| L                                   | ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR - SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT |
| M                                   | BOLLARD, PAINT (PT-1)                                                                             |

EXTERIOR CLADDING CALCULATIONS

| BACK SIDE       | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 49 SF  | 19%  |
| SECONDARY       | 117 SF | 48%  |
| GLAZING / DOORS | 23 SF  | 10%  |
| COPING/ FASCIA  | 57 SF  | 23%  |
| TOTAL SF        | 243 SF | 100% |

| FRONT SIDE      | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 144 SF | 45%  |
| SECONDARY       | 44 SF  | 14%  |
| GLAZING / DOORS | 69 SF  | 22%  |
| COPING/ FASCIA  | 62 SF  | 16%  |
| TOTAL SF        | 319 SF | 100% |

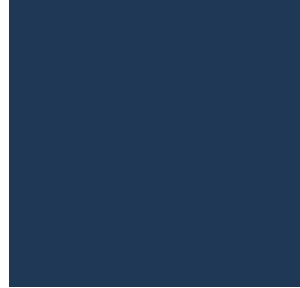
EXTERIOR CLADDING MATERIALS



PRIMARY MATERIAL (PL-2)  
NICHIIA - VINTAGEWOOD  
COLOR - CEDAR



SECONDARY MATERIAL (PL-1)  
NICHIIA - CANYONBRICK  
COLOR - SHALE BROWN

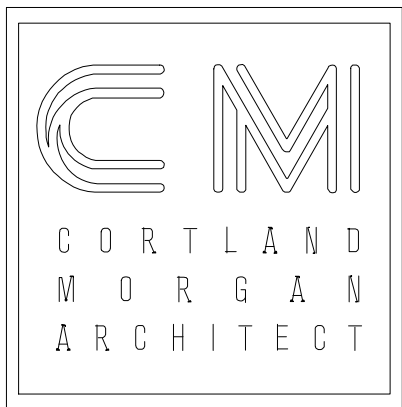


FASCIA - CANOPY AND ROOF  
COLOR - REGAL BLUE (MP-2)



COPING - PARAPET AND TRIP  
COLOR - ZINC GREY (MP-4)

DATE: 02/19/2026  
JOB NO: 2026-001  
DRAWN: STAFF  
CHECKED: CM



711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699

7 BREW COFFEE  
963 NORTH TEXAS HIGHWAY  
LAVON, TEXAS 75166

PRELIMINARY  
FOR REVIEW AND  
DISCUSSION ONLY

REVISIONS

SITE PLAN SUBMITTAL - ELEVATIONS  
02/04/2026

EXTERIOR  
ELEVATIONS

SHEET NUBER

A2.0





711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699

7 BREW COFFEE  
963 NORTH TEXAS HIGHWAY  
LAVON, TEXAS 75166

PRELIMINARY  
FOR REVIEW AND  
DISCUSSION ONLY

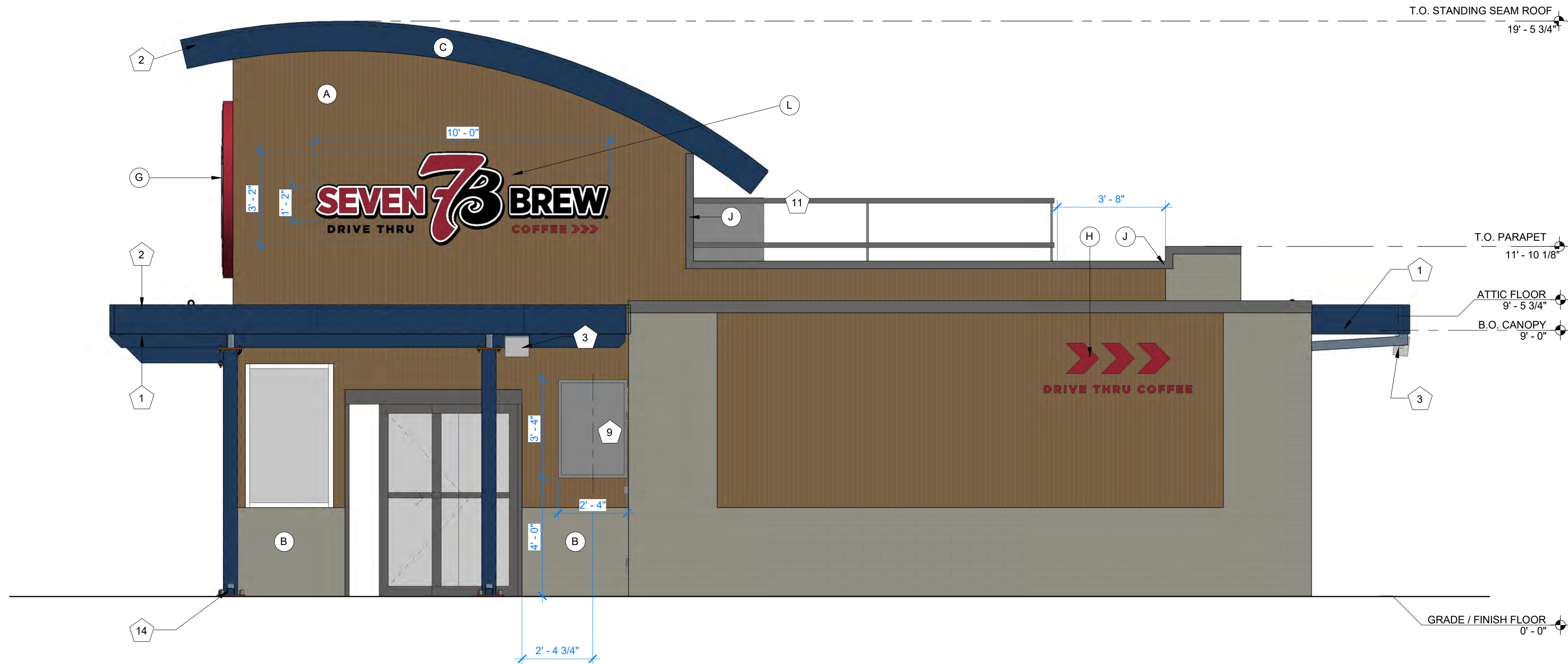
REVISIONS

SITE PLAN SUBMITTAL - ELEVATIONS  
02/04/2026

EXTERIOR  
ELEVATIONS

SHEET NUBER

A2.1



2 EXTERIOR ELEVATION - RIGHT SIDE  
3/8" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE  
3/8" = 1'-0"

### EXTERIOR ELEVATION KEYNOTES

| Note Number | Note Text                                               |
|-------------|---------------------------------------------------------|
| 1           | PRE-ENGINEERED CANOPY BY OTHERS; SEE SHOP DRAWINGS      |
| 2           | LED FLEX LIGHT                                          |
| 3           | <varies>                                                |
| 4           | ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE         |
| 5           | ELECTRICAL EQUIPMENT; SEE ELECTRICAL                    |
| 6           | FROST-PROOF HOSE BIBB                                   |
| 7           | EXTERIOR WEATHER-PROOF OUTLET; SEE MEP                  |
| 8           | ROOF SCUPPER DRAIN - TYP OF 3                           |
| 9           | SURFACE MOUNTED SIGN BOX                                |
| 10          | TOP OF FOOTER, COORDINATE WITH CIVIL                    |
| 11          | GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR                    |
| 12          | SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN |
| 13          | BOLLARD, COORDINATE WITH CIVIL                          |
| 14          | DOWNSPOUT TAKEN UNDERGROUND, REF. CIVIL, TYP            |

### EXTERIOR ELEVATION MATERIALS LEGEND

| Note Number | Note Text                                                                                         |
|-------------|---------------------------------------------------------------------------------------------------|
| A           | FIBER CEMENT WALL PANEL (PL-2)                                                                    |
| B           | BRICK VENEER (PL-1)                                                                               |
| C           | REGAL BLUE BRAKE METAL FASCIA (MP-2)                                                              |
| D           | REGAL BLUE SOFFIT PANELS (MP-2)                                                                   |
| E           | REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)                                                       |
| F           | REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)                                                              |
| G           | ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR                                  |
| H           | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE                             |
| J           | ZINC GREY BRAKE METAL CAP (MP-3)                                                                  |
| L           | ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR - SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT |
| M           | BOLLARD, PAINT (PT-1)                                                                             |

### EXTERIOR CLADDING CALCULATIONS

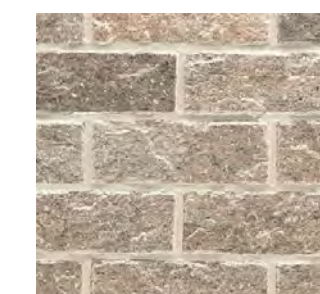
| RIGHT SIDE      | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 233 SF | 47%  |
| SECONDARY       | 98 SF  | 18%  |
| GLAZING / DOORS | 128 SF | 24%  |
| COPING/ FASCIA  | 54 SF  | 11%  |
| TOTAL SF        | 513 SF | 100% |

| LEFT SIDE       | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 314 SF | 60%  |
| SECONDARY       | 89 SF  | 20%  |
| GLAZING / DOORS | 56 SF  | 11%  |
| COPING/ FASCIA  | 54 SF  | 8%   |
| TOTAL SF        | 513 SF | 100% |

### EXTERIOR CLADDING MATERIALS



PRIMARY MATERIAL (PL-2)  
NICHIA - VINTAGEWOOD  
COLOR - CEDAR



SECONDARY MATERIAL (PL-1)  
NICHIA - CANYONBRICK  
COLOR - SHALE BROWN

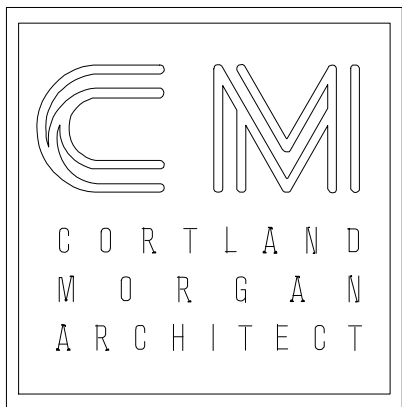


FASCIA - CANOPY AND ROOF  
COLOR - REGAL BLUE (MP-2)



COPING - PARAPET AND TRIP  
COLOR - ZINC GREY (MP-4)





711 N. FIELDER RD.  
ARLINGTON, TX 76012  
PH: (817) 635-5696  
FAX: (817) 635-5699

7 BREW COFFEE  
963 NORTH TEXAS HIGHWAY  
LAVON, TEXAS 75166

PRELIMINARY  
FOR REVIEW AND  
DISCUSSION ONLY

REVISIONS

SITE PLAN SUBMITTAL - ELEVATIONS  
02/04/2026

REMOTE COOLER  
ELEVATIONS AND  
FINISHES

SHEET NUBER

A2.3

EXTERIOR CLADDING CALCULATIONS

| RIGHT SIDE      | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 113 SF | 49%  |
| SECONDARY       | 109 SF | 47%  |
| GLAZING / DOORS | 0 SF   | 0%   |
| COPING/ FASCIA  | 10 SF  | 4%   |
| TOTAL SF        | 232 SF | 100% |

| FRONT SIDE      | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 0 SF   | 0%   |
| SECONDARY       | 69 SF  | 68%  |
| GLAZING / DOORS | 29 SF  | 28%  |
| COPING/ FASCIA  | 4 SF   | 3%   |
| TOTAL SF        | 102 SF | 100% |

| LEFT SIDE       | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 113 SF | 49%  |
| SECONDARY       | 109 SF | 47%  |
| GLAZING / DOORS | 0 SF   | 0%   |
| COPING/ FASCIA  | 10 SF  | 4%   |
| TOTAL SF        | 232 SF | 100% |

| BACK SIDE       | SF     | %    |
|-----------------|--------|------|
| PRIMARY         | 0 SF   | 0%   |
| SECONDARY       | 98 SF  | 97%  |
| GLAZING / DOORS | 0 SF   | 0%   |
| COPING/ FASCIA  | 4 SF   | 3%   |
| TOTAL SF        | 102 SF | 100% |

EXTERIOR CLADDING MATERIALS



PRIMARY MATERIAL (PL-2)  
NICHIIHA - VINTAGEWOOD  
COLOR - CEDAR



SECONDARY MATERIAL (PL-1)  
NICHIIHA - CANYONBRICK  
COLOR - SHALE BROWN



FASCIA - CANOPY AND ROOF  
COLOR - REGAL BLUE (MP-2)



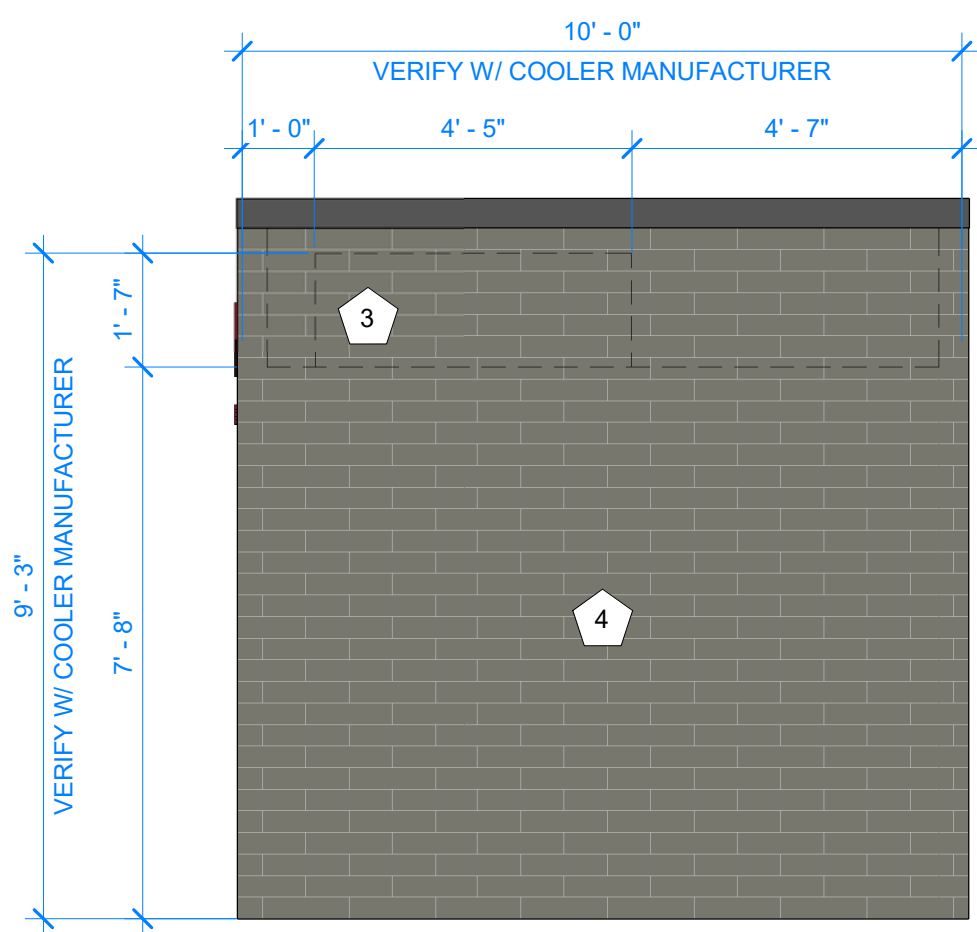
COPING - PARAPET AND TRIP  
COLOR - ZINC GREY (MP-4)

REMOTE COOLER GENERAL NOTES

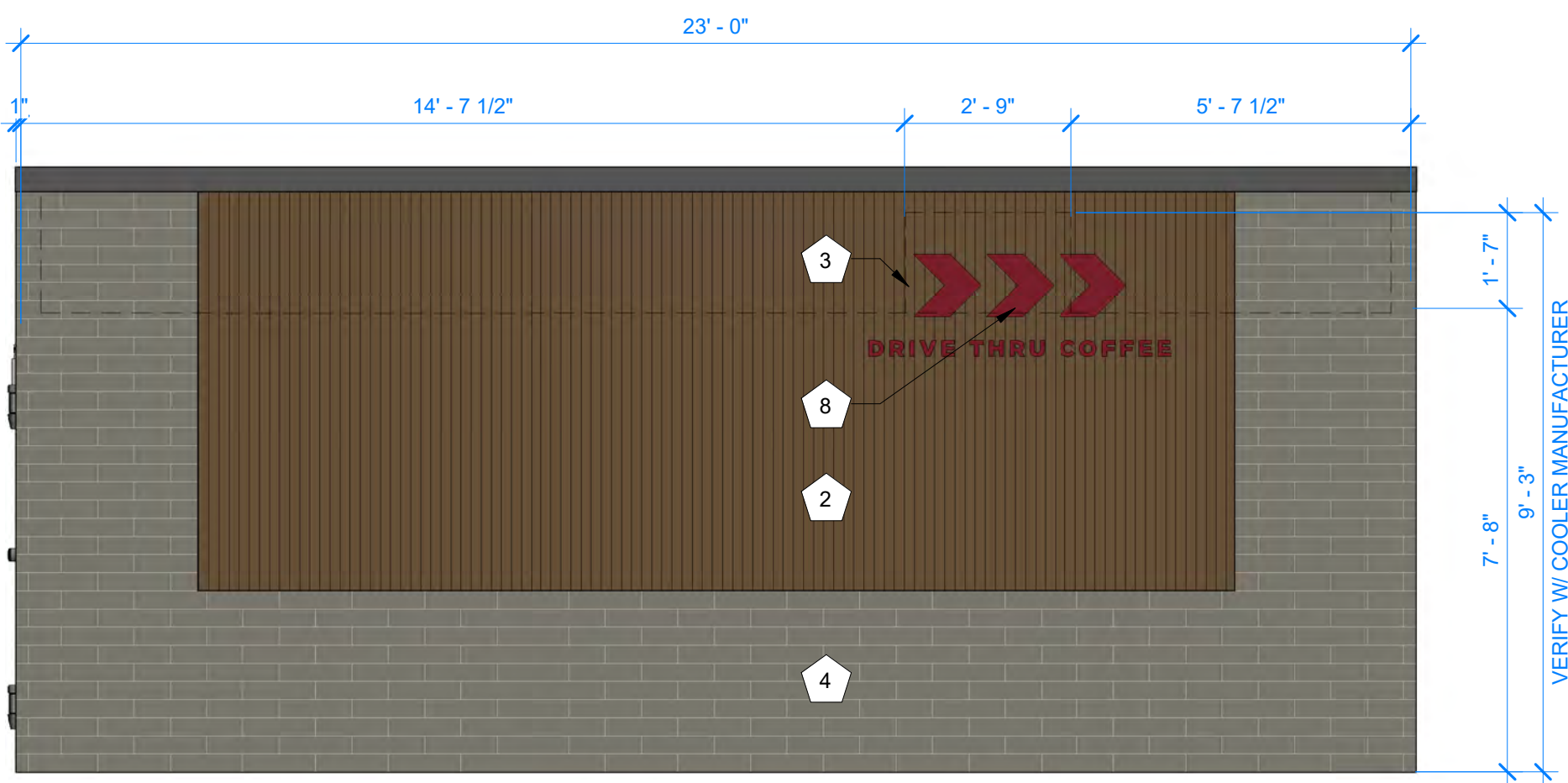
- LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER.
- ALL DRAWINGS ARE BASED OFF NORLAKE - KOLD LOCKER™ KL771014 PHYSICAL SPECIFICATIONS. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.

REMOTE COOLER KEYNOTES

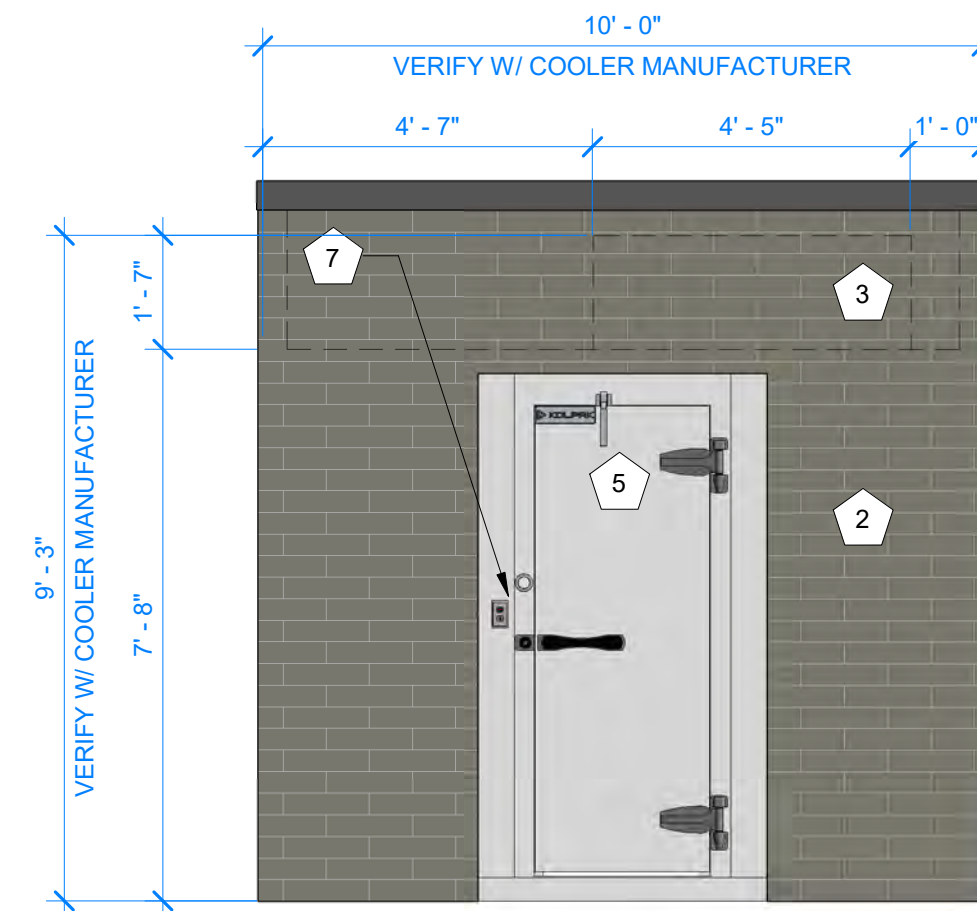
| Note Number | Note Text                                                             |
|-------------|-----------------------------------------------------------------------|
| 1           | WALK-IN COOLER                                                        |
| 2           | FIBER CEMENT WALL PANEL (PL-2)                                        |
| 3           | WALK-IN COOLER CONDENSER                                              |
| 4           | BRICK VANEER (PL-1)                                                   |
| 5           | 36" COOLER DOOR                                                       |
| 6           | EPOXY COATED WIRE SHELving - (2) 24" X 48" & (2) 24" X 60"            |
| 7           | COOLER LOCK & CONTROLS                                                |
| 8           | 1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE |



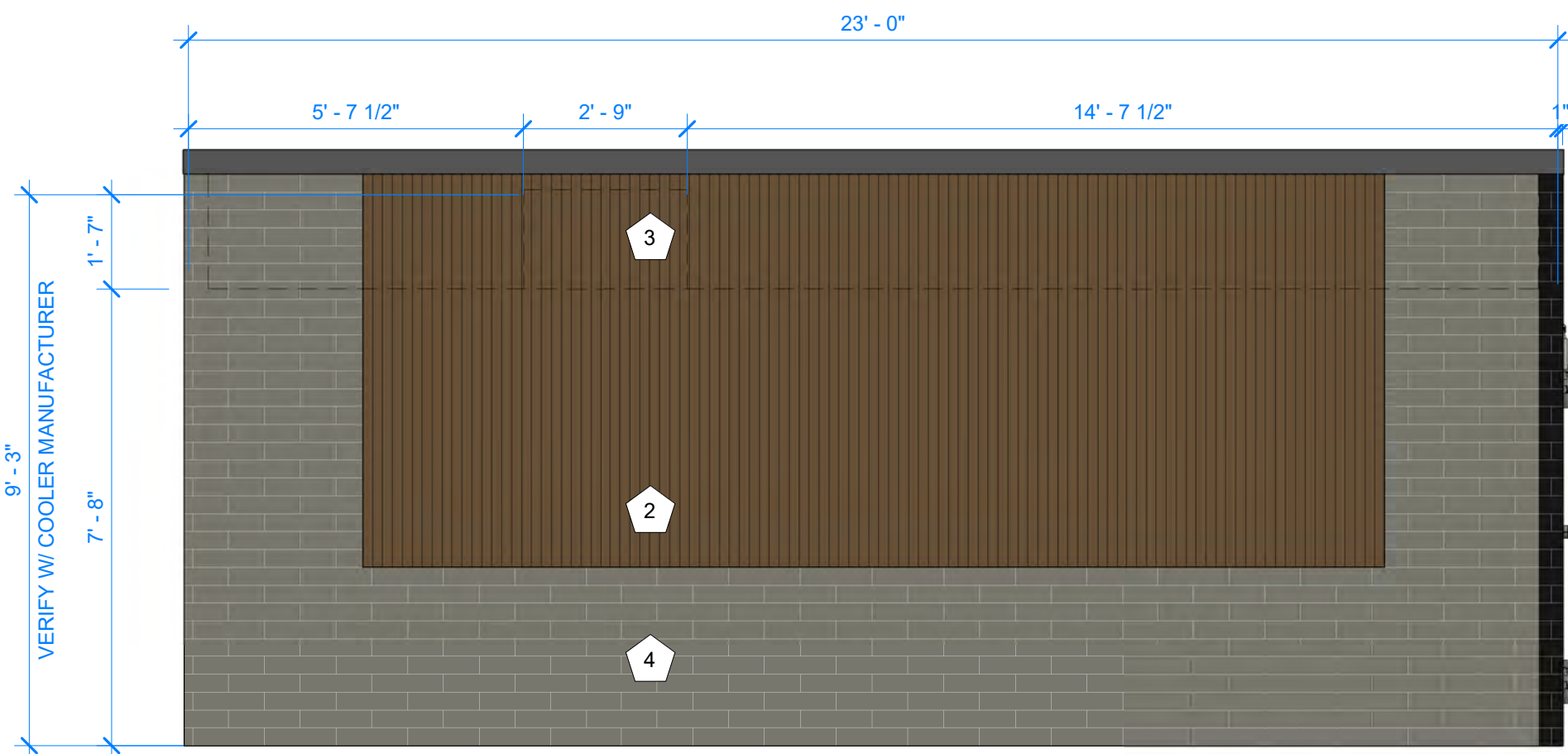
5 COOLER ELEVATION - BACK  
3/8" = 1'-0"



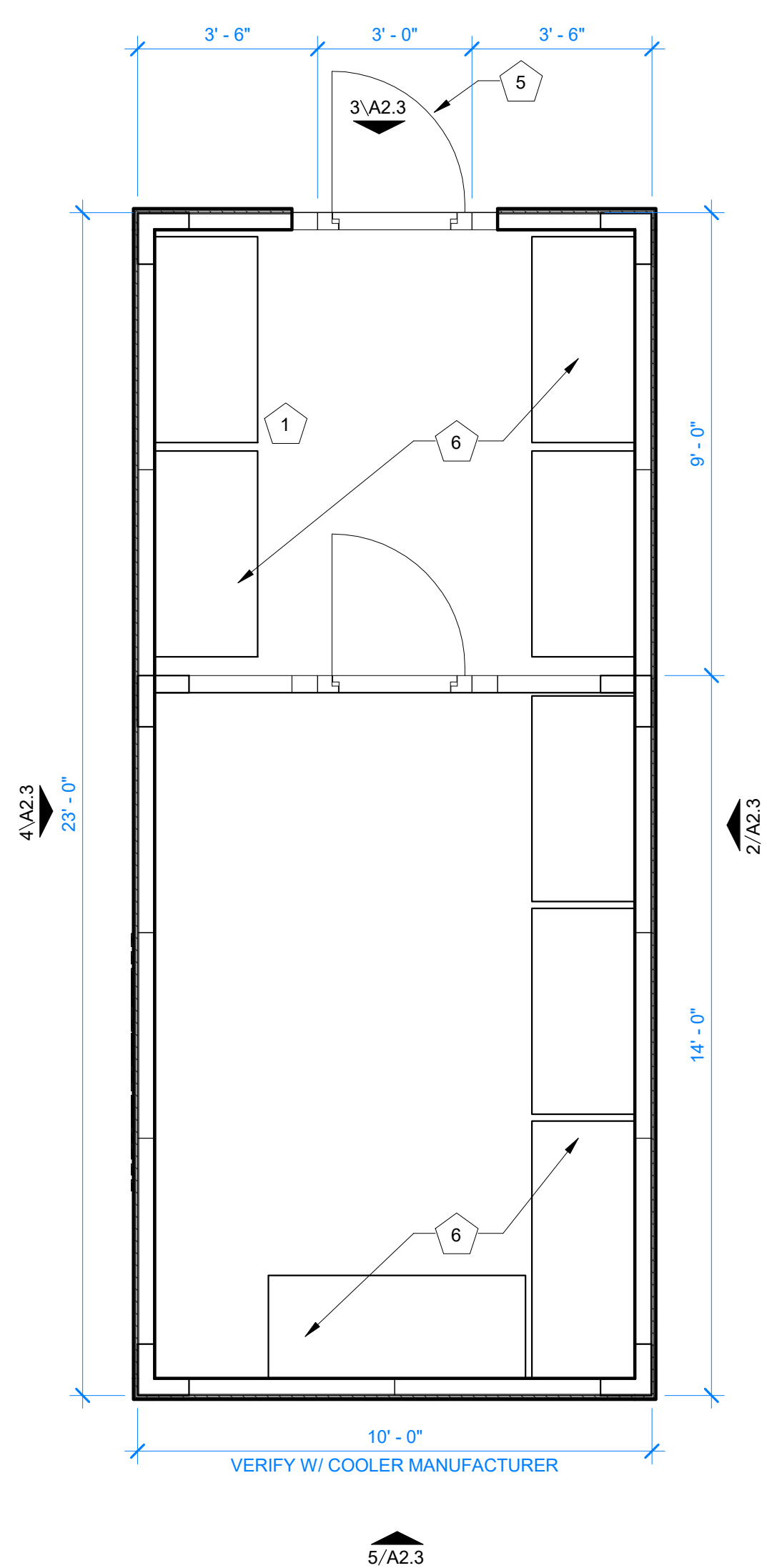
4 COOLER ELEVATION - LEFT  
3/8" = 1'-0"



3 COOLER ELEVATION - FRONT  
3/8" = 1'-0"



2 COOLER ELEVATION - RIGHT  
3/8" = 1'-0"



1 REMOTE COOLER PLAN  
3/8" = 1'-0"

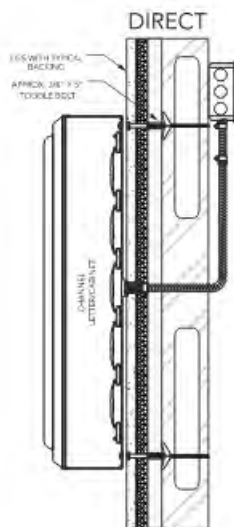
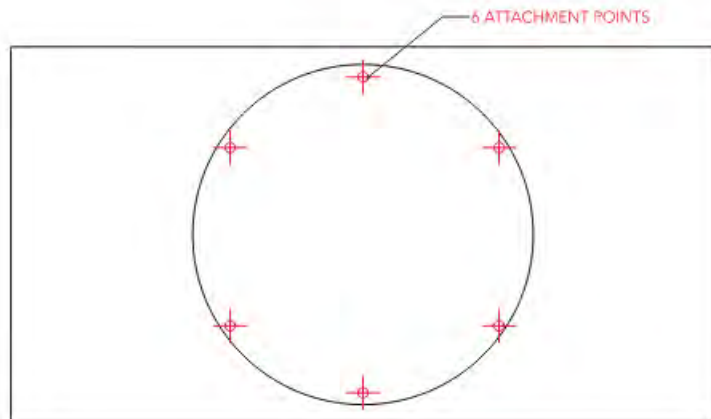
**1 CABINET-DETAILS**  
SCALE: 1/2"=1'

SCALE: 1/2"=1'



FLUSH MOUNT CABINET

- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS
- TOTAL SQ.FT. 28.27





## 2 CHANNEL LETTER-DETAILS

SCALE: 3/4"=1"



### FLUSH MOUNT CHANNEL LETTERS

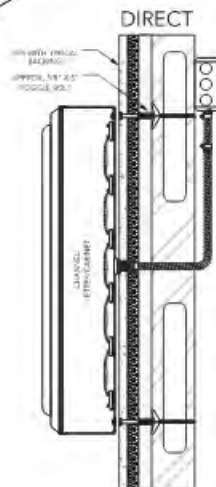
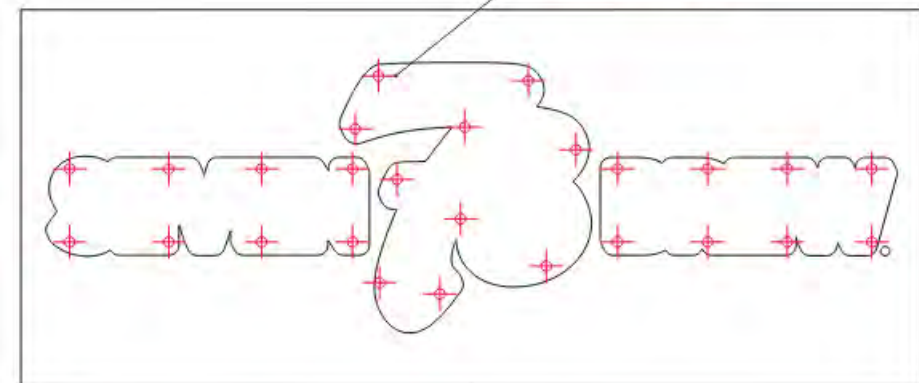
- "SEVEN 7B BREW"
- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS

### FLUSH MOUNT FCO

- "DRIVE THRU" AND "COFFEE >>>"
- PAINTED AS SHOWN
- FLUSH MOUNTED FCOs
- TOTAL SQ. FT. 31.76



26 ATTACHMENT POINTS





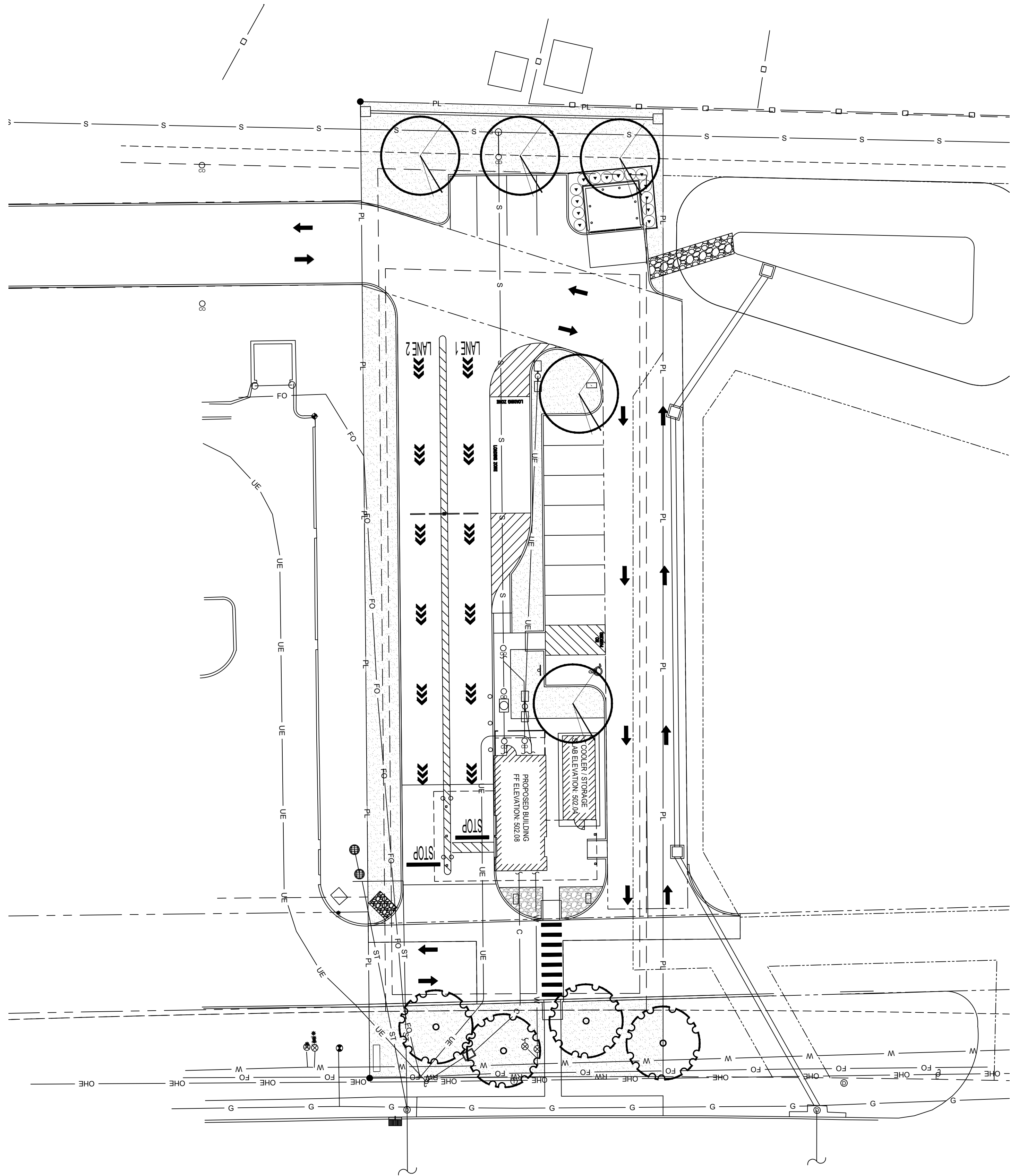
LANDSCAPE ARCHITECT OF RECORD:  
NAME: AMY LONDON, RLA  
LICENSE NO. 2971

PROJECT NUMBER: 88.098  
REVISION:

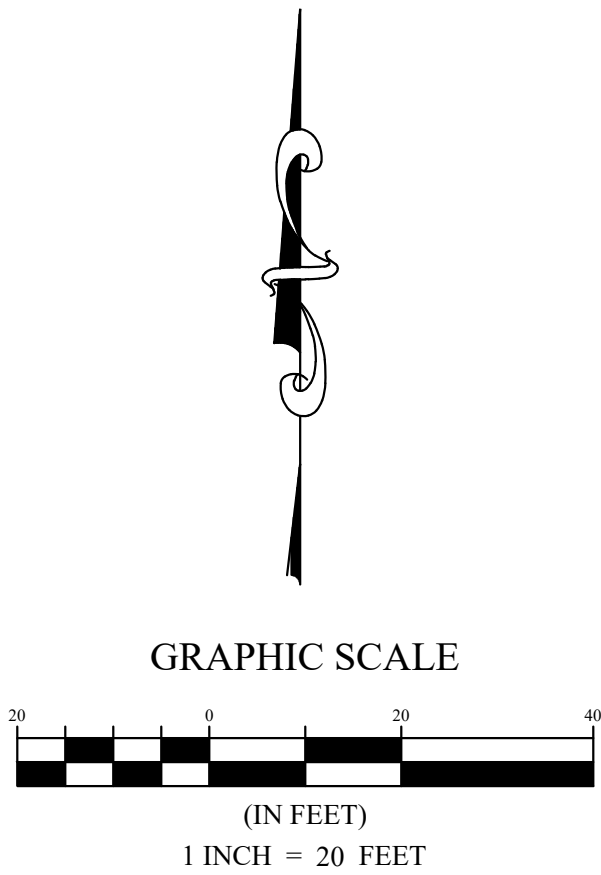
7 BREW COFFEE  
**LAVON, TX 01**  
936 NORTH STATE HWY 78  
LAVON, TEXAS 75166

**L1.0**  
LANDSCAPE PLAN

DATE: 6/16/26



STATE HIGHWAY 78  
(ARTERIAL - PUBLIC R/W WIDTH VARIES)



LANDSCAPE CALCULATIONS

STREET TREES  
STATE HIGHWAY 78  
REQUIRED: 88.11 LF OF STREET FRONTAGE / 25 = 4 TREES  
PROVIDED: 4 TREES

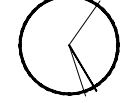
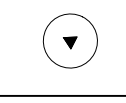
NORTH BUFFERYARD  
REQUIRED: 1 TREE / 30 LF = 3 TREES  
PROVIDED: 3 TREES

LANDSCAPE AREA  
REQUIRED: 26142 X 20% = 5,228 SF  
PROVIDED: 8,002 SF (32% OF SITE)

PLANTING STRIP:  
REQUIRED: 20' WIDE  
PROVIDED: 20' WIDE

RETAIL DISTRICT:  
REQUIRED: 1 TREE / 1500 SF OF FLOOR AREA = 1 TREE  
PROVIDED: 1 TREE

PLANT KEY

| TREES                                                                                 |             |                                                     |                                                                                               |
|---------------------------------------------------------------------------------------|-------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------------|
| SYMBOL                                                                                | QTY.        | NAME                                                | Specifications                                                                                |
|  | 4           | Ulmus crassifolia<br>Cedar Elm                      | 4" Cal. Min. Cont. Grown<br>65 Gal.<br>12'-15' Height, 6'-8' Spread                           |
|  | 5           | Quercus texana<br>Red Oak                           | 3" Cal. Min. Cont. Grown<br>65 Gal.<br>12'-15' Height, 6'-8' Spread                           |
| SHRUBS                                                                                |             |                                                     |                                                                                               |
|  | 14          | Ilex 'Nellie R. Stevens'<br>Nellie R. Stevens Holly | 7 Gal. Min.<br>35" Min. Ht. at Planting<br>Uniform                                            |
| SOD, GROUND COVER, MISCELLANEOUS                                                      |             |                                                     |                                                                                               |
|  | 7,018<br>SF | TIFTUF<br>Bermuda Sod                               | Solid Sod<br>Sand fill joints and provide<br>uniform coverage within 30<br>days of completion |
|  | 173<br>SF   | River Rock<br>3"-4"                                 | Submit colors to owner for<br>approval                                                        |

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN  
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM  
EQUIPPED WITH OPERATING RAIN AND FREEZE  
SENSORS.

### APPLICATION INFORMATION

Name: Amy London

Address: \_\_\_\_\_

Telephone Number: 972.800.0676

Email Address: amy\_london@london-landscapes.net

**LEGAL DESCRIPTION:** (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)

936 NORTH STATE HWY 78, Lavon, Texas

**SUBDIVISION NAME:** (approved plat is prerequisite ) \_\_\_\_\_

**ZONING:** Retail Zoning

**LEGAL OWNER OF PROPERTY INVOLVED:** \_\_\_\_\_

Village at Gateway Partners, LP

**If Applicant is NOT the Owner, Relationship to Owner:** Hired Landscape Architect

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature: \_\_\_\_\_

Owner / Authorized Agent

02.04.2026

Date

Printed Name: Amy London

Owner / Authorized Agent

Title: President

Company: London Landscapes

#### **City Office Use Only:**

| Fee paid (due at time of application)<br>Cost plus admin fee - \$500 deposit | Amount: | Check # | or Cash _____ |
|------------------------------------------------------------------------------|---------|---------|---------------|
| Required items submitted                                                     |         |         |               |
| Development Engineer Comments                                                |         |         |               |
| Development Review Committee Comments                                        |         |         |               |
| Comments Addressed by Applicant                                              |         |         |               |
| Planning & Zoning Action                                                     |         |         |               |
| City Council Action                                                          |         |         |               |



## MEMORANDUM

To: Tom Hamblett, Director of Development, 7 Brew

From: Omar Kanaan, P.E.  
Leo Flores

Date: November 3, 2025

### **Subject: 7 Brew Coffee | Trip Generation, Pass-By, and Queue Rate Development**

7 Brew Coffee has retained Kimley-Horn to determine trip generation rates, pass-by trip generation rates, and drive-through queue lengths based on data collected at ten existing 7 Brew Coffee shops. The purpose of this task is to develop data-driven trip generation, pass-by, and queuing rates to inform the development of future 7 Brew Coffee shops.

Historically, to estimate the trip generation for 7 Brew Coffee shops, municipalities have used trip generation rates developed from observations at numerous coffee/donut shop with drive-through windows and no indoor seating as outlined in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11<sup>th</sup> Edition, land use code (LUC) 938.

As 7 Brew Coffee has different operations than a typical drive-through coffee shop, the ITE trip generation rates may be unrepresentative of typical 7 Brew Coffee operations resulting in unreliable analyses and mis-utilized site designs.

Kimley-Horn was tasked with conducting trip generation, pass-by rate, and queuing rate analyses as well as time-in-system observations based on data collected at ten existing 7 Brew Coffee shops. These coffee shops are located in Alabama, Illinois, Indiana, Missouri, North Carolina, Pennsylvania, South Carolina, Texas, and Wisconsin. Using the collected data, actual trip generation and queuing rates were determined for the existing shops. This memorandum summarizes the data collection and resulting trip generation, pass-by, and queue rates.

## DATA COLLECTION

Traffic and queueing data were collected at ten existing 7 Brew Coffee shops nationwide as summarized in *Table 1*.

**Table 1. Data Collection Locations**

| ID | Address                      | City and State     |
|----|------------------------------|--------------------|
| 1  | 4706 75 <sup>th</sup> Street | Kenosha, WI        |
| 2  | 3582 Penn Avenue             | Sinking Spring, PA |
| 3  | 2220 S M 291 Highway         | Independence, MO   |
| 4  | 2730 SW Parkway              | Wichita Falls, TX  |
| 5  | 4104 E Lincolnway            | Sterling, IL       |
| 6  | 1302 Blowing Rock Road       | Boone, NC          |
| 7  | 4709 University Drive        | Huntsville, AL     |
| 8  | 2424 IN-44                   | Shelbyville, IN    |
| 9  | 15707 Coit Road              | Dallas, TX         |
| 10 | 7234 Garners Ferry Road      | Columbia, SC       |



Data collection occurred on a typical weekday (Tuesday, Wednesday, or Thursday) the week of July 28, 2025. At each site, traffic volumes, by drive-through lane, queue observations, and time-in-system data were collected during the weekday AM peak period (7:00 AM – 10:00 AM). The raw count data is included in **Appendix A**.

Pass-by trip surveys were conducted by 7 Brew Coffee staff with the assistance of an online survey platform during the weekday peak period. Surveys were given to drive-through customers after ordering and before arriving at the pick-up window. These timeframes allowed surveyors to maximize the number of responses received while minimally interrupting the regular operations of the coffee shops. The full pass-by survey results are included in **Appendix B**.

## DATA ANALYSIS

The collected traffic data was reviewed and analyzed to determine peak period and peak hour volumes, maximum queues, and time-in system. Based on the collected data, the coffee shops where data collection was conducted were categorized as high, medium, and low generators.

The average peak period (3 hours between 7:00 AM and 10:00 AM) trip generation including all locations was 197 trips per shop. The average of the high, medium, and low generators within the three-hour peak period was 252, 199, and 155 trips, respectively. The average peak hour trip generation including all locations was 77 trips per hour. The average peak hour volume of the high, medium, and low generators was 95, 79, and 62 trips per hour, respectively. A summary of the collected traffic volumes is presented in *Table 2*. It was observed that between 35% and 44% of the peak period trip generation occurs in the peak hour.

In comparison to the data collected, the average peak hour trip generation rates published by ITE in the *Trip Generation Manual*, 12<sup>th</sup> Edition, for land use code 938 (Coffee/donut shop with drive-through window and no indoor seating) with two drive-through lanes is 89 vehicles per hour which aligns best with a high trip generating 7 Brew Coffee shop.

**Table 2. Summary of Volumes**

| ID                       | Store City and State | Peak Period Volume <sup>(1)</sup> | Peak Hour Volume <sup>(2)</sup> |
|--------------------------|----------------------|-----------------------------------|---------------------------------|
| 1                        | Kenosha, WI          | 209                               | 76                              |
| 2                        | Sinking Spring, PA   | 259                               | 90                              |
| 3                        | Independence, MO     | 276                               | 104                             |
| 4                        | Wichita Falls, TX    | 219                               | 89                              |
| 5                        | Sterling, IL         | 161                               | 61                              |
| 6                        | Boone, NC            | 170                               | 66                              |
| 7                        | Huntsville, AL       | 195                               | 86                              |
| 8                        | Shelbyville, IN      | 140                               | 58                              |
| 9                        | Dallas, TX           | 191                               | 74                              |
| 10                       | Columbia, SC         | 148                               | 62                              |
| Overall Average          |                      | 197                               | 77                              |
| High Generator Average   |                      | 252                               | 95                              |
| Medium Generator Average |                      | 199                               | 79                              |
| Low Generator Average    |                      | 155                               | 62                              |

<sup>(1)</sup> Peak period is 7:00 AM – 10:00 AM

<sup>(2)</sup> Peak hour is one hour during the peak period (7:00 AM – 10:00 AM)

Queue observations were also made to document the length of queues at each drive-through lane. **Table 3** provides a summary of the maximum queue observed in either of the two drive-through lanes during the three-hour peak period. It was noted that the vehicle queues were evenly distributed between the two available drive-through lanes, with the second lane either equaling the maximum queue length or being one vehicle shorter. The maximum observed queue occurred at the Huntsville location during the peak hour and extended 12 vehicles in length. The average maximum queue was 7.4 vehicles; and the average maximum queue at the high, medium, and low generators was 7.7, 8.0, and 6.8 vehicles, respectively.

**Table 3. Summary of Queues**

| ID                       | Store City and State | Maximum Queue (vehicle) <sup>(1)</sup> |
|--------------------------|----------------------|----------------------------------------|
| 1                        | Kenosha, WI          | 7                                      |
| 2                        | Sinking Spring, PA   | 7                                      |
| 3                        | Independence, MO     | 10                                     |
| 4                        | Wichita Falls, TX    | 6                                      |
| 5                        | Sterling, IL         | 8                                      |
| 6                        | Boone, NC            | 7                                      |
| 7                        | Huntsville, AL       | 12                                     |
| 8                        | Shelbyville, IN      | 7                                      |
| 9                        | Dallas, TX           | 5                                      |
| 10                       | Columbia, SC         | 5                                      |
| Overall Average          |                      | 7.4                                    |
| High Generator Average   |                      | 7.7                                    |
| Medium Generator Average |                      | 8                                      |
| Low Generator Average    |                      | 6.8                                    |

<sup>(1)</sup> Maximum queue observed in either drive-through lane

Time-in-system data was also collected for vehicles entering the drive-through lanes. The data captures the duration a vehicle is in the drive-through lane until their departure. For every vehicle that passed through the drive-through during the peak period, its time of arrival at the back of the queue and time of departure were recorded. As shown in **Table 4**, the average time-in-system was approximately 4.5 minutes during the peak period and 5.25 minutes during the peak hour; and the average time-in-system at the high, medium, and low generators was 4 minutes, 6.75 minutes, and 5.5 minutes during the peak hour, respectively.

**Table 4. Summary of Time-in-System**

| ID                       | Store City and State | Period Vehicle Time-in-System | Peak Hour Vehicle Time-in-System |
|--------------------------|----------------------|-------------------------------|----------------------------------|
| 1                        | Kenosha, WI          | 05:23                         | 07:24                            |
| 2                        | Sinking Spring, PA   | 03:14                         | 03:11                            |
| 3                        | Independence, MO     | 05:12                         | 05:12                            |
| 4                        | Wichita Falls, TX    | 03:56                         | 03:35                            |
| 5                        | Sterling, IL         | 05:02                         | 05:00                            |
| 6                        | Boone, NC            | 04:29                         | 05:16                            |
| 7                        | Huntsville, AL       | 07:17                         | 08:36                            |
| 8                        | Shelbyville, IN      | 06:01                         | 06:44                            |
| 9                        | Dallas, TX           | 04:04                         | 04:20                            |
| 10                       | Columbia, SC         | 04:44                         | 05:05                            |
| Overall Average          |                      | 4:56                          | 5:26                             |
| High Generator Average   |                      | 4:07                          | 3:59                             |
| Medium Generator Average |                      | 5:35                          | 6:47                             |
| Low Generator Average    |                      | 5:04                          | 5:31                             |

July 10, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres  
7 Brew Coffee  
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 30 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
2. All references to "Access Easement", including Key Notes, should be modified to "Mutal Access Easement".

This concludes our review of the above referenced revised Site Plan. **We recommend APPROVAL of the Site plan, subject to comment above.**

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](mailto:mdhill@fmi-dallas.com).

Sincerely,  
FREEMAN-MILLICAN, INC.



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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 4.docx

July 2, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP3880  
MyGov Submittal: June 30, 2026

LJA 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,

A handwritten signature in black ink that reads 'Abra R Nusser'.

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



June 29, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP-40467  
MyGov Submittal: June 22, 2026

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

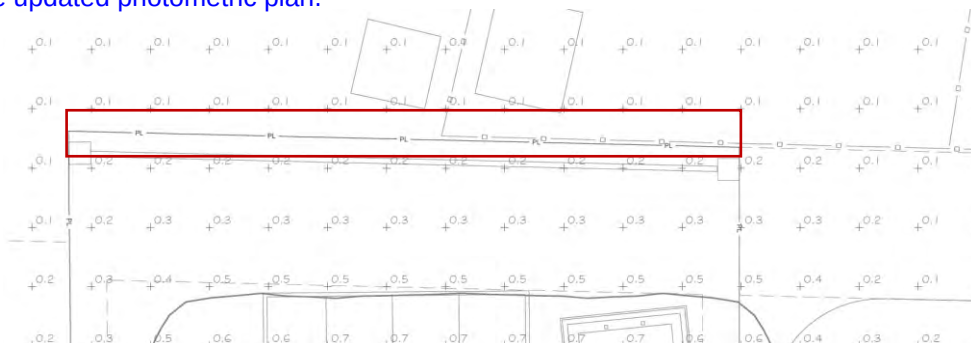
1. The Site Plan was revised, as indicated. The Landscape Plan still includes a label referencing a "Private Drive." Revise the Landscape Plan to remove the "Private Drive" label.

[This has been removed.](#)



2. A Photometric Plan was included. The foot candle measurements are not shown along the north property line and appear to exceed maximum permitted levels of .1 footcandle. Please revise the Photometric Plan to comply with the ordinance.

[See updated photometric plan.](#)



3. Revise the Site Plan to relabel the “24’ Proposed Access Easement” to “24’ Mutual Access Easement” to match the easement label on the Replat.  
[This has been updated.](#)
4. Please clarify where the mutual access easement, noted as Key Note #20, is located.  
[Keynote 20 is the modified easement for the connection point to the north west behind the 7-11. This has been updated.](#)

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is fluid and cursive, with the first name "Abra" and last name "Nusser" clearly legible.

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

June 29, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP-40467  
MyGov Submittal: June 22, 2026

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

1. The Site Plan was revised, as indicated. The Landscape Plan still includes a label referencing a "Private Drive." Revise the Landscape Plan to remove the "Private Drive" label.



2. A Photometric Plan was included. The foot candle measurements are not shown along the north property line and appear to exceed maximum permitted levels of .1 footcandle. Please revise the Photometric Plan to comply with the ordinance.



3. Revise the Site Plan to relabel the "24' Proposed Access Easement" to "24' Mutual Access Easement" to match the easement label on the Replat.
4. Please clarify where the mutual access easement, noted as Key Note #20, is located.

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style.

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



June 17, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres  
7 Brew Coffee  
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 9, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16<sup>th</sup> vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic. [Acknowledged.](#)
2. It is our understanding that the rear access easement behind the 7-Eleven will be modified and defined with a separate easement. [See keynote 20.](#)
3. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT. [Acknowledged.](#)
4. The directional arrow at the east end of the rear access road should be modified. [This has been updated.](#)
5. The existing front access drive easement references "Tract 5". Tract 5 should be shown or defined. [This has been updated.](#)
6. There is a proposed ramp at the cooler/storage building that appears to direct pedestrians into the driveway area, including exit for Take 5, without any crosswalk or sidewalks. The need for this ramp should be provided. If it is needed, then we recommend crosswalk striping or other delineation. [This has been updated.](#)

This concludes our review of the above referenced revised Site Plan. A copy of the Site Plan, with markups, is attached for your convenience.

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.

Ms. Kim Dobbs  
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan  
June 17, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 2.docx

June 17, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres  
7 Brew Coffee  
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 9, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16<sup>th</sup> vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
2. It is our understanding that the rear access easement behind the 7-Eleven will be modified and defined with a separate easement.
3. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
4. The directional arrow at the east end of the rear access road should be modified.
5. The existing front access drive easement references "Tract 5". Tract 5 should be shown or defined.
6. There is a proposed ramp at the cooler/storage building that appears to direct pedestrians into the driveway area, including exit for Take 5, without any crosswalk or sidewalks. The need for this ramp should be provided. If it is needed, then we recommend crosswalk striping or other delineation.

This concludes our review of the above referenced revised Site Plan. A copy of the Site Plan, with markups, is attached for your convenience.

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.

Ms. Kim Dobbs  
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan  
June 17, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 2.docx



June 17, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres  
7 Brew Coffee  
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 9, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16<sup>th</sup> vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
2. It is our understanding that the rear access easement behind the 7-Eleven will be modified and defined with a separate easement.
3. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
4. The directional arrow at the east end of the rear access road should be modified.
5. The existing front access drive easement references "Tract 5". Tract 5 should be shown or defined.
6. There is a proposed ramp at the cooler/storage building that appears to direct pedestrians into the driveway area, including exit for Take 5, without any crosswalk or sidewalks. The need for this ramp should be provided. If it is needed, then we recommend crosswalk striping or other delineation.

This concludes our review of the above referenced revised Site Plan. A copy of the Site Plan, with markups, is attached for your convenience.

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.

Ms. Kim Dobbs  
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan  
June 17, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Attachment

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**June 17, 2026**

**RE: 7 Brew – 936 North State Hwy 78, Lavon, TX**

Please accept this letter as documentation of a summary of a trip generation analysis at an existing 7-Brew site of similar size and location to the proposed 7-Brew site at 936 North State Hwy 78. The existing 7-Brew site is located at 2317 N. Glenstone Avenue in Springfield, Missouri.

The site was observed from 7:00 AM-9:15 AM on the morning of February 21<sup>st</sup>, 2022. During this time, the peak 2-hour period of operation was observed to be from 7:15 AM-9:15 AM, with an arrival rate of 60 vehicles/hour. The peak hour occurred between 8:00 AM-9:00 AM, with an arrival rate of 61 vehicles/hour. The peak 15-minute period occurred from 7:15 AM-7:30 AM, with a total vehicle count of 22 occurring in that 15-minute period.

During the 2-hour peak period, the average observed queue was 5 vehicles. The maximum observed queue occurred at 8:55 AM with 14 vehicles in the queue. The average process time for the peak 15-minute interval was 5 minutes and 31 seconds. The average process time for the peak hour was 5 minutes and 55 seconds. The average process time for the full observation period was 5 minutes and 15 seconds. The average process time consists of the time it takes from the arrival of a vehicle in the queue to the time the vehicle leaves the site.

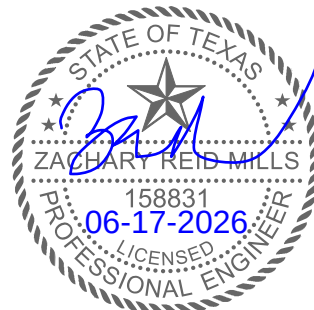
The proposed 7-Brew location at 936 North State Hwy 78 can handle 15 vehicles stacked in line before backing up onto the shared access road to the north. This is one more than the maximum observed queue of 14 at the location in Springfield. Based on our observed data and stacking information provided by 7-Brew Corporate, the proposed project in Lavon, TX is satisfactory to hold vehicles within the property, with a substantial safety buffer.

Mid-day and PM analyses were not performed as it is accepted that the AM will control in terms of peak stacking.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Zachary Mills', is written over the printed name.

Zachary Mills, PE  
Toth and Associates, Inc.



June 16, 2026

City of Lavon  
120 School Road  
Lavon, TX 75166

RE: 7 Brew; Site Plan Review; LJA Job No. NTP-40467; MyGov Submittal: June 10, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *Revise the Site Plan to relabel the 25' Proposed Fire & Access Easement to a "25' Proposed Fire Lane and Mutual Access Easement" and remove the label referencing "Private Drive" that was added on both the Site Plan and Landscape Plan.*  
[Response: This has been updated.](#)
2. *A compliant Photometric Plan has not been resubmitted. Please revise the Photometric Plan to comply with the ordinance and resubmit for Staff review.*  
[Response: Photometric plan has been included.](#)
3. *Remove the additional line of parking information, shown below, since the minimum required number of parking spaces is already listed.*  
[Response: This has been updated.](#)
4. *Landscape areas are required to be composed of 75% vegetative matter. Revise the Landscape Plan to provide vegetation in landscape areas that are proposed to have River Rock material.*  
[Response: Landscape plan has been updated.](#)
5. *FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.*  
[Response: Acknowledged.](#)
6. *Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed. There were some items changed on this revision. Please ensure that any future changes, not associated with direct response to specified comments, are highlighted in the letter as well for review.*  
[Response: Acknowledged.](#)

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

A handwritten signature in black ink, appearing to read 'Zachary Mills'.

Zachary Mills, PE  
Project Manager

June 15, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP-40467  
MyGov Submittal: June 10, 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. **REPEAT COMMENT:** Revise the Site Plan to remove the Ingress Egress Easement, which will be abandoned by Plat. Revise the Site Plan to label a 24' Fire Lane and Mutual Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Replat, as applicable.

*Applicant Response: This has been updated.*

**Revise the Site Plan to relabel the 25' Proposed Fire & Access Easement to a "25' Proposed Fire Lane and Mutual Access Easement" and remove the label referencing "Private Drive" that was added on both the Site Plan and Landscape Plan.**

2. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.

*Applicant Response: See response by others.*

**A compliant Photometric Plan has not been resubmitted. Please revise the Photometric Plan to comply with the ordinance and resubmit for Staff review.**

3. Remove the additional line of parking information, shown below, since the minimum required number of parking spaces is already listed.



PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: R- RETAIL.

PARKING REQUIREMENTS:

1 PARKING SPACE PER THREE SEATS AT 0 SEATS = 0 SPACES  
1.5 PARKING SPACES PER EMPLOYEE AT 6 EMPLOYEES = 9 SPACES.  
~~MINIMUM OF 8 PARKING SPACES.~~  
PROVIDED = 12 SPACES  
10 STANDARD AND 1 ADA, AND 1 COMPACT.  
1 LOADING SPACE PROVIDED.

QUEUING SPACES PROVIDED:

LANE 1 = 7 SPACES.  
LANE 2 = 8 SPACES.

4. Landscape areas are required to be composed of 75% vegetative matter. Revise the Landscape Plan to provide vegetation in landscape areas that are proposed to have River Rock material.
5. FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.
6. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed. There were some items changed on this revision. Please ensure that any future changes, not associated with direct response to specified comments, are highlighted in the letter as well for review.

Comments prepared and compiled by:



Tiffany McLeod, AICP  
Project Manager, Placemaking + Resilience at LJA  
Email: [tmcleod@lja.com](mailto: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](mailto:anusser@lja.com)  
Phone: 972.339.8186  
On behalf of the City of Lavon, TX

June 8, 2026

City of Lavon  
120 School Road  
Lavon, TX 75166

RE: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres; 7 Brew Coffee; Site Plan

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. A queuing analysis dated January 5, 2026, as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16th vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.  
[Response: An updated traffic study and queuing analysis has been provided.](#)
2. It is our understanding that the rear access easement behind the 7-Eleven has been defined in previous documentation. However, there do appear to be some modifications at the west end, and the Engineer has stated that these will be established by an easement agreement with the 7-Eleven property Owner. A copy of the agreement should be filed, and the filing information be provided on the Replat.  
[Response: Acknowledged.](#)
3. The Site plan shows two-way traffic at the south end to accommodate the adjacent Take 5 development. The northern portion is two lanes, but one-way traffic. We cannot support this configuration for traffic flow and safety reasons. This drive aisle should be two-way from the south access road/fire lane to the north access easement.  
[Response: Site plan has been adjusted for two way traffic.](#)
4. We recommend 90 degree parking on a two-way parking aisle.  
[Response: Parking has been adjusted to 90°.](#)
5. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.  
[Response: Acknowledged.](#)

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Zachary Mills, PE  
Project Manager

June 8, 2026

City of Lavon  
120 School Road  
Lavon, TX 75166

RE: 7 Brew; Site Plan Review; LJA Job No. NTP-40467; MyGov Submittal: May 12, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *Revise the Site Plan to remove the Ingress Egress Easement, which will be abandoned by Plat. Revise the Site Plan to label a 24' Fire Lane and Mutual Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Replat, as applicable.*  
[Response: This has been updated.](#)
2. *A compliant Photometric Plan has not been submitted. Please revise the Photometric Plan to comply with the ordinance.*  
[Response: See response by others.](#)
3. *Relabel the 24' Proposed Access Easement on the northern portion of the site to 24' Fire Lane and Mutual Access Easement to match the revised Replat.*  
[Response: Per discussion with the city this is not required to be a fire lane.](#)
4. *Upon review of the Traffic Control Plan, which demonstrates the overall circulation of this site and the neighboring sites, the circulation and stacking still appear to have multiple design conflicts. Please coordinate with the City Engineer and Fire Marshal.*  
[Response: An updated traffic study has been provided to the city for review. The site layout has been updated in accordance with a meeting held previously with the city.](#)
5. *The proposed project is required to have a minimum of one striped off-street loading space, not conflicting with fire lanes, drive aisles, or off-street parking. The loading space must be a minimum of 12' by 35', be accessible/functional for large delivery trucks, and be a minimum of 50' from the shared residential property line to the north. It appears that although a loading space is referenced on the Site Plan, one is not provided. Revise the Site Plan accordingly.*  
[Response: The plan has been updated to include an off site loading space.](#)
6. *Revise the Landscape Plan add a canopy tree to the southern terminus of the parking row adjacent to the building per § 9.03.193(l)(2).*  
[Response: Revised landscape plans has been provided](#)
7. *FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.*  
[Response: Acknowledged.](#)
8. *Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.*  
[Response: Response letter included.](#)

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

A handwritten signature in black ink, appearing to read 'Zach', with a stylized flourish at the end.

Zachary Mills, PE  
Project Manager

May 26, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres  
7 Brew Coffee  
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated May 11, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16<sup>th</sup> vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
2. It is our understanding that the rear access easement behind the 7-Eleven has been defined in previous documentation. However, there do appear to be some modifications at the west end, and the Engineer has stated that these will be established by an easement agreement with the 7-Eleven property Owner. A copy of the agreement should be filed and the filing information be provided on the Replat.
3. The Site plan shows two-way traffic at the south end to accommodate the adjacent Take 5 development. The northern portion is two lanes, but one-way traffic. We cannot support this configuration for traffic flow and safety reasons. This drive aisle should be two-way from the south access road/fire lane to the north access easement.
4. We recommend 90 degree parking on a two-way parking aisle.
5. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.

This concludes our review of the above referenced revised Site Plan. A copy of the Site Plan, with markups, is attached for your convenience.

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.



Ms. Kim Dobbs  
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan  
May 26, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 1.docx

May 20, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP-40467  
MyGov Submittal: May 12, 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. **REPEAT COMMENT:** There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

*Response: The ingress/egress easement will remain in force. The front of the island was placed in-line with the existing curb to maintain the 24' drive aisle. Structures will be outside the easement.*

**Revise the Site Plan to remove the Ingress Egress Easement, which will be abandoned by Plat. Revise the Site Plan to label a 24' Fire Lane and Mutual Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Replat, as applicable.**

2. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.

*Response: See response by others.*

**A compliant Photometric Plan has not been submitted. Please revise the Photometric Plan to comply with the ordinance.**

3. **REPEAT COMMENT:** Revise the Site Plan to show all required Fire Lane and Mutual Access Easements.

*Response: The site plan has been revised to show the fire lane and all known easements.*

**Relabel the 24' Proposed Access Easement on the northern portion of the site to 24' Fire Lane and Mutual Access Easement to match the revised Replat.**



4. **REPEAT COMMENT:** Please provide an escape lane for vehicles that enter the Site and do not want to be in the queuing lanes.

*Response: As discussed in the online meeting held on May 4, 2026, an escape lane was requested for the intent of increasing customer experience and not to meet a code requirement. This site is very narrow and does not have space for an escape lane. It is requested that the layout be accepted without a dedicated escape lane.*

**Upon review of the Traffic Control Plan, which demonstrates the overall circulation of this site and the neighboring sites, the circulation and stacking still appear to have multiple design conflicts. Please coordinate with the City Engineer and Fire Marshal.**

5. The proposed project is required to have a minimum of one striped off-street loading space, not conflicting with fire lanes, drive aisles, or off-street parking. The loading space must be a minimum of 12' by 35', be accessible/functional for large delivery trucks, and be a minimum of 50' from the shared residential property line to the north. It appears that although a loading space is referenced on the Site Plan, one is not provided. Revise the Site Plan accordingly.
6. Revise the Landscape Plan add a canopy tree to the southern terminus of the parking row adjacent to the building per [§ 9.03.193\(1\)\(2\)](#).
7. FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.
8. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper  
Planner at LJA  
Email: [ploper@lja.com](mailto:ploper@lja.com)  
Phone: 703.801.2886  
On behalf of the City of Lavon, TX

Quality check by:



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

May 11, 2026

City of Lavon  
120 School Road  
Lavon, TX 75166

RE: 7 Brew; Site Plan Review; LJA Job No. NTP-40467; MyGov Submittal: March 24, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. **REPEAT COMMENT:** *The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.*

*Response: A Replat is being prepared to separate the two lots.*

**The proposed detention, shown on this version of the Site Plan, is proposed to be on an another lot. A Drainage Easement must be provided on the Replat to serve this property. A Replat has been submitted for review. The Replat must be approved before the Site Plan can be approved due to the related detention requirements. Please coordinate any Site Plan changes with the associated Replat application and vice versa.**

[Response: Acknowledged.](#)

2. **REPEAT COMMENT:** *The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.*

*Response: Several keynotes have been removed to improve legibility.*

**Elements associated with the hatching and stippling patterns are reducing legibility. Revise the Site Plan to remove the hatching and stippling patterns as this is not a pavement construction plan.**

[Response: The Site Plan has been revised to remove the pavement hatchings.](#)

3. **REPEAT COMMENT:** *There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.*

*Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.*

**The Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.**

[Response: The ingress/egress easement will remain in force. The front of the island was placed in-line with he existing curb to maintain the 24' drive aisle. Structures will be outside the easement.](#)



4. **REPEAT COMMENT:** Note 3 on the Elevation pages A2.0 and A2.1 indicates “varies.” Clarify this note as it had previously referenced the outdoor speaker system.  
 Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.  
**Please resubmit the updated Elevation Plans for review.**  
 Response: See response by others.
5. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.  
 Response: We shall comply, please see the revised photometric and sight lighting plan.  
**The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.**  
 Response: See response by others.
6. The dumpster enclosure requires 50-feet of straight backing distance. It appears that northernmost parking island conflicts with this distance. Revise the Site Plan to ensure the dumpster enclosure has the required minimum backing per § 9.03.135(b)(3) of the Lavon Code of Ordinances.  
 Response: The dumpster enclosure has been rotated to allow 50 feet of straight backing distance for the full width of the enclosure.
7. The dumpster enclosure is required to have evergreen shrubs from the approved plant list around the exterior of the enclosure walls. Revise the Landscape Plan to provide the required evergreen shrubs per, § 9.03.135(b)(6) of the Lavon Code of Ordinances.  
 Response: Shrubs have been added to the landscape plan.
8. The minimum parking ratio is “one parking space for every three seats with a minimum of eight parking spaces provided and one and one-half parking spaces per employee.” Since there is no indoor seating, the parking for employees at 1.5 parking spaces per employee still applies. Revise the Site Plan to correct the Parking Required calculation. (Parking provided is sufficient.)  
 Response: The parking data has been updated to reflect the correct ratio.
9. The Site Plan shows a total of 12 parking spaces, however the Parking Requirements Table states 13 are provided. Revise the Site Plan to correct the table accordingly.  
 Response: The table has been corrected.
10. Revise the Site Plan to show all required Fire Lane and Mutual Access Easements.  
 Response: The site plan has been revised to show the fire lane and all known easements.
11. Please provide an escape lane for vehicles that enter the Site and do not want to be in the queuing lanes.  
 Response: As discussed in the online meeting held on May 4, 2026, an escape lane was requested for the intent of increasing customer experience and not to meet a code requirement. This site is very narrow and does not have space for an escape lane. It is requested that the layout be accepted without a dedicated escape lane.
12. Typically, 7-Brews have a structure between the drive-thru lanes, located near the pick-up window. Revise the Site Plan to provide and label any and all structures that may be included/proposed.

Response: The structures referenced here are provided on a case-by-case basis, as requested by the franchisee. The franchisee for this 7 Brew does not request these structures and they will not be included in the plans.

13. Typically, 7-Brews have multiple people standing in the drive aisles taking orders. Please clarify any necessary weather protection, pathways, or drive-thru order takers not within the structure.

Response: A crosswalk is provided in front of the Lane 1 pick-up space for employees to access Lane 2. The striped area between the lanes provides space for the employees to walk between queued cars and take orders in Lane 2. During inclement weather, employees are able to wear “bubbles” that provide personal protection from the elements.

14. FYI – Per the Conditional Use Permit condition, due to the proximity to a major intersection, the lumens of the accent lights on the façade will not exceed a limit to be established by the City Planner. Accordingly, upon the installation of the lighting on the site and building, a lux meter will be utilized to ensure lux levels do not exceed one lux.

Response: See response by others.

15. FYI - Per the Conditional Use Permit condition, outdoor amplified sound, including drive-thru ordering speakers, shall not exceed 55 decibels (dBA) as measured at the nearest residential property line. All exterior speaker systems shall be:

- Directional and aimed away from adjacent residential uses
- Equipped with an automatic volume-limiting device
- Not audible beyond the property line during overnight hours

Response: See response by others.

16. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed

Response: Acknowledged.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Zachary Mills, PE  
Project Manager

May 11, 2026

City of Lavon  
120 School Road  
Lavon, TX 75166

RE: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres; 7 Brew Coffee; Site Plan

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *The existing Lot 2 of the Lavon 7-Eleven Additon is proposed to be subdivide into 2 separate lots 2A & 2B). The Plat will be reviewed separately.*

[Response:](#) Acknowledged.

2. *A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The proposed stacking capacity of 16 vehicles per the analysis is greater than the maximum 14 vehicles observed in the queue at similar locations. The Site Plan only shows space for 15 vehicles, but that still exceeds the projected 14 vehicle maximum.*

[Response:](#) Acknowledged. The Site plan has been corrected to show the correct queue spaces.

3. *The plan includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Additon Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.*

[Response:](#) The rear access in question will be established by an easement agreement with the 7-Eleven property owner.

4. *The rear access drive does not show any curb returns at the connection to the bank drive.*

[Response:](#) Curb returns have been added, and the proposed easement has been adjusted to accommodate the curb returns.

5. *The east end of the rear access drive appears to be located outside the easement area shown.*

[Response:](#) This area has been reworked to eliminate the encroachment.

6. *There are several traffic directional arrows that do not appear to be correct.*

[Response:](#) These traffic arrows are intended to switch directions as shown. This is to accommodate the traffic exiting the future neighboring Take 5 business. This relationship and circulation pattern can be seen on the attached Traffic Management Exhibit.

7. *We recommend 90 degree parking on a two-way parking aisle without parking on both sides.*  
Response: As stated in response to Comment 6, the lanes are both running north-bound where there is adjacent parking. The Traffic Control Plan shows that there is planned parking on the Take 5 parcel as well, and both parking aisles serve north-bound traffic.
8. *The proposed detention pond and associated drainage on the adjacent lot will require easements for drainage.*  
Response: The proposed drainage and access easement is included on the revised plat and site plan submittals.
9. *The extension of the new pavement extending into the existing fire lane appears to be excessive (typically 12"). The Engineer should verify the extent of this extension.*  
Response: This excessive cut is to accommodate the grading required for the new building and the sidewalk connection.
10. *The front sidewalk/landscape area encroaches into the existing ingress/egress easement and front access drive easement. This should be addressed.*  
Response: Acknowledged. The face of curb at the front of the island is set to be in-line with the existing curb of the drive access. Structures will remain outside the easements.
11. *Proposed sidewalks within TxDOT ROW will require a TxDOT permit.*  
Response: Acknowledged.
12. *The existing ingress/egress easement through the property should be shown.*  
Response: The existing easement line has been added.
13. *The existing easements and the contour lines are the same linetype and color. This makes it difficult to differentiate. We recommend different linetypes or other means to make it easier to differentiate.*  
Response: Line types have been changed for visual differentiation of the various components of the plan.
14. *Per City of Lavon Construction Standards, please note that fire lanes are minimum 7" thick pavement. Also, dumpster areas, plus 10' in front are minimum 8" thick pavement.*  
Response: Acknowledged.
15. *We recommend that the 8' screen wall match any existing walls within this block*  
Response: The screen wall has been updated to match the existing wall on the block.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Zachary Mills, PE  
Project Manager

April 7, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres  
7 Brew Coffee  
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan dated March 13, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. The existing Lot 2 of the Lavon 7-Eleven Additon is proposed to be subdivide into 2 separate lots (2A & 2B). The Plat will be reviewed separately.
2. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The proposed stacking capacity of 16 vehicles per the analysis is greater than the maximum 14 vehicles observed in the queue at similar locations. The Site Plan only shows space for 15 vehicles, but that still exceeds the projected 14 vehicle maximum.
3. The plan includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Additon Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.
4. The rear access drive does not show any curb returns at the connection to the bank drive.
5. The east end of the rear access drive appears to be located outside the easement area shown.
6. There are several traffic directional arrows that do not appear to be correct.
7. We recommend 90 degree parking on a two-way parking aisle without parking on both sides.
8. The proposed detention pond and associated drainage on the adjacent lot will require easements for drainage.
9. The extension of the new pavement extending into the existing fire lane appears to be excessive (typically 12"). The Engineer should verify the extent of this extension.



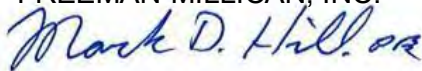
10. The front sidewalk/landscape area encroaches into the existing ingress/egress easement and front access drive easement. This should be addressed.
11. Proposed sidewalks within TxDOT ROW will require a TxDOT permit.
12. The existing ingress/egress easement through the property should be shown.
13. The existing easements and the contour lines are the same linetype and color. This makes it difficult to differentiate. We recommend different linetypes or other means to make it easier to differentiate.
14. Per City of Lavon Construction Standards, please note that fire lanes are minimum 7" thick pavement. Also, dumpster areas, plus 10' in front are minimum 8" thick pavement.
15. We recommend that the 8' screen wall match any existing walls within this block.

This concludes our review of the above referenced Site Plan. A copy of the Site Plan, with marks, is attached for your convenience.

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](mailto:mdhill@fmi-dallas.com).

Sincerely,  
FREEMAN-MILLICAN, INC.



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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 0.docx

April 6, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP-40467  
MyGov Submittal: March 24, 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**

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1. **REPEAT COMMENT:** The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.

*Response: A Replat is being prepared to separate the two lots.*

**The proposed detention, shown on this version of the Site Plan, is proposed to be on an another lot. A Drainage Easement must be provided on the Replat to serve this property. A Replat has been submitted for review. The Replat must be approved before the Site Plan can be approved due to the related detention requirements. Please coordinate any Site Plan changes with the associated Replat application and vice versa.**

2. **REPEAT COMMENT:** The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.

*Response: Several keynotes have been removed to improve legibility.*

**Elements associated with the hatching and stippling patterns are reducing legibility. Revise the Site Plan to remove the hatching and stippling patterns as this is not a pavement construction plan.**

3. **REPEAT COMMENT:** There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

*Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.*

**The Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.**

4. **REPEAT COMMENT:** Note 3 on the Elevation pages A2.0 and A2.1 indicates “varies.” Clarify this note as it had previously referenced the outdoor speaker system.

*Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.*

**Please resubmit the updated Elevation Plans for review.**

5. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

*Response: We shall comply, please see the revised photometric and sight lighting plan.*

**The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.**

6. The dumpster enclosure requires 50-feet of straight backing distance. It appears that northernmost parking island conflicts with this distance. Revise the Site Plan to ensure the dumpster enclosure has the required minimum backing per [§ 9.03.135\(b\)\(3\)](#) of the Lavon Code of Ordinances.
7. The dumpster enclosure is required to have evergreen shrubs from the approved plant list around the exterior of the enclosure walls. Revise the Landscape Plan to provide the required evergreen shrubs per, [§ 9.03.135\(b\)\(6\)](#) of the Lavon Code of Ordinances.
8. The minimum parking ratio is “one parking space for every three seats with a minimum of eight parking spaces provided and one and one-half parking spaces per employee.” Since there is no indoor seating, the parking for employees at 1.5 parking spaces per employee still applies. Revise the Site Plan to correct the Parking Required calculation. (Parking provided is sufficient.)
9. The Site Plan shows a total of 12 parking spaces, however the Parking Requirements Table states 13 are provided. Revise the Site Plan to correct the table accordingly.
10. Revise the Site Plan to show all required Fire Lane and Mutual Access Easements.
11. Please provide an escape lane for vehicles that enter the Site and do not want to be in the queuing lanes.

12. Typically, 7-Brews have a structure between the drive-thru lanes, located near the pick-up window. Revise the Site Plan to provide and label any and all structures that may be included/proposed.
13. Typically, 7-Brews have multiple people standing in the drive aisles taking orders. Please clarify any necessary weather protection, pathways, or drive-thru order takers not within the structure.
14. **FYI** – Per the Conditional Use Permit condition, due to the proximity to a major intersection, the lumens of the accent lights on the façade will not exceed a limit to be established by the City Planner. *Accordingly, upon the installation of the lighting on the site and building, a lux meter will be utilized to ensure lux levels do not exceed one lux.*
15. **FYI** - Per the Conditional Use Permit condition, outdoor amplified sound, including drive-thru ordering speakers, shall not exceed 55 decibels (dBA) as measured at the nearest residential property line. All exterior speaker systems shall be:
  - Directional and aimed away from adjacent residential uses
  - Equipped with an automatic volume-limiting device
  - Not audible beyond the property line during overnight hours
16. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper  
Planner at LJA  
Email: [ploper@lja.com](mailto:ploper@lja.com)  
Phone: 703.801.2886  
On behalf of the City of Lavon, TX

Quality check by:



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

March 23, 2026

Attn: Kim Dobbs  
City of Lavon, TX

Re: 7 Brew Coffee  
Site Plan Review  
LJA Job No. NTP-40467



Dear Kim Dobbs,

We have received your letter with comments from February 16th of 2026. Please find our responses below. Revised plans have been clouded with a Delta 1 and additional documents have been added to the portal:

*Comment #1: The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.*

**Response: A Replat is being prepared to separate the two lots.**

*Comment #2: The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.*

**Response: Several keynotes have been removed to improve legibility.**

*Comment #3: Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.*

**Response: Sidewalk along the frontage of Lot 2 will be provided with the adjacent development.**

*Comment #4: A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.*

**Response: A masonry screen wall has been proposed (Keynote 3 on the site plan).**

*Comment #5: There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.*

**Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.**

*Comment #6: The loading space is located in the front yard and in the Ingress Egress Easement that on the property. The exterior loading space is required to be located to the rear or side of the principal use, and not within the front yard or required side yard. A minimum 10-foot screening wall of masonry or dense landscaping shall be required to screen views of loading docks and loading spaces from any public right-of-way or adjoining residential zone or residentially used property. Revise the loading space location and provide screening, if applicable.*

**Response: Loading space has been relocated to the rear access drive the building will block the view from the street.**

*Comment #7: Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.*



**Response: Acknowledged. A fire lane will be provided in accordance with the Fire Marshall when civil plans are submitted for review.**

*Comment #8: The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.*

**Response: We shall comply, please see the revised photometric and sight lighting plan.**

*Comment #9: The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.*

**Response: A revised landscape plan has been provided.**

*Comment #10: The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.*

**Response: A revised landscape plan has been provided.**

*Comment #11: Note 3 on the Elevation pages A2.0 and A2.1 indicates "varies." Clarify this note as it had previously referenced the outdoor speaker system.*

**Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.**

*Comment #12: FYI – Signage has not been reviewed as part of this submittal.*

**Response: Acknowledged.**

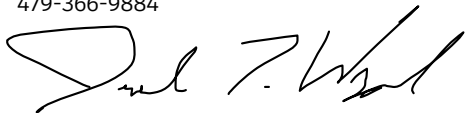
*Comment #13: Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.*

**Response: Acknowledged.**

Please contact my office if you require additional information.

Sincerely,

Jake Wrazel – Design Manager  
Citadel Development Service  
[jakew@citadeldevgroup.com](mailto:jakew@citadeldevgroup.com)  
479-366-9884



March 23, 2026

Attn: Kim Dobbs  
City of Lavon, TX

Re: 7 Brew Coffee  
Site Plan Review  
LJA Job No. NTP-40467



Dear Kim Dobbs,

We have received your letter with comments from February 16th of 2026. Please find our responses below. Revised plans have been clouded with a Delta 1 and additional documents have been added to the portal:

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**Response: A Replat is being prepared to separate the two lots.**

*Comment #2: The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.*

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**Response: Sidewalk along the frontage of Lot 2 will be provided with the adjacent development.**

*Comment #4: A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.*

**Response: A masonry screen wall has been proposed (Keynote 3 on the site plan).**

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**Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.**

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**Response: Loading space has been relocated to the rear access drive the building will block the view from the street.**

*Comment #7: Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.*

**Response: Acknowledged. A fire lane will be provided in accordance with the Fire Marshall when civil plans are submitted for review.**

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**Response: We shall comply, please see the revised photometric and sight lighting plan.**

*Comment #9: The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.*

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**Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.**

*Comment #12: FYI – Signage has not been reviewed as part of this submittal.*

**Response: Acknowledged.**

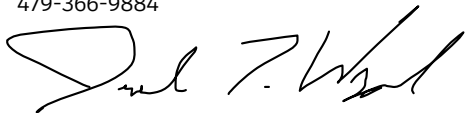
*Comment #13: Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.*

**Response: Acknowledged.**

Please contact my office if you require additional information.

Sincerely,

Jake Wrazel – Design Manager  
Citadel Development Service  
[jakew@citadeldevgroup.com](mailto:jakew@citadeldevgroup.com)  
479-366-9884



March 16, 2026

Lavon, Texas

RE: 7 Brew Coffee – Site plan Review Comments

Please accept this letter as our response to the review comments provided by the City of Lavon, received on February 16, 2026, regarding the proposed improvement plans for the new 7 Brew drive-through coffee shop at 936 North State HWY 78. Review comments have been provided in italics for your convenience, and Toth's responses have been provided in blue.

1. *The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.*  
*Response: A Replat is being prepared to separate the two lots.*
2. *The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.*  
*Response: Several keynotes have been removed to improve legibility.*
3. *Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.*  
*Response: Sidewalk along the frontage of Lot 2 will be provided with the adjacent development.*
4. *A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.*  
*Response: A masonry screen wall has been proposed (Keynote 3 on the site plan).*
5. *There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.*  
*Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.*
6. *The loading space is located in the front yard and in the Ingress Egress Easement that on the property. The exterior loading space is required to be located to the rear or side of the principal use, and not within the front yard or required side yard. A minimum 10-foot screening wall of masonry or dense landscaping shall be required to screen views of loading docks and loading spaces from any public right-of-way or adjoining residential zone or residentially used property. Revise the loading space location and provide screening, if applicable.*  
*Response: Loading space has been relocated to the rear access drive the building will block the view from the street.*
7. *Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.*

Response: Acknowledged. A fire lane will be provided in accordance with the Fire Marshall when civil plans are submitted for review.

8. *The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.*

Response: See Architect's response.

9. *The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.*

Response: A revised landscape plan has been provided.

10. *The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.*

Response: A revised landscape plan has been provided.

11. *Note 3 on the Elevation pages A2.0 and A2.1 indicates "varies." Clarify this note as it had previously referenced the outdoor speaker system.*

Response: See Architects Response.

12. *FYI – Signage has not been reviewed as part of this submittal.*

Response: Acknowledged.

13. *Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.*

Response: Acknowledged.



February 16, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: 7 Brew  
Site Plan Review  
LJA Job No. NTP-40467  
Submittal received: February 4, 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. The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.
2. The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.
3. Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.
4. A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.
5. There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.
6. The loading space is located in the front yard and in the Ingress Egress Easement that on the property. The exterior loading space is required to be located to the rear or side of the principal use, and not within the front yard or required side yard. A minimum 10-foot screening wall of masonry or dense landscaping shall be required to screen views of loading docks and loading spaces from any public right-of-way or adjoining residential zone or residentially used property. Revise the loading space location and provide screening, if applicable.
7. Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.
8. The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above

the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

9. The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.
10. The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.
11. Note 3 on the Elevation pages A2.0 and A2.1 indicates "varies." Clarify this note as it had previously referenced the outdoor speaker system.
12. FYI – Signage has not been reviewed as part of this submittal.
13. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Amber Pollan, AICP  
Assistant Studio Lead at LJA  
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Phone: 214.451.0937  
On behalf of the City of Lavon, TX

Quality check by:



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



## **CITY OF LAVON**

### **Agenda Brief**

**MEETING: August 6, 2026**

**ITEM: 6 - B**

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**Item:**

Discussion and action regarding land use and a temporary moratorium relating to potential data center development pursuant to Texas Local Government Code Section 212.1352 and including related matters.

**Background:**

The City Council has received a request to consider a temporary moratorium on potential data center development in the city limits. If approved, the pause could provide time for city staff to research and develop possible regulations to address the anticipated impacts of potential data center development.

There are presently no data centers in the city limits. No land use applications relating to data center development have been received, accepted, authorized, or approved by the City.

Specifically, no site plan, landscape plan, preliminary or final plat, or building permit applications have been received for data center development.

Additionally, no economic development or tax incentives have been requested, offered, or granted for any data center development projects.

Existing commercial development regulations provide for the submittal of architectural renderings, photometric (light) plans, traffic impact studies, site circulation, and full civil plans including sanitary sewer and drainage plans.

The city staff has been researching additional enhanced safeguards and regulations pertaining to noise and acoustics, standards for emissions, environmental impacts, hazard mitigation, and provision of public safety services. Generally, the local special utility districts regulate water usage, and state and federal authorities regulate power usage, discharge standards, and emissions standards.

The moratorium would prevent new data centers from being permitted or built during the specified time period. State law prohibits cities from using a moratorium to halt current construction on already approved projects. Authority and direction for the temporary commercial development moratorium process is provided in the Section 212.1352 Texas Local Government Code.

*Code Excerpt:*

**TEXAS LOCAL GOVERNMENT CODE  
CHAPTER 212**

**Sec. 212.1352 JUSTIFICATION FOR COMMERCIAL MORATORIUM IN CERTAIN CIRCUMSTANCES; WRITTEN FINDINGS REQUIRED.**

(a) If a municipality adopts a moratorium on commercial property development that is not based on a demonstrated shortage of essential public facilities, the municipality must issue written findings based on reasonably available information that the moratorium is justified by demonstrating that applying existing commercial development ordinances or regulations and other applicable laws is inadequate to prevent the new development from being detrimental to the public health, safety, or welfare of the residents of the municipality.

(b) The written findings must include a summary of:

- (1) evidence demonstrating the need to adopt new ordinances or regulations or to amend existing ordinances, including identification of the harm to the public health, safety, or welfare that will occur if a moratorium is not adopted;
- (2) the geographical boundaries in which the moratorium will apply;
- (3) the specific types of commercial property to which the moratorium will apply; and
- (4) the objectives or goals to be achieved by adopting new ordinances or regulations or amending existing ordinances or regulations during the period the moratorium is in effect.

**Sec. 212.134. NOTICE AND PUBLIC HEARING REQUIREMENTS.**

(a) Before a moratorium on property development may be imposed, a municipality must conduct public hearings as provided by this section.

(b) A public hearing must provide municipal residents and affected parties an opportunity to be heard. The municipality shall, not later than the 30th day before the date of a hearing:

- (1) publish notice of the time and place of the hearing in a newspaper of general circulation in the municipality; and
- (2) send notice of the hearing by certified mail to any person who has given written notice by certified or registered mail to the municipal secretary requesting notice of the hearing within two years preceding the date of adoption of the ordinance or resolution setting the public hearing.

(c) The governing body of a municipality shall hold two public hearings on a moratorium on property development proposed to be adopted under this subchapter. The governing body may not hold the second public hearing before the 30th day after the date of the first public hearing.

(d) Repealed by Acts 2025, 89th Leg., R.S., Ch. 414 (H.B. 2559), Sec. 3(1), eff. September 1, 2025.

(e) Repealed by Acts 2025, 89th Leg., R.S., Ch. 414 (H.B. 2559), Sec. 3(1), eff. September 1, 2025.

(f) Not later than the 12th day after the date of the second public hearing, the governing body of the municipality shall begin a final determination on the imposition of a moratorium by giving the ordinance imposing the moratorium at least two readings that are not less than 28 days apart. The ordinance must receive the affirmative vote of at least three-fourths of all members of the governing body on final reading in order to take effect. If the governing body fails to adopt an ordinance imposing a moratorium within the period prescribed by this subsection, the municipality may not adopt the ordinance.

In Texas, a municipality cannot adopt a commercial property moratorium that exceeds an aggregate maximum of 180 days, and subsequent moratoriums on the same property type or area cannot be re-enacted until two years (2 years) have passed since the expiration of the previous moratorium.

In addition to providing time for municipal code development, a pause could provide a bridge to expanded regulations to be addressed by the state legislature when it convenes for the 90<sup>th</sup> Legislative Session. Pre-filing for state bills begins in early November 2026.

Indications are that federal agencies also appear to be weighing options to possibly provide additional regulatory guidance.

City regulations are limited and the intervention from higher level regulatory authorities could address many issues outside the scope and limits of municipal regulatory authority.

**DRAFT SCHEDULE**  
**Pursuant to Texas Local Government Code Sec. 212.1352**

|                    |                                                             |
|--------------------|-------------------------------------------------------------|
| August 6, 2026     | City Council to receive a report and consider action        |
| August 13, 2026    | Publication and mailing of the Notice of Public Hearings    |
| September 15, 2026 | Conduct First Public Hearing                                |
| October 20, 2026   | Conduct Second Public Hearing                               |
|                    | Consider written Findings and First Reading of an Ordinance |
| November 17, 2026  | Consider Second Reading of an Ordinance                     |

**Financial Implication:**

There is not a specific financial implication for the City.

***Staff Notes:***

The city attorney will present information regarding the process at the meeting.





## CITY OF LAVON

### Agenda Brief

**MEETING: August 6, 2026**

**ITEM: 6 - C**

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**Item:**

Discussion and action regarding an election for creation of a Municipal Development District (“District”) comprised primarily of non-residential properties adjacent to SH 205, SH 78, and FM 2755 and consideration of Ordinance No. 2026-08-03 defining the boundary of the District; calling for a Special Election on November 3, 2026, to submit a ballot proposition to the qualified voters of the District authorizing the creation of the District and the imposition of a sales and use tax at the rate of one-half of one percent (0.50%) for the purpose of financing development projects beneficial to the District; designating that the election shall be conducted by Collin County pursuant to the terms of the city’s contract for election services with the county; providing a severability clause, for publication and for an effective date.

**Background:**

On January 6, 2026, after the May 3, 2025 unsuccessful election for the formation of a Municipal Development District (MDD) that encompassed the entire extraterritorial jurisdiction (ETJ), the City Council reviewed a presentation of a much-refined area of the ETJ focused on undeveloped or commercial properties adjacent to the state highways (SH 78 and SH 205) and farm to market roads (FM 2755) in the City’s ETJ. It is estimated that the MDD area may contain approximately twelve residential properties interspersed among the predominately commercial/industrial properties.

MDDs are authorized in Chapter 377 of the Texas Local Government Code. If approved by the voters at an election, an MDD may be formed in all or a part of a City’s ETJ and may collect the only municipal sales tax that may be levied in a City’s ETJ. The maximum amount of sales tax that can be charged by an MDD is capped by state law at one-half of one percent (0.50%). The MDD does not provide the City and regulatory or annexation powers in the MDD.

An MDD can undertake the same projects that a Type B Corporation can. If approved, the Lavon MDD would focus on street sweeping and right of way maintenance along SH 78 and SH 205 in the District, promoting expansion of high speed internet in the MDD, continued coordination with TxDOT regarding signals on SH 205, public works projects to benefit the district, business development and assistance; and quality of life improvements.

Sales tax collected in the MDD will be deposited and maintained in a separate development project fund designated for use as prescribed in the state law. No property taxes are levied by the City in the MDD.

A quick search identified the following area cities where voters supported the creation of an MDD:

|             |             |
|-------------|-------------|
| Fate        | Sachse      |
| Murphy      | Josephine   |
| Aubrey      | Argyle      |
| Azle        | Ovilla      |
| Cross Roads | Pilot Point |

An MDD is a political subdivision of the state and as such is subject to the Open Meetings Act and Public Information Act. An MDD is governed by a board of at least four directors appointed by the city council, although it is recommended to have an odd number of directors to prevent tie votes. Directors serve staggered two-year terms and must reside in the city or the MDD area.

Prior to the May 2025 election, the City Council approved bylaws for a proposed MDD subject to a successful election. If direction is provided to move forward with an election, the bylaws will be reviewed and updated as necessary.

If any other taxing entity holds a successful sales tax election in the ETJ, , the capacity of the potential sales tax would likely no longer exist for an MDD.

The election calendar deadline is August 17, 2026.

**Financial Implication:**

The net impact is positive for the City. Any resources that help offset the costs of provision of services in the MDD area of the ETJ are beneficial.

***Staff Notes:***

If the City Council desires to move forward with the proposition, approval of an ordinance calling an election is recommended.

**Attachments:** Proposed Ordinance and MDD Area Map

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2026-08-08**

Order Special Election – MDD – Nov. 3, 2026

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DEFINING THE BOUNDARY OF THE LAVON MUNICIPAL DEVELOPMENT DISTRICT (“MDD”) AS PROVIDED HEREIN; CALLING FOR A SPECIAL ELECTION ON NOVEMBER 3, 2026, TO SUBMIT A BALLOT PROPOSITION TO THE QUALIFIED VOTERS OF THE MDD AUTHORIZING THE CREATION OF THE LAVON MDD AND THE IMPOSITION OF A SALES AND USE TAX AT THE RATE OF ONE-HALF OF ONE PERCENT (0.50%) FOR THE PURPOSE OF FINANCING DEVELOPMENT PROJECTS BENEFICIAL TO THE MDD; DESIGNATING THAT THE ELECTION SHALL BE CONDUCTED BY COLLIN COUNTY PURSUANT TO THE TERMS OF THE CITY’S CONTRACT FOR ELECTION SERVICES WITH THE COUNTY; PROVIDING A SEVERABILITY CLAUSE, FOR PUBLICATION AND FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lavon, Texas (“City”) is a Home Rule municipality of the State of Texas; and

**WHEREAS**, Texas Local Government Code Chapter 377 authorizes the creation of Municipal Development District (“MDD”) and authorization for the district to impose a one-half of one percent sales and use tax for the purposes of funding development projects beneficial to the MDD if approved by the voters of the MDD at a duly conducted election; and

**WHEREAS**, the Texas Local Government Code Chapter 377 authorizes such boundaries to extend to all or any area within the municipality and the municipality's extraterritorial jurisdiction (“ETJ”); and

**WHEREAS**, the City Council has determined that it is in the best interest of the City to create the Lavon MDD in a portion of the ETJ of the City of Lavon as provided in Exhibit “A” attached hereto and incorporated herein; and

**WHEREAS**, the City Council wishes to submit to the voters a ballot proposition to authorize creation of the MDD and authorization of the imposition of a one-half of one percent sales and use tax for the purposes of funding development projects beneficial to the MDD; and

**WHEREAS**, the City and Collin County, Texas (“County”), are entering into a contract for election services whereby the County will conduct all aspects of the special election; and

**WHEREAS**, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Section 551.043 of the Texas Government Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS:**

**SECTION 1.** The findings set forth above are true and correct and are incorporated into this Ordinance as if fully set forth herein.

**SECTION 2.** The boundaries of the Lavon Municipal Development District are hereby established to include a portion of the ETJ of the City of Lavon, Texas depicted in Exhibit “A”.

**SECTION 3.** A special election of the City of Lavon, Texas is hereby ordered and will be held on the 3<sup>rd</sup> day of November 2026, between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of asking the registered voters within the boundaries of the proposed Lavon Municipal Development District, being a portion of the Lavon ETJ, to vote for or against the proposition set out in italics below:

*“Authorizing the creation of the Lavon Municipal Development District and the imposition of a sales and use tax at the rate of one half of one percent for the purpose of financing development projects beneficial to the district.”*

**SECTION 4.** The official ballots for said election shall be prepared in accordance with the Texas Election Code and Texas Tax Code so as to permit all qualified voters of the District to vote “FOR” or “AGAINST” the creation of the Lavon Municipal Development District and the imposition of a sales and use tax at the rate of one half of one percent for the purpose of financing projects beneficial to the district.

**SECTION 5.** The City agrees to conduct a joint election with the political subdivisions designated by the County Elections Officer and the election will be conducted by the County pursuant to the terms of the election contract between the City and the County, with Election Day polling location(s) and times for the voters in the City to be determined by the County, along with all early voting matters, in accordance with the laws of the State of Texas.

**SECTION 6.** In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk for the purposes of conducting said Election:

Kaleb Breaux, Collin County Elections Administrator.

Applications for early voting ballots should be forwarded as follows:

Mailing Address: Kaleb Breaux, Elections Administrator  
Collin County Elections Administration Office  
2010 Redbud Blvd., Suite 102  
McKinney, Texas 75069  
Fax: (972) 547-1914  
Email: [election@collincountytexas.gov](mailto:election@collincountytexas.gov)

**SECTION 7.** Early Voting by personal appearance shall be conducted beginning October 19, 2026, and continuing through October 30, 2026. The main early voting location shall be located at:

Lavon City Hall  
120 School Rd, Lavon, Texas 75166

Early voting shall take place during the dates and times and at voting locations as prescribed by the Collin County Elections Administrator and the State of Texas.

**SECTION 8.** This election shall be held in accordance with, and shall be governed by, the election laws of the State of Texas. The Mayor, City Secretary or City Council shall perform each act as is required to be performed, in connection with the holding and consummation of such election, and to give effect to the intent of this Ordinance and the City’s election contract with the County.

**SECTION 9.** All registered, qualified voters of the proposed District shall be permitted to vote at the election. In addition, the election materials enumerated in the Texas Election Code, as amended, shall be printed in English and Spanish for use at the polling places and for early voting for the election.

**SECTION 10.** The election shall be held in accordance with the Constitution of the State of Texas, the Election Code and the Tax Code.

**SECTION 11.** The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

**SECTION 12.** The City Secretary is hereby authorized to give Notice of the Election by posting a notice of election in both English and Spanish at Lavon City Hall located at 120 School Road, Lavon, Texas, on the bulletin board not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in the official newspaper of the City, being a newspaper of general circulation within the Town, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit.

**SECTION 13.** It is hereby officially found and determined that all notice required by law has been given and notice of this Ordinance was posted and the Ordinance passed in accordance with the Open Meeting Act.

**SECTION 14.** This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on the 4<sup>th</sup> day of August 2026.

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Vicki Sanson  
Mayor

**ATTEST:**

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Rae Norton  
City Secretary



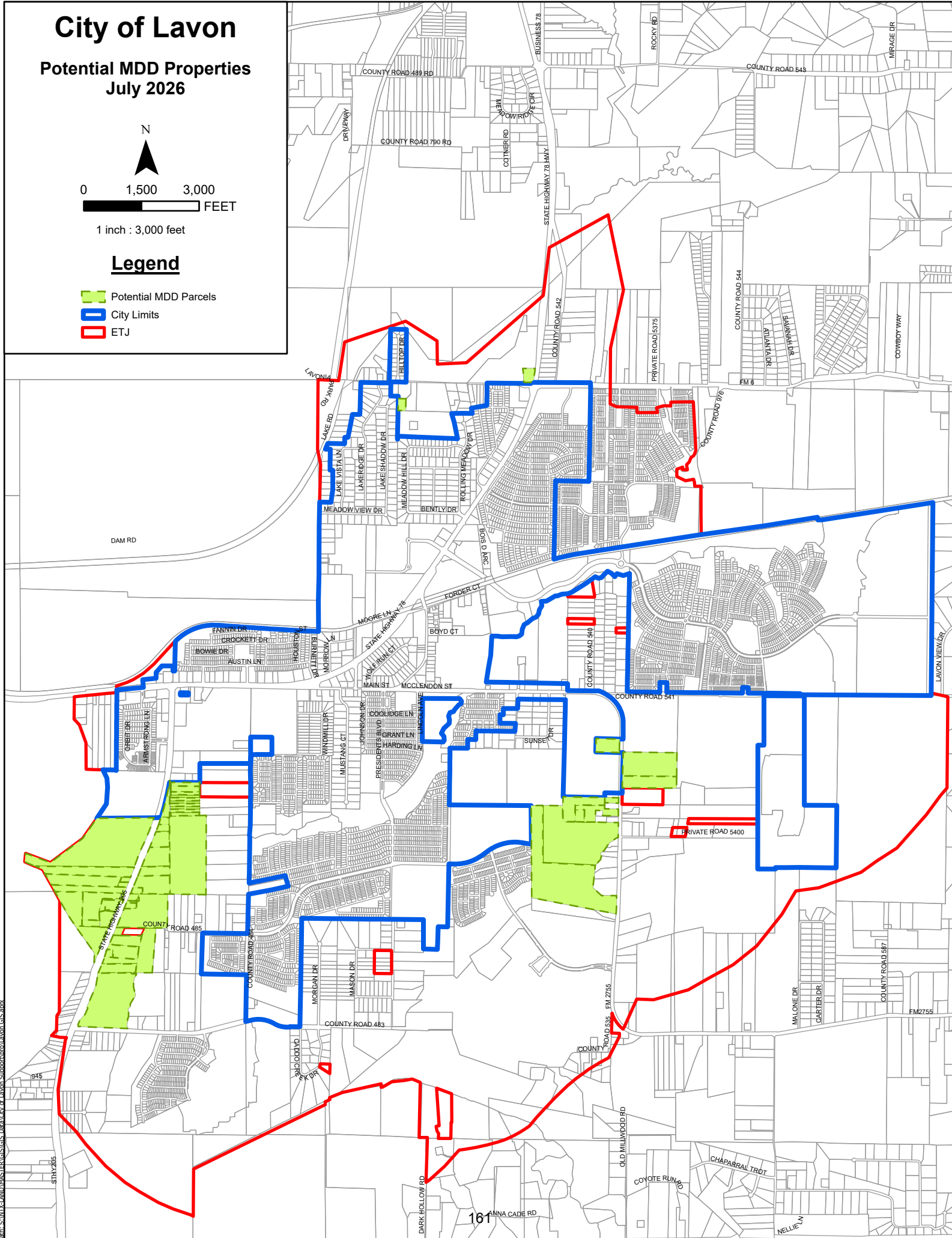
## **EXHIBIT A**

Proposed MDD Area

## Potential MDD Properties



-  Potential MDD Parcels  
 City Limits  
 ETJ





## CITY OF LAVON Agenda Brief

**MEETING: August 6, 2026**

**ITEM: 7**

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**Item:**

**BUDGET WORK SESSION**

Presentation and discussion regarding changes to the budget calendar, departmental service levels and requests, FY 2025-26 projections and current fiscal year opportunities, proposed revenues and expenditures for FY 2026-27, and potential tax rates and their effect on the FY27 proposed budget. A link to the budget can be found on the homepage of the City website.

***Attachments:*** Updated Budget Calendar  
Various Tax Rates\*  
Proposed Budget Workbook\*

*\*To be provided prior to the meeting with an update to the meeting packet.*



## City of Lavon Budget Planning Calendar 2026-27

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*The calendar is based on a proposed tax rate that will NOT exceed the voter approval tax rate and will NOT trigger an automatic election.*

- Mar 29 File Financial Statement from Municipal Audit with City Secretary
- Apr-Jul Department Directors review YTD and work on budget projections and proposals
- May 19 **Budget Introduction** and additional dates
- Jul 7 **Budget Work Session** – review of projections and budget requests
- Jul 17 File *Proposed Budget* with City Secretary and post on website (30 days before vote)
- Jul 17 Send newspaper notice for Budget Public Hearing on 8/4, 8/18, published 7/23 (10 days)
- Jul 21 **Budget Work Session** – review projections, budget requests and CIP
- Jul 23 Publish in newspaper budget public hearing notice for 8/4, 8/18 Budget Public Hearing
- Jul 25 Deadline for the appraisal district to certify values to taxing units  
Collin County Tax A/C to calculate no-new tax rate and voter-approval tax rate
- Jul 28 Post on website Notice of Budget Public Hearing (7 days before hearing)
- Aug 6 **Propose tax rates**  
Post on website homepage NNR, VAR and debt info, notify CCAD
- Aug 7 CCAD mails Transparency Postcards
- Aug 18 **Tax Rate record vote**, schedule Tax Rate Public Hearing  
**Public Hearing on Budget**
- Aug 28 Send newspaper notice for Tax Rate Public Hearing on 9/15, to publish 9/3
- Sep 3 Publish in newspaper tax rate public hearing notice for 9/15 Tax Rate Public Hearing  
Posted on the transparency website, [www.CollinTaxes.org](http://www.CollinTaxes.org)
- Sep 8 Post on website Notice of Tax Rate Public Hearing (7 days before hearing)
- Sep 15 **Public Hearing on Tax Rate**  
Consider Proposed Tax Rate, **Record Vote**  
Consider Proposed Budget and CIP, **Record Vote**
- Sep 16 Provide approved tax rate information to Collin County Tax Office (deadline 9-16)
- Oct 1 New Fiscal Year begins

# 2026 Tax Rate Limits

Based on the 2026 Certified Totals, as provided by the Collin County Tax Assessor  
Used for FY2027 Budget Planning

|                | CY26 Taxes | CY26 Rate | Voter Approval Rate | No New Revenue | De Minimis | Voter Approval with Unused Increment |
|----------------|------------|-----------|---------------------|----------------|------------|--------------------------------------|
| Total Tax Rate |            | 0.420000  | 0.433807            | 0.437512       | 0.458318   | 0.475203                             |
| M&O            |            | 0.262290  | 0.286203            | 0.276525       | unknown    | unknown                              |
| I&S            |            | 0.157710  | 0.147604            | 0.160987       | unknown    | unknown                              |

The calculations below have been adjusted for exemptions, freezes, and accounts still under review.

|           |           |           |           |           |           |           |
|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Total Tax | 6,138,325 | 7,131,468 | 7,350,135 | 7,408,813 | 7,738,326 | 8,005,741 |
| M&O       | 3,834,470 | 4,453,600 | 4,849,232 | 4,682,665 | unknown   | unknown   |
| I&S       | 2,303,855 | 2,677,868 | 2,500,903 | 2,726,148 | unknown   | unknown   |

|                                       |       |        |               |        |        |        |
|---------------------------------------|-------|--------|---------------|--------|--------|--------|
| <b>Taxes on \$100,000 house</b>       |       | 420.00 | <b>433.81</b> | 437.51 | 458.32 | 475.20 |
| <i>Increase over current tax rate</i> |       |        | \$ 13.81      |        |        |        |
| Police                                | 32.8% | 137.76 | 142.29        | 143.50 | 150.33 | 155.87 |
| Fire                                  | 27.4% | 115.08 | 118.86        | 119.88 | 125.58 | 130.21 |
| Development Services                  | 15.3% | 64.26  | 66.37         | 66.94  | 70.12  | 72.71  |
| Public Works (not road repairs)       | 10.1% | 42.42  | 43.81         | 44.19  | 46.29  | 48.00  |
| Municipal Court                       | 1.1%  | 4.62   | 4.77          | 4.81   | 5.04   | 5.23   |
| Parks                                 | 0.1%  | 0.42   | 0.43          | 0.44   | 0.46   | 0.48   |
| Administration & Non-Dept             | 13.2% | 55.44  | 57.26         | 57.75  | 60.50  | 62.73  |

|                                       |       |          |                 |          |          |          |
|---------------------------------------|-------|----------|-----------------|----------|----------|----------|
| <b>Taxes on \$350,000 house</b>       |       | 1,470.00 | <b>1,518.32</b> | 1,531.29 | 1,604.11 | 1,663.21 |
| <i>Increase over current tax rate</i> |       |          | \$ 48.32        |          |          |          |
| Police                                | 32.8% | 482.16   | 498.01          | 502.26   | 526.15   | 545.53   |
| Fire                                  | 27.4% | 402.78   | 416.02          | 419.57   | 439.53   | 455.72   |
| Development Services                  | 15.3% | 224.91   | 232.30          | 234.29   | 245.43   | 254.47   |
| Public Works (not road repairs)       | 10.1% | 148.47   | 153.35          | 154.66   | 162.02   | 167.98   |
| Municipal Court                       | 1.1%  | 16.17    | 16.70           | 16.84    | 17.65    | 18.30    |
| Parks                                 | 0.1%  | 1.47     | 1.52            | 1.53     | 1.60     | 1.66     |
| Administration & Non-Dept             | 13.2% | 194.04   | 200.42          | 202.13   | 211.74   | 219.54   |

|                                 |          |
|---------------------------------|----------|
| Cheap Cell Phone @ \$35 a month | 420.00   |
| For a family of four            | 1,680.00 |

## Things the City can accomplish with the tax rate increasing from .420000 to VAR .433807.

|                                    |         |                                      |         |
|------------------------------------|---------|--------------------------------------|---------|
| 3% step or cost of living increase | 164,060 | Planner to Development Coordinator   | 12,760  |
| Part-time Accounting Clerk         | 22,607  | Part-time Human Resources Specialist | 22,608  |
| Animal control service             | 75,000  | Additional Police Detective          | 126,725 |
| Step Up Pay for Fire Dept          | 10,295  | Part-time Maintenance Worker         | 18,511  |



**City of Lavon**  
**FY 2026-2027 Updated Proposed Budget**  
**8/6/2026**

**General Fund**

|              |                    |
|--------------|--------------------|
| General Fund | included in packet |
|--------------|--------------------|

**Debt Service**

|                         |                    |
|-------------------------|--------------------|
| Interest & Sinking Fund | included in packet |
|-------------------------|--------------------|

**Special Revenue Funds**

|                                        |                    |
|----------------------------------------|--------------------|
| Municipal Court Jury Fund              | no change          |
| MC Child Safety/Truancy Fund           | no change          |
| MC Judicial Enhancements Fund          | no change          |
| MC Building Security & Technology Fund | no change          |
| Opioid Abatement Fund                  | no change          |
| Law Enforcement Training Fund          | no change          |
| Forfeiture Fund                        | no change          |
| Public Safety Fees                     | included in packet |
| Street Sales Tax Fund                  | included in packet |
| Trails of Lavon Streets Fund           | no change          |
| Elevon Streets Fund                    | no change          |
| Hotel Occupancy Tax (HOT) Fund         | no change          |
| Public Education Grant (PEG) Fund      | no change          |
| TIRZ/TIF Fund                          |                    |
| Collin County Open Space (CCOS) Fund   | no change          |
| FEMA Grants                            | no change          |

**Capital Projects Funds**

|                               |           |
|-------------------------------|-----------|
| Series 2023 Construction Fund | no change |
|-------------------------------|-----------|

**Utility Fund**

|                |                    |
|----------------|--------------------|
| Utilities Fund | included in packet |
|----------------|--------------------|

| GENERAL FUND                                                 |                                           | FY24 Actual       | FY25 Actual       | FY26<br>Adopted/<br>Amended | FY26<br>Projected | FY27<br>Proposed<br>Before<br>Requests | FY27<br>Proposed<br>with<br>Operating<br>Requests | FY27<br>Proposed  |
|--------------------------------------------------------------|-------------------------------------------|-------------------|-------------------|-----------------------------|-------------------|----------------------------------------|---------------------------------------------------|-------------------|
| <b>ESTIMATED BEGINNING RESOURCES</b>                         |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| Estimated Beginning Resources - Unrestricted                 |                                           |                   |                   | 2,656,193                   | 2,628,609         | 2,749,910                              | 2,749,910                                         | 2,749,910         |
| Estimated Beginning Resources - Assigned for Capital Expense |                                           |                   |                   | 5,723,340                   | 7,233,219         | 5,032,945                              | 5,032,945                                         | 5,032,945         |
| <b>REVENUES</b>                                              |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| <b>Taxes</b>                                                 |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-00-4001                                                   | Property Taxes                            | 2,804,345         | 2,513,343         | 3,834,470                   | 3,817,219         | 4,849,230                              | 4,849,230                                         | 4,849,230         |
| 10-00-4040                                                   | Sales & Use Tax                           | 903,204           | 1,353,262         | 1,650,000                   | 1,438,020         | 1,600,000                              | 1,600,000                                         | 1,600,000         |
| 10-00-4045                                                   | Mixed Beverage Sales Tax                  | 2,095             | 10,908            | 10,000                      | 18,390            | 20,000                                 | 20,000                                            | 20,000            |
| 10-00-4060                                                   | Franchise Fees                            | 250,008           | 282,123           | 300,000                     | 287,388           | 280,000                                | 280,000                                           | 280,000           |
| 10-00-48xx                                                   | Transfer Property Taxes to TIRZ 2         |                   |                   | (143,650)                   | (306,966)         | (555,850)                              | (555,850)                                         | (555,850)         |
|                                                              | <b>Total Taxes</b>                        | <b>3,959,652</b>  | <b>4,159,635</b>  | <b>5,650,820</b>            | <b>5,254,052</b>  | <b>6,193,380</b>                       | <b>6,193,380</b>                                  | <b>6,193,380</b>  |
| <b>Other General Government</b>                              |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-00-4500                                                   | Interest Income                           | 181,214           | 111,999           | 100,000                     | 583,582           | 550,000                                | 550,000                                           | 550,000           |
| 10-00-4690                                                   | Sale of Property                          | 85                | -                 | -                           | -                 | -                                      | -                                                 | -                 |
| 10-00-4799                                                   | Miscellaneous Revenue                     | 47,775            | 3,211             | 1,000                       | 37,866            | 1,000                                  | 1,000                                             | 1,000             |
|                                                              | <b>Total Other General Government</b>     | <b>229,075</b>    | <b>115,210</b>    | <b>101,000</b>              | <b>621,449</b>    | <b>551,000</b>                         | <b>551,000</b>                                    | <b>551,000</b>    |
| <b>Transfers In</b>                                          |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-00-4801                                                   | Transfer from Utility Fund - Sewer        | 695,000           | 695,000           | 700,000                     | 700,000           | 773,815                                | 773,815                                           | 773,815           |
| 10-00-4802                                                   | Transfer from Utility Fund - Solid Waste  | 144,000           | 144,000           | 149,000                     | 149,000           | 261,360                                | 261,360                                           | 261,360           |
| 10-00-4808                                                   | Transfer from Utility Fund - Sewer (Debt) | -                 | 418,340           | 583,600                     | 583,600           | 627,555                                | 627,555                                           | 627,555           |
|                                                              | <b>Total Transfers</b>                    | <b>839,000</b>    | <b>1,257,340</b>  | <b>1,432,600</b>            | <b>1,432,600</b>  | <b>1,662,730</b>                       | <b>1,662,730</b>                                  | <b>1,662,730</b>  |
| <b>Administration</b>                                        |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-10-4101                                                   | PID Administrative Services               | 30,000            | 36,000            | 30,000                      | 33,000            | 33,000                                 | 33,000                                            | 33,000            |
| 10-10-4405                                                   | Building Rent - LEDC                      | 6,000             | 4,000             | -                           | -                 | -                                      | -                                                 | -                 |
| 10-10-4602                                                   | Donations - City Programs                 | 3,333             | 4,401             | -                           | 20,500            | 3,000                                  | 3,000                                             | 3,000             |
|                                                              | <b>Total Administration</b>               | <b>39,333</b>     | <b>44,401</b>     | <b>30,000</b>               | <b>53,500</b>     | <b>36,000</b>                          | <b>36,000</b>                                     | <b>36,000</b>     |
| <b>Municipal Court</b>                                       |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-25-4215                                                   | Court Fees                                | 2,936             | 4,815             | 131,750                     | 136,976           | 130,000                                | 130,000                                           | 130,000           |
| 10-25-4219                                                   | Court - Payment Plan Fees                 | 905               | 682               | 750                         | 463               | 500                                    | 500                                               | 500               |
| 10-25-4220                                                   | Mun Court Omnibase Reimb                  | -                 | -                 | -                           | 219               | 150                                    | 150                                               | 150               |
|                                                              | <b>Total Municipal Court</b>              | <b>3,841</b>      | <b>5,497</b>      | <b>132,500</b>              | <b>137,658</b>    | <b>130,650</b>                         | <b>130,650</b>                                    | <b>130,650</b>    |
| <b>Police Department</b>                                     |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-45-4195                                                   | Program Fees                              | 855               | 600               | 1,000                       | 1,140             | 1,000                                  | 1,000                                             | 1,000             |
| 10-45-4240                                                   | Police - Fines/Fees                       | 73,184            | 123,600           | -                           | -                 | -                                      | -                                                 | -                 |
| 10-45-4245                                                   | Police - Warrant Fees/Fines               | 1,642             | 1,626             | -                           | -                 | -                                      | -                                                 | -                 |
| 10-45-4455                                                   | Grant Revenue                             | 25,671            | -                 | -                           | -                 | -                                      | -                                                 | -                 |
| 10-45-4602                                                   | Donations - Police                        | -                 | -                 | -                           | 2,000             | -                                      | -                                                 | -                 |
|                                                              | <b>Total Police Department</b>            | <b>101,351</b>    | <b>125,826</b>    | <b>1,000</b>                | <b>3,140</b>      | <b>1,000</b>                           | <b>1,000</b>                                      | <b>1,000</b>      |
| <b>Fire Department</b>                                       |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-55-4160                                                   | MUD Service Contracts                     | 260,732           | 102,946           | 150,000                     | 385,261           | 200,000                                | 200,000                                           | 200,000           |
| 10-55-4161                                                   | Surefire Reimbursements                   |                   | 15,292            | 25,000                      | 14,792            | 16,500                                 | 16,500                                            | 16,500            |
| 10-55-4162                                                   | Collin County Service Contract            |                   | -                 | -                           | 23,375            | 20,000                                 | 20,000                                            | 20,000            |
| 10-55-4164                                                   | Miscellaneous Service Contracts           |                   | -                 | -                           | 3,000             | -                                      | -                                                 | -                 |
| 10-55-4455                                                   | Grant Revenue                             | 12,920            | -                 | 227,990                     | 325,700           | -                                      | -                                                 | -                 |
| 10-55-4602                                                   | Donations                                 | 1,200             | 1,134             | -                           | 805               | -                                      | -                                                 | -                 |
|                                                              | <b>Total Fire Department</b>              | <b>274,852</b>    | <b>119,373</b>    | <b>402,990</b>              | <b>752,933</b>    | <b>236,500</b>                         | <b>236,500</b>                                    | <b>236,500</b>    |
| <b>Parks &amp; Rec Department</b>                            |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-65-4130                                                   | Facility Rental                           | 155               | 175               | -                           | 105               | 70                                     | 70                                                | 70                |
| 10-65-4440                                                   | Lavon EDC Funding                         | 81,607            | -                 | -                           | -                 | -                                      | -                                                 | -                 |
|                                                              | <b>Total Parks &amp; Rec Department</b>   | <b>81,762</b>     | <b>175</b>        | <b>-</b>                    | <b>105</b>        | <b>70</b>                              | <b>70</b>                                         | <b>70</b>         |
| <b>Development Services</b>                                  |                                           |                   |                   |                             |                   |                                        |                                                   |                   |
| 10-75-4271                                                   | Residential Rental Property Registration  | 26,475            | 52,625            | 35,000                      | 16,900            | 17,000                                 | 17,000                                            | 17,000            |
| 10-75-4305                                                   | General Permits                           | 349,642           | 543,206           | 400,000                     | 575,835           | 500,000                                | 500,000                                           | 500,000           |
| 10-75-4310                                                   | Land Use Application Fees                 | 96,377            | 106,499           | 100,000                     | 72,107            | 80,000                                 | 80,000                                            | 80,000            |
| 10-75-4315                                                   | New Building Permits                      | 3,484,566         | 2,548,932         | 2,000,000                   | 1,666,539         | 1,600,000                              | 1,600,000                                         | 1,600,000         |
| 10-75-4325                                                   | Food Service Inspection Permits           | 5,552             | 6,367             | 7,500                       | 12,013            | 12,500                                 | 12,500                                            | 12,500            |
| 10-75-4350                                                   | OSSF Permits                              | 400               | -                 | 400                         | -                 | -                                      | -                                                 | -                 |
| 10-75-4355                                                   | Infrastructure Inspection Fees            | 979,464           | 990,331           | 500,000                     | 465,790           | 450,000                                | 450,000                                           | 450,000           |
|                                                              | <b>Total Development Services</b>         | <b>4,942,475</b>  | <b>4,247,960</b>  | <b>3,042,900</b>            | <b>2,809,185</b>  | <b>2,659,500</b>                       | <b>2,659,500</b>                                  | <b>2,659,500</b>  |
| <b>Total General Fund Revenues</b>                           |                                           | <b>10,471,341</b> | <b>10,075,416</b> | <b>10,793,810</b>           | <b>11,064,621</b> | <b>11,470,830</b>                      | <b>11,470,830</b>                                 | <b>11,470,830</b> |
| <b>Total Source of Funds</b>                                 |                                           |                   |                   | <b>19,173,343</b>           | <b>20,926,449</b> | <b>19,253,684</b>                      | <b>19,253,684</b>                                 | <b>19,253,684</b> |

| GENERAL FUND                           |                                              | FY24 Actual      | FY25 Actual    | FY26<br>Adopted/<br>Amended | FY26<br>Projected | FY27<br>Proposed<br>Before<br>Requests | FY27<br>Proposed<br>with<br>Operating<br>Requests | FY27<br>Proposed |
|----------------------------------------|----------------------------------------------|------------------|----------------|-----------------------------|-------------------|----------------------------------------|---------------------------------------------------|------------------|
| <b>EXPENDITURES</b>                    |                                              |                  |                |                             |                   |                                        |                                                   |                  |
| <b>Administration Services</b>         |                                              |                  |                |                             |                   |                                        |                                                   |                  |
| 10-10-5000                             | Salaries & Wages                             | 436,937          | 480,694        | 500,860                     | 503,244           | 518,645                                | 533,925                                           | 533,925          |
| 10-10-5001                             | Part-time Wages                              |                  | 8,091          | 48,140                      | 58,289            | 69,350                                 | 123,430                                           | 123,430          |
| 10-10-5011                             | Overtime                                     | 267              | 1,094          | 1,000                       | 1,447             | 1,000                                  | 1,000                                             | 1,000            |
| 10-10-5025                             | Health Insurance                             | 44,567           | 57,265         | 75,960                      | 70,024            | 96,160                                 | 96,160                                            | 96,160           |
| 10-10-5030                             | Payroll Taxes                                | 31,899           | 37,729         | 42,075                      | 39,822            | 45,060                                 | 50,368                                            | 50,368           |
| 10-10-5035                             | Retirement                                   | 75,238           | 85,059         | 109,509                     | 111,899           | 110,635                                | 113,780                                           | 113,780          |
| 10-10-5040                             | Texas Workforce Commission                   | 672              | 378            | 1,202                       | 1,188             | 1,200                                  | 1,542                                             | 1,542            |
| 10-10-5045                             | Workers Comp                                 | 779              | 1,050          | 1,875                       | 1,011             | 1,275                                  | 1,435                                             | 1,435            |
| 10-10-5100                             | Office Supplies                              | 3,380            | 4,706          | 4,500                       | 3,421             | 4,000                                  | 4,000                                             | 4,000            |
| 10-10-5101                             | Council Supplies                             | 1,637            | 2,144          | 1,500                       | 2,124             | 2,000                                  | 2,000                                             | 2,000            |
| 10-10-5107                             | Community Event Supplies                     | 16,711           | 28,839         | 25,000                      | 55,289            | 30,000                                 | 30,000                                            | 30,000           |
| 10-10-5190                             | Furniture & Office Equipment                 | 1,152            | 8,138          | 3,000                       | 2,547             | 3,000                                  | 3,000                                             | 3,000            |
| 10-10-5200                             | Phone, Internet                              | 3,632            |                | -                           | -                 | -                                      | -                                                 | -                |
| 10-10-5210                             | Electricity                                  | 6,423            |                | -                           | -                 | -                                      | -                                                 | -                |
| 10-10-5220                             | Natural Gas                                  | 5,198            |                | -                           | -                 | -                                      | -                                                 | -                |
| 10-10-5230                             | Water                                        | 1,361            |                | -                           | -                 | -                                      | -                                                 | -                |
| 10-10-5401                             | Attorney                                     | 44,656           | 32,219         | 45,000                      | 61,609            | 60,000                                 | 60,000                                            | 60,000           |
| 10-10-5410                             | Auditor                                      | 13,500           | 13,500         | 20,000                      | 13,500            | 20,000                                 | 20,000                                            | 20,000           |
| 10-10-5425                             | Tax Assessor/Collector                       | 2,470            | -              | 6,000                       | 2,307             | 6,000                                  | 6,000                                             | 6,000            |
| 10-10-5430                             | Central Appraisal District                   | 27,413           | 32,339         | 37,000                      | 40,305            | 42,000                                 | 42,000                                            | 42,000           |
| 10-10-5440                             | Professional Services - Other                | 134,906          | 34,839         | 50,000                      | 920               | 50,000                                 | 50,000                                            | 50,000           |
| 10-10-5510                             | Advertising & Legal Notices                  | 19,028           | 25,441         | 27,000                      | 11,871            | 27,000                                 | 27,000                                            | 27,000           |
| 10-10-5520                             | SAAS Contracts (software/app service)        | 19,682           | 9,043          | 13,000                      | 5,883             | 7,000                                  | 7,000                                             | 7,000            |
| 10-10-5540                             | Cleaning Service                             | 6,939            | -              | -                           | -                 | -                                      | -                                                 | -                |
| 10-10-5545                             | Election Services                            | 15,903           | 9,295          | 9,500                       | 14,552            | 25,000                                 | 25,000                                            | 25,000           |
| 10-10-5589                             | Sales Tax Incentive Rebate                   | 80,365           | -              | -                           | -                 | -                                      | -                                                 | -                |
| 10-10-5700                             | Membership Dues & Fees                       | 7,682            | 6,407          | 6,500                       | 9,397             | 10,000                                 | 10,000                                            | 10,000           |
| 10-10-5720                             | Travel & Meals                               | 8,658            | 2,757          | 3,500                       | 4,720             | 5,000                                  | 5,000                                             | 5,000            |
| 10-10-5725                             | Training & Licenses                          | 2,399            | 3,806          | 4,500                       | 4,538             | 5,000                                  | 5,000                                             | 5,000            |
| 10-10-5730                             | Staff Development                            | 3,318            | 4,986          | 6,000                       | 1,445             | 5,000                                  | 5,000                                             | 5,000            |
| 10-10-5735                             | Council Training & Travel                    |                  | 4,863          | 7,500                       | 7,253             | 7,500                                  | 7,500                                             | 7,500            |
|                                        | <b>Total Administration Operations</b>       | <b>1,016,770</b> | <b>894,682</b> | <b>1,050,121</b>            | <b>1,028,605</b>  | <b>1,151,825</b>                       | <b>1,230,140</b>                                  | <b>1,230,140</b> |
| <b>Administration Capital Outlay</b>   |                                              |                  |                |                             |                   |                                        |                                                   |                  |
| 10-10-9103                             | Improvements                                 | -                | -              | -                           | -                 | -                                      |                                                   | 30,000           |
| 10-10-9221                             | Equipment                                    |                  |                |                             |                   |                                        |                                                   |                  |
|                                        | <b>Total Administration Capital Outlay</b>   | <b>-</b>         | <b>-</b>       | <b>-</b>                    | <b>-</b>          | <b>-</b>                               | <b>-</b>                                          | <b>30,000</b>    |
|                                        | <b>Total Administrative Services</b>         | <b>1,016,770</b> | <b>894,682</b> | <b>1,050,121</b>            | <b>1,028,605</b>  | <b>1,151,825</b>                       | <b>1,230,140</b>                                  | <b>1,260,140</b> |
| <b>Non-Departmental</b>                |                                              |                  |                |                             |                   |                                        |                                                   |                  |
| 10-15-5035                             | Retirement                                   | -                | -              | 1,127,700                   | 1,127,700         | -                                      | -                                                 | 2,000,000        |
| 10-15-5040                             | Texas Workforce Commission                   | -                | -              | -                           | -                 | -                                      | -                                                 | -                |
| 10-15-5100                             | Office Supplies                              | 9,016            | 10,695         | 8,000                       | 8,541             | 9,000                                  | 9,000                                             | 9,000            |
| 10-15-5200                             | Phone, Internet                              | -                | 5,038          | 8,000                       | 6,240             | 8,000                                  | 8,000                                             | 8,000            |
| 10-15-5210                             | Electricity                                  | -                | 6,240          | 6,000                       | 7,547             | 8,500                                  | 8,500                                             | 8,500            |
| 10-15-5220                             | Natural Gas                                  | -                | 5,781          | 6,500                       | 5,852             | 6,500                                  | 6,500                                             | 6,500            |
| 10-15-5230                             | Water                                        | -                | 1,216          | 2,000                       | 682               | 1,000                                  | 1,000                                             | 1,000            |
| 10-15-5305                             | Building Maintenance                         | 4,137            | 14,616         | 15,000                      | 19,599            | 20,000                                 | 20,000                                            | 20,000           |
| 10-15-5310                             | Grounds Maintenance                          | 320              | 784            | 2,000                       | 2,000             | 2,000                                  | 2,000                                             | 2,000            |
| 10-15-5440                             | Professional Services - Other                | 63,958           | 1,736          | 10,000                      | 20,000            | 5,000                                  | 5,000                                             | 5,000            |
| 10-15-5460                             | Insurance - Management Liability             | 3,778            | 7,318          | 8,000                       | 8,959             | 9,500                                  | 9,500                                             | 9,500            |
| 10-15-5470                             | Insurance - Facilities                       | 17,696           | 32,337         | 41,000                      | 38,713            | 43,000                                 | 43,000                                            | 43,000           |
| 10-15-5475                             | Insurance - Vehicles & Equipment             | 20,501           | 33,215         | 36,000                      | 34,720            | 45,000                                 | 45,000                                            | 45,000           |
| 10-15-5520                             | SAAS Contracts (software/app service)        | 2,600            | 36,968         | 19,000                      | 61,483            | 48,500                                 | 48,500                                            | 48,500           |
| 10-15-5525                             | Technology Services Contract                 | 55,603           | 39,793         | 25,000                      | 51,497            | 70,000                                 | 70,000                                            | 70,000           |
| 10-15-5540                             | Cleaning Service                             |                  | 6,193          | 7,500                       | 7,240             | 7,500                                  | 7,500                                             | 7,500            |
| 10-15-5601                             | Office/Equipment Leases                      | 5,592            | 6,657          | 7,000                       | 6,683             | 7,000                                  | 7,000                                             | 7,000            |
|                                        | <b>Total Non-Departmental Operations</b>     | <b>183,200</b>   | <b>208,585</b> | <b>1,328,700</b>            | <b>1,407,457</b>  | <b>290,500</b>                         | <b>290,500</b>                                    | <b>2,290,500</b> |
| <b>Non-Departmental Capital Outlay</b> |                                              |                  |                |                             |                   |                                        |                                                   |                  |
| 10-15-9103                             | Improvements                                 | 29,891           | 118,467        | 24,820                      | -                 | -                                      | -                                                 | 74,820           |
| 10-15-9104                             | Furnishings                                  | -                | -              | 10,000                      | 6,974             | -                                      | -                                                 | -                |
|                                        | <b>Total Non-Departmental Capital Outlay</b> | <b>29,891</b>    | <b>118,467</b> | <b>34,820</b>               | <b>6,974</b>      | <b>-</b>                               | <b>-</b>                                          | <b>74,820</b>    |
|                                        | <b>Total Non-Departmental Services</b>       | <b>213,092</b>   | <b>327,053</b> | <b>1,363,520</b>            | <b>1,414,431</b>  | <b>290,500</b>                         | <b>290,500</b>                                    | <b>2,365,320</b> |
| <b>Municipal Court Services</b>        |                                              |                  |                |                             |                   |                                        |                                                   |                  |
| 10-25-5000                             | Salaries & Wages                             | 58,308           | 56,803         | 47,000                      | 47,059            | 48,335                                 | 49,785                                            | 49,785           |
| 10-25-5011                             | Overtime                                     |                  | 532            | 1,000                       | 2,484             | 3,000                                  | 3,000                                             | 3,000            |

| GENERAL FUND                          |                                       | FY24 Actual      | FY25 Actual      | FY26 Adopted/<br>Amended | FY26 Projected   | FY27 Proposed Before Requests | FY27 Proposed with Operating Requests | FY27 Proposed    |
|---------------------------------------|---------------------------------------|------------------|------------------|--------------------------|------------------|-------------------------------|---------------------------------------|------------------|
| 10-25-5025                            | Health Insurance                      | 11,003           | 7,940            | 12,660                   | 1,010            | 16,040                        | 16,040                                | 16,040           |
| 10-25-5030                            | Payroll Taxes                         | 4,303            | 4,529            | 3,672                    | 3,794            | 3,930                         | 4,045                                 | 4,045            |
| 10-25-5035                            | Retirement                            | 10,061           | 10,007           | 9,898                    | 10,108           | 10,105                        | 10,390                                | 10,390           |
| 10-25-5040                            | Texas Workforce Commission            | 135              | 63               | 100                      | 187              | 171                           | 171                                   | 171              |
| 10-25-5045                            | Workers Comp                          | 156              | 185              | 250                      | 144              | 105                           | 110                                   | 110              |
| 10-25-5100                            | Office Supplies                       | 1,148            | 1,602            | 2,000                    | 213              | 1,000                         | 1,000                                 | 1,000            |
| 10-25-5190                            | Furniture & Office Equipment          |                  | 1,331            | 500                      | 500              | 500                           | 500                                   | 500              |
| 10-25-5402                            | Judge                                 | 5,819            | 3,225            | 8,500                    | 5,180            | 12,000                        | 12,000                                | 12,000           |
| 10-25-5403                            | Prosecutor                            | 9,863            | 8,438            | 13,000                   | 12,050           | 15,000                        | 15,000                                | 15,000           |
| 10-25-5515                            | Credit Card Contract                  | 40               | 1,290            | 6,500                    | 6,519            | 6,500                         | 6,500                                 | 6,500            |
| 10-25-5546                            | Jury Service                          | -                | -                | 250                      | 250              | 250                           | 250                                   | 250              |
| 10-25-5720                            | Travel & Meals                        | -                | -                | -                        | -                | 250                           | 250                                   | 250              |
| 10-25-5725                            | Training & Licenses                   | -                | 2,332            | 1,000                    | 567              | 1,000                         | 1,000                                 | 1,000            |
| <b>Total Municipal Court Services</b> |                                       | <b>100,836</b>   | <b>98,275</b>    | <b>106,330</b>           | <b>90,065</b>    | <b>118,186</b>                | <b>120,041</b>                        | <b>120,041</b>   |
| <b>Police Services</b>                |                                       |                  |                  |                          |                  |                               |                                       |                  |
| 10-45-5000                            | Salaries & Wages                      | 1,259,915        | 1,523,960        | 1,844,530                | 1,711,964        | 1,864,450                     | 1,993,128                             | 1,993,128        |
| 10-45-5001                            | Part-time Wages                       |                  |                  | -                        | 2,529            | 18,720                        | 19,285                                | 19,285           |
| 10-45-5011                            | Overtime                              | 1,990            | 37,788           | 50,000                   | 70,437           | 70,000                        | 70,000                                | 70,000           |
| 10-45-5025                            | Health Insurance                      | 172,987          | 233,873          | 291,180                  | 270,069          | 357,005                       | 373,190                               | 373,190          |
| 10-45-5030                            | Payroll Taxes                         | 91,312           | 122,196          | 144,932                  | 135,545          | 149,420                       | 159,310                               | 159,310          |
| 10-45-5035                            | Retirement                            | 209,765          | 267,217          | 384,674                  | 359,840          | 377,480                       | 402,490                               | 402,490          |
| 10-45-5040                            | Texas Workforce Commission            | 2,724            | 1,698            | 14,387                   | 4,191            | 3,935                         | 4,106                                 | 4,106            |
| 10-45-5045                            | Workers Comp                          | 34,434           | 42,355           | 68,506                   | 40,149           | 45,400                        | 48,570                                | 48,570           |
| 10-45-5100                            | Office Supplies                       | 9,352            | 11,304           | 10,000                   | 13,755           | 13,500                        | 13,500                                | 13,500           |
| 10-45-5103                            | Community Policing Supplies           | 10,373           | 8,391            | 13,000                   | 12,138           | 13,000                        | 13,000                                | 13,000           |
| 10-45-5105                            | Child Abuse Interlocal - Supplies     | 1,500            | 1,500            | 1,500                    | 1,500            | 1,500                         | 1,500                                 | 1,500            |
| 10-45-5125                            | Operating Supplies                    | 1,529            | 6,514            | 8,500                    | 14,380           | 15,000                        | 15,000                                | 15,000           |
| 10-45-5155                            | Uniforms                              | 13,264           | 19,235           | 26,500                   | 16,200           | 25,000                        | 28,000                                | 28,000           |
| 10-45-5160                            | Personal Protection Equipment         | 30,504           | 29,567           | 19,200                   | 26,717           | 25,000                        | 27,450                                | 27,450           |
| 10-45-5190                            | Furniture & Office Equipment          | 9,011            | 9,965            | 15,000                   | 5,585            | 10,000                        | 11,500                                | 11,500           |
| 10-45-5195                            | Tools & Equipment                     | 40,598           | 19,909           | 30,000                   | 27,984           | 30,000                        | 34,500                                | 34,500           |
| 10-45-5200                            | Phone, Internet                       | 30,446           | 42,041           | 48,000                   | 42,471           | 45,000                        | 45,650                                | 45,650           |
| 10-45-5210                            | Electricity                           | 9,977            | 9,355            | 12,000                   | 10,512           | 12,000                        | 12,000                                | 12,000           |
| 10-45-5230                            | Water                                 | 641              | 683              | 1,000                    | 695              | 1,000                         | 1,000                                 | 1,000            |
| 10-45-5240                            | Fuel                                  | 39,240           | 47,663           | 51,500                   | 59,851           | 62,000                        | 62,000                                | 62,000           |
| 10-45-5305                            | Building Maintenance                  | 3,415            | 9,514            | 8,000                    | 7,967            | 10,000                        | 10,000                                | 10,000           |
| 10-45-5315                            | Vehicle Maintenance                   | 44,651           | 44,799           | 45,500                   | 44,478           | 47,000                        | 47,000                                | 47,000           |
| 10-45-5325                            | Equipment Maintenance                 | 4,968            | 2,279            | 5,000                    | 7,790            | 7,150                         | 7,150                                 | 7,150            |
| 10-45-5465                            | Insurance - Law Enforcement Liability | 15,855           | 18,802           | 19,300                   | 20,588           | 20,000                        | 20,000                                | 20,000           |
| 10-45-5520                            | SAAS Contracts (software/app service) | 79,930           | 116,153          | 147,000                  | 122,964          | 130,000                       | 132,550                               | 132,550          |
| 10-45-5530                            | Medical Services                      | 790              | 1,248            | 2,000                    | 500              | 2,000                         | 2,000                                 | 2,000            |
| 10-45-5535                            | Lab Services                          |                  | -                | -                        | -                | 5,000                         | 5,000                                 | 5,000            |
| 10-45-5540                            | Cleaning Service                      | 12,322           | 11,469           | 13,000                   | 10,060           | 12,000                        | 12,000                                | 12,000           |
| 10-45-5548                            | Dispatch Service                      | 76,296           | 110,879          | 115,000                  | 137,237          | 140,000                       | 140,000                               | 140,000          |
| 10-45-5551                            | Inmate Boarding Contract              | 11,750           | 10,625           | 12,000                   | 12,167           | 19,000                        | 19,000                                | 19,000           |
| 10-45-5552                            | Animal Control Service                | 6,250            | 6,250            | 7,000                    | 6,250            | -                             | 75,000                                | 75,000           |
| 10-45-5560                            | Contract Labor                        |                  | 336              | 1,000                    | 630              | 1,000                         | 1,000                                 | 1,000            |
| 10-45-5700                            | Membership Dues & Fees                | 700              | 430              | 2,500                    | 723              | 1,500                         | 1,500                                 | 1,500            |
| 10-45-5720                            | Travel & Meals                        | 2,326            | 3,100            | 7,000                    | 6,760            | 7,000                         | 7,000                                 | 7,000            |
| 10-45-5725                            | Training & Licenses                   | 11,516           | 12,075           | 19,500                   | 19,155           | 18,000                        | 18,600                                | 18,600           |
| <b>Total Police Operations</b>        |                                       | <b>2,240,331</b> | <b>2,783,174</b> | <b>3,438,209</b>         | <b>3,223,781</b> | <b>3,559,060</b>              | <b>3,832,979</b>                      | <b>3,832,979</b> |
| <b>Police Capital Outlay</b>          |                                       |                  |                  |                          |                  |                               |                                       |                  |
| 10-45-9102                            | Remodel                               | 25,275           | -                |                          | -                |                               | -                                     | -                |
| 10-45-9103                            | Improvements                          |                  | -                | 9,100                    | -                |                               | -                                     | 9,100            |
| 10-45-9104                            | Furnishings                           | 6,493            | -                |                          | -                |                               | -                                     | -                |
| 10-45-9220                            | Vehicle                               | 431,538          | 104,916          | 321,000                  | 202,329          | -                             | -                                     | 405,000          |
| 10-45-9221                            | Equipment                             | 55,640           | 10,650           | 25,100                   | 24,662           | -                             | -                                     | -                |
| 10-45-9224                            | Radios                                |                  | 36,000           |                          |                  | -                             | -                                     | -                |
| <b>Total Police Capital Outlay</b>    |                                       | <b>518,945</b>   | <b>151,566</b>   | <b>355,200</b>           | <b>226,991</b>   | <b>-</b>                      | <b>-</b>                              | <b>414,100</b>   |
| <b>Total Police Services</b>          |                                       | <b>2,759,276</b> | <b>2,934,740</b> | <b>3,793,409</b>         | <b>3,450,773</b> | <b>3,559,060</b>              | <b>3,832,979</b>                      | <b>4,247,079</b> |
| <b>Fire Services</b>                  |                                       |                  |                  |                          |                  |                               |                                       |                  |
| 10-55-5000                            | Salaries & Wages                      | 888,659          | 1,120,909        | 1,359,150                | 1,393,027        | 1,370,060                     | 1,415,700                             | 1,415,700        |
| 10-55-5001                            | Part-time Wages                       | -                | 81,232           | 157,170                  | 109,414          | 162,865                       | 162,865                               | 162,865          |
| 10-55-5011                            | Overtime                              | -                | 58,007           | 60,000                   | 95,574           | 60,000                        | 60,000                                | 60,000           |
| 10-55-5025                            | Health Insurance                      | 103,392          | 156,778          | 215,220                  | 185,611          | 242,380                       | 242,380                               | 242,380          |
| 10-55-5030                            | Payroll Taxes                         | 64,554           | 99,012           | 120,588                  | 120,458          | 121,860                       | 125,355                               | 125,355          |

| GENERAL FUND                          |                                             | FY24 Actual      | FY25 Actual      | FY26 Adopted/<br>Amended | FY26 Projected   | FY27 Proposed Before Requests | FY27 Proposed with Operating Requests | FY27 Proposed    |
|---------------------------------------|---------------------------------------------|------------------|------------------|--------------------------|------------------|-------------------------------|---------------------------------------|------------------|
| 10-55-5035                            | Retirement                                  | 148,801          | 203,113          | 283,932                  | 283,451          | 280,775                       | 289,695                               | 289,695          |
| 10-55-5040                            | Texas Workforce Commission                  | 1,474            | 1,213            | 10,601                   | 4,008            | 4,960                         | 4,960.00                              | 4,960            |
| 10-55-5045                            | Workers Comp                                | 24,275           | 30,011           | 46,693                   | 36,485           | 36,840                        | 37,845.00                             | 37,845           |
| 10-55-5100                            | Office Supplies                             | 6,844            | 3,696            | 5,000                    | 3,776            | 5,000                         | 5,000                                 | 5,000            |
| 10-55-5107                            | Community Event Supplies                    |                  |                  | -                        | -                | 2,500                         | 2,500                                 | 2,500            |
| 10-55-5125                            | Operating Supplies                          | 8,232            | 12,637           | 25,000                   | 13,120           | 15,000                        | 15,000                                | 15,000           |
| 10-55-5130                            | EMS Supplies                                | 15,944           | 33,412           | 55,000                   | 37,153           | 45,000                        | 45,000                                | 45,000           |
| 10-55-5155                            | Uniforms                                    | 17,820           | 28,747           | 41,500                   | 36,823           | 44,000                        | 44,000                                | 44,000           |
| 10-55-5160                            | Personal Protection Equipment               | 19,230           | 65,406           | 71,000                   | 11,214           | 71,000                        | 71,000                                | 71,000           |
| 10-55-5190                            | Furniture & Office Equipment                | -                | 3,438            | 4,000                    | 1,883            | 15,000                        | 15,000                                | 15,000           |
| 10-55-5195                            | Tools & Equipment                           | 5,068            | 13,144           | 40,000                   | 57,114           | 41,200                        | 41,200                                | 41,200           |
| 10-55-5200                            | Phone, Internet                             | 7,726            | 6,237            | 7,500                    | 8,237            | 9,405                         | 9,405                                 | 9,405            |
| 10-55-5210                            | Electricity                                 | 6,409            | 8,005            | 10,000                   | 9,728            | 10,300                        | 10,300                                | 10,300           |
| 10-55-5220                            | Natural Gas                                 | 1,962            | 3,111            | 5,000                    | 1,442            | 3,000                         | 3,000                                 | 3,000            |
| 10-55-5230                            | Water                                       | 992              | 1,636            | 2,500                    | 1,853            | 2,500                         | 2,500                                 | 2,500            |
| 10-55-5240                            | Fuel                                        | 15,757           | 16,514           | 20,000                   | 19,036           | 20,600                        | 20,600                                | 20,600           |
| 10-55-5305                            | Building Maintenance                        | 6,827            | 4,978            | 10,000                   | 7,241            | 10,000                        | 10,000                                | 10,000           |
| 10-55-5315                            | Vehicle Maintenance                         | 2,294            | 7,947            | 6,000                    | 7,017            | 10,000                        | 10,000                                | 10,000           |
| 10-55-5316                            | Apparatus Maintenance                       | 52,492           | 101,774          | 85,000                   | 52,917           | 85,000                        | 85,000                                | 85,000           |
| 10-55-5325                            | Equipment Maintenance                       | 10,897           | 12,831           | 21,000                   | 10,897           | 20,000                        | 20,000                                | 20,000           |
| 10-55-5330                            | Storm Siren O&M                             | 5,032            | 115              | 2,000                    | 145              | 1,500                         | 1,500                                 | 1,500            |
| 10-55-5440                            | Professional Services - Other               | 17,600           | 1,730            | 3,000                    | 1,600            | 2,000                         | 2,000                                 | 2,000            |
| 10-55-5520                            | SAAS Contracts (software/app service)       | 33,491           | 24,800           | 40,000                   | 34,826           | 37,000                        | 37,000                                | 37,000           |
| 10-55-5530                            | Medical Services                            | 490              | 15,106           | 25,000                   | 15,323           | 20,000                        | 20,000                                | 20,000           |
| 10-55-5536                            | Ambulance Service                           | 20,378           | 151,137          | 177,000                  | 146,351          | 150,000                       | 150,000                               | 150,000          |
| 10-55-5540                            | Cleaning Service                            | 2,570            | 3,084            | 3,900                    | 4,436            | 5,000                         | 5,000                                 | 5,000            |
| 10-55-5547                            | Fire Marshal Contract                       | 2,835            | -                | 2,000                    | -                | -                             | -                                     | -                |
| 10-55-5548                            | Dispatch Service                            | -                | -                | -                        | 34,065           | 105,000                       | 105,000                               | 105,000          |
| 10-55-5549                            | Fire Alarm Monitoring Service               | 940              | 460              | 1,000                    | -                | 1,000                         | 1,000                                 | 1,000            |
| 10-55-5560                            | Contract Labor                              | 53,200           | 31,931           | 30,000                   | 22,019           | 15,000                        | 15,000                                | 15,000           |
| 10-55-5700                            | Membership Dues & Fees                      | 1,748            | 3,009            | 5,000                    | 1,393            | 5,000                         | 5,000                                 | 5,000            |
| 10-55-5720                            | Travel & Meals                              | 3,386            | 6,411            | 9,250                    | 9,062            | 7,500                         | 7,500                                 | 7,500            |
| 10-55-5725                            | Training & Licenses                         | 10,624           | 12,263           | 21,500                   | 14,334           | 20,000                        | 20,000                                | 20,000           |
|                                       | <b>Total Fire Operations</b>                | <b>1,561,941</b> | <b>2,323,833</b> | <b>2,981,505</b>         | <b>2,791,033</b> | <b>3,058,245</b>              | <b>3,117,305</b>                      | <b>3,117,305</b> |
| <b>Fire Capital Outlay</b>            |                                             |                  |                  |                          |                  |                               |                                       |                  |
| 10-55-9103                            | Improvements                                | -                | -                | 10,310                   | -                | -                             | -                                     | 10,310           |
| 10-55-9104                            | Furnishings                                 | 851              | 10,672           |                          | -                | -                             | -                                     | -                |
| 10-55-9220                            | Vehicles                                    |                  | 59,879           | 10,000                   | 50,458           | -                             | -                                     | -                |
| 10-55-9221                            | Equipment                                   | 10,448           | 36,130           |                          | 500,000          | -                             | -                                     | 200,000          |
| 10-55-9223                            | CIP-19 Fire Engine                          | -                | 3,794            | 1,414,000                | 1,352,147        | -                             | -                                     | -                |
| 10-55-9225                            | CIP-22 Outdoor Warning Siren Improvmer      | -                | -                | 75,040                   | 75,040           | -                             | -                                     | -                |
|                                       | <b>Total Fire Capital Outlay</b>            | <b>11,299</b>    | <b>110,474</b>   | <b>1,509,350</b>         | <b>1,977,645</b> | <b>-</b>                      | <b>-</b>                              | <b>210,310</b>   |
|                                       | <b>Total Fire Services</b>                  | <b>1,573,240</b> | <b>2,434,307</b> | <b>4,490,855</b>         | <b>4,768,678</b> | <b>3,058,245</b>              | <b>3,117,305</b>                      | <b>3,327,615</b> |
| <b>Parks &amp; Rec Department</b>     |                                             |                  |                  |                          |                  |                               |                                       |                  |
| 10-65-5310                            | Grounds Maintenance                         | 2,505            | 2,016            | 15,000                   | 6,082            | 15,000                        | 15,000                                | 15,000           |
|                                       | <b>Total Parks &amp; Rec Operations</b>     | <b>2,505</b>     | <b>2,016</b>     | <b>15,000</b>            | <b>6,082</b>     | <b>15,000</b>                 | <b>15,000</b>                         | <b>15,000</b>    |
| <b>Parks &amp; Rec Capital Outlay</b> |                                             |                  |                  |                          |                  |                               |                                       |                  |
| 10-65-9103                            | Improvements                                | 91,723           | -                | -                        | -                | -                             | -                                     | -                |
|                                       | <b>Total Parks &amp; Rec Capital Outlay</b> | <b>91,723</b>    | <b>-</b>         | <b>-</b>                 | <b>-</b>         | <b>-</b>                      | <b>-</b>                              | <b>-</b>         |
|                                       | <b>Total Parks &amp; Rec Services</b>       | <b>94,228</b>    | <b>2,016</b>     | <b>15,000</b>            | <b>6,082</b>     | <b>15,000</b>                 | <b>15,000</b>                         | <b>15,000</b>    |
| <b>Development Services</b>           |                                             |                  |                  |                          |                  |                               |                                       |                  |
| 10-75-5000                            | Salaries & Wages                            |                  | 73,848           | 154,525                  | 75,811           | 167,950                       | 180,275                               | 180,275          |
| 10-75-5001                            | Part-time Wages                             |                  | -                | -                        | 5,525            | 13,770                        | 14,185                                | 14,185           |
| 10-75-5011                            | Overtime                                    |                  | 3,936            | 4,000                    | 2,331            | 4,000                         | 4,000                                 | 4,000            |
| 10-75-5025                            | Health Insurance                            |                  | 10,203           | 25,320                   | 13,404           | 32,410                        | 32,410                                | 32,410           |
| 10-75-5030                            | Payroll Taxes                               |                  | 897              | 13,458                   | 1,556            | 14,210                        | 15,185                                | 15,185           |
| 10-75-5035                            | Retirement                                  |                  | 10,279           | 29,451                   | 15,779           | 33,750                        | 36,180                                | 36,180           |
| 10-75-5040                            | Texas Workforce Commission                  |                  | 63               | 919                      | 187              | 515                           | 515                                   | 515              |
| 10-75-5045                            | Workers Comp                                |                  | -                | 2,567                    | 386              | 650                           | 690                                   | 690              |
| 10-75-5155                            | Uniforms                                    |                  | -                | 1,250                    | 194              | 1,000                         | 1,000                                 | 1,000            |
| 10-75-5190                            | Furniture & Office Equipment                |                  | -                | 2,000                    | -                | 2,000                         | 2,000                                 | 2,000            |
| 10-75-5200                            | Phone, Internet                             |                  | -                | 600                      | -                | -                             | -                                     | -                |
| 10-75-5240                            | Fuel                                        |                  | -                | 3,000                    | 1,010            | 3,000                         | 3,000                                 | 3,000            |
| 10-75-5315                            | Vehicle Maintenance                         |                  | -                | 3,000                    | 292              | 3,000                         | 3,000                                 | 3,000            |
| 10-75-5415                            | Engineer                                    |                  | -                | 150,000                  | 48,044           | 60,000                        | 60,000                                | 60,000           |
| 10-75-5440                            | Professional Services - Other               | 12,085           | 117,681          | 175,000                  | 437,460          | 250,000                       | 250,000                               | 250,000          |



| GENERAL FUND                                                                          |                                                  | FY24 Actual      | FY25 Actual      | FY26<br>Adopted/<br>Amended | FY26<br>Projected  | FY27<br>Proposed<br>Before<br>Requests | FY27<br>Proposed<br>with<br>Operating<br>Requests | FY27<br>Proposed   |
|---------------------------------------------------------------------------------------|--------------------------------------------------|------------------|------------------|-----------------------------|--------------------|----------------------------------------|---------------------------------------------------|--------------------|
| 10-75-5520                                                                            | SAAS Contracts (software/app service)            |                  | 275,438          | 16,000                      | 13,987             | 15,000                                 | 15,000                                            | 15,000             |
| 10-75-5565                                                                            | Code Enforcement Services                        | -                | 10,812           | 10,000                      | -                  | 10,000                                 | 10,000                                            | 10,000             |
| 10-75-5570                                                                            | Inspection Services - Buildings                  | 541,513          | 954,008          | 900,000                     | 788,931            | 900,000                                | 900,000                                           | 900,000            |
| 10-75-5571                                                                            | Inspection Services - Infrastructure             |                  | 32,933           | 50,000                      | 16,840             | 50,000                                 | 50,000                                            | 50,000             |
| 10-75-5572                                                                            | Inspection Services - Food Service               |                  | 12,313           | 25,000                      | 7,417              | 25,000                                 | 25,000                                            | 25,000             |
| 10-75-5589                                                                            | Sales Tax Incentive Rebate                       |                  | 106,620          | 100,000                     | 81,130             | 100,000                                | 100,000                                           | 100,000            |
| 10-75-5720                                                                            | Employee Travel                                  |                  | -                | 2,000                       | 98                 | 1,000                                  | 1,000                                             | 1,000              |
| 10-75-5725                                                                            | Employee Training                                |                  | -                | 2,000                       | 773                | 1,500                                  | 1,500                                             | 1,500              |
|                                                                                       | <b>Total Development Services Operations</b>     | <b>553,598</b>   | <b>1,609,028</b> | <b>1,670,091</b>            | <b>1,511,154</b>   | <b>1,688,755</b>                       | <b>1,704,940</b>                                  | <b>1,704,940</b>   |
| <b>Development Services Capital Outlay</b>                                            |                                                  |                  |                  |                             |                    |                                        |                                                   |                    |
| 10-75-9103                                                                            | Improvements                                     |                  | -                | -                           | -                  | -                                      | -                                                 | -                  |
|                                                                                       | <b>Total Development Services Capital Outlay</b> | <b>-</b>         | <b>-</b>         | <b>-</b>                    | <b>-</b>           | <b>-</b>                               | <b>-</b>                                          | <b>-</b>           |
|                                                                                       | <b>Total Development Services</b>                | <b>553,598</b>   | <b>1,609,028</b> | <b>1,670,091</b>            | <b>1,511,154</b>   | <b>1,688,755</b>                       | <b>1,704,940</b>                                  | <b>1,704,940</b>   |
| <b>Public Works Services</b>                                                          |                                                  |                  |                  |                             |                    |                                        |                                                   |                    |
| 10-80-5000                                                                            | Salaries & Wages                                 | 363,557          | 354,288          | 390,675                     | 380,484            | 399,585                                | 411,500                                           | 411,500            |
| 10-80-5001                                                                            | Part-time Wages                                  |                  | -                | 16,000                      | -                  | 15,360                                 | 32,460                                            | 32,460             |
| 10-80-5011                                                                            | Overtime                                         | 100              | 4,968            | 5,000                       | 6,989              | 5,000                                  | 5,000                                             | 5,000              |
| 10-80-5025                                                                            | Health Insurance                                 | 67,221           | 77,879           | 88,620                      | 93,506             | 112,550                                | 112,550                                           | 112,550            |
| 10-80-5030                                                                            | Payroll Taxes                                    | 26,530           | 33,200           | 31,493                      | 34,102             | 32,125                                 | 34,348                                            | 34,348             |
| 10-80-5035                                                                            | Retirement                                       | 60,721           | 61,971           | 79,521                      | 78,362             | 79,165                                 | 81,465                                            | 81,465             |
| 10-80-5040                                                                            | Texas Workforce Commission                       | 978              | 564              | 1,895                       | 1,417              | 1,490                                  | 1,661                                             | 1,661              |
| 10-80-5045                                                                            | Workers Comp                                     | 10,668           | 13,763           | 20,203                      | 9,072              | 10,645                                 | 11,392                                            | 11,392             |
| 10-80-5100                                                                            | Office Supplies                                  | 239              | 346              | 1,000                       | 472                | 1,000                                  | 1,000                                             | 1,000              |
| 10-80-5102                                                                            | MS-4 Educational Supplies                        | -                | -                | 250                         | 250                | 250                                    | 250                                               | 250                |
| 10-80-5125                                                                            | Operating Supplies                               | 3,793            | 2,809            | 4,000                       | 3,149              | 4,000                                  | 4,000                                             | 4,000              |
| 10-80-5155                                                                            | Uniforms                                         | 5,943            | 5,286            | 6,500                       | 6,174              | 7,250                                  | 7,250                                             | 7,250              |
| 10-80-5190                                                                            | Furniture & Office Equipment                     | -                | -                | 500                         | -                  | 500                                    | 500                                               | 500                |
| 10-80-5195                                                                            | Tools & Equipment                                | 4,792            | 21,362           | 6,000                       | 8,381              | 8,000                                  | 8,000                                             | 8,000              |
| 10-80-5200                                                                            | Phone, Internet                                  | 4,030            | 4,033            | 5,000                       | 4,034              | 5,000                                  | 5,000                                             | 5,000              |
| 10-80-5210                                                                            | Electricity                                      | 1,338            | 4,610            | 8,000                       | 2,577              | 5,000                                  | 5,000                                             | 5,000              |
| 10-80-5211                                                                            | Electricity - Street Lights                      | 89,777           | 136,037          | 160,000                     | 161,475            | 200,000                                | 200,000                                           | 200,000            |
| 10-80-5230                                                                            | Water                                            | 392              | 647              | 1,500                       | 556                | 1,000                                  | 1,000                                             | 1,000              |
| 10-80-5240                                                                            | Fuel                                             | 11,230           | 11,950           | 18,000                      | 13,291             | 18,000                                 | 18,000                                            | 18,000             |
| 10-80-5305                                                                            | Building Maintenance                             | 1,743            | 551              | 3,000                       | 2,978              | 3,000                                  | 3,000                                             | 3,000              |
| 10-80-5310                                                                            | Grounds Maintenance                              | 16,207           | 19,898           | 17,000                      | 20,735             | 22,000                                 | 22,000                                            | 22,000             |
| 10-80-5315                                                                            | Vehicle Maintenance                              | 4,514            | 5,757            | 10,000                      | 2,323              | 10,000                                 | 10,000                                            | 10,000             |
| 10-80-5325                                                                            | Equipment Maintenance                            | 3,034            | 16,715           | 15,000                      | 3,364              | 15,000                                 | 15,000                                            | 15,000             |
| 10-80-5335                                                                            | Street Maintenance                               | 11,935           | 6,548            | 20,000                      | 11,475             | 20,000                                 | 20,000                                            | 20,000             |
| 10-80-5340                                                                            | Sign Maintenance                                 | 4,967            | 2,429            | 10,000                      | 6,885              | 10,000                                 | 10,000                                            | 10,000             |
| 10-80-5355                                                                            | Drainage Maintenance                             | 1,055            | -                | 100,000                     | 2,303              | 100,000                                | 100,000                                           | 100,000            |
| 10-80-5385                                                                            | Mosquito Control                                 | 19,980           | 18,315           | 22,000                      | 18,620             | 22,000                                 | 22,000                                            | 22,000             |
| 10-80-5395                                                                            | Septic System Maintenance                        | -                | -                | 800                         | -                  | -                                      | -                                                 | -                  |
| 10-80-5415                                                                            | Engineer                                         | 99,465           | -                | -                           | -                  | -                                      | -                                                 | -                  |
| 10-80-5530                                                                            | Medical Services                                 | 175              | 150              | 575                         | 133                | 500                                    | 500                                               | 500                |
| 10-80-5570                                                                            | Inspection Services - Infrastructure             | 61,026           | -                | -                           | -                  | -                                      | -                                                 | -                  |
| 10-80-5700                                                                            | Membership Dues & Fees                           | -                | -                | 150                         | -                  | 150                                    | 150                                               | 150                |
| 10-80-5720                                                                            | Travel & Meals                                   | 80               | 644              | 1,500                       | 234                | 1,500                                  | 1,500                                             | 1,500              |
| 10-80-5725                                                                            | Training & Licenses                              | 921              | 741              | 8,000                       | 464                | 8,000                                  | 8,000                                             | 8,000              |
|                                                                                       | <b>Total Public Works Operations</b>             | <b>876,410</b>   | <b>805,458</b>   | <b>1,052,182</b>            | <b>873,807</b>     | <b>1,118,069</b>                       | <b>1,152,525</b>                                  | <b>1,152,525</b>   |
| <b>Public Works Capital Outlay</b>                                                    |                                                  |                  |                  |                             |                    |                                        |                                                   |                    |
| 10-80-9220                                                                            | Vehicle                                          | -                | 62,423           | -                           | -                  | -                                      | -                                                 | 100,000            |
| 10-80-9221                                                                            | Equipment                                        | 7,825            | 11,589           | -                           | -                  | -                                      | -                                                 | -                  |
| 10-80-9222                                                                            | Heavy Equipment                                  | 100,897          | -                | -                           | -                  | -                                      | -                                                 | -                  |
|                                                                                       | <b>Total Capital Outlay</b>                      | <b>108,722</b>   | <b>74,012</b>    | <b>-</b>                    | <b>-</b>           | <b>-</b>                               | <b>-</b>                                          | <b>100,000</b>     |
|                                                                                       | <b>Total Public Works Services</b>               | <b>985,132</b>   | <b>879,470</b>   | <b>1,052,182</b>            | <b>873,807</b>     | <b>1,118,069</b>                       | <b>1,152,525</b>                                  | <b>1,252,525</b>   |
| <b>Total General Fund Expenditures</b>                                                |                                                  | <b>7,296,172</b> | <b>9,179,571</b> | <b>13,541,507</b>           | <b>13,143,595</b>  | <b>10,999,639</b>                      | <b>11,463,429</b>                                 | <b>14,292,659</b>  |
| <b>Change in Financial Position</b>                                                   |                                                  | <b>3,175,169</b> | <b>895,845</b>   | <b>(2,747,697)</b>          | <b>(2,078,974)</b> | <b>471,190</b>                         | <b>7,400</b>                                      | <b>(2,821,830)</b> |
| <b>ESTIMATED ENDING RESOURCES (Net)</b>                                               |                                                  |                  |                  | <b>5,631,836</b>            | <b>7,782,854</b>   | <b>8,254,045</b>                       | <b>7,790,255</b>                                  | <b>4,961,025</b>   |
| <b>Required reporting (TLGC 140.0045) of expenditures that are in multiple funds:</b> |                                                  |                  |                  |                             |                    |                                        |                                                   |                    |
| na                                                                                    | <b>Policy Consulting Services</b>                | <b>3,321</b>     | <b>7,192</b>     | <b>NA</b>                   | <b>9,400</b>       | <b>9,500</b>                           | <b>9,500</b>                                      | <b>9,500</b>       |
| na                                                                                    | <b>Newspapers - Required Notices</b>             | <b>25,973</b>    | <b>30,681</b>    | <b>NA</b>                   | <b>32,253</b>      | <b>33,000</b>                          | <b>33,000</b>                                     | <b>33,000</b>      |

General Fund Continuations and Requests  
FY2027 Budget Process  
8/6/2026

|                                                             | Dept      | Operating<br>Amount | Capital<br>Amount |
|-------------------------------------------------------------|-----------|---------------------|-------------------|
| <b>Continuations</b>                                        |           |                     |                   |
| Capital Projects rolled to FY27                             | multi     |                     | 44,230.00         |
| Replacement patrol vehicles (2)                             | Police    |                     | 240,000.00        |
| <b>Operating and Capital Requests</b>                       |           |                     |                   |
| 3% COLA and Market Adjustments                              | all       | 164,060.00          |                   |
| Accounting Clerk (PT)                                       | Admin     | 22,607.00           |                   |
| Human Resources Specialist (PT)                             | Admin     | 33,833.00           |                   |
| Planner ( <i>approved FY26</i> ) to Development Coordinator | Dev Svcs  | 12,760.00           |                   |
| Animal Control Services                                     | Police    | 75,000.00           |                   |
| Additional Detective                                        | Police    | 126,724.00          | 75,000.00         |
| Step Up Pay                                                 | Fire      | 10,295.00           |                   |
| Maintenance Worker (PT)                                     | Pub Works | 18,511.00           |                   |
| Additional payment to TMRS (reduces future rates)           | Non-Dept  |                     | 2,000,000.00      |
| Agenda Software                                             | Admin     |                     | 30,000.00         |
| Tech Upgrades to Council Chamber                            | Non-Dept  |                     | 50,000.00         |
| Purchase unmarked vehicle for CID supervisor                | Police    |                     | 90,000.00         |
| Monitors/Defibrillators (3)                                 | Fire      |                     | 200,000.00        |
| Additional service truck                                    | Pub Works |                     | 80,000.00         |
| UTV (Utility Task Vehicle)                                  | Pub Works |                     | 20,000.00         |
| Totals                                                      |           | 463,790.00          | 2,545,000.00      |

| <b>DEBT SERVICE (I&amp;S) FUND</b>           | <b>FY24 Actual</b> | <b>FY25 Actual</b> | <b>FY26<br/>Adopted/<br/>Amended</b> | <b>FY26<br/>Projected</b> | <b>FY27<br/>Proposed</b> |
|----------------------------------------------|--------------------|--------------------|--------------------------------------|---------------------------|--------------------------|
| <b>ESTIMATED BEGINNING RESOURCES</b>         |                    |                    | 519,475                              | 435,025                   | 559,588                  |
| <b>REVENUES</b>                              |                    |                    |                                      |                           |                          |
| 50-00-4005 Property Taxes - I&S              | 1,163,834          | 2,108,486          | 2,303,855                            | 2,298,510                 | 2,500,900                |
| 50-00-4517 Interest - IB I&S                 | 14,438             | 7,860              | 8,000                                | 65,921                    | 72,000                   |
| 50-00-4804 Transfer from Utility Fund - I&S  | -                  | -                  | -                                    | -                         | -                        |
| 50-00-4810 Transfer Property Taxes to TIRZ 2 |                    | -                  | (86,350)                             | (184,573)                 | (286,670)                |
| 50-00-4951 Loan Proceeds - Capitalized Int   | 572,410            | -                  | -                                    | -                         | -                        |
| <b>Total Revenues</b>                        | <b>1,750,681</b>   | <b>2,116,346</b>   | <b>2,225,505</b>                     | <b>2,179,858</b>          | <b>2,286,230</b>         |
| <b>EXPENDITURES</b>                          |                    |                    |                                      |                           |                          |
| 50-10-5790 Debt Administration               | 8,395              | 146,888            | 168,350                              | 6,095                     | 7,500                    |
| 50-10-5807 Transfer to Utility Fund          | 581,220            | -                  | -                                    | -                         | -                        |
| 50-10-5820 2020 GO Ref Bonds Principal       | 480,000            | 490,000            | -                                    | -                         | -                        |
| 50-10-5821 2020 GO Ref Bonds Interest        | 14,600             | 4,900              | -                                    | -                         | -                        |
| 50-10-5822 2020 CO Principal                 | 105,000            | 110,000            | 590,000                              | 590,000                   | 615,000                  |
| 50-10-5823 2020 CO Interest                  | 486,450            | 484,300            | 471,400                              | 471,400                   | 447,300                  |
| 50-10-5824 2023 CO Principal                 | -                  | 165,000            | 230,000                              | 230,000                   | 320,000                  |
| 50-10-5825 2023 CO Interest                  | 572,410            | 766,050            | 757,800                              | 757,800                   | 746,300                  |
| <b>Total Expenditures</b>                    | <b>2,248,075</b>   | <b>2,167,138</b>   | <b>2,217,550</b>                     | <b>2,055,295</b>          | <b>2,136,100</b>         |
| <b>Change in Financial Position</b>          | <b>(497,393)</b>   | <b>(50,793)</b>    | <b>7,955</b>                         | <b>124,563</b>            | <b>150,130</b>           |
| <b>ESTIMATED ENDING RESOURCES (Net)</b>      |                    |                    | <b>527,430</b>                       | <b>559,588</b>            | <b>709,718</b>           |

| <b>PUBLIC SAFETY FEES FUND</b>                | <b>FY24 Actual</b> | <b>FY25 Actual</b> | <b>FY26<br/>Adopted/<br/>Amended</b> | <b>FY26<br/>Projected</b> | <b>FY27<br/>Proposed</b> |
|-----------------------------------------------|--------------------|--------------------|--------------------------------------|---------------------------|--------------------------|
| <b>ESTIMATED BEGINNING RESOURCES</b>          |                    |                    | 1,085,800                            | 1,069,000                 | 1,317,733                |
| <b>REVENUES</b>                               |                    |                    |                                      |                           |                          |
| 33-00-4360 Elevon Public Safety Fee           | 477,000            | 260,500            | -                                    | 226,500                   | 120,000                  |
| 33-00-4361 Trails of Lavon Public Safety Fee  | 149,500            | 144,500            | -                                    | 67,500                    | 30,000                   |
| <b>Total Revenues</b>                         | <b>626,500</b>     | <b>405,000</b>     | <b>-</b>                             | <b>294,000</b>            | <b>150,000</b>           |
| <b>EXPENDITURES</b>                           |                    |                    |                                      |                           |                          |
| 33-55-5548 Dispatch Services - Hardware Setup | -                  | -                  | 150,000                              | 45,268                    | -                        |
| 33-55-xxxx Allowable Expenditures             | -                  | -                  | -                                    | -                         | -                        |
| <b>Total Expenditures</b>                     | <b>-</b>           | <b>-</b>           | <b>150,000</b>                       | <b>45,268</b>             | <b>-</b>                 |
| <b>Change in Financial Position</b>           | <b>626,500</b>     | <b>405,000</b>     | <b>(150,000)</b>                     | <b>248,733</b>            | <b>150,000</b>           |
| <b>ESTIMATED ENDING RESOURCES (Net)</b>       |                    |                    | <b>935,800</b>                       | <b>1,317,733</b>          | <b>1,467,733</b>         |

| TIRZ/TIF FUND                            | FY24 Actual   | FY25 Actual    | FY26<br>Adopted/<br>Amended | FY26<br>Projected | FY27<br>Proposed |
|------------------------------------------|---------------|----------------|-----------------------------|-------------------|------------------|
| <b>ESTIMATED BEGINNING RESOURCES</b>     |               |                | 179,226                     | 185,233           | 20,008           |
| <b>REVENUES</b>                          |               |                |                             |                   |                  |
| 24-00-4001 Property Taxes                | 35,229        | 161,775        | 230,000                     | -                 | -                |
| 24-00-4519 Logic - Interest              | 789           | 1,246          | 1,500                       | 2,709             | 1,500            |
| 24-00-4810 Transfer TIRZ 2 Property Tax  |               |                | -                           | 491,538           | 842,520          |
| <b>Total Revenues</b>                    | <b>36,017</b> | <b>163,021</b> | <b>231,500</b>              | <b>494,247</b>    | <b>844,020</b>   |
| <b>EXPENDITURES</b>                      |               |                |                             |                   |                  |
| 24-00-5440 Professional Services - Other | 8,138         | 5,733          | 25,000                      | 16,609            | 25,000           |
| 24-00-5960 Public Project Costs Reimb    |               |                | -                           | 642,863           | 800,000          |
| <b>Total Expenditures</b>                | <b>8,138</b>  | <b>5,733</b>   | <b>25,000</b>               | <b>659,472</b>    | <b>825,000</b>   |
| <b>Change in Financial Position</b>      | <b>27,879</b> | <b>157,287</b> | <b>206,500</b>              | <b>(165,225)</b>  | <b>19,020</b>    |
| <b>ESTIMATED ENDING RESOURCES (Net)</b>  |               |                | <b>385,726</b>              | <b>20,008</b>     | <b>39,028</b>    |



| UTILITIES FUND                                                     |                                       | FY24 Actual       | FY25 Actual      | FY26<br>Adopted/<br>Amended | FY26<br>Projected | FY27<br>Proposed |
|--------------------------------------------------------------------|---------------------------------------|-------------------|------------------|-----------------------------|-------------------|------------------|
| <b>ESTIMATED BEGINNING RESOURCES/TRANSFERS IN</b>                  |                                       |                   |                  | 9,366,585                   | 15,560,818        | 20,564,920       |
| <b>ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WWTP EXPANSION)</b> |                                       |                   |                  | 1,930,000                   | 1,930,000         | 1,930,000        |
| <b>REVENUES</b>                                                    |                                       |                   |                  |                             |                   |                  |
| <b>Administration</b>                                              |                                       |                   |                  |                             |                   |                  |
| 20-00-4520                                                         | Interest - IB Utility                 | 59,600            | 45,564           | 40,000                      | 282,304           | 250,000          |
| 20-00-4521                                                         | Interest - IB Sewer Tap               | 122,713           | 95,451           | 85,000                      | 407,648           | 400,000          |
| <b>Total Administration</b>                                        |                                       | <b>182,314</b>    | <b>141,016</b>   | <b>125,000</b>              | <b>689,952</b>    | <b>650,000</b>   |
| <b>Sanitary Sewer</b>                                              |                                       |                   |                  |                             |                   |                  |
| 20-85-4110                                                         | Sewer Charges                         | 1,677,950         | 2,414,445        | 2,500,000                   | 3,288,066         | 3,200,000        |
| 20-85-4202                                                         | Administration Fee                    | 76,528            | 116,731          | 125,000                     | 97,600            | 90,000           |
| 20-85-4230                                                         | Sewer Tap Fee                         | 6,671,700         | 4,749,200        | 3,000,000                   | 3,569,522         | 3,000,000        |
| 20-85-4231                                                         | Bear Creek Trunk Recovery Fee         | (9,528)           | 47,977           | -                           | -                 | -                |
| 20-85-4232                                                         | Sewer Infrastructure Fees             | 24,947            | 35,844           | 30,000                      | 38,233            | 30,000           |
| 20-85-4299                                                         | Late Fees                             | 54,071            | 62,807           | 50,000                      | 81,215            | 60,000           |
| 20-85-4806                                                         | Transfer In                           | 2,331,675         | -                | -                           | -                 | -                |
| 20-00-4807                                                         | Transfer from Debt Service            | 581,220           | -                | -                           | -                 | -                |
| <b>Total Sanitary Sewer</b>                                        |                                       | <b>11,408,563</b> | <b>7,427,003</b> | <b>5,705,000</b>            | <b>7,074,637</b>  | <b>6,380,000</b> |
| <b>Solid Waste</b>                                                 |                                       |                   |                  |                             |                   |                  |
| 20-86-4115                                                         | Solid Waste Income                    | 1,004,837         | 1,131,968        | 1,275,000                   | 1,364,182         | 1,375,000        |
| <b>Total Solid Waste</b>                                           |                                       | <b>1,004,837</b>  | <b>1,131,968</b> | <b>1,275,000</b>            | <b>1,364,182</b>  | <b>1,375,000</b> |
| <b>Total Revenues</b>                                              |                                       | <b>12,595,713</b> | <b>8,699,987</b> | <b>7,105,000</b>            | <b>9,128,770</b>  | <b>8,405,000</b> |
| <b>EXPENDITURES</b>                                                |                                       |                   |                  |                             |                   |                  |
| <b>Sanitary Sewer</b>                                              |                                       |                   |                  |                             |                   |                  |
| 20-85-5210                                                         | Electricity                           | 78,973            | 79,972           | 120,000                     | 113,920           | 160,000          |
| 20-85-5260                                                         | Sludge Disposal                       | -                 | -                | 15,000                      | 844,056           | 950,000          |
| 20-85-5325                                                         | Equipment Maintenance                 | -                 | -                | 45,000                      | 45,000            | 10,000           |
| 20-85-5390                                                         | Sewer System Maintenance              | 21,262            | 14,765           | 50,000                      | 104,149           | 50,000           |
| 20-85-53xx                                                         | Inflow & Infiltration                 | -                 | -                | -                           | -                 | 200,000          |
| 20-85-5440                                                         | Professional Services - Other         | -                 | -                | 20,000                      | 112,747           | 50,000           |
| 20-85-5590                                                         | O&M Contract                          | 663,819           | 696,342          | 1,097,000                   | 1,091,993         | 1,300,000        |
| 20-85-5xxx                                                         | Package Plant Lease                   | -                 | -                | 300,000                     | -                 | 300,000          |
| 20-85-5725                                                         | Training & Licenses                   | -                 | -                | 2,500                       | 2,016             | 2,500            |
| 20-85-5801                                                         | Transfer to General Fund (overhead)   | 695,000           | 695,000          | 700,000                     | 700,000           | 773,815          |
| 20-85-5808                                                         | Transfer to General Fund (debt)       | -                 | 418,340          | 583,600                     | 583,600           | 627,555          |
| 20-85-9412                                                         | CIP-21 Bear Creek WWTP Expansion Ph 4 | -                 | -                | 2,000,000                   | -                 | 2,000,000        |
| 20-85-9422                                                         | CIP-38 Elevon/Lavon North WWTP Constr | 6,250             | 2,781,420        | 2,000,000                   | 2,730             | 2,000,000        |
| 20-85-9423                                                         | Sewer System Improvements             | 5,008             | 8,474            | 100,000                     | 96,342            | 150,000          |
| 20-85-9424                                                         | CIP-42 Lavon East WWTP                | -                 | -                | 400,000                     | 911,629           | 350,000          |
| <b>Total Sanitary Sewer</b>                                        |                                       | <b>1,470,311</b>  | <b>4,694,313</b> | <b>7,433,100</b>            | <b>4,608,181</b>  | <b>8,923,870</b> |

| UTILITIES FUND                          |                                     | FY24 Actual       | FY25 Actual      | FY26<br>Adopted/<br>Amended | FY26<br>Projected | FY27<br>Proposed   |
|-----------------------------------------|-------------------------------------|-------------------|------------------|-----------------------------|-------------------|--------------------|
| <b>Solid Waste</b>                      |                                     |                   |                  |                             |                   |                    |
| 20-86-5100                              | Office Supplies                     | 2,017             | 4,423            | 4,200                       | 4,869             | 5,750              |
| 20-86-5104                              | Billing Supplies                    | 23,665            | 29,083           | 36,000                      | 40,901            | 48,000             |
| 20-86-5190                              | Office Furniture & Equipment        | -                 | 1,331            | 500                         | -                 | 500                |
| 20-86-5515                              | Credit Card Contract                | 3,461             | 4,172            | 5,400                       | 2,466             | 5,000              |
| 20-86-5520                              | SAAS Contracts                      | 4,552             | 8,192            | 8,500                       | 6,622             | 8,500              |
| 20-86-5595                              | Solid Waste Contract                | 746,124           | 888,628          | 1,130,500                   | 1,145,589         | 1,300,000          |
| 20-86-5785                              | Sales Tax                           | 73,501            | 81,748           | 97,100                      | 97,038            | 107,250            |
| 20-86-5802                              | Transfer to General Fund (overhead) | 144,000           | 144,000          | 149,000                     | 149,000           | 261,360            |
| <b>Total Solid Waste</b>                |                                     | <b>997,319</b>    | <b>1,161,575</b> | <b>1,431,200</b>            | <b>1,446,486</b>  | <b>1,736,360</b>   |
| <b>Total Expenditures</b>               |                                     | <b>2,467,630</b>  | <b>5,855,889</b> | <b>8,864,300</b>            | <b>6,054,668</b>  | <b>10,660,230</b>  |
| <b>Change in Financial Position</b>     |                                     | <b>10,128,083</b> | <b>2,844,098</b> | <b>(1,759,300)</b>          | <b>3,074,102</b>  | <b>(2,255,230)</b> |
| <b>ESTIMATED ENDING RESOURCES (Net)</b> |                                     |                   |                  | <b>9,537,285</b>            | <b>20,564,920</b> | <b>18,309,690</b>  |