



AGENDA
SEPTEMBER 1, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
- 4. CITIZENS COMMENTS**
Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.
- 5. PROCLAMATION**
 - National Preparedness Month
- 6. 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 August 18, 2026 meeting.
 - B.** Approve the preliminary plat of Elevon Southeast Commercial Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829), subject to final approval of the city engineer.
 - C.** Approve Resolution No. **2026-09-01** approving and authorizing the execution of a Contract Amendment to the Interlocal Dispatch Services Agreement with Collin County for Dispatch Services for a one (1) year period from October 1, 2026 to September 30, 2027; and providing for an effective date.
 - D.** Approve Resolution No. **2026-09-02** approving and authorizing the execution of Task Order 20 pursuant to the 2018 Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the design and construction administration of paving and drainage improvements to portions of CR 483 from CR 484 to Lavon Trail Parkway in an estimated amount of \$86,000.00; and providing an effective date.
 - E.** Approve acceptance of the public infrastructure for the Elevon Northeast Commercial addition.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Discussion and action regarding the site plan and landscape plan for the Lavon Commercial Center project at 895 N. SH 78 on Lot 24C-R-2, Block E of the Lake Breeze Estates Replat, situated southwest of the intersection of SH 78 and FM 6/Gage Rd., City of Lavon, Collin County, Texas (CCAD Property ID 2938584).
 - B.** Discussion and action regarding Resolution No. **2026-09-03** approving a designated electronic mail, e-mail address for receiving written requests for public information pursuant to Texas Government Code, Section 552.234; providing for the posting and publication of the designated address; providing for related administrative action; and providing an effective date.
 - C.** Discussion and action regarding casting votes for Places 1 - 4 for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool and authorize the Mayor to submit the Official Ballot.

Lavon City Hall will provide reasonable accommodations for persons attending meetings. Please contact the City Secretary at 972-843-4220 no later than 48 hours prior to a meeting if you require special assistance | WiFi: Select Guest Portal

8. SET FUTURE MEETINGS AND AGENDA

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

September 15, 2026 – Regular Meeting

9. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on August 26, 2026.

/ Rae Norton/

Rae Norton, City Secretary

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



PROCLAMATION

City of Lavon, Texas

“National Preparedness Month – September 2026”

WHEREAS, it is essential for all residents, businesses, and organizations within the City of Lavon to proactively develop and maintain emergency preparedness plans to safeguard lives and property; and

WHEREAS, fostering a culture of readiness in our homes, workplaces, and neighborhoods can significantly reduce physical harm and economic disruption in the event of a disaster; and

WHEREAS, the dedicated personnel of the Lavon Fire Department and Police Department continue to lead efforts in educating the public and raising awareness about the importance of emergency planning, disaster response and community resilience; and

WHEREAS, the theme for the 2026 National Preparedness Month is “*Prepare to Protect. Preparing for disasters is protecting everyone you love.*”, taking proactive steps to prepare for emergencies in homes, schools, businesses, and communities;

NOW THEREFORE, be it proclaimed that September 2026 shall be hereafter known as

National Preparedness Month

in the City of Lavon, Texas, and all residents and businesses are encouraged to use the resources at <https://www.ready.gov/september> and to make emergency planning and preparedness a top priority in their homes, offices, and neighborhoods, thereby creating a safer and more prepared Lavon.

BE IT SO PROCLAIMED, this 1st day of September 2026.

Vicki Sanson, Mayor



**MINUTES
AUGUST 18, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

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

- 1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
- 2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MAYOR PRO TEM SHEPARD DELIVERED THE INVOCATION.**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
 - October 7, 2026 Coffee with Cops
 - October 15, 2026 Fall Festival & Neighborhood Night Out

4. CITIZENS COMMENTS

City of Lavon resident Tammy Stefanovic presented comments regarding work current being done around Elevon parcels 8 and 9 and clarification of the easements mentioned on the current agenda, the need for larger space for meetings and if Elevon parcels 8 and 9 would be included in the proposed Municipal Development District.

5. CONSENT AGENDA

- A. Approve the minutes of the August 6, 2026 meeting.**
- B. Approve Resolution No. 2026-08-02 approving and authorizing the execution of a contract with the Collin County Elections Administrator for Election Services related to the City's November 3, 2026, General Election.**
- C. Approve Resolution No. 2026-08-03 accepting and authorizing execution of easements granted to the City of Lavon as follows: Utility Easements by Far East Lavon, LP, East Lavon Partners, LP, and MA Land Holdings, LLC and MA Elevon 429, LLC; Drainage Easements by MA Land Holdings, LLC, Petro-Hunt, LLC, and Far East Lavon Partners, LP; a Right of Way Dedication Instrument by Petro-Hunt, LLC; Access and Drainage Easements by MA Elevon 429, LLC and Petro-Hunt, LLC; and a Fire Lane, Access, and Utility Easement by MA Land Holdings, LLC related to development of Elevon East and West Commercial, Elevon Section 3, and Elevon Section 4 Additions, subject to final city engineer approval; and providing an effective date.**
- D. Receive Quarterly Investment Report.**
- E. Approve Resolution No. 2026-08-04 approving and authorizing execution of a License Agreement with Nicholson Ranch Residential Community, Inc. regarding maintenance and liability relating to the public right of way on Lavon Trail Parkway adjacent to and abutting the Nicholson Ranch Addition.**

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

- A. Presentation, discussion and action Ordinance No. 2026-08-04 approving the 2026 Annual Service Plan Update and Assessment Rolls for the LakePointe Public Improvement District; and providing an effective date.**

Jordan Sawyer, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Mr. Sawyer noted that this item would not affect the assessments for residents in the already established LakePointe Public Improvement District.

MOTION: APPROVE ORDINANCE NO. 2026-08-04 APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS

- B. Presentation, discussion and action regarding Ordinance No. 2026-08-05 approving the 2026 Annual Service Plan Update and Assessment Rolls for the Elevon Public Improvement District; and providing an effective date.**

Jordan Sawyer, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Mr. Sawyer noted that this item would not affect the assessments for residents in the already established Elevon Public Improvement District.

MOTION: APPROVE ORDINANCE NO. 2026-08-05 APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR THE ELEVON PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- C. Presentation discussion and action Ordinance No. 2026-08-06 approving the 2026 Annual Service Plan Update and Assessment Rolls for the Trails of Lavon Public Improvement District; and providing an effective date.**

Jordan Sawyer, P3 Works, provided information regarding the Amended and Restated SAP and Assessment Roll. Mr. Sawyer noted that this item would not affect the assessments for residents in the already established Trails of Lavon Public Improvement District.

MOTION: APPROVE ORDINANCE NO. 2026-08-06 APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLLS FOR THE ELEVON PUBLIC IMPROVEMENT DISTRICT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: DUMAS
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- D. Public hearing, discussion, and action regarding an application to amend Article 9.03 “Zoning Ordinance” to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).**

Presentation of proposed application.

Ms. Dobbs provided information regarding the Grand Heritage development project and the application to amend Article III in regards to “Off Street Parking”. The applicants representative provided details, adding the restaurant will not have dine-in service.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:48 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 6:48 p.m.

Discussion and action regarding the proposed application and accompanying ordinance.

MOTION: AMEND ARTICLE 9.03 “ZONING ORDINANCE” TO AMEND ORDINANCE NO. 2004-09-05, AS AMENDED, THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT, TO AMEND ARTICLE III. “DEVELOPMENT STANDARDS”, SECTION 3.9 “OFF-STREET PARKING REQUIREMENTS” TO ADD A USE AND SPACE REQUIREMENT FOR A “RESTAURANT WITH NO DINE-IN SERVICE OF 1:200” FOR THE PROPERTY AT 783 S. SH 78, LOT 4R2-A, BLOCK A OF THE SB LAVON ADDITION ON 1.75 ACRES OF LAND NORTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD., LAVON, COLLIN COUNTY, TX.

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS

- E. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).**

Presentation of proposed application.

Ms. Dobbs presented information regarding the application and the applicant’s representative Austin Haywood answered questions regarding noise, hours of operation and storage of used product.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:55 p.m. Mayor Sanson opened the public hearing and invited comments for or against the application. There being no comments, Mayor Sanson closed the public hearing at 6:55 p.m.

Discussion and action regarding the proposed application and accompanying ordinance.

Ms. Dobbs noted that twenty (20) notices were sent to residents within 200 feet of the proposed site and one (1) was returned in favor and none against.

MOTION: APPROVE AN APPLICATION TO AMEND ARTICLE 9.03 ZONING ORDINANCE TO CHANGE THE ZONING FROM RETAIL (R) TO PLANNED DEVELOPMENT (PD) TO ALLOW A DRIVE-THROUGH-ONLY OIL CHANGE AND MINOR MAINTENANCE AUTOMOBILE SERVICE ESTABLISHMENT ON A PROPOSED 0.783-ACRE PORTION OF LOT 2, BLOCK 1 OF THE LAVON 7-ELEVEN ADDITION, AT 963 S. SH 78 SITUATED NORTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: DUMAS

SECONDED: COOK

APPROVED: UNANIMOUS

- F. Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 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).

Ms. Dobbs provided information regarding the submitted site plan and landscape plan and the applicant's representative Austin Haywood was available for questions.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN AT 963 S. SH 78, FOR TAKE 5 OIL CHANGE ON A PROPOSED 0.783 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 MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- G. Discussion and action regarding Ordinance No. 2026-08-09 approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the Company and the ACSC's legal counsel.

Eva Hummel, Atmos Energy, provided information regarding the 2026 Rate Review filing.

MOTION: APPROVE ORDINANCE NO. 2026-08-09 APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

- H. Discussion and action regarding Resolution No. 2026-08-05 finding that SiEnergy Gas, LLC's Statement of Intent to Increase rates filing within the city should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

Ms. Dobbs provided information on the rate increase denial and noted that Si Energy has no customers in the City of Lavon at this time.

MOTION: APPROVE RESOLUTION NO. 2026-08-05 FINDING THAT SIENERGY GAS, LLC'S STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE

MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

MOTION MADE: SHEPARD

SECONDED: DUMAS

APPROVED: UNANIMOUS

7. 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 2026-27 projections, and proposed revenues and expenditures for FY 2026-27.

8. BUDGET AND TAX RATE ITEMS FOR CONSIDERATION

A. Public hearing and discussion regarding the proposal Fiscal Year 2026-27 Annual Budget, Capital Improvements Plan, and Fee Schedule.

1) PUBLIC HEARING to receive comments regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

Mayor Sanson opened the public hearing at 7:33 p.m. and invited comments and feedback regarding the proposed Fiscal Year 2025-26 Annual Budget, Capital Improvements Plan, and Fee Schedule. Lavon resident Tammy Stefanovic asked if the consideration could be give to keeping the tax rate the same as this year. There being no further comments, Mayor Sanson closed the public hearing at 7:34 p.m.

2) Discussion regarding the proposed Annual Budget, Capital Improvements Plan, and Fee Schedule.

The City Council discussed and provided direction regarding the proposed budget items including capital improvements.

B. Discussion and action regarding the proposed tax rate and conduct a record vote to call a non-mandated public hearing for Tuesday, September 15, 2026 at 6:30 p.m.

The City Council confirmed their understanding that the proposed tax rate would not require an automatic election, and it is not subject to a voter petition. Ms. Dobbs advised that a record vote is required and that required notices in a form prescribed by law will be published in the newspaper and on the City's website.

MOTION: I MOVE THAT THE PROPOSED MAXIMUM TAX RATE FOR FISCAL YEAR 2026-27 BE SET AT 0.433807 PER \$100 VALUATION AND THAT A COURTESY PUBLIC HEARING TO RECEIVE INPUT REGARDING THE TAX RATE BE SCHEDULED FOR TUESDAY, SEPTEMBER 15, 2026 AT 6:30 P.M., WITH APPROPRIATE NOTICE OF SUCH HEARING TO BE PUBLISHED.

MOTION MADE: DUMAS

SECONDED: SHEPARD

As required by state law, a record vote was taken:

PLACE 1- MIKE SHEPARD YES

PLACE 2- MIKE COOK YES

PLACE 3- TRAVIS JACOB NO

PLACE 4- RACHEL DUMAS YES

PLACE 5- LINDSEY HEDGE YES

APPROVED

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9. 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. Ms. Dobbs noted that TxDOT has indicated to her that the traffic signal at SH 78 and Elevon Pkwy should be installed and functional by October/November 2026.

10. EXECUTIVE SESSION

No executive session was needed.

11. RECONVENE FROM EXECUTIVE SESSION

12. SET FUTURE MEETINGS AND AGENDA

September 1, 2026 – Regular Meeting

September 15, 2026 – Regular Meeting and Budget Hearing

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:52 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 1st day of September 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: September 1, 2026

ITEM: 6 - B

Item:

Discussion and action regarding the preliminary plat of Elevon Southeast Commercial Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

Application Information

Owner(s): MA Land Holdings, LLC

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

Location: Southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct

Description: 21.029 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas, being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1.

Current Zoning: Planned Development – PD

Request: Preliminary Plat

Background

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 9 commercial lots and 1 common area lot on 21.029 acres. The property is situated in Land Use Parcel 4 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, Business 78, and from a connection of Bois D'Arc to Forder Ct. A Traffic Impact Analysis has been prepared and prior to or with final plat submittal, an update is to be provided for this specific development (or can be combined with adjacent developments, as appropriate) to reflect the Bus 78/SH 78 connection and the driveways along Elevon Parkway.

Parks and Trails

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

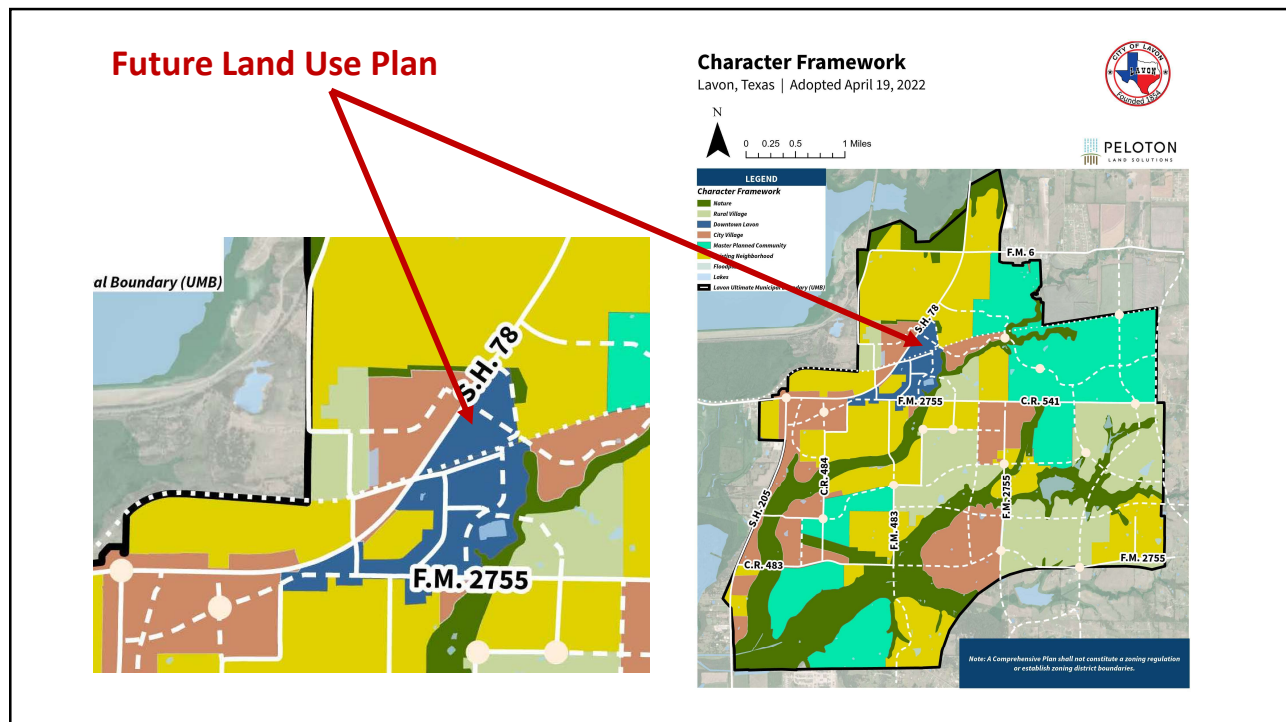
Floodplain and Drainage

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

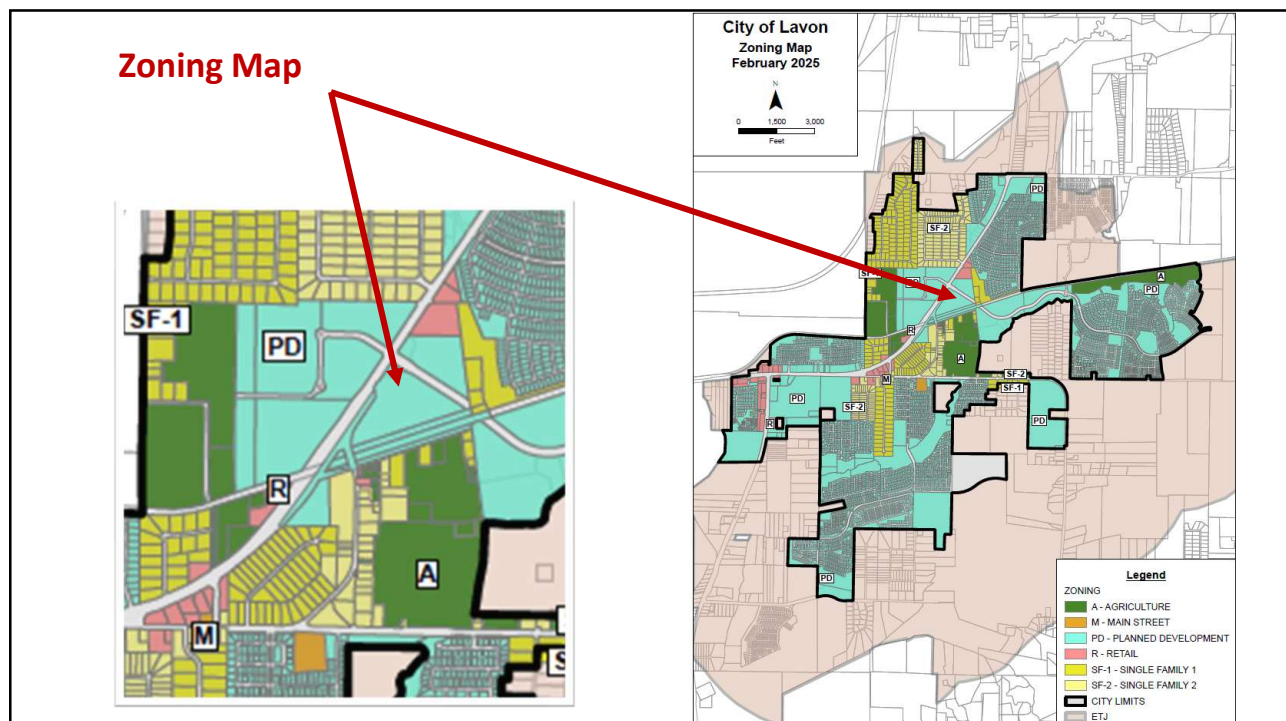
Staff Notes:

The application and plans generally satisfy the criteria for approval. Approval is recommended subject to the final approval of the city engineer.

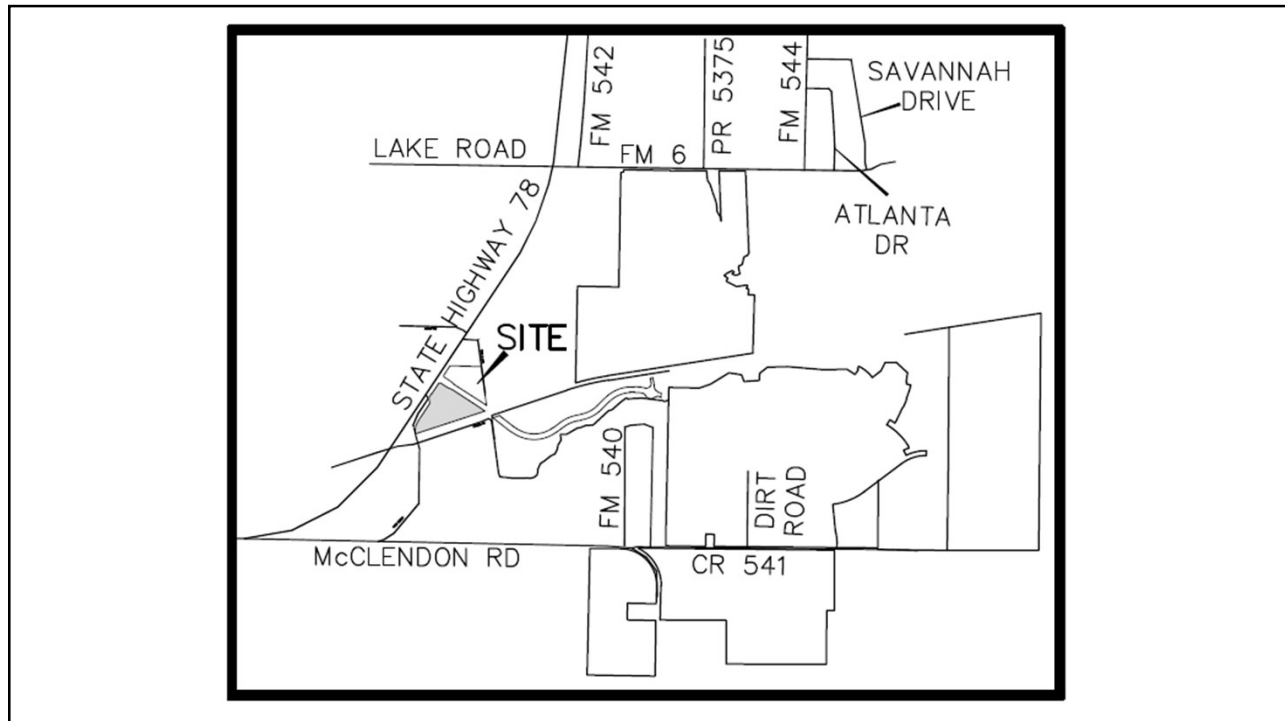
- Attachments:**
1. Location Exhibits
 2. Plat and application
 3. Planning and engineering correspondence



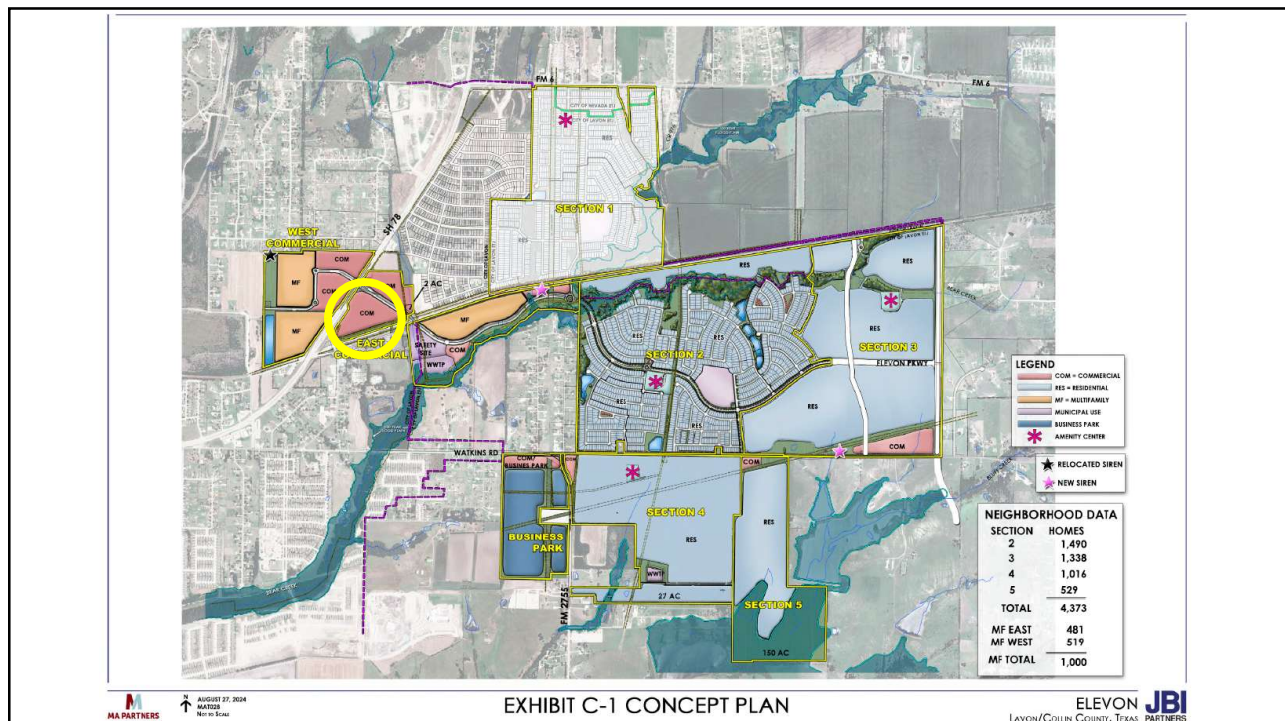
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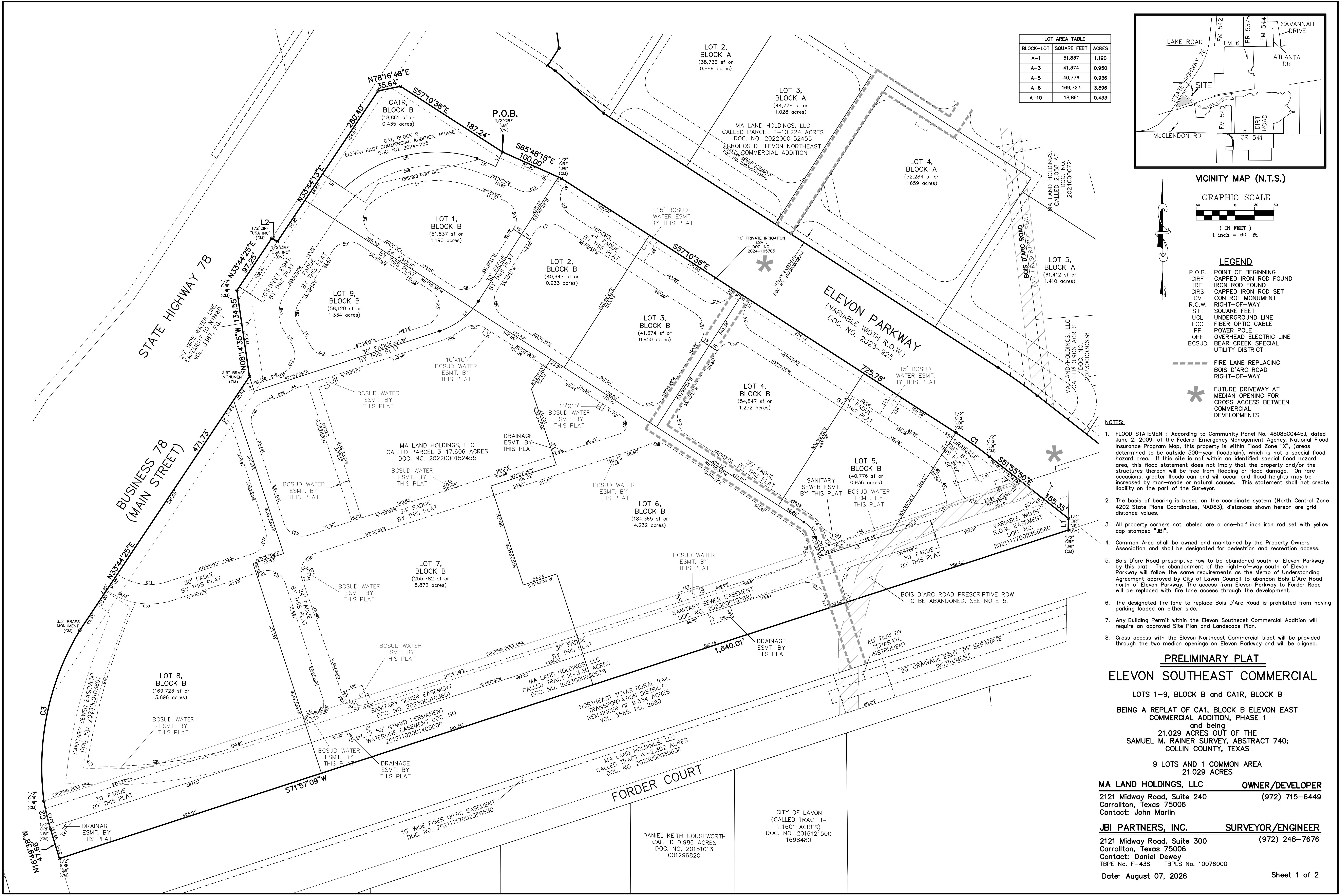


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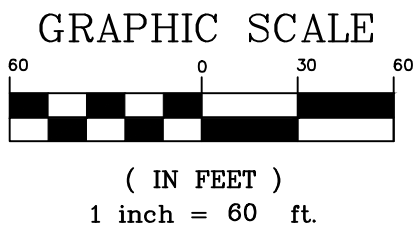
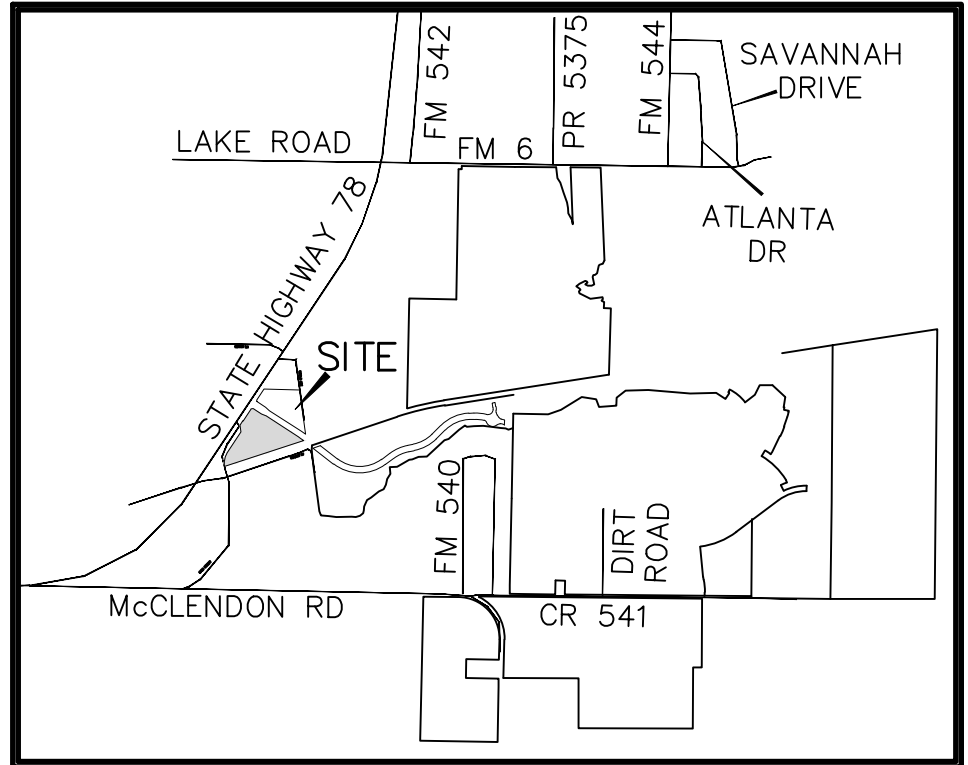


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LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	51,837	1.190
A-3	41,374	0.950
A-5	40,776	0.936
A-8	169,723	3.896
A-10	18,861	0.433



LEGEND

- P.O.B. POINT OF BEGINNING
CIRF CAPPED 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
OHE OVERHEAD ELECTRIC LINE
BCSUD BEAR CREEK SPECIAL UTILITY DISTRICT
----- FIRE LANE REPLACING
BOIS D'ARC ROAD
RIGHT-OF-WAY
* FUTURE DRIVEWAY AT
MEDIAN OPENING FOR
CROSS ACCESS BETWEEN
COMMERCIAL
DEVELOPMENTS

- 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".
 - Common Area shall be owned and maintained by the Property Owners Association and shall be designated for pedestrian and recreation access.
 - Bois D'Arc Road prescriptive row to be abandoned south of Elevation Parkway by this plat. The abandonment of the right-of-way south of Elevation Parkway will follow the same requirements as the Memo of Understanding Agreement approved by City of Lavon Council to abandon Bois D'Arc Road north of Elevation Parkway. The access from Elevation Parkway to Forder Road will be replaced with fire lane access through the development.
 - The designated fire lane to replace Bois D'Arc Road is prohibited from having parking loaded on either side.
 - Any Building Permit within the Elevation Southeast Commercial Addition will require an approved Site Plan and Landscape Plan.
 - Cross access with the Elevation Northeast Commercial tract will be provided through the two median openings on Elevation Parkway and will be aligned.

PRELIMINARY PLAT ELEVON SOUTHEAST COMMERCIAL

LOTS 1-9, BLOCK B and CA1R, BLOCK B
BEING A REPLAT OF CA1, BLOCK B ELEVON EAST
COMMERCIAL ADDITION, PHASE 1
and being
21.029 ACRES OUT OF THE
SAMUEL M. RAINIER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS

9 LOTS AND 1 COMMON AREA
21.029 ACRES

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: August 07, 2026 Sheet 1 of 2

LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called Parcel 3—17.606 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 2022000152455 Official Public Records of Collin County, Texas, being part of that called Tract III—3.50 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 2023000030638, Official Public Records of Collin County, Texas and being all of that CA1, Block B, Elevon East Commercial Addition, Phase 1, Document Number 2024—235, 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 in the northeast line of said 17.606 acre tract, said point being in the southwest line of Elevon Parkway, a variable width right-of-way as recorded in Document Number 2023—925, Official Public Records of Collin County, Texas, said point also being the east corner of said CA1, Block B Elevon East Commercial Addition, Phase 1;

THENCE along the northeast line of said 17.606 acre tract and along the southwest right-of-way line of said Elevon Parkway as follows:
South 65 degrees 48 minutes 15 seconds East, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 57 degrees 10 minutes 38 seconds East, 725.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 63.18 feet along a curve to the right, having a central angle of 05 degrees 14 minutes 48 seconds, a radius of 690.00 feet, a tangent of 31.61 feet and whose chord bears South 54 degrees 33 minutes 14 seconds East, 63.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 51 degrees 55 minutes 50 seconds East, 155.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 3.50 acre tract;

THENCE South 00 degrees 54 minutes 55 seconds West, 18.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the southeast line of said 3.50 acre tract, said point being in the northwest right-of-way line of Northeast Texas Rural Rail District, as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 71 degrees 57 minutes 09 seconds West, 1,640.01 feet along the southeast line of said 3.50 acre tract and along the northwest right-of-way line of said Northeast Texas Rural Rail District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the west line of said 3.50 acre tract;

THENCE along the west line of said 3.50 acre tract as follows:
North 16 degrees 49 minutes 38 seconds West, 47.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 44.42 feet along a curve to the right, a central angle of 06 degrees 59 minutes 11 seconds, a radius of 364.26 feet, a tangent of 22.24 feet and whose chord bears North 13 degrees 24 minutes 55 seconds West, 44.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 3.50 acre tract, said point being the southwest corner of said 17.606 acre tract, said point being in the east right-of-way line of Business 78 (Main Street);

THENCE along the west line of said 17.606 acre tract and along the east right-of-way line of Business 78 (Main Street) as follows:
Northeasterly, 275.49 feet along a curve to the right, having a central angle of 38 degrees 34 minutes 06 seconds, a radius of 409.26 feet, a tangent of 143.19 feet and whose chord bears North 11 degrees 54 minutes 25 seconds East, 270.32 feet to a 3.5" brass monument found for corner;
North 33 degrees 44 minutes 25 seconds East, 471.73 feet to a 3.5" brass monument found for corner;
North 08 degrees 14 minutes 35 seconds West, 134.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east right-of-way line of State Highway 78;

THENCE continuing along the west line of said 17.606 acre tract and along the east right-of-way line of said State Highway 78 as follows:
North 33 degrees 44 minutes 25 seconds East, 97.25 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;
South 56 degrees 15 minutes 47 seconds East, 10.03 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;
North 33 degrees 44 minutes 14 seconds East, 280.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said CA1, Block B, said point being in the southwest right-of-way line of said Elevon Parkway;

THENCE along the north line of said CA1, Block 1 and along the southwest right-of-way line of said Elevon Parkway as follows:
North 78 degrees 16 minutes 48 seconds East, 35.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 57 degrees 10 minutes 38 seconds East, 187.24 feet to the POINT OF BEGINNING and containing 916,032 square feet or 21.029 acres of land.

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

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 SOUTHEAST COMMERCIAL**, on 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 the 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

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.

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
City of Lavon,
Collin County, Texas

CURVE TABLE						CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT
C1	63.18'	005°14'48"	690.00'	31.61'	S54°33'14"E	63.16'	C38	47.12'	090°00'00"	30.00'	30.00'
C2	44.42'	006°59'11"	364.26'	22.24'	N13°24'55"W	44.39'	C39	47.07'	089°53'48"	30.00'	29.95'
C3	275.49'	038°34'06"	409.26'	143.19'	N11°54'25"E	270.32'	C40	47.12'	089°59'56"	30.00'	30.00'
C4	77.17'	039°07'47"	113.00'	40.16'	N52°23'15"E	75.68'	C41	80.47'	054°14'31"	85.00'	43.54'
C5	220.81'	060°14'38"	210.00'	121.84'	S77°10'29"W	210.77'	C42	25.05'	047°50'01"	30.00'	13.30'
C6	30.73'	039°07'47"	45.00'	15.99'	N37°36'45"W	30.14'	C44	13.93'	015°57'59"	50.00'	7.01'
C7	179.23'	061°51'47"	166.00'	99.47'	S83°15'51"W	170.65'	C45	21.05'	040°12'28"	30.00'	10.98'
C8	57.35'	109°31'33"	30.00'	42.47'	S02°25'49"E	49.01'	C46	13.93'	015°57'59"	50.00'	7.01'
C9	47.12'	089°59'02"	30.00'	29.99'	N77°48'53"E	42.42'	C47	9.60'	006°52'38"	80.00'	4.81'
C10	51.64'	098°37'37"	30.00'	34.89'	N16°29'27"W	45.50'	C48	60.44'	064°07'57"	54.00'	33.83'
C11	47.12'	090°00'00"	30.00'	30.00'	S77°49'22"W	42.43'	C49	266.81'	080°27'31"	190.00'	160.73'
C12	42.26'	078°16'09"	30.94'	25.17'	S17°22'18"E	39.05'	C50	47.12'	090°00'00"	30.00'	30.00'
C13	42.61'	081°22'23"	30.00'	25.79'	N73°30'33"E	39.12'	C51	67.63'	129°09'55"	30.00'	63.13'
C14	47.12'	090°00'01"	30.00'	30.00'	N77°49'22"E	42.43'	C52	41.41'	018°32'13"	128.00'	20.89'
C15	47.12'	089°59'59"	30.00'	30.00'	S12°10'38"E	42.43'	C53	36.34'	069°24'28"	30.00'	20.78'
C16	51.15'	038°36'51"	75.90'	26.59'	N37°52'12"W	50.19'	C54	47.12'	090°00'00"	30.00'	30.00'
C17	47.12'	090°00'00"	30.00'	30.00'	S63°02'51"E	42.43'	C55	33.81'	129°07'47"	15.00'	31.54'
C18	33.38'	063°45'37"	30.00'	18.66'	N39°56'58"E	31.69'	C56	34.23'	065°22'21"	30.00'	19.25'
C19	10.52'	020°05'56"	30.00'	5.32'	S58°01'12"W	10.47'	C57	47.12'	090°00'00"	30.00'	30.00'
C20	41.86'	023°58'55"	100.00'	21.24'	N59°57'41"E	41.55'	C58	47.12'	089°59'59"	30.00'	30.00'
C21	47.12'	090°00'00"	30.00'	30.00'	S26°57'09"E	42.43'	C59	47.13'	090°00'09"	30.00'	30.00'
C22	47.12'	090°00'00"	30.00'	30.00'	N63°02'51"W	42.43'	C60	34.88'	038°30'23"	51.90'	18.13'
C23	67.50'	128°54'56"	30.00'	62.78'	N07°16'52"E	54.14'	C61	47.12'	090°00'00"	30.00'	30.00'
C24	47.87'	091°26'01"	30.00'	30.76'	S62°19'51"E	42.95'	C62	38.23'	040°33'47"	54.00'	19.96'
C25	47.12'	090°00'00"	30.00'	30.00'	S63°02'51"E	42.43'	C64	33.09'	063°12'08"	30.00'	18.46'
C26	47.12'	090°00'00"	30.00'	30.00'	N26°57'09"E	42.43'	C65	40.65'	077°38'06"	30.00'	24.13'
C27	48.83'	093°15'31"	30.00'	31.76'	N16°14'02"E	43.62'					
C28	205.62'	017°41'12"	683.50'	103.59'	N83°40'14"E	204.85'					
C29	259.00'	014°56'11"	993.53'	130.24'	S16°44'14"W	258.27'					
C30	107.65'	053°38'02"	115.00'	58.13'	S81°21'17"E	103.76'					
C31	47.19'	090°07'14"	30.00'	30.06'	N63°06'42"W	42.47'					
C32	22.29'	015°57'59"	80.00'	11.22'	N63°58'09"E	22.22'					
C33	28.20'	053°51'01"	30.00'	15.24'	S81°07'21"E	27.17'					
C34	47.12'	090°00'00"	30.00'	30.00'	S12°10'38"E	42.43'					
C37	47.06'	089°52'33"	30.00'	29.94'	N26°53'25"E	42.38'					

LINE TABLE				LINE TABLE			
NO.	BEARING	LENGTH		NO.	BEARING	LENGTH	
L1	S00°54'55"W	18.07'		L31	S71°57°09"W	25.02'	
L2	S56°15'47"E	10.03'		L32	N18°10'05"W	10.00'	
L3	N71°57°09"E	112.52'		L33	N71°57°09"E	10.00'	
L4	S18°02'51"E	24.20'		L34	S18°08'49"E	7.50'	
L5	N56°15'35"W	40.17'		L35	S18°08'49"E	7.50'	
L6	N65°48'15"W	31.71'		L36	N18°02'51"W	12.26'	
L7	N24°11'45"E	25.00'		L37	N71°57°09"E	10.00'	
L8	N32°49'22"E	18.19'		L38	N18°02'51"W	10.93'	
L9	S32°49'22"W	14.50'		L39	N18°10'05"W	20.24'	
L10	S32°49'22"W	9.50'		L40	N71°49'55"E	25.87'	
L11	S32°49'22"W	9.50'		L41	S18°02'51"E	29.80'	
L12	S18°02'51"E	24.17'		L42	S63°51'44"E	25.14'	
L13	N18°02'51"W	20.00'		L43	S57°10'38"E	51.76'	
L14	S18°02'51"E	20.00'		L44	S41°57°09"W	44.19'	
L15	S39°06'46"E	6.67'		L45	N69°39'23"E	188.39'	
L16	S30°23'44"E	25.51'		L46	N18°02'51"W	18.00'	
L17	S30°23'44"E	42.43'		L47	N71°57°09"E	36.00'	
L18	N71°57°09"E	20.00'		L48	S18°02'51"E	18.00'	
L19	N18°02'51"W	24.05'		L49	S72°07'37"W	74.86'	
L20	N71°57°09"E	20.00'		L50	S72°07'37"W	30.14'	
L21	S32°49'22"W	39.50'		L51	S18°02'51"E	27.33'	
L22	S32°49'22"W	39.50'		L52	S18°10'05"E	14.75'	
L23	N32°49'22"E	39.50'		L53	S71°49'55"W	32.27'	
L24	N32°49'22"E	39.50'		L54	N18°02'51"W	14.82"	
L25	S18°02'51"E	7.50'		L55	N18°02'51"W	18.00'	
L26	N71°57°09"E	10.00'		L56	N71°57°09"E	36.00'	
L27	S18°02'51"E	7.50'		L57	S18°02'51"E	18.00'	
L28	S71°51'11"W	13.27'					
L29	S18°02'51"E	10.00'					
L30	S71°51'11"W	15.00'					

PRELIMINARY PLAT
ELEVON SOUTHEAST COMMERCIAL

LOTS 1—9, BLOCK B and CA1R, BLOCK B

BEING A REPLAT OF CA1, BLOCK B ELEVON EAST
COMMERCIAL ADDITION, PHASE 1
and being
21.029 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS

9 LOTS AND 1 COMMON AREA
21.029 ACRES

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: August 07, 2026

Sheet 2 of 2



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		
Type of Submission		Check List of Items Submitted			
☒ Preliminary Plat (Elevon Southeast Commercial) 03.13.2026		☐ (two) full size sets of plats (24x36)			
☐ Final Plat		☐ (two) full size construction sets (24x36)			
☐ Re-Submittal		☐ (one) half size sets of plats (11x17)			
☐ Construction Plans		☐ (ten) half size sets of plats with final submission (11x17)			
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		☒ (one) PDF plats (on separate CD's) (Via MyGov)			
		☐ (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 https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name) Daniel Dewey, P.E.		Authorized Representative (Signature) 	Date: 03-13-2026		
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted	☐ Approved	☐ Approved	☐ Approved	☐ Approved	☐ Approved
☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected
Comments:					



CITY OF LAVON

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

PLAT APPLICATION

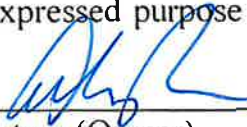
Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: 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)

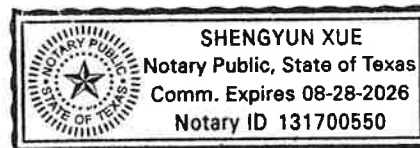
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 12th 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

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)

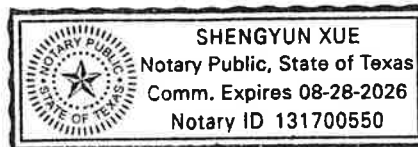
Signature (Owner)

The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 12th day of March, 20 26.



(notary seal)

Notary Public in and for Dallas County, Texas

August 14, 2026

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

Re: Elevon Southeast Commercial Addition, 10 Lots, 21.029 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated August 7, 2026 and revised Preliminary Engineering Plans dated August 7, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and east 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 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Preliminary Plat.
2. The project includes improvements to Business 78 (Main St) and the SH 78 connection.
3. Water is to be provided by Bear Creek SUD.
4. A study on the impact of the additional stormwater discharge into the adjacent waterway should be provided. In lieu of a study, detention can be provided to limit flows to existing conditions. A Flood Study was provided for review, but it does not appear to include information related to this development and any downstream impacts. The Engineer has stated that there are no downstream impacts and a memo and flood plain model are being prepared. This additional information will be reviewed as part of any civil plan review.
5. 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 original TIA does not reflect the Bus 78/SH 78 connection and the driveways along Elevon Parkway. In addition, the trip generation for this area was not specifically quantified. At a minimum, this information needs to be provided to verify the impact to SH 78 and Elevon Parkway and the various intersections. This has been acknowledged by the Engineer and additional information is to be provided. This additional information will be reviewed as part of any civil plan review.
6. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7.

Preliminary Plat

7. The realignment of Bois D'Arc will require a 50' ROW dedication, not an access easement between NETEX and the FADUE easement running parallel to the southern property line.

Preliminary Engineering Plans

8. Sheet 2.0 – Existing drainage information has not been provided for review. Any additional flow will have to be detained or, if not, a study provided that shows the impact of additional stormwater flow on adjacent drainage areas and the creek. If this data has been developed in a separate study, the information should be included on the plans with the study referenced. See comment 4 above.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. A copy of the Preliminary Plat and Preliminary Engineering Plans, with markups, is attached for your convenience. **Due to the nature of these comments, we recommend APPROVAL of the Preliminary Plat, subject to the comment 7 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.

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAV General Servies\9 - Review\Elevon\East Commercial\Southeast Commercial\Elevon Southeast Commercial - Preliminary Plat - Rev 2.docx

August 13, 2026

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

Re: Elevon – Southeast Commercial
Preliminary Plat Review
LJA Job No. NTP-3880
MyGov Submittal Date: August 11, 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'.

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



August 7, 2026

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

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

Dear Ms. Dobbs

JBI Partners received your comments via email form on July 21, 2026 from LJA for the second submittal review of the Elevon Southeast 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. Revise the Plat make the grey indication of the "Fire Lane Replacing Bois D'Arc Road Right-of-Way" lighter to improve the visibility of the features below it.

The line is now thinner, but we did a line on each side of the fire lane and cropped out the line where there are dimensions, so the visibility of the dimensions is improved.

2. Curve C31 is indicated at a radius of 29.98 feet, which is less than the 30-foot minimum requirement for a Fire Lane. Revise the Plat to increase the radius of C31 to be a minimum of 30-feet.

C31 has been corrected.

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.

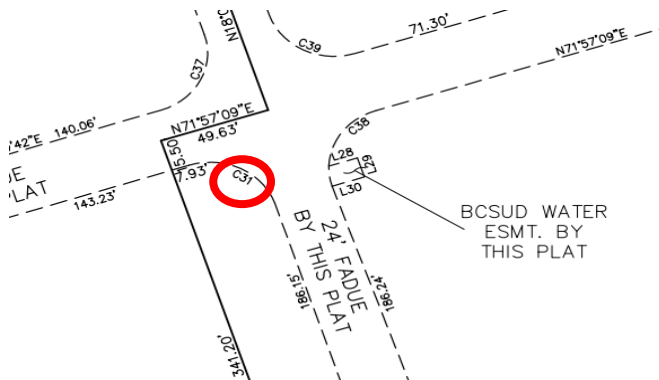
July 23, 2026

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

Re: Elevon – Southeast Commercial
Preliminary Plat Review
LJA Job No. NTP-3880
MyGov Submittal Date: July 16, 2026

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

1. Revise the Plat to make the grey indication of "Fire Lane Replacing Bois D'Arc Road Right-of-Way" lighter to improve visibility of the features below it.
2. Curve C31 is indicated at a radius of 29.98 feet, which is less than the required 30-foot minimum requirement for a Fire Lane. Revise the Plat to increase the radius of C31 to be a minimum of 30 feet.



C28	205.62'	017°14'12"	683.50'	103.59'
C29	259.00'	014°56'11"	993.53'	130.24'
C30	107.65'	053°38'02"	115.00'	58.13'
C31	46.77'	089°22'22"	29.98'	29.66'
C32	22.29'	015°57'59"	80.00'	11.22'

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

Thank you,

Abra R Nusser

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



August 7, 2026

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

**Re: Elevon Southeast Commercial
Preliminary Plat 2nd Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on July 21, 2026 from Freeman-Millican, Inc. for the second submittal review of the Elevon Southeast 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 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Preliminary Plat.
Correct.
2. The project includes improvements to Business 78 (Main St) and the SH 78 connection.
A submittal for TxDot permit is forthcoming.
3. Water is to be provided by Bear Creek SUD.
A submittal to Bear Creek SUD for Phase 1 will be done in conjunction with the submittal to the City of Lavon.
4. A study on the impact of the additional stormwater discharge into the adjacent waterway should be provided. In lieu of a study, detention can be provided to limit flows to existing conditions.
Nick has prepared a memo and flood plain model illustrating that the water from the Southeast Commercial has no impact south of Elevon Parkway. The detention pond on the Elevon Southwest Commercial allows for the system to not impact the creek south of Elevon Parkway. The Southeast Commercial drainage crosses Elevon Parkway to the north and then crosses back to the south due to the NETEX right-of-way. This was done to limit the impact and cost of crossing the NETEX right-of-way with an additional culvert.
5. 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 from the Elevon Southeast Commercial was included in the original TIA and we looked at trip generation for the anticipated uses on the SEC. I have worked with Scott on preparing exhibits with anticipated turning movements at the driveways.



6. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7.
The eastbound lanes are currently bidding with bids from contractors due back August 24th. The plan is to start construction on the roadway starting somewhere between September 15th and October 15th depending on contracting and contractor availability.

PRELIMINARY PLAT

7. The realignment of Bois D'Arc will require a 50' ROW dedication, not an access easement.
The separate instrument document for the access to connect to Forder Road is being modified to be an 80-foot wide right-of-way to encompass the 30' driveway and curb returns.
8. We recommend that Bus 78 (Main St) ROW be referenced as appropriate in the written description.
The legal description has been modified to reference Business 78 (Main Street).
9. Sheet 1.0 – The modified connection needs to be further examined during the design phase to determine traffic patterns and flow based upon anticipated traffic. A deceleration will be added on SH 78. All improvements in this area will require a TxDOT permit.
Noted.
10. Sheet 1.0 – The note that additional concrete thickness can be used in lieu of lime stabilization will require confirmation with a geotechnical report.
Noted on legend.
11. Sheet 2.0 – Existing drainage information has not been provided for review. Any additional flow will have to be detained or, if not, a study provided that shows the impact of additional stormwater flow on adjacent drainage areas and the creek. IF this data has been developed in a separate study, the information should be included on the plans with the study referenced.
Nick is working on combining the work maps and models into a single technical memo that will summarize the modeling and work maps into one place.

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 21, 2026

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

Re: Elevon Southeast Commercial Addition, 10 Lots, 21.029 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated June 12, 2026 and revised Preliminary Engineering Plans dated June 12, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and east 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 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Preliminary Plat.
2. The project includes improvements to Business 78 (Main St) and the SH 78 connection.
3. Water is to be provided by Bear Creek SUD.
4. A study on the impact of the additional stormwater discharge into the adjacent waterway should be provided. In lieu of a study, detention can be provided to limit flows to existing conditions.
5. 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 original TIA does not reflect the Bus 78/SH 78 connection and the driveways along Elevon Parkway. In addition, the trip generation for this area was not specifically quantified. At a minimum, this information needs to be provided to verify the impact to SH 78 and Elevon Parkway and the various intersections.
6. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7.

Preliminary Plat

7. The realignment of Bois D'Arc will require a 50' ROW dedication, not an access easement.
8. We recommend that Bus 78 (Main St) ROW be referenced as appropriate in the written description.

Preliminary Engineering Plans

9. Sheet 1.0 – The modified connection needs to be further examined during the design phase to determine traffic patterns and flow based upon anticipated traffic. A deceleration will be added on SH 78. All improvements in this area will require a TxDOT permit.
10. Sheet 1.0 – The note that additional concrete thickness can be used in lieu of lime stabilization will require confirmation with a geotechnical report.
11. Sheet 2.0 – Existing drainage information has not been provided for review. Any additional flow will have to be detained or, if not, a study provided that shows the impact of additional stormwater flow on adjacent drainage areas and the creek. IF this data has been developed in a separate study, the information should be included on the plans with the study referenced.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

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June 12, 2026

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

**Re: Elevon Southeast 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 Southeast 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 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Preliminary Plat.
The two open space lots at the corners of Elevon Parkway were platted as Elevon East Commercial to get permits for the sign and walls at the corners. To help distinguish between the areas north and south of Elevon Parkway we are switching to Elevon Northeast Commercial and Elevon Southeast Commercial for the additions on the east side.
2. The project includes improvements to Business 78 (Main St) and the SH 78 connection.
A submittal for TxDot permit is forthcoming.
3. Water is to be provided by Bear Creek SUD.
A submittal to Bear Creek SUD for Phase 1 will be done in conjunction with the submittal to the City of Lavon.
4. A study on the impact of the additional stormwater discharge into the adjacent waterway should be provided. In lieu of a study, detention can be provided to limit flows to existing conditions.
Nick has prepared a memo and flood plain model illustrating that the water from the Southeast Commercial has no impact south of Elevon Parkway. The detention pond on the Elevon Southwest Commercial allows for the system to not impact the creek south of Elevon Parkway. The Southeast Commercial drainage crosses Elevon Parkway to the north and then crosses back to the south due to the NETEX right-of-way. This was done to limit the impact and cost of crossing the NETEX right-of-way with an additional culvert.
5. 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 from the Elevon Southeast Commercial was included in the original TIA. I have worked with Scott on preparing exhibits with anticipated turning movements at the driveways.

6. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7.
The plan is to bid the eastbound lanes of Elevon Parkway and have that project under construction in the fall. The plans have been resubmitted for review.

PRELIMINARY PLAT

7. There is a bearing along SH 78 that does the drawing does not match the written description.
The bearing shown on the drawing was correct and the legal has been modified.
8. Show the extension of the road to Forder as part of the peripheral street.
The extension to Forder Road is now shown. The crossing at NETEX is assumed to be allowed as a modification to the existing crossing. South of NETEX we are going to dedicate a Fire Lane Access, Drainage, and Utility Easement by separate instrument through the MA property. A drainage easement by separate instrument will be dedicated to cover the drainage pipe that crosses the fire lane.
9. There is a sanitary sewer easement shown that should extend to the existing sanitary sewer easement.
The dock area behind the grocery has been modified, so the sewer service to the retail building and the grocery store will be separated, so the easement has been removed and the two buildings will just have a service to the existing line.
10. There are several easements that have missing bearings and/or distances as well as any reference information to property corners.
Modifications to the layout have caused many of the easements to be modified. Easements labels and references to property lines have been reworked.

At Business 78, there appears to be an easement that extends beyond the property line. This should be verified. There are a couple of spelling errors to be corrected.
The overlap of the easement has been corrected.
12. We recommend that Bus 78 (Main St) ROW be referenced as appropriate.
The overlap of the easement has been corrected.

Preliminary Engineering Plans

13. Sheet 1.0 – The northeast driveway connection to the Elevon Parkway is not shown on the Elevon Parkway expansion plan set.
We added the westernmost driveway to the Elevon Parkway plan set. Originally the thought was to just build the two driveways where the median openings were located, but as the site plan has progressed we have are now building all drives off of Elevon Parkway.
14. Sheet 1.0 – The modified connection to SH 78 shifts closer to the existing bridge. This should move north as far as possible and possibly include a deceleration lane.
The connections along Business 78 have been modified and the location of the turn off of SH 78 is remaining at the current location. We are now proposing a right turn lane from SH 78 to Business 78 with our reconfiguration.

Sheet 2.0 – Existing drainage information has not been provided for review. Any additional flow



will have to be detained or, if not, a study provide that shows the impact of additional stormwater flow on adjacent drainage areas and the creek.

Nick has provided the floodstudy and an updated work map for the floodplain south of Elevon Parkway. The drainage from the Southeast Commercial crosses Elevon Parkway to the north and then crosses back across the Elevon Parkway culverts at the creek.

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 Southeast Commercial Addition, 10 Lots, 21.029 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat dated March 20, 2026 and Preliminary Engineering Plans dated March 13, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and east 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 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Preliminary Plat.
2. The project includes improvements to Business 78 (Main St) and the SH 78 connection.
3. Water is to be provided by Bear Creek SUD.
4. A study on the impact of the additional stormwater discharge into the adjacent waterway should be provided. In lieu of a study, detention can be provided to limit flows to existing conditions.
5. 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).
6. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7.

Preliminary Plat

7. There is a bearing along SH 78 that does the drawing does not match the written description.
8. Show the extension of the road to Forder as part of the peripheral street.
9. Ther is a sanitary sewer easement shown that should extend to the existing sanitary sewer easement.
10. There are several easements that have missing bearings and/or distances as well as any reference information to property corners.
11. At Business 78, there appears to be an easement that extends beyond the property line. This should be verified.

12. There are a couple of spelling errors to be corrected.

13. We recommend that Bus 78 (Main St) ROW be referenced as appropriate.

Preliminary Engineering Plans

14. Sheet 1.0 – The northeast driveway connection to the Elevon Parkway is not shown on the Elevon Parkway expansion plan set.

15. Sheet 1.0 – The modified connection to SH 78 shifts closer to the existing bridge. This should move north as far as possible and possibly include a deceleration lane.

16. Sheet 2.0 – Existing drainage information has not been provided for review. Any additional flow will have to be detained or, if not, a study provide that shows the impact of additional stormwater flow on adjacent drainage areas and the creek.

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.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony



June 12, 2026

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

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

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 14, 2026 from LJA for the first submittal review of the Elevon Southeast 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. Revise the Plat to label Lot 10, Block A as a common area lot, CA1R, Block B, and revise the Lot Area Table label and title block, accordingly. Revise the title block to reflect the following:

Elevon East Commercial Addition, Phase 2 Lots 1-9, Block B and CA1R, Block B
Being a replat of CA1, Block B of the Elevon East Commercial Addition, Phase 1 and Samuel M. Rainer
Survey, Abstract 740;
Collin County, Texas
9 Lots and 1 Common Area
21.029 Acres

The title block has been partially modified. The two common area lots that were originally platted as Elevon East Commercial Addition are being replatted into the Elevon Northeast Commercial and Elevon Southeast Commercial, so there will not be any Elevon East Commercial Addition remaining.

2. Revise the Plat to add a note as follows: Common Area shall be owned and maintained by the Property Owners Association and shall be designated for pedestrian and recreation access.
Note added as No. 4.
3. The Development Agreement requires a 20-foot wide landscape buffer along Primary Roads. A 20-foot wide landscape buffer is required along Elevon Parkway and SH-78, and an existing Landscape Buffer Easement (Doc No. 2023000088913) has been omitted. Revise the Plat to include the recorded Landscape Buffer Easement.
The landscape buffer was abandoned by document 2025000128640. The landscape buffer was first dedicated as a means to put the landscaping and sign up. Once the sign area had to be platted to be addressed, there was no need to have the landscape buffer as a dedicated easement. Typically we have not platted required landscape setback\buffer as an easement, see Cottages and McDonalds plats.

4. There is a portion of the Bois D'Arc roadway, through the eastern portion of this property. It is not indicated on the proposed Preliminary Plat. Revise the Plat to show the Bois D'Arc prescriptive right-of-way and label it to be abandoned, per MOU and July 17, 2025, discussion.

The MOU was provided with a legal description of the area being abandoned north of Elevon Parkway and did not include the area south of Elevon Parkway. I have hatched the area and added Note 5 to the plat. Given the right-of-way is prescriptive and MA is the owner of the entire right-of-way from Elevon Parkway to Forder Road, minus the crossing of the NETEX there should not be any additional abandonment beyond the recording of the final plat necessary. The city and MA have had an understanding that reworking the existing crossing of the NETEX to be a more suitable public crossing is desirable and necessary.

5. Revise the Preliminary Plat to include the following abandonment conditions per the July 17, 2025, meeting between Elevon and the City of Lavon regarding Bois D'Arc Road:

- Fire lane and mutual access easement, generally connecting the SH 78 access at Shell with Elevon Parkway to the south, and then to connect to Forder Court farther to the south shall be provided.
- The easement will not be loaded with parking on either side
- The connection to Elevon Parkway should be consistent between the north side and south side so that the driveways align
- Continuous pedestrian system throughout the site, with shade trees provided (recognizing that a full street design would've had sidewalks on both sides with street trees)."

The MOU did not extend south of Elevon Parkway, notes 5-8 are intended to address comment.

6. The curve on the FADUE easement on the southwest corner of Lot 4, Block A, is missing a curve dimension label. Revise the Plat to provide a curve label on the Plat and in the Curve Table.

The missing curve data has been added.

7. Curve C24 is indicated at a radius of 29.82 feet, which is less than the required 30-foot minimum requirement for a Fire Lane. Revise the Plat to increase the radius of C24 to be a minimum of 30 feet.

The radius has been corrected to be 30.00'.

8. The Paving Plan appears to indicate utility lines, along the interior of the Plat, along Elevon Parkway. Easements for these utilities are not indicated on the proposed Preliminary Plat. Revise the Plat to indicate any easements necessary to protect existing or proposed utilities.

There is a 10' Private Irrigation Easement for the Maverick Irrigation main system. The easement has been shown on the plat.

9. Revise the Plat to provide an easement dimension label to clarify the FADUE dimension between Lot 3 and Lot 4.

The lot configuration has been modified to provide frontage for Lot 6 to Elevon Parkway through the third driveway off of Elevon Parkway, so the cut through fire lane to get street frontage is not longer needed.



10. The Legal Description includes a metes and bounds description of North 33 degrees 44 minutes 14 seconds East and the boundary line on the Plat indicates N33°44'13"E. Revise the seconds to the correct measurement.

The legal description has been corrected, the bearing shown on the plat is correct.

11. 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 8, 2026

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

Re: Elevon – Southeast Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal Date: March 23, 2026

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

PLANNING + DESIGN COMMENTS

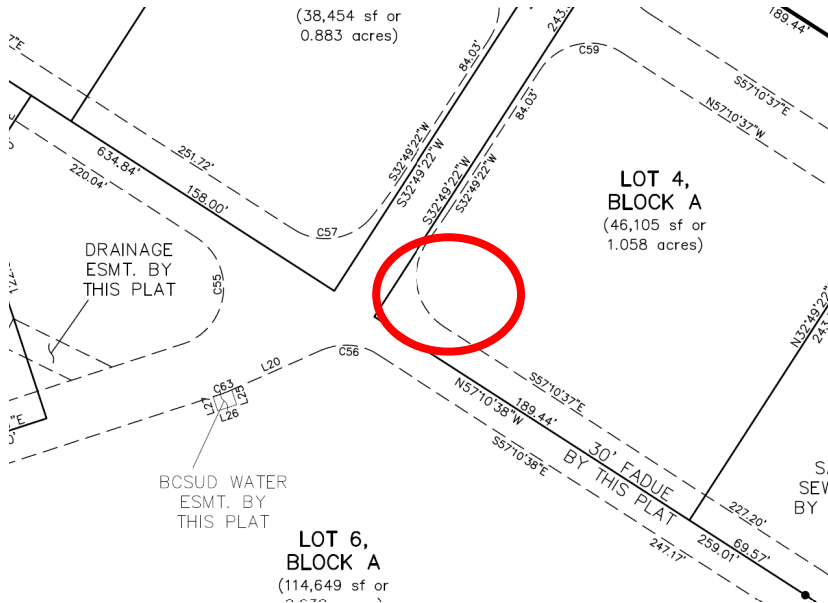
1. Revise the Plat to label Lot 10, Block A as a common area lot, CA1R, Block B, and revise the Lot Area Table label and title block, accordingly. Revise the title block to reflect the following:

Elevon East Commercial Addition, Phase 2
Lots 1-9, Block B and CA1R, Block B
Being a replat of CA1, Block B of the Elevon East Commercial Addition, Phase 1 and
Samuel M. Rainer Survey, Abstract 740;
Collin County, Texas
9 Lots and 1 Common Area
21.029 Acres

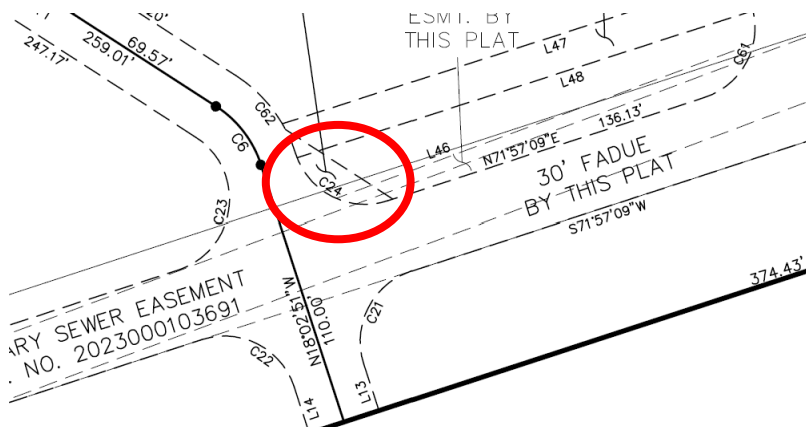
2. Revise the Plat to add a note as follows: Common Area shall be owned and maintained by the Property Owners Association and shall be designated for pedestrian and recreation access.
3. The Development Agreement requires a 20-foot wide landscape buffer along Primary Roads. A 20-foot wide landscape buffer is required along Elevon Parkway and SH-78, and an existing Landscape Buffer Easement (Doc No. 2023000088913) has been omitted. Revise the Plat to include the recorded Landscape Buffer Easement.
4. There is a portion of the Bois D'Arc roadway, through the eastern portion of this property. It is not indicated on the proposed Preliminary Plat. Revise the Plat to show the Bois D'Arc prescriptive right-of-way and label it to be abandoned, per MOU and July 17, 2025, discussion.
5. Revise the Preliminary Plat to include the following abandonment conditions per the July 17, 2025, meeting between Elevon and the City of Lavon regarding Bois D'Arc Road:
 - "Fire lane and mutual access easement, generally connecting the SH 78 access at Shell with Elevon Parkway to the south, and then to connect to Forder Court farther to the south shall be provided.

- The easement will not be loaded with parking on either side
- The connection to Eleven Parkway should be consistent between the north side and south side so that the driveways align
- Continuous pedestrian system throughout the site, with shade trees provided (recognizing that a full street design would've had sidewalks on both sides with street trees)."

6. The curve on the FADUE easement on the southwest corner of Lot 4, Block A, is missing a curve dimension label. Revise the Plat to provide a curve label on the Plat and in the Curve Table.

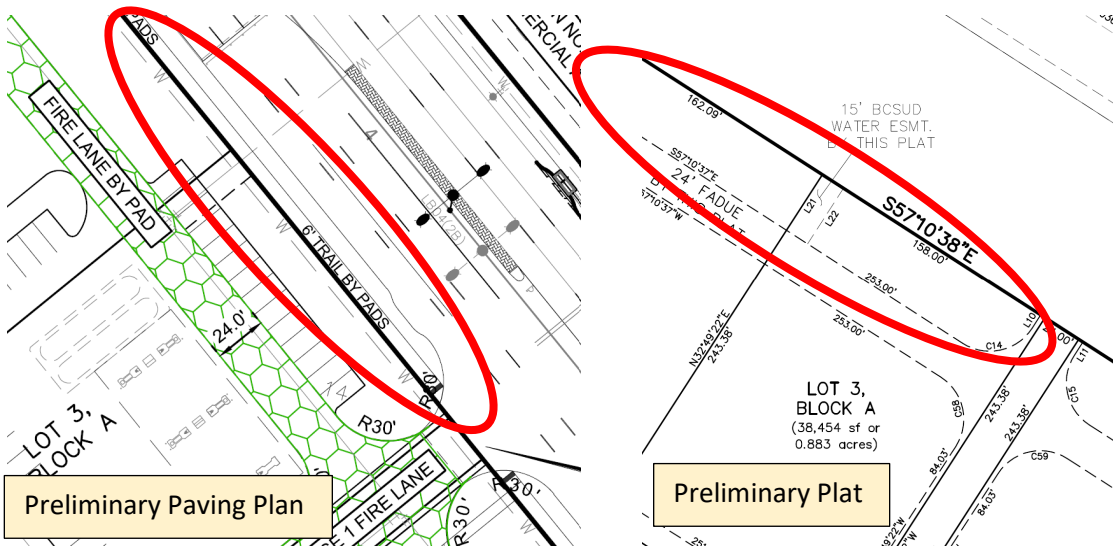


7. Curve C24 is indicated at a radius of 29.82 feet, which is less than the required 30-foot minimum requirement for a Fire Lane. Revise the Plat to increase the radius of C24 to be a minimum of 30 feet.

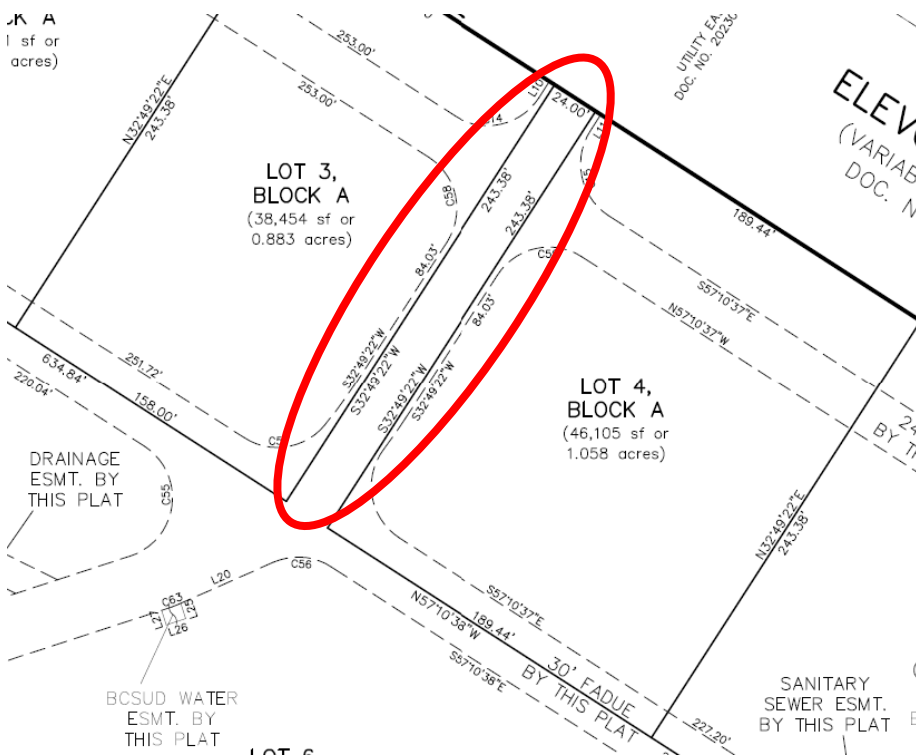


C23	67.50'	128°54'56"	30.00'	62.78'	N07°16'52"E	54.14'
C24	47.20'	090°40'44"	29.82'	40.18'	S63°02'51"E	42.43'
C25	47.12'	090°00'00"	30.00'	30.00'	S63°02'51"E	42.43'

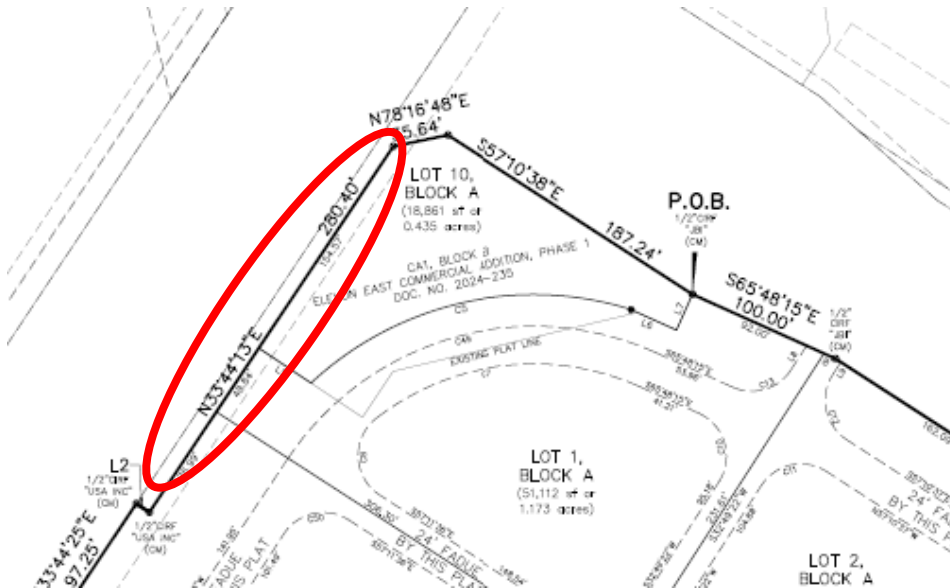
8. The Paving Plan appears to indicate utility lines, along the interior of the Plat, along Eleven Parkway. Easements for these utilities are not indicated on the proposed Preliminary Plat. Revise the Plat to indicate any easements necessary to protect existing or proposed utilities.



9. Revise the Plat to provide an easement dimension label to clarify the FADUE dimension between Lot 3 and Lot 4.



10. The Legal Description includes a metes and bounds description of North 33 degrees 44 minutes 14 seconds East and the boundary line on the Plat indicates N33°44'13"E. Revise the seconds to the correct measurement.



THENCE along the west line of said 17.606 acre tract and along the east right-of-way line of State Highway 78 as follows:

Northeasterly, 275.49 feet along a curve to the right, having a central angle of 38 degrees 34 minutes 06 seconds, a radius of 409.26 feet, a tangent of 143.19 feet and whose chord bears North 11 degrees 54 minutes 25 seconds East, 270.32 feet to a 3.5" brass monument found for corner;

North 33 degrees 44 minutes 25 seconds East, 471.73 feet to a 3.5" brass monument found for corner;

North 08 degrees 14 minutes 35 seconds West, 134.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 44 minutes 25 seconds East, 97.25 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

South 36 degrees 15 minutes 47 seconds East, 10.05 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

North 33 degrees 44 minutes 14 seconds East, 280.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said CA1, Block B, said point being in the southwest right-of-way line of said Elevation Parkway;

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:

Amber Pollan

Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
On behalf of the City of Lavon, TX

Quality check by:

Abra R Nusser

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



CITY OF LAVON Agenda Brief

MEETING: September 1, 2026

ITEM: 6 - C

Item:

CONSENT AGENDA

Approve Resolution No. 2026-09-01 approving and authorizing the execution of a Contract Amendment to the Interlocal Dispatch Services Agreement with Collin County for Dispatch Services for a one (1) year period from October 1, 2026 to September 30, 2027; and providing for an effective date.

Background:

The City of Lavon contracts annually with Collin County for dispatch services for police calls for service. Past comparisons of alternate dispatch systems indicated that contracting with the County is the most economical dispatch service option available to the City of Lavon. The County submitted the proposed contract amendment with increased fees two weeks ago. In the coming fiscal year, the City will again review alternatives during the contract period.

The proposed FY 26-27 annual contract amount, including PAWMs, is \$190,546.

The FY 25-26 annual contract amount was \$137,237, which represented an increase from the FY 24-25 contract amount of \$114,011.

The fees are calculated based on the number of calls and radios per agency for 27 agencies and the county. The proposed agreement represents dispatch costs for police radios only. The fire department dispatch is provided by contract with the City of Wylie.

Financial Consideration:

The City's annual budget includes funding for this contract. The City had budgeted a substantially smaller increase in the fees and has since adjusted the proposed budget by reducing other account line items to fund the increased contract proposal.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution and Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-09-01

Interlocal Dispatch Services Agreement – Police

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF A CONTRACT AMENDMENT TO THE INTERLOCAL DISPATCH SERVICES AGREEMENT WITH COLLIN COUNTY FOR DISPATCH SERVICES FOR THE POLICE DEPARTMENT FOR A ONE (1) YEAR PERIOD FROM OCTOBER 1, 2026 TO SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council entered into an Interlocal Dispatch Services Agreement with Collin County for the provision of dispatch services in 2003; and

WHEREAS, the term of the original Interlocal Agreement and the term of each subsequent amendment is one (1) year with a provision for renewal; and

WHEREAS, the City Council finds it is in the best interest of the residents of the City of Lavon and desires for Collin County to continue to provide dispatch services.

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

SECTION 1. That the City Council does hereby approve and authorize the execution of a Contract Amendment to the Interlocal Dispatch Services Agreement for the Police Department with Collin County, attached hereto and incorporated herein as “Exhibit A”.

SECTION 2. That this resolution shall take effect from and after the date of its passage.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 1st day of September 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-09-01

EXHIBIT A

Contract Amendment - Interlocal Dispatch Services Agreement - Police



Contract Modification Document

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

Vendor:	City of Lavon	Contract No.	2021-266
	120 School Rd	Contract:	Dispatch Services, City of Lavon
	Lavon, TX 75166		

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1: Renew contract for a twelve (12) month period at the same terms and conditions of the contract from October 1, 2026 through September 30, 2027, with these amendments.

Item #2: Update to **Section 1. DEFINITIONS** clause of the agreement to the following:

DISPATCH SERVICES. The term “dispatch services” means all services necessary for the Collin County Sheriff’s Office to receive calls for law enforcement service within the City’s jurisdiction and to dispatch the City’s law enforcement personnel in response to such calls. The Sheriff’s Office will also process the City’s pre-indictment arrest warrants, including entering them into TCIC, validating and managing them, updating them, confirming them, and removing them from TCIC as appropriate.

HOSTING SERVICES. The term “hosting services” means the County will store the City’s data as it relates to dispatch services.

PRE-INDICTMENT WARRANTS. Pre-Indictment Warrants are arrest warrants issued under Chapter 15, Code of Criminal Procedure, or similar law before a grand jury returns an indictment, for example, under Chapter 21, CCP, on those charges or on charges arising from the same acts or events.

LIMITATION OF SERVICES:

- **Inquiries.** Dispatch services do include responding to inquiries from peace officers on traffic stops or other official work in real time in the field. Such inquiries include inquiries about a license plate or driver’s license and calls for confirmation on an arrest warrant, search warrant, stolen-property, missing-person, or similar paper in TCIC/NCIC.

- **Tasks.** Dispatch services do not include tasks, which the City or its personnel are able to perform themselves, such as through the City’s account that connects to the County’s Computer-Aided Dispatch (CAD) or one of the City’s TLETS terminals. For example, investigators and patrol officers, who are writing or supplementing a report, may use their City’s TLETS terminal to pull various types of information and reports, including CCH/RAPs and license plate and driver’s license returns. They may also use their City’s CAD account to generate specific call-type reports (e.g., traffic enforcement actions (TEAs), call lists, and weekly call sheets). In addition, the City may not forward its phones to the Dispatch Center when city staff go to lunch or the City closes its offices.

- **Scheduling Special Watches.** Dispatch services do not include scheduling special watches and dispatching the City’s peace officers to perform those watches. Here, the term “special watches” includes all types of special watches, regardless of the name, including house watches and vacation watches. If the City notifies or enables residents to report an upcoming vacation or other need for a

house watch to a County email address or other County contact point, then the City should discontinue such notices or web links. When starting and performing a special watch, peace officers may continue to check out with, and make customary use of, the Dispatch Center.

Item #3: Update to **Section 3. SERVICES** clause of the agreement to the following:

3.01 Subject to the limitation of services, the County will provide dispatch services through the Sheriff's Office to the City in the same manner and under the same work schedule as such services are provided in the operation of the County's law-enforcement personnel.

3.06 Remote Access Agreement. For each user the City is required to read, review and DocuSign the online form via the web link provided by the County Information Technology Department. No access will be given to the user unless County has received a Remote Access Agreement.

3.07 Dedicated Dispatcher. If the City would like the Dispatch Center to dedicate a dispatcher to monitor a radio channel during a particular event, such as during the service of an arrest or search warrant or a parade or similar event, then the City should notify the Dispatch Center 24 hours or more in advance and include the event's date, time, and the event's estimated duration to facilitate the Dispatch Center in scheduling. The Dispatch Center needs no confidential or sensitive information about an event or operation to facilitate scheduling. If the Dispatch Center expects that the request will generate overtime, the Dispatch Center will communicate this, and the County may add a charge for compensation under section 791.011(e), Gov't Code.

3.08 Dispatch Procedures. The Dispatch Center will provide dispatch services to all police and fire departments according to the procedures, protocols, and policies of the Sheriff's Office. The Dispatch Center will no longer accommodate individual requests for customized dispatch services. The Sheriff's Office may also periodically circulate policies and procedures for accessing dispatch services or processing pre-indictment warrants, including procedures and forms for the City for its warrants. For example, the City must include on each of its arrest warrants the eight-digit offense code that DPS designates under art. 66.052(a), Code of Criminal Procedure, and publishes online at Appendix K and periodically revises. The Dispatch Center or the Warrants and Records unit of the Sheriff's Office will confer with the City's liaison or contact person for this agreement to discuss all such policies to ensure that the policies are reasonable. Policies, procedures, and changes to them will not constitute an amendment to this agreement that requires new approval.

Item #4: Update to **Section 5. COMPENSATION** clause of the agreement to the following:

5.01 Pursuant to Court Order No. 2026-651-06-08, all entities including fire departments will be billed for the dispatch services with Collin County. The dispatch service charges for FY2027 in the amount listed below shall be paid by the City in four (4) quarterly installments during the term hereof. The fees will be based on the fee schedule formulas adopted by Commissioners Court on August 6, 2018 (Court Order No. 2018-628-08-06). In addition to the fee schedule, each radio registered on the system will be assessed an annual connection fee by the Joint Radio System (formerly known as PAWM--Plano, Allen, Wylie, Murphy) operators for access to their system. This radio fee is listed below and may be updated annually by the Joint Radio System. The Sheriff's Office processes pre-indictment arrest warrants with agencies who have a police department. A fee for this service will now be shared with these agencies and is listed below. Because Fire Departments do not generate arrest warrants, the County will not charge a Warrant Fee to any dispatch client who has only a fire department.

Dispatch:	annual fee	\$	<u>184,249.00</u>	per quarter	\$	<u>46,062.25</u>
Radio:	annual fee	\$	<u>4,320.00</u>	per quarter	\$	<u>1,080.00</u>
Warrants:	annual fee	\$	<u>1,977.00</u>	per quarter	\$	<u>494.25</u>

From:

5.01 The dispatch service charges for FY2026 are in the amount of \$134,105.00 shall be paid by the City in four (4) quarterly installments of \$33,526.25 during the term hereof. The fees will be based on the fee schedule formulas adopted by Commissioners Court on August 6, 2018 (Court Order No. 2018-628-08-06). In addition to the fee schedule, each radio registered on the system will be assessed an annual connection fee by Plano, Allen, Wylie, Murphy (PAWM) operators for access to their system. In FY2026, the fee will be \$108.00 per radio and may be updated annually by PAWM.

Dispatch:	annual fee	\$	<u>134,105.00</u>	per quarter	\$	<u>33,526.25</u>
PAWM:	annual fee	\$	<u>108.00</u>	\$9.00 per month (\$108.00 /12 months)		
	(per radio)			<u>29</u> radios used (as of 3/17/25)		
				<u>\$261.00</u> total monthly fee		

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No. 5 has been accepted and authorized on _____ by authority of the Collin County Commissioners Court by Court Order No. _____, to be effective on October 1, 2026.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE: _____
DATE: _____

SIGNATURE
Michelle Charnoski, NIGP-CPP, CPPB
(Print Name)

TITLE: PURCHASING AGENT
DATE: _____

HISTORICAL INFORMATION

Awarded by Court Order No. 2021-481-05-24

Amendment	<u>No. 1</u>	Court Order No.	<u>2022-922-09-19</u>	Summary	<u>One year Renewal</u>
Amendment	<u>No. 2</u>	Court Order No.	<u>2023-943-10-02</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 3</u>	Court Order No.	<u>2024-969-09-23</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 4</u>	Court Order No.	<u>2025-1292-12-08</u>	Summary	<u>Renewal, fees updated, Sec. 5 updated</u>
Amendment	<u>No. 5</u>	Court Order No.	<u></u>	Summary	<u>Renewal, fees updated, multi sections updated</u>

FY 2027 Radio Cost

Outside Agency	PD Radios	PAWM		Collin County		Grand	
	as of 03/1/26	Fee per Radio	Cost	Radio/Dispatch	Fee	Warrants	Total
Anna	63	\$ 108	\$ 6,804	\$ 303,778	\$ 4,678	\$	315,260
Anna ISD	7	\$ 108	\$ 756	\$ 20,337	\$ -	\$	21,093
Blue Ridge ISD	1	\$ 108	\$ 108	\$ 2,674	\$ -	\$	2,782
Celina	112	\$ 108	\$ 12,096	\$ 523,254	\$ 7,908	\$	543,259
Celina ISD	3	\$ 108	\$ 324	\$ 8,021	\$ -	\$	8,345
Community ISD	15	\$ 108	\$ 1,620	\$ 40,417	\$ 338	\$	42,374
Fairview	44	\$ 108	\$ 4,752	\$ 164,471	\$ 1,206	\$	170,429
Farmersville	30	\$ 108	\$ 3,240	\$ 126,156	\$ 482	\$	129,878
Farmersville ISD	12	\$ 108	\$ 1,296	\$ 32,347	\$ -	\$	33,643
Josephine	27	\$ 108	\$ 2,916	\$ 129,541	\$ 241	\$	132,698
Lavon	40	\$ 108	\$ 4,320	\$ 184,249	\$ 1,977	\$	190,546
Lucas	14	\$ 108	\$ 1,512	\$ 37,432	\$ -	\$	38,944
Melissa	45	\$ 108	\$ 4,860	\$ 240,759	\$ 2,266	\$	247,886
Melissa ISD	23	\$ 108	\$ 2,484	\$ 63,092	\$ -	\$	65,576
Princeton	100	\$ 108	\$ 10,800	\$ 418,561	\$ 10,657	\$	440,018
Anna FD	58	\$ 108	\$ 6,264	\$ 174,605	\$ -	\$	180,869
Celina FD	58	\$ 108	\$ 6,264	\$ 175,348	\$ -	\$	181,612
Farmersville FD	47	\$ 108	\$ 5,076	\$ 137,559	\$ -	\$	142,635
Josephine FD	27	\$ 108	\$ 2,916	\$ 78,406	\$ -	\$	81,322
Melissa FD	49	\$ 108	\$ 5,292	\$ 145,125	\$ -	\$	150,417
Princeton FD	58	\$ 108	\$ 6,264	\$ 186,298	\$ -	\$	192,562
Van Alstyne FD	7	\$ 108	\$ 756	\$ 18,716	\$ -	\$	19,472
Blue Ridge VFD	23	\$ 108	\$ 2,484	\$ 64,640	\$ -	\$	67,124
Lowry Crossing VFD	18	\$ 108	\$ 1,944	\$ 50,644	\$ -	\$	52,588
Nevada VFD	35	\$ 108	\$ 3,780	\$ 97,078	\$ -	\$	100,858
Westminister VFD	24	\$ 108	\$ 2,592	\$ 66,948	\$ -	\$	69,540
Weston VFD	39	\$ 108	\$ 4,212	\$ 107,876	\$ -	\$	112,088
Outside Agency Total	979	\$ 108	\$ 105,732	\$ 3,598,332	\$ 29,753	\$	3,733,817
Collin County	696	\$ 108	\$ 75,168	\$ 2,372,979	\$ 510,382	\$	2,958,529

FY 2027 Dispatch/Radio Rates

	FY 2025	FY 2026	PD Radios	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
PDs & ISDs	Actual	Actual	as of 03/1/26	TOTAL	Projected TOTAL	Projected TOTAL	Projected TOTAL	Projected TOTAL
Anna	262,029	271,547	63	303,778	326,869	343,543	400,495	436,899
Anna ISD	15,075	18,515	7	20,337	24,136	25,133	27,687	33,252
Blue Ridge ISD	-	2,510	1	2,674	2,800	2,911	3,196	3,433
Celina	311,146	489,379	112	523,254	553,166	587,059	656,671	716,456
Celina ISD	6,909	7,529	3	8,021	8,400	8,732	9,589	10,299
Community ISD	23,585	30,595	15	40,417	42,334	46,923	51,546	58,812
Fairview	131,422	152,691	44	164,471	173,329	187,295	208,189	232,807
Farmersville	82,752	101,487	30	126,156	135,982	145,540	165,483	183,461
Farmersville ISD	28,328	30,632	12	32,347	33,882	38,136	41,894	48,443
Josephine	65,578	101,712	27	129,541	139,792	152,729	177,185	193,165
Lavon	110,879	134,105	40	184,249	194,747	210,409	241,596	263,341
Lucas	-	-	14	37,432	39,202	40,748	47,944	51,495
Melissa	139,515	212,758	45	240,759	260,526	279,989	320,315	356,905
Melissa ISD	23,708	51,943	23	63,092	71,712	74,585	88,385	105,309
Princeton	255,134	504,220	100	418,561	455,844	478,049	549,054	597,251
PD & ISD Total	1,456,060	2,109,623	536	2,295,089	2,462,720	2,621,779	2,989,231	3,291,328
Fire Departments			FD Radios					
Anna FD	-	-	58	174,605	188,911	202,728	233,265	258,380
Celina FD	-	-	58	175,348	184,106	197,755	218,255	235,429
Farmersville FD	-	-	47	137,559	144,337	153,273	168,956	185,495
Josephine FD	-	-	27	78,406	85,056	88,584	100,810	108,586
Melissa FD	105,688	117,427	49	145,125	160,711	173,266	197,423	219,614
Princeton FD	-	-	58	186,298	201,427	216,065	245,341	271,933
Van Alstyne FD	-	-	7	18,716	19,601	23,284	25,570	27,464
FD Total	105,688	117,427	304	916,057	984,149	1,054,956	1,189,620	1,306,900
Volunteer Fire Dept.			VFD Radios					
Blue Ridge VFD	-	-	23	64,640	67,768	70,529	77,621	83,526
Lowry Crossing VFD	-	-	18	50,644	53,096	58,171	64,016	72,316
Nevada VFD	-	-	35	97,078	107,348	111,680	122,831	132,102
Westminister VFD	-	-	24	66,948	72,977	78,843	86,732	93,294
Weston VFD	311,146	489,379	39	107,876	113,059	117,619	132,555	142,551
Volunteer FD Total	-	-	139	387,185	414,247	436,841	483,755	523,790
All Fire	105,688	117,427	443	1,303,243	1,398,396	1,491,797	1,673,375	1,830,690
Collin County Allocation	3,070,488	3,424,592	696	2,372,979	2,530,597	2,697,107	3,136,328	3,552,040
Allocation Percentage	90%	100%		100%	100%	100%	100%	100%
Total Cost	4,632,236	5,651,642	1,675	5,971,311	6,391,714	6,810,683	7,798,934	8,674,058
% County		61%		40%	40%	40%	40%	41%
% Outside Law Enforcement		37%		38%	39%	38%	38%	38%
% Fire Departments		2%		22%	22%	22%	21%	21%

Dispatch Allocation

	<i>Actual</i> <i>FY 2023</i>		<i>Actual</i> <i>FY 2024</i>		<i>Actual</i> <i>FY 2025</i>		<i>Budgeted</i> <i>FY 2026</i>		<i>Projected</i> <i>FY 2027</i>		<i>Projected</i> <i>FY 2028</i>		<i>Projected</i> <i>FY 2029</i>		<i>Projected</i> <i>FY 2030</i>	
	FY 2025		FY 2026		FY 2027		FY 2028		FY 2029		FY 2030		FY 2031		FY 2032	
Expenditure																
Total Direct Cost	\$	3,566,678	\$	3,850,293	\$	4,318,019	\$	4,681,072	\$	5,055,558	\$	5,931,509	\$	6,709,857	\$	7,465,497
Indirect Cost Allocation		798,579		702,293		537,593		582,794		629,417		738,473		835,377		929,454
Fixed Asset Depreciation		266,979		1,099,055		1,115,698		1,127,848		1,125,707		1,128,952		1,128,823		1,120,076
Total Expenditure		4,632,236		5,651,642		5,971,311		6,391,714		6,810,683		7,798,934		8,674,058		9,515,028
Fee Percentage by Radio #		75%		75%		75%		75%		75%		75%		75%		75%
Cost Allocated by Radio #		3,474,177		4,238,731		4,478,483		4,793,785		5,108,012		5,849,200		6,505,543		7,136,271
Allocation Percentage		100%		100%		100%		100%		100%		100%		100%		100%
Total Cost Allocated	\$	3,474,177	\$	4,238,731	\$	4,478,483	\$	4,793,785	\$	5,108,012	\$	5,849,200	\$	6,505,543	\$	7,136,271
Total Radios - All		1,513		1,685		1,675		1,712		1,755		1,830		1,895		1,957
Cost Per Radio	\$	2,294.70	\$	2,509.61	\$	2,673.72	\$	2,800.11	\$	2,910.55	\$	3,196.28	\$	3,433.00	\$	3,646.54



CITY OF LAVON

Agenda Brief

MEETING: September 1, 2026

ITEM: 6 – D

Item:

CONSENT AGENDA

Approve Resolution No. 2026-09-02 approving and authorizing the execution of Task Order 20 pursuant to the 2018 Professional Services Agreement with Freeman Millican Inc. for professional engineering services associated with the design and construction administration of paving and drainage improvements to portions of CR 483 from CR 484 to Lavon Trail Parkway in an estimated amount of \$86,000.00; and providing an effective date.

Background:

In 2018, the City Council approved a Professional Services Agreement with Freeman-Millican, Inc. (FMI) for engineering services. The agreement provides for specific projects to be provided pursuant to Task Orders.

The proposed Task Order calls for FMI to provide professional engineering and design services for road and drainage improvements on sections of CR 483 in the City in between CR 484 and Lavon Trail Parkway. This project consists of design, bidding services and construction administration required for replacement of approximately 3,600 linear feet existing pavement with 24' wide concrete section on prepared subgrade, without curb and gutter. The existing drainage ditches will remain. Storm sewer is not included. Section A extends from CR 484 east approximately 1,900 linear feet to the City Limits. The CR 484/CR 483 intersection is not included in this scope of work. Section B extends from Lavon Trail Parkway south approximately 1,400 linear feet to the City Limits.

Financial Implications:

The project was directed to be included in the FY 26-27 Capital Improvement Program (CIP).

Attachments: Proposed Resolution and Task Order #20

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-09-02

Task Order #20 – Freeman-Millican Inc.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF TASK ORDER NO. 20 WITH FREEMAN-MILLICAN, INC. FOR PROFESSIONAL ENGINEERING SERVICES ASSOCIATED WITH THE DESIGN AND CONSTRUCTION ADMINISTRATION OF PAVING AND DRAINAGE IMPROVEMENTS TO PORTIONS OF CR 483 FROM CR 484 TO LAVON TRAIL PARKWAY IN AN ESTIMATED AMOUNT OF \$86,000.00; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in June 2018, the City of Lavon and Freeman – Millican, Inc. entered into a Professional Services Agreement (PSA) for professional engineering services. The PSA provides for Task Orders to be issued for specialized engineering and design services; and

WHEREAS, the City Council of the City of Lavon, Texas (“City Council”) has determined that approving Task Order #20 in the furtherance of the Capital Improvements Plan between the City of Lavon, Texas and Freeman Millican Inc. (the “Agreement”) is appropriate and in the best interest of the citizens of the City.

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

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

SECTION 2. The City Council hereby approves and authorizes the execution of Task Order #20, attached hereto and incorporated herein as **Exhibit “A”**.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON this 1st day of September 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

RESOLUTION NO. 2026-09-02

EXHIBIT “A”

TASK ORDER

TASK ORDER No. 20

This Task Order is made part of and governed by the terms and provisions of the Agreement between Owner and Engineer for Professional Services, dated June 5, 2018 ("Agreement"), by and between the City of Lavon ("OWNER") and Freeman-Millican, Inc. ("ENGINEER"). All capitalized terms used but not otherwise defined herein shall have the meanings given to them in the Agreement.

PROJECT: **CR 483 PAVING IMPROVEMENTS**

This project consists of design, bidding services and construction administration required for replacement of approximately 3,600 linear feet existing pavement with 24' wide concrete section on prepared subgrade, without curb and gutter. The existing drainage ditches will remain. Storm sewer is not included. Section A extends from CR 484 east approximately 1,900 linear feet to the City Limits. The CR 484/CR 483 intersection is not included in this scope of work. Section B extends from Lavon Trail Parkway south approximately 1,400 linear feet to the City Limits.

SCOPE OF WORK

1. Preliminary Design (65%) will be prepared for the project. This will be provided to the OWNER for review and comment. This will include an OPCC for budgeting purposes.
2. Final Design (100%) will be prepared. This will be sufficient for bidding and permitting purposes. This includes bid documents and technical specifications.
3. Assist City in procurement of sealed bids.
4. Provide a recommendation for award of the bid.
5. Provide construction administration services including submittal review, Request for Information (RFI) response, preparation of Record Drawings. Construction inspection will be performed by the City of Lavon.

PAYMENT BASIS:

Compensation for professional services for the CR 483 Paving Improvements project outlined above shall be on a lump sum basis.

Preliminary Design	\$ 32,300	Lump Sum
Final Design	\$ 39,100	Lump Sum
Bid Services	\$ 4,200	Lump Sum
Construction Administration	\$ 6,200	Lump Sum
Topographic Survey	\$ 4,200	Lump Sum

Invoices for the work performed shall be submitted on a monthly basis by FMI. Invoices are due and payable on receipt.

APPROVAL/ACCEPTANCE

Acceptance of the terms of this Task Order is acknowledged by the following signatures of the authorized representatives of the parties to the Agreement. This Task Order consists of this document and any supplemental pages attached and referenced hereto.

ENGINEER: Freeman-Millican, Inc.

OWNER: City of Lavon

By:  By: _____

Name: **Mark D. Hill, P.E.**

Name: **Vicki Sanson**

Title: **President**

Title: **Mayor**

Date: **25 AUG 26**

Date: _____





CITY OF LAVON Agenda Brief

MEETING: September 1, 2026

ITEM: 6 – E

Item:

CONSENT AGENDA

Approve acceptance of the public infrastructure for the Elevon Northeast Commercial addition.

Background:

The developer of the Elevon Northeast Commercial addition has completed construction of the public infrastructure improvements. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

The City Engineer has inspected and recommended acceptance of the subdivision infrastructure.

Staff Notes:

Acceptance of the dedication of infrastructure is recommended per the City Engineer's letter.

Attachments:

- 1) City Engineer Letter
- 2) Final Plat

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N32°49'22"E	32.38'	L31	N15°06'08"W	108.26'
L2	N07°45'12"W	65.62'	L32	S77°49'22"W	113.44'
L3	N29°40'21"E	105.05'	L33	N77°49'22"E	122.59'
L4	N00°00'00"W	85.33'	L34	N05°16'46"W	128.54'
L5	S56°23'16"E	98.12'	L35	N12°10'43"W	28.93'
L6	N33°44'26"E	143.96'	L36	N77°49'17"E	15.00'
L7	N51°55'50"W	136.90'	L37	S12°10'43"E	16.68'
L8	N48°33'01"W	100.00'	L38	S83°04'22"W	15.00'
L9	N57°10'38"W	13.39'	L39	N06°55'38"W	20.00'
L10	S37°51'54"W	15.00'	L40	N83°04'22"E	15.00'
L11	S37°51'54"W	15.00'	L41	S06°06'28"E	49.32'
L12	S32°49'22"W	15.00'	L42	S57°10'38"E	25.72'
L13	S33°43'08"W	12.30'	L43	S06°08'28"E	50.89'
L14	N32°49'22"E	13.64'	L44	N32°49'22"E	8.54'
L15	S32°49'22"W	13.64'	L45	N32°49'22"E	26.43'
L16	N32°49'22"E	15.00'			
L17	N57°10'38"W	20.00'			
L18	S32°49'22"W	15.00'			
L19	S12°10'38"E	72.43'			
L20	S12°10'38"E	42.43'			
L21	N06°59'46"W	45.79'			
L22	S01°53'23"E	34.50'			
L23	S16°25'38"E	19.63'			
L24	S77°49'22"W	33.11'			
L25	N77°49'22"E	39.27'			
L26	S12°17'09"E	34.20'			
L27	S09°22'57"W	39.85'			
L28	S07°47'53"W	57.63'			
L29	S17°02'21"E	57.63'			
L30	N00°19'21"W	39.11'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	74.17'	005°14'48"	810.00'	37.11'	N54°33'14"W	74.15'
C2	43.52'	081°44'47"	30.50'	26.39'	N47°48'02"W	39.92'
C3	14.69'	008°22'28"	100.50'	7.36'	N02°44'24"W	14.68'
C4	55.04'	031°22'40"	100.50'	28.23'	N17°08'02"E	54.35'
C5	68.18'	031°22'40"	124.50'	34.97'	N17°08'02"E	67.33'
C6	47.91'	090°00'00"	30.50'	30.50'	N77°49'22"E	43.13'
C7	47.91'	090°00'00"	30.50'	30.50'	S12°10'38"E	43.13'
C8	47.12'	090°00'01"	30.00'	30.00'	N12°10'39"W	42.43'
C9	47.12'	089°59'58"	30.00'	30.00'	S12°10'37"E	42.43'
C10	47.12'	090°00'00"	30.00'	30.00'	N77°49'22"E	42.43'
C11	89.55'	095°00'49"	54.00'	58.94'	N09°40'13"W	79.63'
C12	49.10'	093°46'31"	30.00'	32.04'	N10°17'23"W	43.80'
C13	47.91'	090°00'00"	30.50'	30.50'	S77°49'22"W	43.13'
C14	47.91'	090°00'00"	30.50'	30.50'	N12°10'38"W	43.13'
C15	47.12'	090°00'00"	30.00'	30.00'	S12°10'38"E	42.43'
C16	47.12'	090°00'00"	30.00'	30.00'	N77°49'22"E	42.43'
C17	47.12'	090°00'00"	30.00'	30.00'	S12°10'38"E	42.43'
C18	40.06'	076°30'24"	30.00'	23.65'	S84°34'10"W	37.15'
C19	47.12'	090°00'00"	30.00'	30.00'	S77°49'22"W	42.43'
C20	47.46'	090°38'46"	30.00'	30.34'	N12°30'01"W	42.66'
C21	47.94'	091°33'50"	30.00'	30.83'	S12°02'29"E	43.00'
C22	30.15'	057°35'08"	30.00'	16.49'	S62°32'01"W	28.90'
C23	46.42'	088°39'39"	30.00'	29.31'	N44°20'36"W	41.93'
C24	47.83'	091°20'21"	30.00'	30.71'	S45°39'24"W	42.92'
C25	55.34'	031°42'36"	100.00'	28.40'	N16°58'04"E	54.64'
C26	42.06'	031°42'36"	76.00'	21.58'	N16°58'04"E	41.53'
C27	47.12'	090°00'00"	30.00'	30.00'	S12°10'38"E	42.43'
C28	47.12'	090°00'00"	30.00'	30.00'	N77°49'22"E	42.43'
C29	43.63'	083°19'41"	30.00'	26.70'	N15°30'47"W	39.89'
C30	43.63'	083°19'41"	30.00'	26.70'	S81°09'31"W	39.89'
C32	10.96'	020°35'32"	30.50'	5.54'	N43°07'08"E	10.90'
C33	12.16'	022°50'32"	30.50'	6.16'	S14°47'05"W	12.08'
C34	12.16'	022°50'32"	30.50'	6.16'	N50°51'39"E	12.08'
C35	23.63'	001°40'17"	810.00'	11.81'	S56°20'30"E	23.63'
C36	26.74'	001°53'29"	810.00'	13.37'	S54°33'37"E	26.74'



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
OHE OVERHEAD ELECTRIC LINE
BCSUD BEAR CREEK SPECIAL UTILITY DISTRICT

--- FIRE LANE REPLACING BOIS D'ARC ROAD RIGHT-OF-WAY

* FUTURE DRIVEWAY AT MEDIAN OPENING FOR CROSS ACCESS BETWEEN COMMERCIAL DEVELOPMENTS

LOT AREA TABLE		
BLOCK--LOT	SQUARE FEET	ACRES
A-1	43,646	1.002
A-2	38,736	0.889
A-3	44,778	1.028
A-4	73,459	1.686
A-5	102,426	2.351

- 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".
 - The designated fire lane to replace Bois D'Arc Road is prohibited from having parking loaded on either side.
 - Development within the Eleveon Northeast Commercial Addition will require a Site Plan approval from the City of Lavon.
 - Cross access with the Eleveon Southeast Commercial tract will be provided through the two median openings on Eleveon Parkway and will be aligned.
 - Any Building Permit within the Northeast Commercial Addition will require an approved Site Plan and Landscape Plan.

FINAL PLAT
ELEVON NORTHEAST COMMERCIAL

6 LOTS
BLOCK A, LOTS 1-6
11.764 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS

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 3, 2026 Sheet 1 of 2

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavan, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called Parcel 2–10.224 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2022000152455, Official Public Records of Collin County, Texas, being all of that called 0.906 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000030638, Official Public Records of Collin County, Texas, and also being al of that called 2.058 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2024000072044, 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 in the north right–of–way line of Elevon Parkway, a variable width right–of–way as recorded in Document Number 2023–925, Official Public Records of Collin County, Texas, said point also being the southeast corner of CA1, Block A Elevon East Commercial Addition, Phase 1, as recorded in Document Number 2024–235, Official Public Records of Collin County, Texas;

THENCE along the east line of said Elevon East Commercial Addition as follows:

North 32 degrees 49 minutes 22 seconds East, 32.38 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
North 07 degrees 45 minutes 12 seconds West, 65.62 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
North 29 degrees 40 minutes 21 seconds East, 105.05 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;
North, 85.33 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner;

THENCE South 56 degrees 23 minutes 16 seconds East, 98.12 feet to a point for corner;

THENCE North 33 degrees 44 minutes 26 seconds East, 143.96 feet to a point for corner in the north line of said 10.224 acre tract;

THENCE South 88 degrees 40 minutes 47 seconds East, 441.48 feet to a one–half inch iron rod found at the north east corner of said 10.224 acre tract of land, said point also being in the west line of Lot 5X, Block U Lakepoint Phase IIa, an addition to Collin County as recorded in Document Number 2021–713, Official Public Records of Collin County, Texas;

THENCE South 06 degrees 55 minutes 38 seconds East, 307.34 feet along the west line of said Lot 5X to a one–half inch iron rod found for corner, said point being the northwest corner of said 2.058 acre tract of land;

THENCE North 84 degrees 43 minutes 14 seconds East, 235.30 feet to a one–half inch iron rod with yellow cap stamped “JBI” found at the northeast corner of said 2.058 acre tract;

THENCE South 01 degrees 54 minutes 29 seconds East, 529.89 feet along the east line of said 2.058 acre tract to a one–half inch iron rod with yellow cap stamped “JBI” found in the east line of said 0.906 acre tract;

THENCE South 23 degrees 34 minutes 55 seconds East, 73.42 feet to a one–half inch iron rod with yellow cap stamped “JBI” found at the southeast corner of said 0.906 acre tract;

THENCE South 72 degrees 07 minutes 37 seconds West, 123.81 feet along the south line of said 0.906 acre tract to a point for corner, said point being in the north right–of–way line of said Elevon Parkway;

THENCE North 51 degrees 55 minutes 50 seconds West, 136.90 feet along the north line of said Elevon Parkway to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point being in the south line of said 10.224 acre tract;

THENCE along the south line of said 10.224 acre tract and along the north right–of–way line of said Elevon Parkway as follows:

Northwesterly, 74.17 feet along a curve to the left, having a central angle of 05 degrees 14 minutes 48 seconds, a radius of 810.00 feet, a tangent of 37.11 feet and whose chord bears North 54 degrees 33 minutes 14 seconds West, 74.15 feet to a one–half inch iron rod with yellow cap stamped “JBI” set for corner;
North 57 degrees 10 minutes 38 seconds West, 725.78 feet to a one–half inch iron rod with cap stamped “USA INC” found for corner;
North 48 degrees 33 minutes 01 seconds West, 100.00 feet to a one–half inch iron rod with cap stamped “USA INC” found for corner;
North 57 degrees 10 minutes 38 seconds West, 13.39 feet to the POINT OF BEGINNING and containing 512,442 square feet or 11.764 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 NORTHEAST COMMERCIAL**, an addition to the City of Lavan, 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 Lavan use thereof. The City of Lavan 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 Lavan 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 Lavan and BCSUD, forever for purposes indicated on this plat.
- The City of Lavan 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 Lavan and BCSUD.
- The City of Lavan, 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 Lavan, 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 Lavan 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 Lavan.

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

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 Lavan.

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 Lavan, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavan, Texas

Accepted:

Date: _____

Mayor, City of Lavan, Texas

The undersigned, the city secretary of the City of Lavan, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Lavan 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, 2026.

City Secretary, City of Lavan, Texas

FINAL PLAT
ELEVON NORTHEAST COMMERCIAL

6 LOTS
BLOCK A, LOTS 1–6
11.764 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS

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 3, 2026 Sheet 2 of 2

August 28, 2026

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

Re: Elevon Northeast Commercial, Phase 1
Final Acceptance

Dear Ms. Dobbs:

On Tuesday, August 25, 2026, a final walkthrough of the Development was conducted with representatives of the Developer, Contractor, Development Engineer, City Inspector and City Engineer. A "punch list" was created to identify items that required completion prior to final acceptance.

All punch list items have been satisfactorily addressed.

Maintenance bond for the sanitary sewer will be combined with the Lavon Landing work effort.

Pavement Maintenance bond only includes the driveway approach at Elevon Parkway.

A copy of Bear Creek SUD acceptance has not been received, but is expected.

A copy of Record Drawings has been provided.

We recommend acceptance of Elevon Northeast Commercial, Phase 1.

The 2-year Maintenance Warranty period will commence upon acceptance of the Development.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Matt Policano

F:\17024 - LAVON General Services\9 - Review\Elevon\East Commercial\Northeast Commercial\Phase 1\Elevon Ne Commercial
Phase 1 - Final Acceptance.docx



CITY OF LAVON Agenda Brief

MEETING: September 1, 2026

ITEM: 7 - A

Item:

Discussion and action regarding the site plan and landscape plan for the Lavon Commercial Center project at 895 N. SH 78 on Lot 24C-R-2, Block E Commercial of the Lake Breeze Estates Replat, situated southwest of the intersection of N. SH 78 and FM 6/Gage Rd., City of Lavon, Collin County, Texas (CCAD Property ID 2938584).

Application Information

Owner(s): Lavon 678 Development, LLC

Applicant: Costa Mazidji, Mazidji Group Engineering

Location: 895 N. SH 78, southwest of the intersection of N. SH 78 and FM 6/ Gage Rd., City of Lavon, Collin County, Texas

Description: Approximately 1.524 acres, Lot 24-C-R-2, Block E Commercial of the Lake Breeze Estates Replat Addition, CCAD Parcel ID 2938584

Current Zoning: Planned Development (PD)

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for two commercial buildings in the Lake Breeze Estates Addition, which is zoned in the Lake Breeze Planned Development.

The first building will be comprised of a 2,073 square foot Golden Chick restaurant with a drive through, an 800 square foot restaurant, and 6,336 square feet of retail space. The second building will contain a 1,065 square foot coffee shop with restaurant. Building façades and a photometric plan have been provided and reviewed.

The applicant submitted the application in April 2025 and upon completion of the initial review suspended the review to allow the off-site access and drainage facilities to be constructed by the Food & Fuel developer or property owner. The applicant recently resumed the submittal process.

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 Planned Development (PD). The proposed development of the property is permitted. The site plan and landscape plan are prepared in conformance with the approved zoning requirements and comprehensive plan.

Platting: The property is situated within a replat of Lake Breeze Estates Addition Commercial.

Access: Access is provided via access easements from N. SH 78. An off-site drive is being constructed by an adjacent property developer prior to permitting. The applicant provided and the consulting team reviewed appropriate traffic studies and queuing analysis.

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.

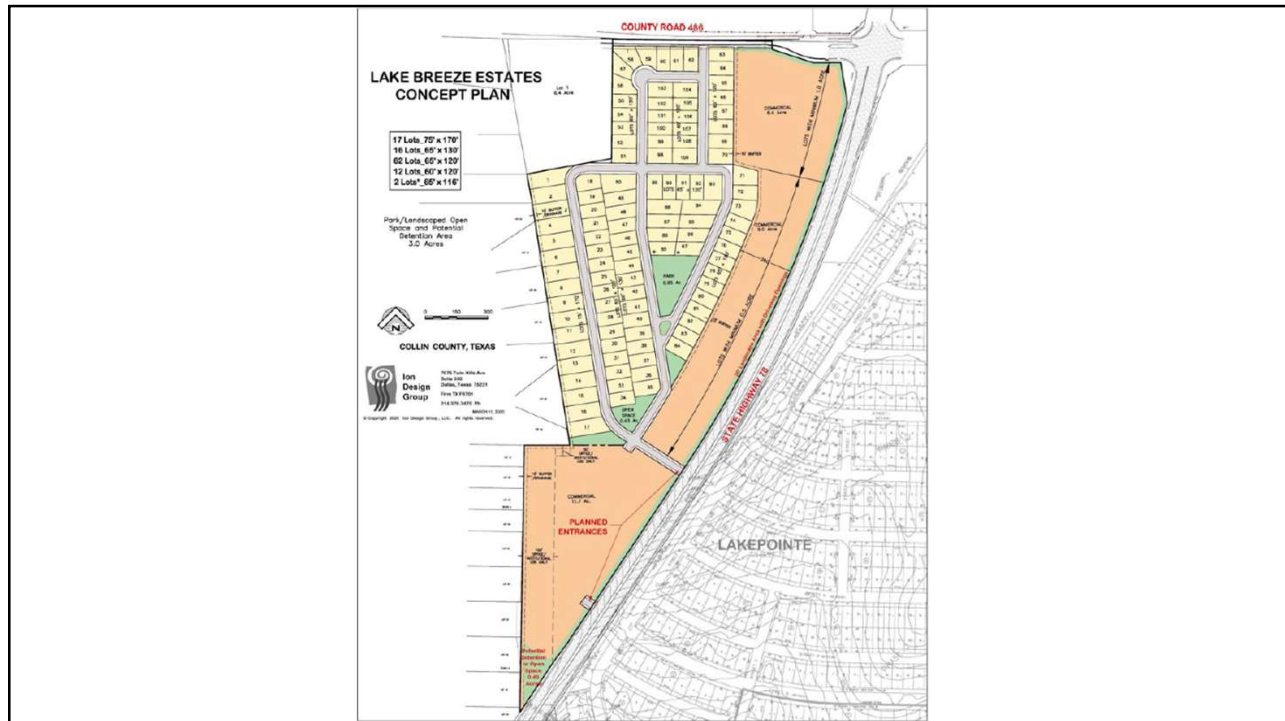
Signage references are informational only and are not subject to the review and approval process. The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

Staff Notes:

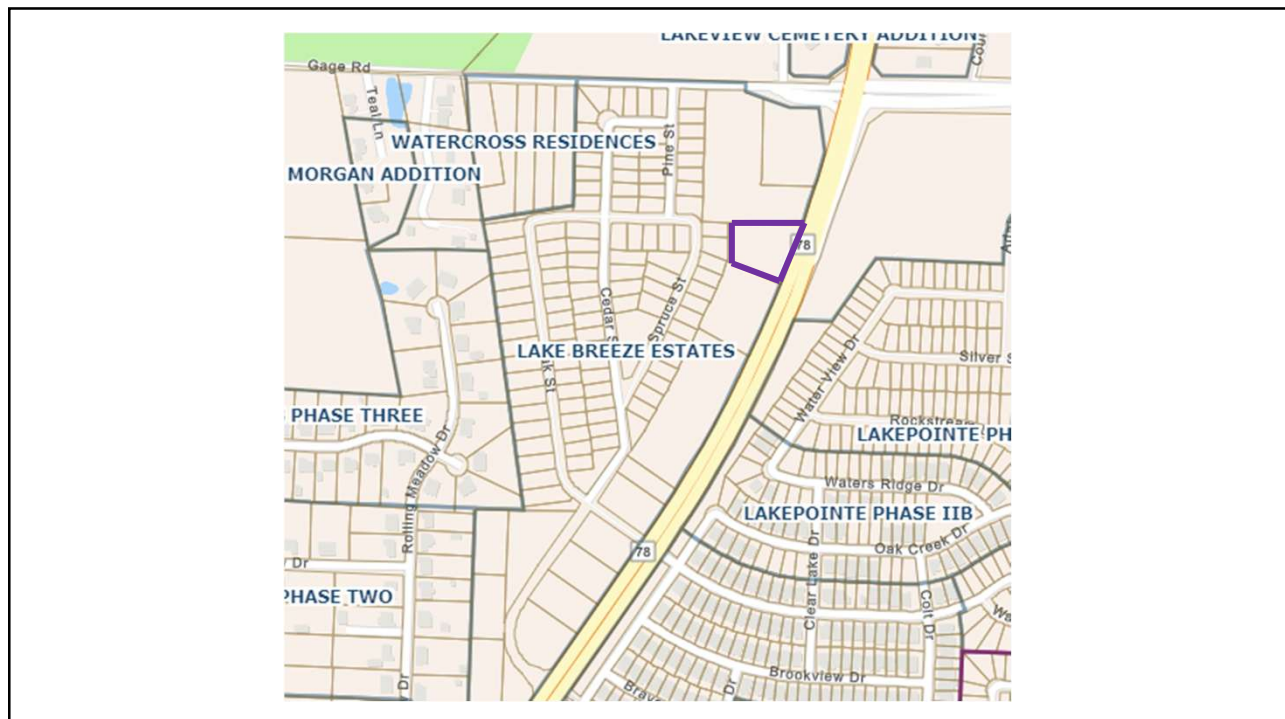
Approval of the site plan and landscape plan are recommended, subject to the final review and approval of the city engineer.

Attachments:

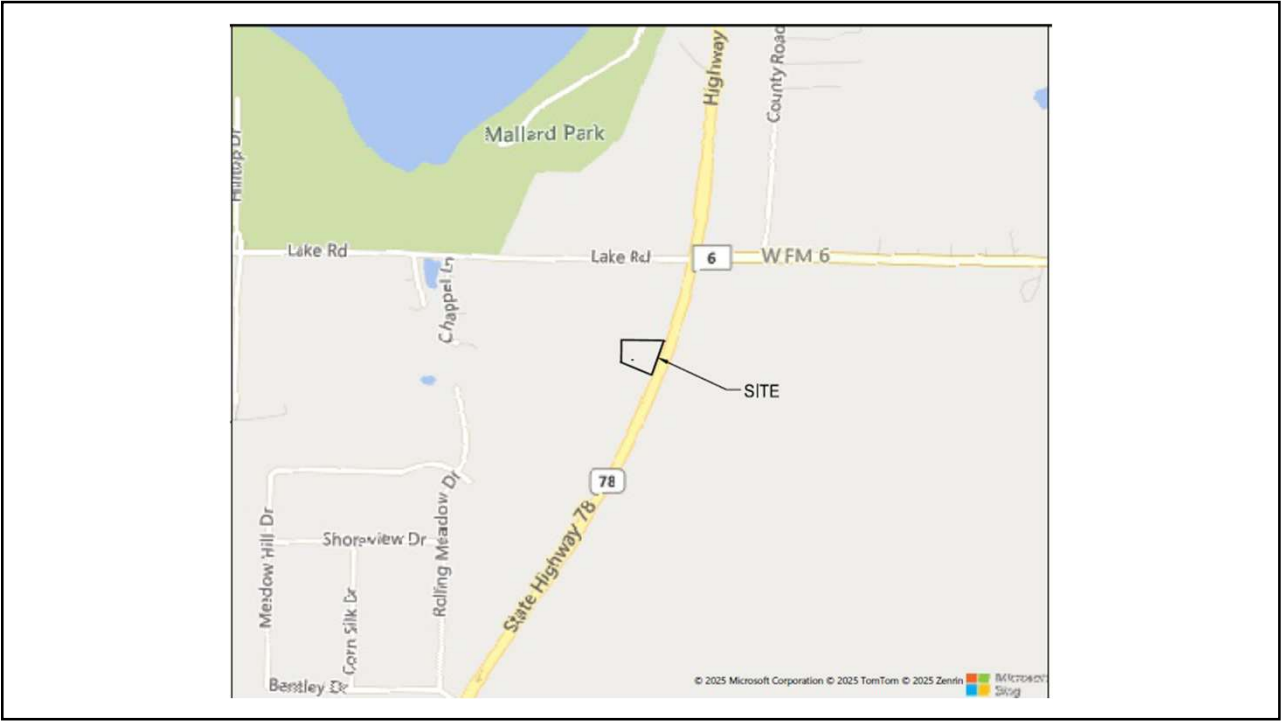
- 1. Location exhibits
- 2. Application - Site Plan and Landscape Plan
- 3. Planning and Engineering Review comments



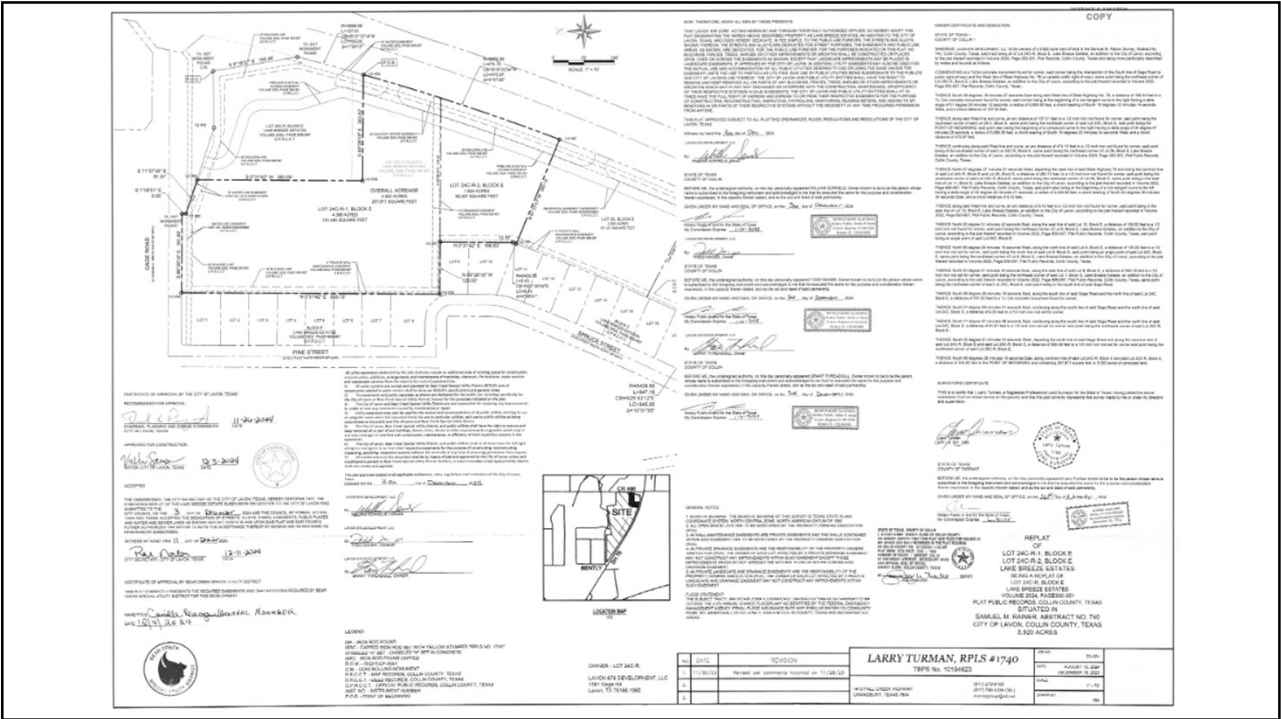
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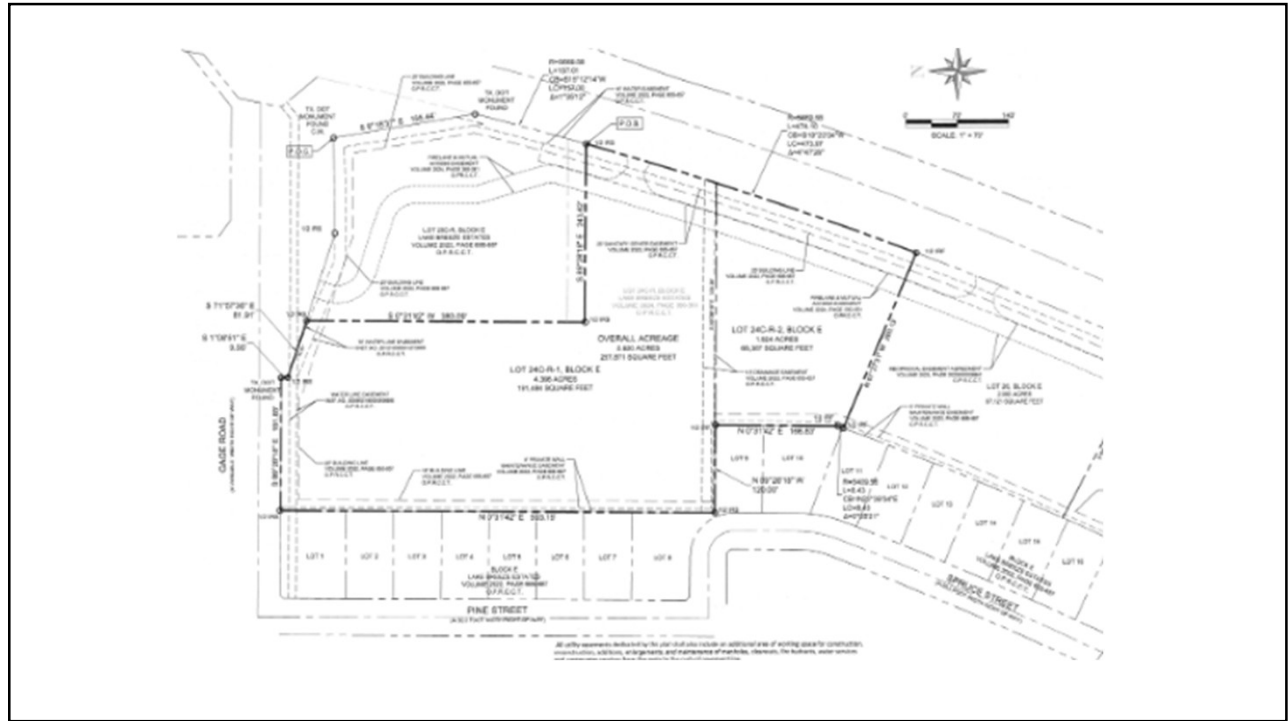
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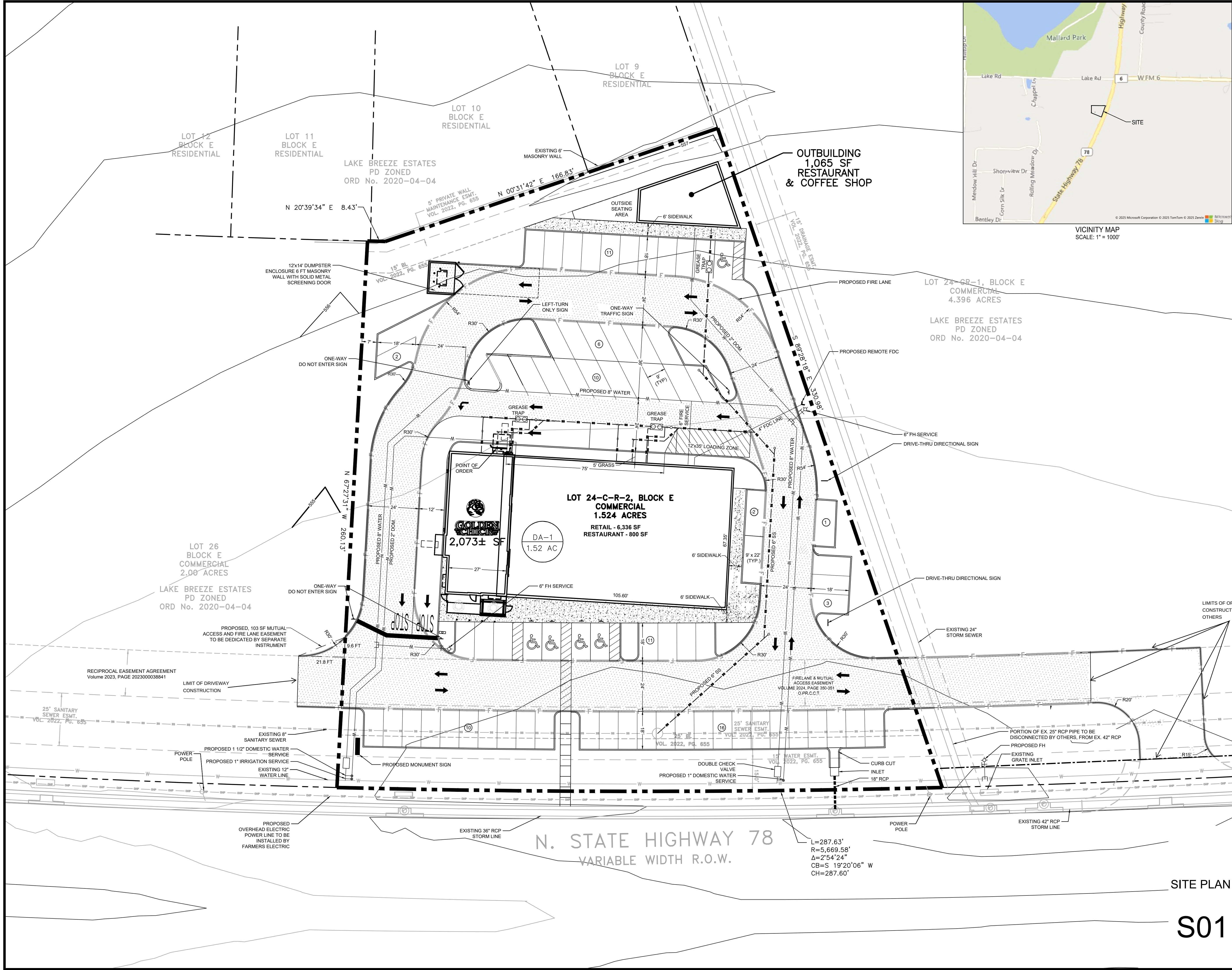
15



16



17



SITE DATA TABLE	
GROSS SITE AREA	1.52 AC.
GOLDEN CHICK - 2,073 SF	
PARKING REQUIRED	21
PARKING PROVIDED	21
RETAIL - 6,336 SF	
PARKING REQUIRED	32
HANDICAP PARKING	4
PARKING PROVIDED	32
RESTAURANT - 800 SF	
PARKING REQUIRED	8
PARKING PROVIDED	8
OUTBUILDING - 1,065 SF	
PARKING REQUIRED	11
HANDICAP PARKING	1
PARKING PROVIDED	11
TOTAL BUILDINGS - 10,468 SF	
TOTAL PARKING REQUIRED	72
TOTAL PARKING PROVIDED	72
LOT COVERAGE (66,375.35 SF)	
IMPERVIOUS AREA	51,836 SF / 1.19 AC. (78%)
PERVIOUS AREA	14,540 SF / 0.33 AC. (22%)

- RETAIL: 1 PARKING / 200 SF
RESTAURANT: 1 PARKING / 100 SF
- NOTE:
1. LOT 24 C-R-2, BLOCK E ZONED PD, ORD No. 202-04-04 COMMERCIAL USE
 2. NO TREES EXIST ON LOT
 3. THE BUILDING PERMIT ISSUANCE IS CONDITIONED ON COMPLETED CONSTRUCTION OF THE DECELERATION LANE

LEGEND	
PROPOSED PARKING COUNT	⊗
PROPOSED FIRE HYDRANT	⊕
LIGHT DUTY CONCRETE	□
HEAVY DUTY CONCRETE	▨
PROPOSED FIRE LANE	—
PROPERTY BOUNDARY	---

FIRM REGISTRATION F-10158
CITY OF LAVON, TX
LAVON COMMERCIAL CENTER
895 N. STATE HWY 78
LAVON, TX 75166
LOT 24-C-R-2 BLOCK E
LAKE BREEZE ESTATES

MAZIDJI GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI, P.E.

DESIGNED CM	SCALE: AS SHOWN	JOB NO.
DRAWN JDB	DATE: NOV 2025	MG 362
CHECKED CM		

SITE PLAN

S01

EXTERIOR MATERIAL LEGEND



STONE



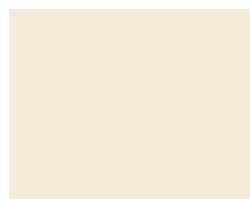
BRICK AT
GOLDEN CHICK



BRICK AT RETAIL



PERGOLA STAIN



STUCCO

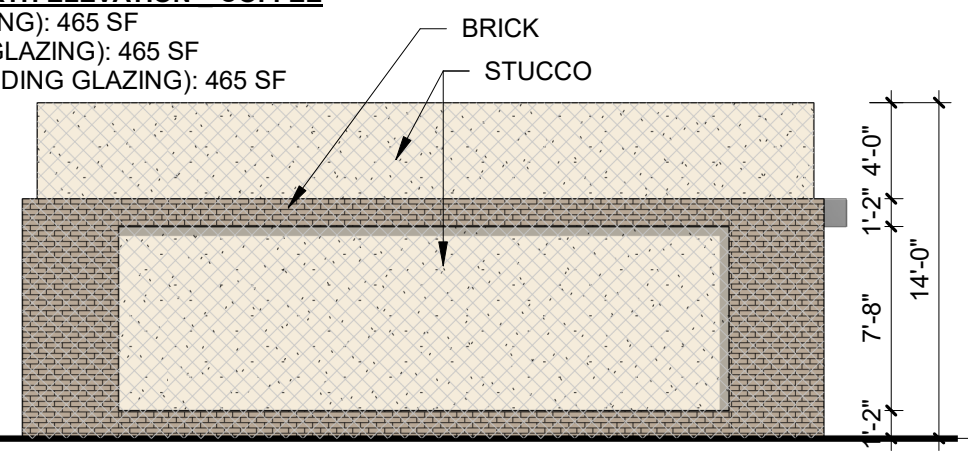


METAL PANEL

- ALL ELEVATIONS GOLDEN CHICK AND ATTACHED RETAIL ELEVATIONS REFLECT 100% MASONRY MATERIAL COVERAGE LESS CANOPIES, GLAZED OPENINGS, AND DOOR OPENINGS
- SEE COFFEE ELEVATIONS FOR MASONRY PERCENTAGES

FACADE MATERIAL COVERAGE - NORTH ELEVATION COFFEE

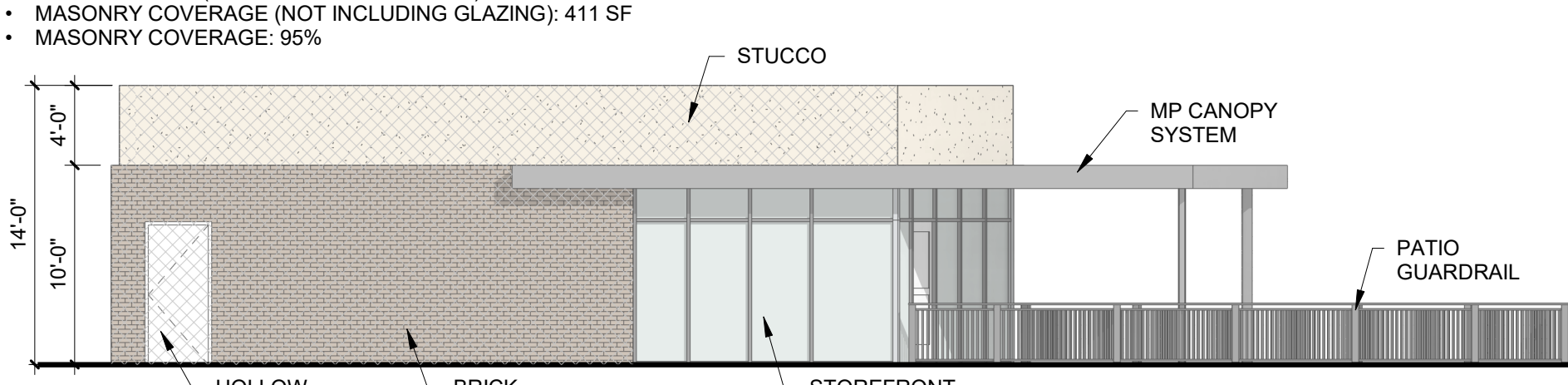
- OVERALL AREA (INCLUDING GLAZING): 465 SF
- OVERALL AREA (NOT INCLUDING GLAZING): 465 SF
- MASONRY COVERAGE (NOT INCLUDING GLAZING): 465 SF
- MASONRY COVERAGE: 100%



FLOOR PLAN
100' - 0"

FACADE MATERIAL COVERAGE - WEST ELEVATION COFFEE

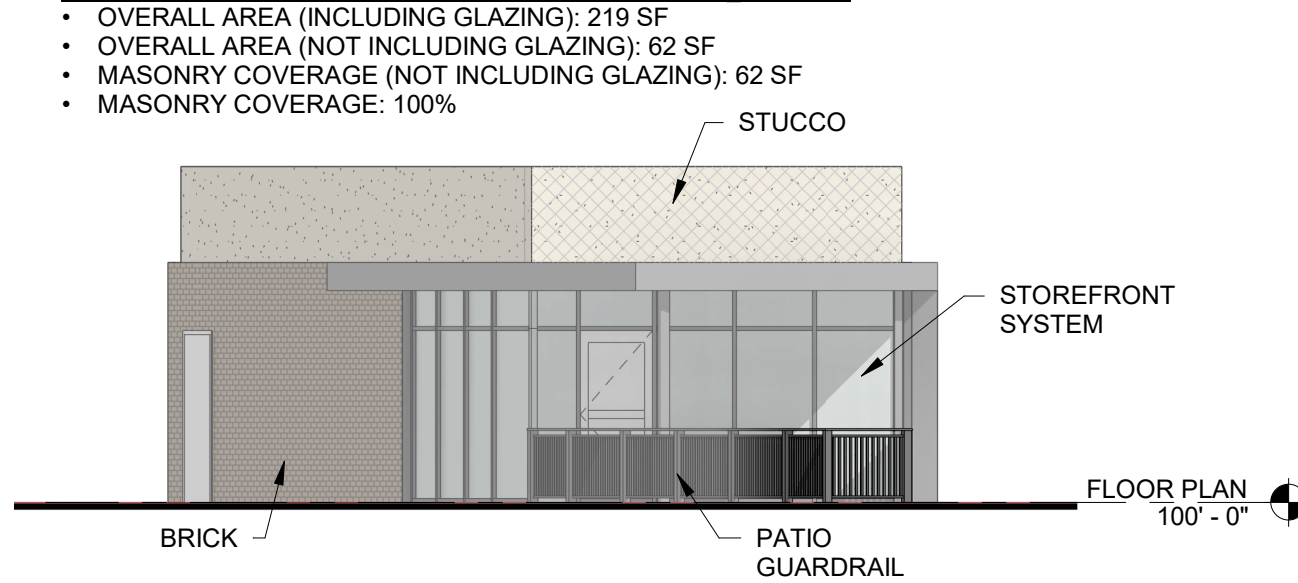
- OVERALL AREA (INCLUDING GLAZING): 551 SF
- OVERALL AREA (NOT INCLUDING GLAZING): 433 SF
- MASONRY COVERAGE (NOT INCLUDING GLAZING): 411 SF
- MASONRY COVERAGE: 95%



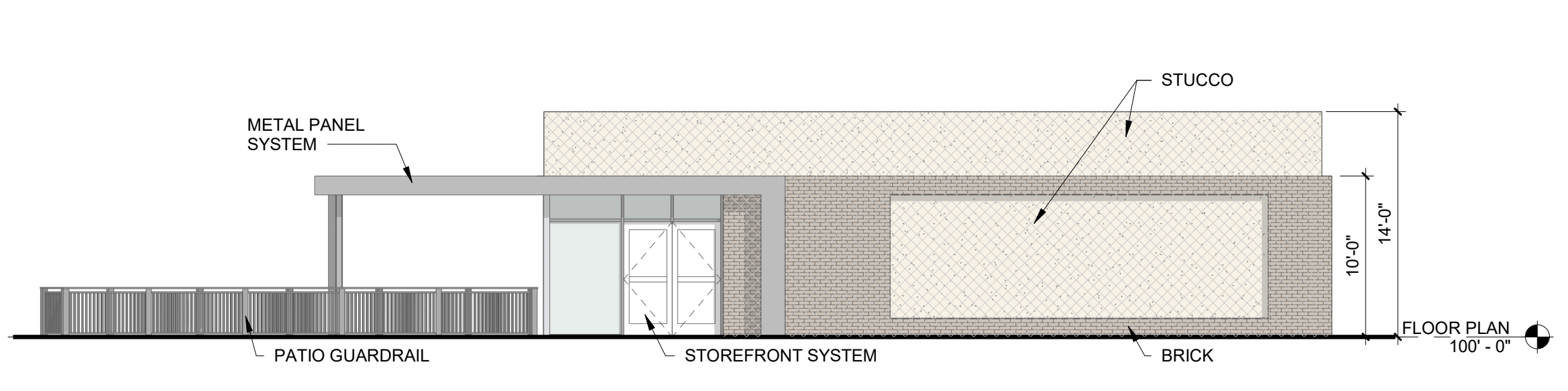
FLOOR PLAN
100' - 0"

FACADE MATERIAL COVERAGE - SOUTH ELEVATION COFFEE

- OVERALL AREA (INCLUDING GLAZING): 219 SF
- OVERALL AREA (NOT INCLUDING GLAZING): 62 SF
- MASONRY COVERAGE (NOT INCLUDING GLAZING): 62 SF
- MASONRY COVERAGE: 100%



FLOOR PLAN
100' - 0"



FLOOR PLAN
100' - 0"

FACADE MATERIAL COVERAGE - EAST ELEVATION COFFEE

- OVERALL AREA (INCLUDING GLAZING): 683 SF
- OVERALL AREA (NOT INCLUDING GLAZING): 585 SF
- MASONRY COVERAGE (NOT INCLUDING GLAZING): 555 SF
- MASONRY COVERAGE: 95%

EAST ELEVATION COFFEE 5

SCALE: 1/8" = 1'-0"

P1

WEST ELEVATION COFFEE 8

SCALE: 1/8" = 1'-0"

P1

NORTH ELEVATION COFFEE 7

SCALE: 1/8" = 1'-0"

P1

PERSPECTIVE COFFEE 10

SCALE: 1/8" = 1'-0"

P1

PERSPECTIVE RETAIL 9

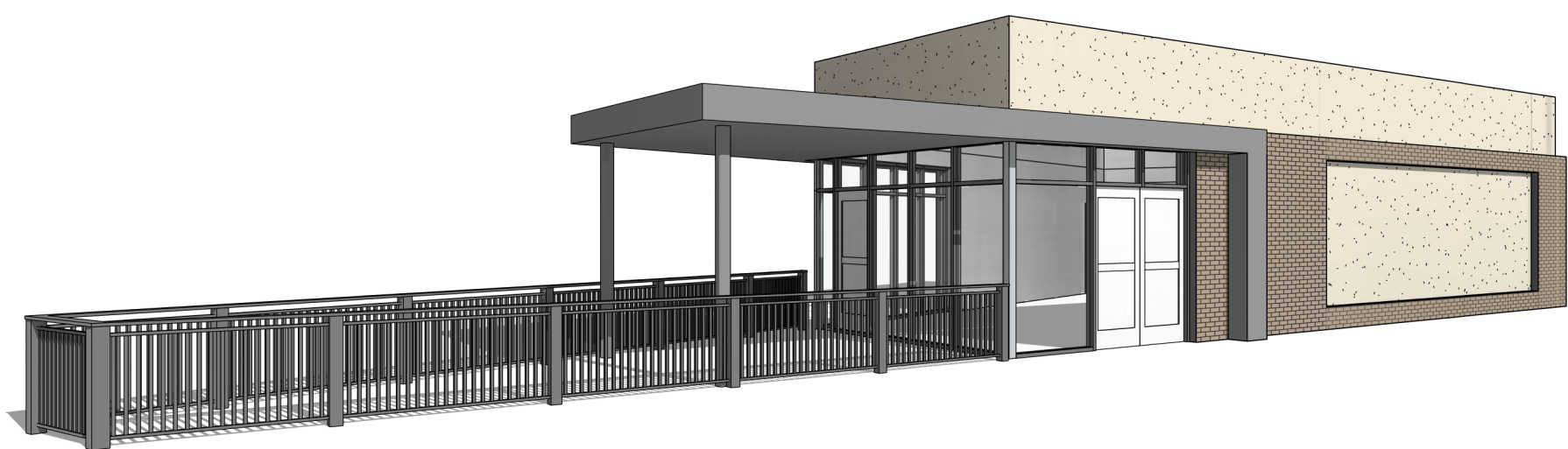
SCALE: 1/8" = 1'-0"

P1

SOUTH ELEVATION COFFEE 6

SCALE: 1/8" = 1'-0"

P1



NORTH ELEVATION RETAIL 4

SCALE: 1/8" = 1'-0"

P1

WEST ELEVATION RETAIL 3

SCALE: 1/8" = 1'-0"

P1

SOUTH ELEVATION RETAIL 2

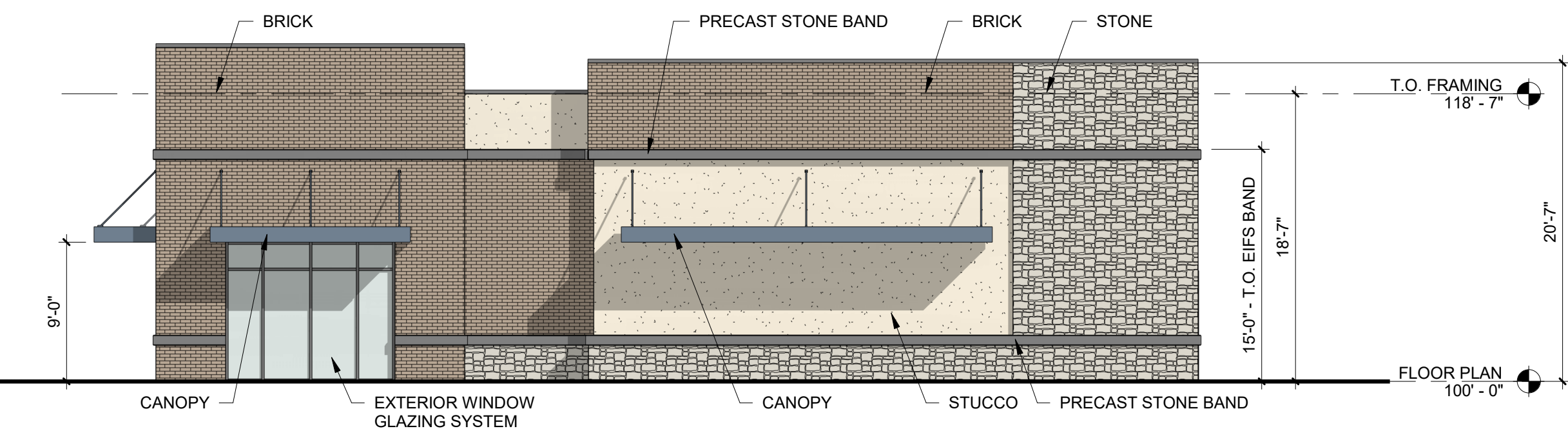
SCALE: 1/8" = 1'-0"

P1

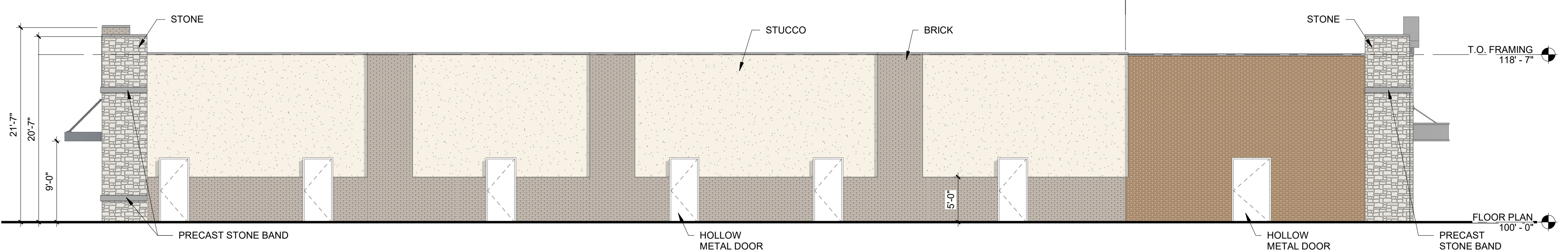
EAST ELEVATION RETAIL 1

SCALE: 1/8" = 1'-0"

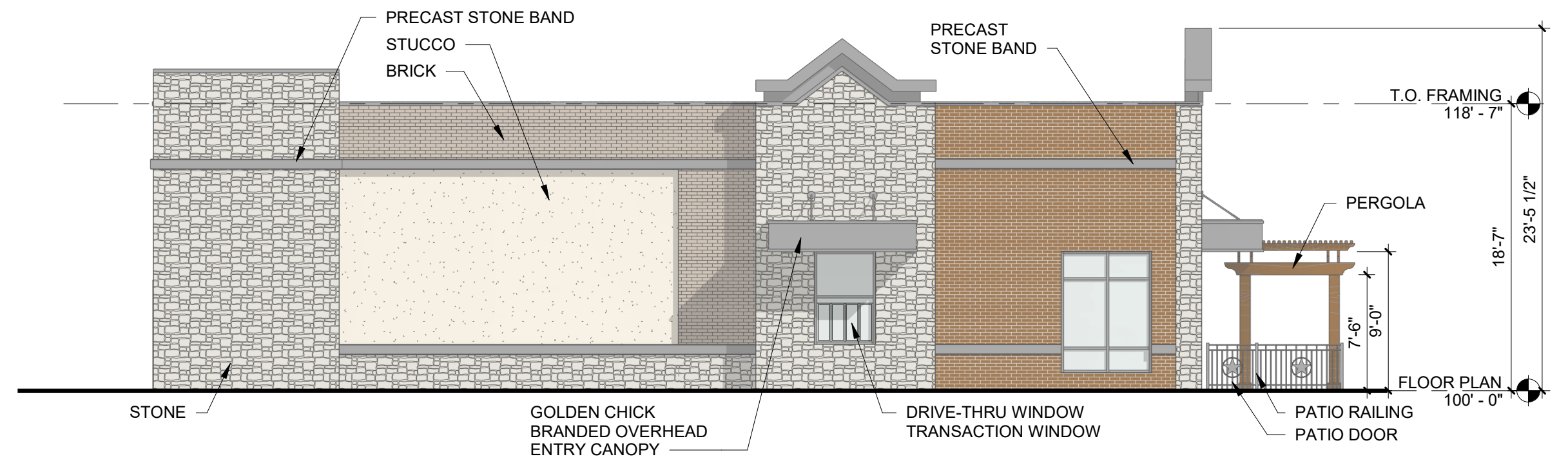
P1



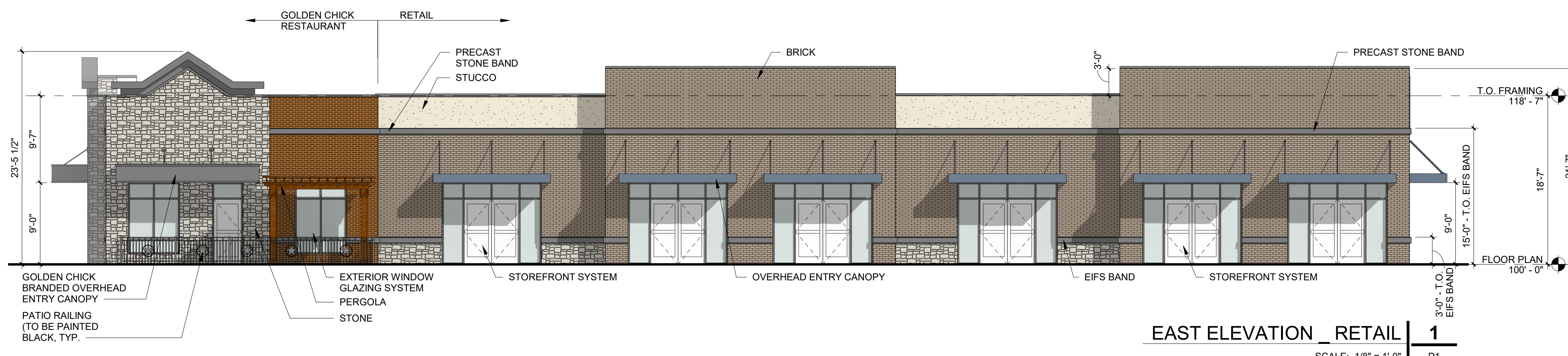
FLOOR PLAN
100' - 0"



FLOOR PLAN
100' - 0"



FLOOR PLAN
100' - 0"



FLOOR PLAN
100' - 0"



CITY OF LAVON SITE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Costa Mazidji, PhD, PE - Mazidji Group Engineering
Address: 11105 Fernald Avenue, Dallas, TX 75218
Telephone Number: 214-663-1068
Email Address: costa@mazidjigroup.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
Lot 24C-R-2, Block E, Lake Breeze Estates. Samuel M. Rainer, Abstract No. 740

City of Lavon, Collin County, Texas

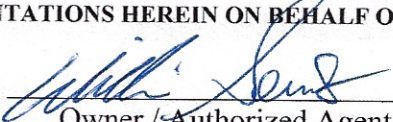
SUBDIVISION NAME: (*approved plat is prerequisite*) Lake Breeze Estates

ZONING: Commercial (PD-MU, ORD. No. 2020-04-04)

LEGAL OWNER OF PROPERTY INVOLVED: Lavon 678 Development, LLC

If Applicant is NOT the Owner, Relationship to Owner: Engineering Consultant for Amir Nerway, Prospective purchaser of above-referenced property

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

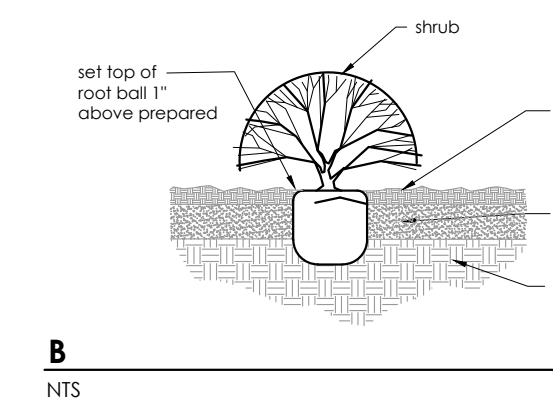
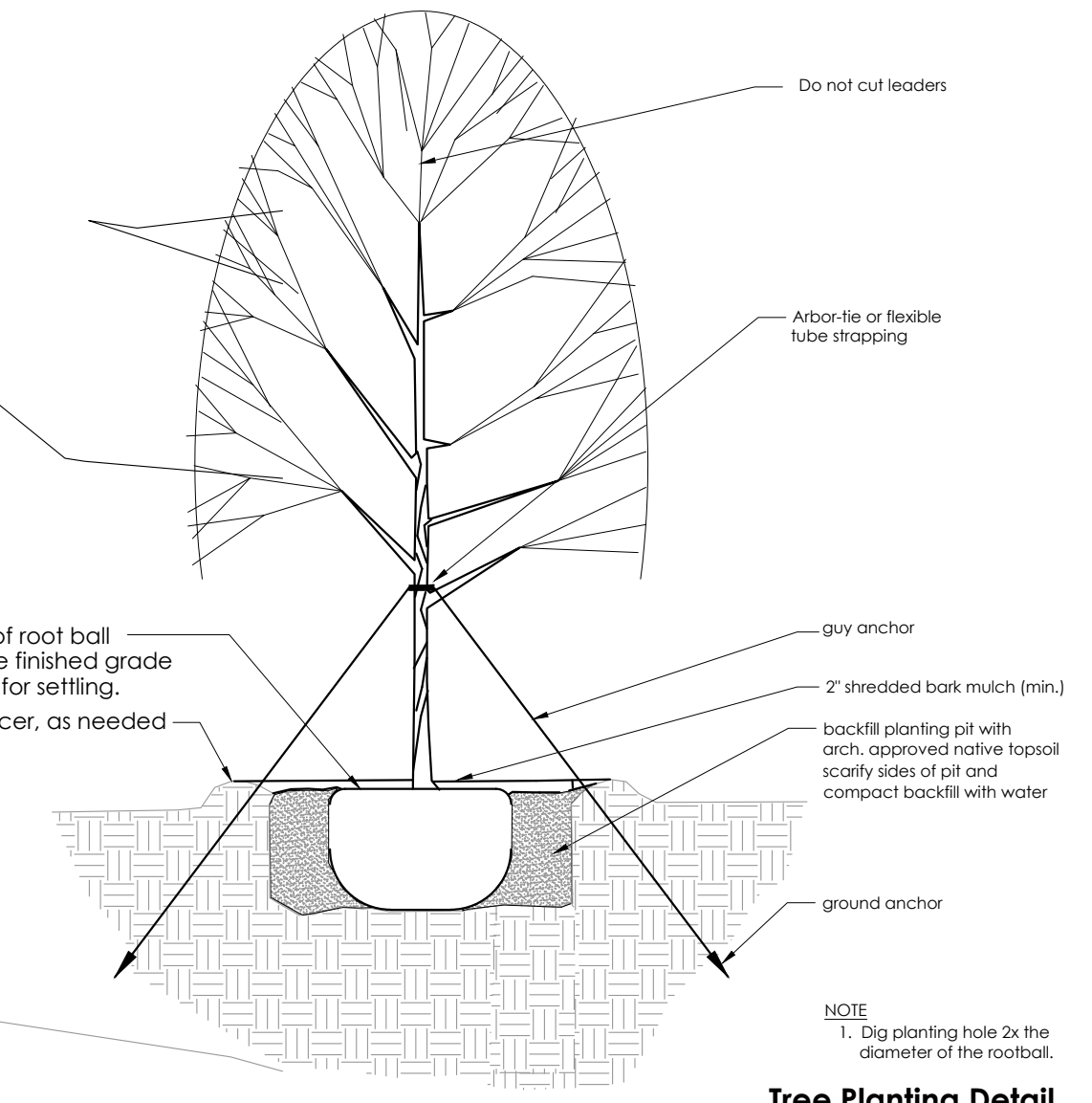
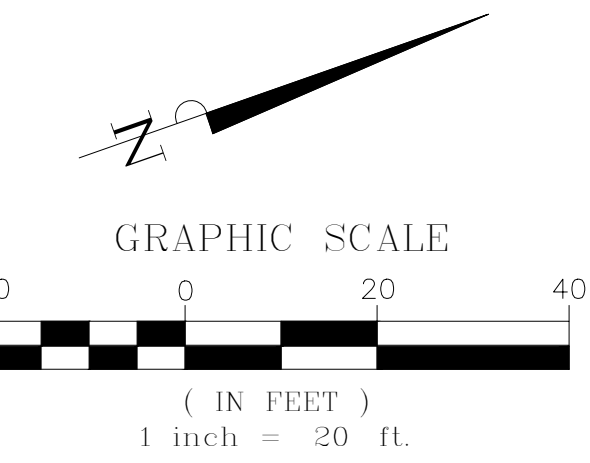
Signature: 
Owner / Authorized Agent

Date 4/17/2025

Printed Name: William Sorrels
Owner / Authorized Agent
Title: Manager
Company: Lavon 678 Development, LLC

City Office Use Only:

Fee paid (<i>due at time of application</i>)	Amount:	Check #	or Cash _____
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			



LANDSCAPE MATERIAL SCHEDULE				
Canopy Trees				
SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION AT PLANTING
	6	Bur Oak	Quercus macrocarpa	2 1/2\"/>
	10	Live Oak	Quercus virginiana	2 1/2\"/>
	5	Drake Elm	Ulmus parvifolia Drake	2 1/2\"/>
Shrubs and Groundcovers				
SYM	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION AT PLANTING
	46	Red Yucca	Hesperaloe parviflora	3 gal., full & heavy 30\"/>
	29	Lindheimer Muhly	Muhlenbergia lindheimeri	3 gal., full & heavy 30\"/>
	16	Green Cloud Texas Sage	Leucophyllum frutescens Green Cloud	3 gal., full & heavy 30\"/>
	13,914 SF	Bermuda Hydromulch	Cynodon dactylon	Provide temporary irrigation unit established.
	174 SF	Decorative River Cobble	To be Selected	3\"/>
	309 SF	Decomposed Granite	To be Selected	3\"/>
	16,314 SF	Solid Bermuda Sod	Cynodon dactylon	Ref. detail for subgrade preparation.

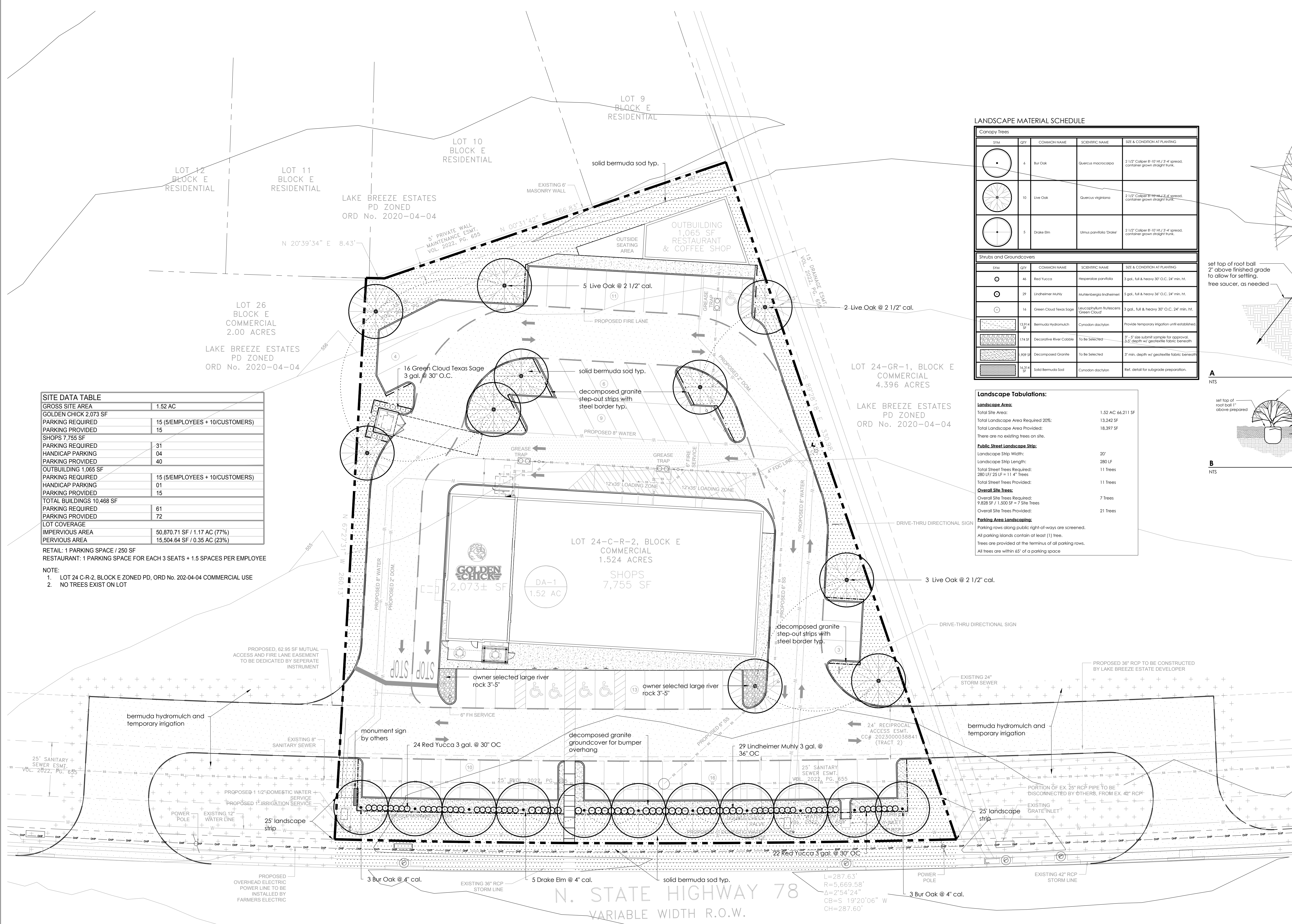
Landscape Tabulations:

<u>Landscape Area:</u>	
Total Site Area:	1.52 AC 66,211 SF
Total Landscape Area Required 20%:	13,242 SF
Total Landscape Area Provided:	18,397 SF
There are no existing trees on site.	
<u>Public Street Landscape Strip:</u>	
Landscape Strip Width:	20'
Landscape Strip Length:	280 LF
Total Street Trees Required:	11 Trees
280 LF / 25 LF = 11 4" Trees	
Total Street Trees Provided:	11 Trees
<u>Overall Site Trees:</u>	
Overall Site Trees Required:	7 Trees
7,828 SF / 1,500 SF = 7 Site Trees	
Overall Site Trees Provided:	21 Trees
<u>Parking Area Landscaping:</u>	
Parking rows along public right-of-ways are screened.	
All parking islands contain at least (1) tree.	
Trees are provided at the terminus of all parking rows.	
All trees are within 65' of a parking space	

SITE DATA TABLE	
GROSS SITE AREA	1.52 AC
GOLDEN CHICK 2,073 SF	
PARKING REQUIRED	15 (5/EMPLOYEES + 10/CUSTOMERS)
PARKING PROVIDED	15
SHOPS 7,755 SF	
PARKING REQUIRED	31
HANDICAP PARKING	04
PARKING PROVIDED	40
OUTBUILDING 1,065 SF	
PARKING REQUIRED	15 (5/EMPLOYEES + 10/CUSTOMERS)
HANDICAP PARKING	01
PARKING PROVIDED	15
TOTAL BUILDINGS 10,468 SF	
PARKING REQUIRED	61
PARKING PROVIDED	72
LOT COVERAGE	
PERVIOUS AREA	50,870.71 SF / 1.17 AC (77%)
PERVIOUS AREA	15,504.64 SF / 0.35 AC (23%)

RETAIL: 1 PARKING SPACE / 250 SF
RESTAURANT: 1 PARKING SPACE FOR EACH 3 SEATS + 1.5 SPACES PER EMPLOYEE

NOTE:
1. LOT 24 C-R-2, BLOCK E ZONED PD, ORD No. 202-04-04 COMMERCIAL USE
2. NO TREES EXIST ON LOT



For Municipal Review
James A Cooper RLA 1287
07 April 2025

COOPER DESIGN WORKS
LANDSCAPE ARCHITECTS
214 212 2488
PO BOX 492 ROCKWALL TX 75087
COOPERDESIGNWORKS.COM

FIRM REGISTRATION F-10158
CITY OF LAVON, TX
LAVON COMMERCIAL
CENTER

MAZIDJI GROUP
CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI, P.E.

DESIGNED	CDW	SCALE:	AS SHOWN	JOB NO.
DRAWN	CDW	DATE:	APRIL 2025	MG 362
CHECKED	CDW			

LANDSCAPE PLAN
L 1.0



CITY OF LAVON LANDSCAPE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220 Fax (972) 843-0397

APPLICATION INFORMATION

Name: Costa Mazidji, PhD, PE - Mazidji Group Engineering
Address: 11105 Fernald Avenue, Dallas, TX 75218
Telephone Number: 214-663-1068
Email Address: costa@mazidjigroup.com

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

Lot 24C-R-2, Block E, Lake Breeze Estates. Samuel M. Rainer, Abstract No. 740

City of Lavon, Collin County, Texas

SUBDIVISION NAME: (approved plat is prerequisite)

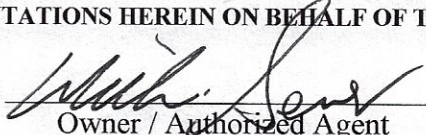
Lake Breeze Estates

ZONING: Commercial (PD-MU, ORD. No. 2020-04-04)

LEGAL OWNER OF PROPERTY INVOLVED: Lavon 678 Development, LLC

If Applicant is NOT the Owner, Relationship to Owner: Engineering Consultant for Amir Nerway, Prospective purchaser of above-referenced property

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

Signature: 
Owner / Authorized Agent

4/22/25
Date

Printed Name: William Sorrels
Owner / Authorized Agent
Title: Manager
Company: Lavon 678 Development, LLC

City Office Use Only:

Fee paid (due at time of application)	Amount:	Check #	or Cash
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			

August 21, 2026

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

Re: Lavon Commercial Center – Lake Breeze Lot 24C-R-2, Block E, 1 Lot, 1.524 Acres
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated November 2025 as prepared by Mazidji Group for the above referenced property. The property is located within the Lake Breeze North Commercial area on Lot 24C-R-2. 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. Water service to be provided by Bear Creek SUD.
2. The property has been platted (CCPR #2024010000584).
3. The proposed use consists of two (2) structures identified as restaurant and retail.
4. The proposed deceleration and driveway to be constructed as part of the development of Lot 25-C-R has been permitted. The additional access point to SH 78 for this property has been removed from the Site Plan.
5. A queueing analysis for the proposed drive-through has been provided. should be provided. The current configuration supports 6 vehicles. The anticipated maximum queue length is 3 vehicles based upon a similar location. Utilizing Trip Generation for peak hours, only 2 vehicles are anticipated. Therefore the 6 vehicle capacity is adequate for this drive through lane.
6. The Site Data Table has been updated to reflect the addition of 800 sf of restaurant space. The overall building area has been reduced from 9,828 sq ft to 9,209 sq ft. Additional parking spaces have been provided to accommodate the changes.

SITE PLAN

7. Fire Lanes shall have a minimum radius of 30'. Ther is one radii that is not labeled.
8. There will be a TxDOT permit required for this project to include the sidewalk connection and drainage connection to SH 78. The Developer has contacted TxDOT on a detention plan to conform to current TxDOT policy. TxDOT has expressed that conceptually they are agreeable to the proposed improvements (Sheet DT01, TxDOT review date 08/12/2026)), but they did have some comments. The final design of the drainage, including detention, will be reviewed as part of the Civil Plan review. Once the City is agreeable to the improvement, it will be sent to TxDOT for final review and permitting.

9. The north driveway deceleration lane is shown to be by others. Note 3 has been added stating "The Building Permit issuance is conditioned on completed construction of the deceleration lane".
10. The driveway should be clearly labeled and delineated to show the portion to be constructed with this project.

This concludes our review of the above referenced Site Plan. **We recommend APPROVAL of the Site Plan, subject to the 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. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachment

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\Golden Chick\Lake Breeze - Lavon Commercial Center - Site Plan - Rev 2.docx

August 18, 2026

Mr. Mark Hill, P.E.
Consulting City Engineer
9330 LBJ Freeway, Suite 1225
Dallas, Texas 75243

RE: Lavon Commercial Center Site Plan
Lake Breeze Lot 24C-R-2, Block E, 1 Lot, 1.524 Acres Site Plan
MyGov Submittal: April 22, 2025
Project No. MG362

Dear Mr. Hill:

Please find herewith the responses to your August 13th comments regarding the above-referenced project submittal:

GENERAL

Comment No. 1 – Noted

Comment No. 2 – Noted

Comment No. 3 – Noted

Comment No. 4 – Noted

Comment No. 5 – Noted

SITE PLAN

Comment No. 6 – Comment Noted. The radius on the West side of the property has been added to the site plan

Comment No. 7 – The Reciprocal Access Easement boundary has been clearly delineated and labelled onsite and offsite. Per the filed and recorder Replat (see attached), The Mutual access area is labelled “RECIPROCAL EASEMENT AGREEMENT Volume 2023, PAGE 2023000038841” South of Lot 24-C-R2.

It is, however, labelled as “FIRELANE AND MUTUAL ACCESS EASEMENT, VOLUME 2024, PAGE 350-351 OPRCCT” for Lot 24-C-R2 and North of it. Furthermore, according to the Replat, the width of the mutual access and reciprocal area is less than 24 feet based on measurement of its width on the Replat and on the Plat.

The mutual/reciprocal easement line, along the East side of the drive, overlaps with the 25’ sanitary sewer easement. Combining these 2 different types of lines would end up generating a continuous line. To avoid confusion due to overlapping, the sanitary sewer easement line was kept as shown on the replat along the East side.

Comment No. 8 – The retail portion of the building has been reduced by 1,000 SF and the corresponding area use was changed to 1,000 SF of restaurant use. The number of parking stalls released from this conversion and the 7 additional parking stalls in the

Mr. Mark Hill, P.E.
August 18, 2026
Proj. MG362

prior version of the site plan have been allocated for the new restaurant use area. The Site Data Table has been updated to reflect this change.

Comment No. 9 – Comment noted regarding TXDOT permit requirements to include the sidewalk and drainage connections. TXDOT comments will be incorporated to our construction plans and will be sent to the city for review approval and submittal to TXDOT for their review and approval.

Comment No. 10 – The deceleration lane is called out to be constructed by Lot 24-CR lot owner to the North. Based on our communication earlier today, I have included on the plans the following statement as Note 3:

"The building permit issuance for the development is conditioned on completed construction of the deceleration lane"

Please feel free to contact me at 214-663-1068 if you have any questions or if you need clarification regarding the present communication.

Sincerely,
Mazidji Group


Costa Mazidji, PhD, PE
Principal

CC: Mr. Amir Nerway
Ms. Kim Dobbs
File

August 13, 2026

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

Re: Lavon Commercial Center – Lake Breeze Lot 24C-R-2, Block E, 1 Lot, 1.524 Acres
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated November 2025 as prepared by Mazidji Group for the above referenced property. The property is located within the Lake Breeze North Commercial area on Lot 24C-R-2. 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. Water service to be provided by Bear Creek SUD.
2. The property has been platted (CCPR #2024010000584).
3. The proposed use consists of two (2) structures identified as restaurant and retail.
4. The proposed deceleration and driveway to be constructed as part of the development of Lot 25-C-R has been permitted. The additional access point to SH 78 for this property has been removed from the Site Plan.
5. A queueing analysis for the proposed drive-through has been provided. should be provided. The current configuration supports 6 vehicles. The anticipated maximum queue length is 3 vehicles based upon a similar location. Utilizing Trip Generation for peak hours, only 2 vehicles are anticipated. Therefore the 6 vehicle capacity is adequate for this drive through lane.

SITE PLAN

6. Fire Lanes shall have a minimum radius of 30'. Ther is one radii that is not labeled.
7. The Reciprocal Access Easement boundary should be clearly delineated and labeled, both onsite and offsite. The easement label should be corrected to reflect the correct document.
8. There is a second grease trap shown on the Retail portion of the building. It is not clear how this will be utilized. If it is for an additional restaurant, then parking should be modified to accommodate an additional restaurant.
9. There will be a TxDOT permit required for this project to include the sidewalk connection and drainage connection to SH 78. The Developer has contacted TxDOT on a detention plan to conform to current TxDOT policy. TxDOT has expressed that conceptually they are agreeable to the proposed improvements (Sheet DT01, TxDOT review date 08/12/2026)), but they did have some comments. The final design of the drainage,

including detention, will be reviewed as part of the Civil Plan review. Once the City is agreeable to the improvement, it will be sent to TxDOT for final review and permitting.

10. The north driveway deceleration lane is shown to be by others. It should be noted that in the event the adjacent development does not construct this deceleration lane, it will be the responsibility of this development to do so. The Site Plan should be clear on project limits as appropriate.

This concludes our review of the above referenced 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. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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\Lake Breeze Estates\Commercial\Golden Chick\Lake Breeze - Lavon Commercial Center - Site Plan - Rev 1.docx

April 30, 2026

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

Re: Golden Chick, Lake Breeze Estates
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: April 29, 2026

LJA Engineering, Inc. has reviewed the submittal and response 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
Phone: 972.339.8186
On behalf of the City of Lavon, TX

April 23, 2026

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

Re: Golden Chick, Lake Breeze Estates
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: April 20, 2026

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

1. Revise the Landscape Plan to remove all easements. Easements should only be shown on the Site Plan.

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 the first and last names being capitalized and prominent.

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

March 17, 2026

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

Re: Golden Chick, Lake Breeze Estates
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: March 11, 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 provide a one-way direction arrow in the escape lane of the drive through. Also, provide indications of sign locations, with corresponding legend, reflecting that the traffic will be one way in the northwest and southeast corners of the building.

Applicant Response: The Site Plan has been revised to provide a one-way direction arrow in the escape lane of the drive through. Indications of sign locations, with corresponding legend were also added, reflecting that the traffic will be one way in the northwest and southeast corners of the building.

Revise the Site Plan to label the Point of Order. Additional comments may be forthcoming.

2. **REPEAT COMMENT:** The parking row along the east side of the building is missing a tree and parking island. Staff recommends revising the Landscape Plan to add a canopy tree and a landscape island along the east side of the building.

Applicant Response: We have added a parking island to the parking row along the east side of the building per Staff recommendation. We have also added ornamental evergreen trees to the islands in front of the building to avoid future obstruction of storefront signage.

It does not appear that ornamental evergreen trees were added to the islands in front of the building. Revise the Landscape Plan to show the ornamental evergreen trees as described in the comment response letter.

3. Revise the Site Plan to provide 90-degree head-in parking for the entirety of the site, instead of angled parking.
4. Revise the Site Plan to label all Fire Lanes as "Fire Lane and Mutual Access Easement."
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
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
Phone: 972.339.8186
On behalf of the City of Lavon, TX

March 7, 2026

Ms. Tiffany McLeod
Project Manager,
LJA
6060 N. Central Expressway, Suite 400
Dallas, Texas 75206

RE: Lavon Commercial Center (Golden Chick)
Site Plan and Landscape Plans
MyGov Submittal: April 22, 2025
Project No. MG362

Dear Ms. McLeod:

Please find herewith the responses to your comments regarding the above-referenced project submittal:

Comment No. 1. - An Illumination Plan has been prepared and is being submitted with the revised plans.

Comment No. 2. - The dumpster container dumpster enclosure dimension has been revised to a 12' x 14' dimension in the Site Plan and Landscape Plan.

Comment No. 3. - A callout has been added to the site plan specifying the a minimum 6' height enclosure, built of masonry material, and solid metal screening doors.

Comment No. 4 - The Site Plan has been revised to provide a one-way direction arrow in the escape lane of the drive through. Indications of sign locations, with corresponding legend were also added, reflecting that the traffic will be one way in the northwest and southeast corners of the building.

Comment No. 5 - The "Shops" identification on the Site Data Table has been revised to "Retail".

Comment No. 6 - The use of the species Drake Elm, Red Yucca, and Lindheimer Muhly have been discussed with you in a communication on May 29th, 2025 with your email approval for the use of these species per the current zoning designation in your email of May 30th.

Comment No. 7 - We have added a parking island to the parking row along the east side of the building per Staff recommendation. We have also added ornamental evergreen trees to the islands in front of the building to avoid future obstruction of storefront signage.

Comment No. 8 - The building elevations have been revised to meet your recommendations regarding the façade elements, features, and material types for the North and South elevations of the "Retail" and "Coffee Shop" buildings.

Comment No. 9 - The Building Elevations have been revised to remove the proposed signage from the buildings.

Ms. Tiffany McLeod
March 6, 2026
Proj MG362

Comment No. 10 - Noted.

Please feel free to contact me at 214-663-1068 if you have any questions or if you need clarifications regarding the present communication.

Sincerely,

Mazidji Group



Costa Mazidji, PhD, PE
Principal

CC: Mr. Amir Nerway
File

March 7, 2026

Mr. Mark Hill, P.E.
Consulting City Engineer
9330 LBJ Freeway, Suite 1225
Dallas, Texas 75243

RE: Lavon Commercial Center
Lake Breeze Lot 24C-R-2, Block E, 1 Lot, 1.524 Acres Site Plan
MyGov Submittal: April 22, 2025
Project No. MG362

Dear Mr. Hill:

Please find herewith the responses to your comments regarding the above-referenced project submittal:

GENERAL

Comment No. 1 – Noted

Comment No. 2 – Noted

Comment No. 3 – Noted

Comment No. 4 – The site plan has been revised to include access to the site through the North Access drive only with the fire lane looping around the building and connecting to the mutual access drive (Refer to communication with the City Manager). Since we are not developing Lot 26 to the South and its related portion of the mutual access drive, we suggest that the owner of Lot 26 South conduct the requested update to the traffic analysis when developing his lot.

Comment No. 5 – A queueing analysis has been conducted and is provided with the present resubmittal.

SITE PLAN

Comment No. 6 – Comment Noted. All curve radii have been labelled

Comment No. 7 – Comment Noted. One access point only, to SH 78, will be constructed as part of the proposed development.

Comment No. 8 – The Reciprocal Access Easement boundary has been clearly delineated and labelled.

Comment No. 9 – The sidewalk has been extended to connect to sidewalk along SH78.

Comment No. 10 – Comment Noted regarding the TxDOT permit requirement.

Comment No. 11 – Comment Noted regarding construction of the deceleration lane. The project limits have been delineated on the site plan.

Mr. Mark Hill, P.E.
March 7, 2026
Proj. MG362

Comment No. 12 – A fire hydrant has been added on the existing 12" waterline along SH 78 North of the existing drainage easement.

Please feel free to contact me at 214-663-1068 if you have any questions or if you need clarifications regarding the present communication.

Sincerely,
Mazidji Group

Costa Mazidji
Costa Mazidji, PhD, PE
Principal

CC: Mr. Amir Nerway
File

March 7, 2026

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

RE: Lavon Commercial Center
Lake Breeze Lot 24C-R-2, Block E, 1 Lot, 1.524 Acres Site Plan
MyGov Submittal: April 22, 2025
Project No. MG362

Dear Ms. Dobbs:

Please find attached the revised site plan that includes a revision to the previously submitted site plan. In the present revision, access to the proposed development, to and from S US STATE HWY 78, is limited to the North access point. Access from the South has been eliminated from the proposed development with the Fire Lane looping around the retail building and connecting to the mutual access drive through two points.

In addition to the revised submittal, all comments by the civil engineer and planner have been addressed and our responses have been summarized in a response letter to each of the two reviewers,

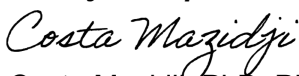
Our resubmittal includes the following items:

1. The Site Plan
2. The Landscape Plan
3. The Architectural Building Elevations
4. An Illumination Plan
5. A Queuing Analysis
6. A Response letter to Engineering Review comments
7. A Response letter to Planning Review comments.

Please feel free to contact me at 214-663-1068 if you have any questions or if you need clarification regarding the present communication.

Sincerely,

Mazidji Group



Costa Mazidji, PhD, PE
Principal

CC: Mr. Amir Nerway
File

May 15, 2025

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

Re: Lavon Commercial Center – Lake Breeze Lot 24C-R-2, Block E, 1 Lot, 1.524 Acres
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan dated March 2025 as prepared by Mazidji Group for the above referenced property. The property is located within the Lake Breeze North Commercial area on Lot 24C-R-2. 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. Water service to be provided by Bear Creek SUD.
2. The property has been platted (CCPR #2024010000584).
3. The proposed use consists of two (2) structures identified as restaurant and “shops”.
4. An updated traffic analysis should be provided regarding the access drive at SH 78 and the need for deceleration lanes.
5. A queueing analysis for the proposed drive-through should be provided.

SITE PLAN

6. Fire Lanes shall have a minimum radius of 30'. All curves radii should be labeled.
7. The two (2) points of access to SH 78 appear to conform to TxDOT standards for separation distance.
8. The Reciprocal Access Easement boundary should be clearly delineated and labeled.
9. The sidewalk should connect to the sidewalk along SH 78.
10. There will be a TxDOT permit required for this project to include the driveway connection, sidewalk connection and drainage connection to SH 78. The north driveway has a current permit that will need to be extended.
11. The north driveway deceleration lane is shown to be by others. It should be noted that in the event the adjacent development does not construct this deceleration lane and driveway, it will be the responsibility of this development to do so. The Site Plan should be clear on project limits as appropriate.

12. A fire hydrant should be installed on the existing 12" waterline along SH 78 north of the existing drainage easement. The two proposed onsite fire hydrants can be adjusted accordingly.

This concludes our review of the above referenced 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. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Cc: David Carter, Mike Jones, Danny Anthony, Abra Nusser, Tiffany McLeod

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\Golden Chick\Lake Breeze - Lavon Commercial Center - Site Plan - Rev 0.docx

May 8, 2025

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

Re: Golden Chick, Lake Breeze Estates
Site Plan + Landscaping Plan Review
LJA Job No. NTP-40467
MyGov Submittal: April 22, 2025

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. Per the governing PD, lighting within the commercial areas shall not create light trespass within adjacent residential areas. An Illumination Plan was not submitted. Submit a Illumination Plan for review.
2. The required minimum size for a single container dumpster enclosure is 12' x 14'. The dumpster enclosure is smaller than this minimum requirement. Revise the Site Plan and Landscape Plan to provide the appropriate-sized enclosure.
3. Dumpster enclosures are required to be a minimum 6' in height, built of masonry material, and have solid metal screening doors. Revise the Site Plan to add a label to the dumpster enclosure specifying these requirements.
4. Revise the Site Plan to provide a one-way direction arrow in the escape lane of the drive through. Also, provide indications of sign locations, with corresponding legend, reflecting that the traffic will be one way in the northwest and southeast corners of the building.
5. Revise the Site Plan Parking Table to categorize the "Shops" use as "Retail." Please note that if proposed uses in this space are not Retail, the parking table should be revised, accordingly.
6. The species Drake Elm, Red Yucca, and Lindheimer Muhly are not on the City's Approved Plant List. Revise the Landscape Plan to provide permitted plant material.
7. The parking row along the east side of the building is missing a tree and parking island. Staff recommends revising the Landscape Plan to add a canopy tree and a landscape island along the east side of the building.
8. The governing PD requires all sides of a building to be designed with consistent architectural and façade elements with at least 50% of the total façade using features such as windows, awnings, entryways, columns, and/or architectural relief to discourage long expanses of bare wall. The facades on the North Elevation of the "Coffee" Building and the North and South Elevations of the "Retail" Building contain long expanses without architectural relief. Revise these elevations to include additional features and/or architectural relief, as well as to be in color, for review. Staff also recommends constructing all exterior walls with a minimum 95% masonry material.

9. Signage is reviewed and approved separately. Revise the Building Elevations to remove the proposed signage from the buildings.
10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



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

Quality check by:



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

April 17, 2026

Preston Loper
Planner, LJA
6060 N. Central Expressway, Suite 400
Dallas, Texas 75206

RE: Lavon Commercial Center (Golden Chick)
Site Plan and Landscape Plans
MyGov Submittal: March 11, 2026
Project No. MG362

Dear Ms. McLeod:

Please find herewith the responses to the LJA comments regarding the above-referenced project submittal:

Comment No. 1. – The Site Plan has been revised and now includes a call-out for the restaurant Point of Order.

Comment No. 2. - The ornamental evergreen trees call out has been added to the revised Landscape Plan.

Comment No. 3. – We have kept the angled parking West of the commercial building due to the space constraints and pursuant to our communication with Ms. McLeod.

Comment No. 4 – Per our communication with Ms. McLeod, the Site Plan has been revised to show the drive located in front of the building as a “Fire Lane and Mutual Access Easement”. The remaining drive looping around the building was called out as a fire lane.

Please feel free to contact me at 214-663-1068 if you have any questions or if you need clarifications regarding the present communication.

Sincerely,

Mazidji Group



Costa Mazidji, PhD, PE
Principal

CC: Mr. Amir Nerway
File



CITY OF LAVON

Agenda Brief

MEETING: September 1, 2026

ITEM: 7 - B

Item:

Discussion and action regarding Resolution No. **2026-09-03** approving a designated electronic mail, e-mail address for receiving written requests for public information pursuant to Texas Government Code, Section 552.234; providing for the posting and publication of the designated address; providing for related administrative action; and providing an effective date.

Background:

Texas Government Code Section 552.234 authorizes a governmental body to designate one single electronic mail address for receiving written requests for public information under the Texas Public Information Act. The governmental body is required to provide the designated addresses to a person upon request.

Establishing a specific electronic mail address for public information requests will provide the City with a centralized and consistent method for receiving, tracking, and processing requests submitted electronically. Additionally, it will help ensure that public information requests are directed to the appropriate designated representative responsible for processing requests under the Texas Public Information Act.

Proposed Designated E-Mail Address:

openrecords@lavontx.gov

The designated address will be published on the City's website and other appropriate public information materials so that individuals seeking City records have a clear and identifiable method for submitting written requests.

Fiscal Impact:

There is no anticipated fiscal impact associated with this action.

CITY OF LAVON, TEXAS
RESOLUTION NO. 2026-09-03

Designating an electronic mail address for public information requests.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON,
TEXAS APPROVING A DESIGNATED ELECTRONIC MAIL ADDRESS
FOR RECEIVING WRITTEN REQUESTS FOR PUBLIC INFORMATION
PURSUANT TO TEXAS GOVERNMENT CODE SECTION 552.234;
PROVIDING FOR THE POSTING AND PUBLICATION OF THE
DESIGNATED ADDRESS; PROVIDING FOR RELATED
ADMINISTRATIVE ACTION; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Lavon, Texas (the “City”), is a governmental body subject to the Texas Public Information Act, Chapter 552 of the Texas Government Code; and

WHEREAS, Texas Government Code Section 552.234(c) authorizes a governmental body to designate one specific electronic mail address for receiving written request for public information; and

WHEREAS, the Texas Government Code Section 552.234(d) provides that a governmental body that posts its designated electronic mail address on its Internet website or prints the address on the sign required under Section 552.205 is not required to respond to a written request for public information unless the request is received at the designated address, by hand delivery, or by another method approved by the governmental body; and

WHEREAS, the City Council desires to establish a single, clearly identified electronic mail address for the receipt and administration of written requests for public information in order to provide a consistent and efficient process for members of the public and City staff; and

WHEREAS, the City Council finds that designating a specific electronic mail address for public information requests will assist the City in ensuring that requests are properly received, tracked, processed, and responded to in accordance with applicable law.

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

SECTION 1. Pursuant to Texas Government Code Section 552.234(c), the City Council hereby designates the following electronic mail, (‘e-mail’), address as the official electronic mail address for receiving written requests for public information under the Texas Public Information Act:
openrecords@lavontx.gov .

SECTION 2. The City shall post the designated electronic mail address, openrecords@lavontx.gov, on the City’s official Internet website and in any other location or manner required by applicable law, including posting the sign required pursuant to Texas Government Code Section 552.205, as applicable.

SECTION 3. Written requests for public information submitted by electronic mail shall be directed to openrecords@lavontx.gov and the City shall process requests received at the designated electronic mail address in accordance with the Texas Public Information Act and other applicable laws. Nothing in this Resolution shall be construed to limit any method of submitting a public information request

that is expressly required or permitted by state law.

SECTION 4. City staff is hereby authorized and directed to take all administrative actions reasonably necessary to implement this Resolution, including updating the City's website, public notices, forms, informational materials, and other applicable communications to reflect the designated electronic mail address.

SECTION 5. The City Secretary is authorized and directed to provide the Texas Attorney General with the City's current designated electronic mail address for receiving written requests for public information as required by Texas Government Code⁴ Section 552.234(e), including any subsequent annual notification or update required by law.

SECTION 6. If any provision of this Resolution is determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect to the extent permitted by law.

SECTION 7. This Resolution shall become effective immediately upon its adoption by the City Council.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 1st day of September 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON

Agenda Brief

MEETING: September 1, 2026

ITEM: 7 - C

Item:

Discussion and action regarding casting votes for Places 1 - 4 for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool and authorize the Mayor to submit the Official Ballot.

Background:

The City of Lavon is a member of the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) that provides automobile liability and physical damage, errors & omissions, general liability, cyber-security, mobile equipment, real & personal property and workers' compensation insurance for the City.

The pool is governed by a Board of Trustees elected from and by the members of the pool.

The City of Lavon may cast votes for Places 1-4 or submit a write-in nomination of a qualified person for election to the Board of Trustees for a six-year term.

If the Council does not desire to cast a vote, no action is required.

Attachments: TML-IRP Board of Trustees Election Information and Ballot

OFFICIAL BALLOT

Texas Municipal League Intergovernmental Risk Pool Board of Trustees Election

This is the official ballot for the election of Places 1 through 4 of the Board of Trustees for the Texas Municipal League Intergovernmental Risk Pool. The Governing Body of each Member of the Pool is entitled to vote for members of the Board of Trustees. Please record your organization's choices by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You may vote for only one candidate for each Place.

The officials listed on this ballot have been nominated to serve a six-year term on the TML Intergovernmental Risk Pool (Workers' Compensation, Property and Liability) Board of Trustees. The names of the candidates for each Place on the Board of Trustees are listed in alphabetical order on this ballot.

About Write-In Candidates. A write-in candidate is a person who is **not** listed on this ballot. The write-in line for each Place is provided only for a governing body that wishes to vote for someone other than the candidates printed on this ballot. If you vote for a candidate whose name is printed on the ballot, mark the square beside that candidate's name and leave the write-in line for that Place blank. **Do not also write that candidate's name on the write-in line.** A ballot that shows both a marked square and a name on the write-in line for the same Place has two votes recorded for that Place, and no vote can be counted for that Place. Marking a square and writing the same name does not strengthen the vote. Write in a name only if you are voting for a person not listed. A write-in candidate must meet the same eligibility requirements as the nominated candidates.

Ballots must reach the office of David Reagan, Secretary of the Board, no later than September 30, 2026. Ballots received after September 30, 2026, cannot be counted. **The ballot must be properly signed and all pages of the ballot must be mailed to: Trustee Election, David Reagan, Secretary of the Board, P.O. Box 149194, Austin, Texas 78714-9194. If the ballot is not signed, it will not be counted.**



PLACE 1

- ☐ **Kevin Clark.** Council Member for the City of Gladewater (Region 15) for eight years. He has also served as the City Council's Ex Officio representative to the Board of Adjustments, Planning and Zoning Commission, and Parks and Recreation Board. During his tenure, he spearheaded the restructuring of the Gladewater Fire Department. Prior to his municipal service, Kevin retired after a distinguished 20-year career in the United States Marine Corps, attaining the rank of Gunnery Sergeant and serving during Operation Desert Storm. He then earned a degree in Speech Communication with a minor in English and spent 23 years as a teacher and coach at Gladewater High School. He has more than four decades of public service.

- ☐ **J.W. 'Buzz' Fullen (*Incumbent*).** Commissioner for the Henderson Housing Authority (Region 15) from 2012 to 2018 and from 2024 to present. Formerly, Mayor of the City of Henderson from 2004 to 2012 and from 2018 to 2024. He currently serves on the Henderson Civic Center Board (2003–present), the Henderson ETMC Hospital Diabetes Board (2009 – present), the Texas Eastern 911 Board for Rusk and Harrison Counties as Chair (2024 – present) and the Keep Henderson Beautiful Board (2008 – present). He has been a Board member of the TML Intergovernmental Risk Pool since 2010, during which time he served as Chair (2018 – 2020) and Vice Chair (2016 – 2018).

- ☐ **John Kinnaird.** Chairman of the McLennan Central Appraisal District (Region 9). He was a four-term member of the Waco City Council and served in various leadership roles with the National League of Cities. He also provides governance and oversight for several non-profits within the community, engaging in areas ranging from workforce and economic development to arts, beautification, and culture. He is a Baylor University graduate, CFA charterholder, and is an SVP and lead investment officer of a local wealth management firm. Mr. Kinnaird has more than a decade of public and municipal government service, complemented by over two decades of professional experience in the financial services sector.

- ☐ **Carey D. Neal, Jr.** City Manager for the City of Seagoville (Region 13). Previously, he served as Deputy City Manager for the City of Lancaster. Mr. Neal holds a Master of Public Administration from American University and a Bachelor of Science from the University of Texas at Arlington. He is currently pursuing a PhD in Public Policy at Liberty University. He is an active member of the International City/County Management Association, the Texas City Management Association, and serves as Director at Large for the North Texas City Management Association. He has served on several governing boards, including the Texas Coalition for Affordable Power Board and the North Texas Housing Finance Corp. Board.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 2

- ☐ **Adam Benefield.** Council Member for the City of Lago Vista (Region 10). He has served as the City Council liaison to the Building and Standards Commission and has been actively involved in matters related to municipal operations, budgeting, infrastructure, development, public safety, and risk management. Mr. Benefield has extensive experience as a business owner and operator in the construction, irrigation, landscaping, and water-related service industries. He is licensed through the Texas Commission on Environmental Quality as a Licensed Irrigator, Backflow Prevention Assembly Tester, Water Treatment Specialist, Customer Service Inspector, and Irrigation Inspector. He is committed to responsible local government and fiscal discipline.
- ☐ **Emily Crawford** (*Incumbent*). City Manager for the City of Abilene (Region 6) since June 2025. Previously, she was City Manager of Brownwood, Texas, for 10 years where she led numerous transformational initiatives including downtown revitalization, a countywide 911/dispatch center, and major investments in infrastructure and public facilities. She serves as Immediate Past President of the Texas City Management Association (TCMA). Ms. Crawford holds a Master of Science in Organizational Development from Abilene Christian University, a bachelor's degree in Health and Wellness Promotion from Texas State University, and has completed the Executive Training Institute at the LBJ School of Public Affairs, University of Texas at Austin.
- ☐ **Anthony DeFrancisis.** Mayor Pro Tem for the City of Bertram (Region 10). He has a Bachelor of Science degree from Pennsylvania State University, an MBA from Point Park University, and an M.Ed. from Lamar University. He served as a school administrator, domestically and internationally, for 6 years, a secondary mathematics educator for 20 years, and as a mentor and evaluator of incoming educators for various school districts. Previously, he was a member of the Zoning Board of Adjustment for the City of Hutto. He is a member of the Ancient Free & Accepted Masons and the Ben Hur Shriners. He has a strong commitment to public service and sound local governance.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 3

- ☐ **Corby Alexander.** City Manager for the City of La Porte (Region 14). He is a native of Henderson, Texas, and has guided other Texas cities in previous management roles and administrative positions. Corby Alexander holds a bachelor's degree in political science from Texas A&M University and a master's degree in public administration from the George Bush School of Government and Public Service at Texas A&M. He is involved with the International City/County Management Association, the Texas City Management Association, and Rotary International. Corby and his wife are proud parents who enjoy spending quality time with their family, participating in church activities, and engaging in community events.
- ☐ **Jim Holgersson.** City Manager for the City of Corsicana (Region 9). He previously served as City Manager for the Texas cities of Waco and Arlington and has held municipal management positions in four additional states. He is a member of the International City/County Management Association (ICMA), where he has served on three committees, and is a past president of both the North Texas City Management Association and the Tennessee City Management Association. He holds a master's degree in public administration from the University of Arkansas.
- ☐ **Cecil A. Hutson, Jr.** Mayor Pro Tem for the City of Combine (Region 13) since May 2022 and served on the City Council since May 2018. Mr. Hutson and his wife, Barbie, moved to Combine in September of 2016 after raising their family in Mesquite, Texas. They have three adult children and eleven grandchildren. Currently, he is the branch owner of TWFG – Hutson Insurance Services in Mesquite, and Barbie is a retired educator. He and his wife are active in their local church and in the community. Mr. Hutson states his experience in the insurance industry, serving as a risk advisor, would be invaluable as he further serves Texas communities as a Board member of the TML Risk Pool.
- ☐ **Andy Joslin.** City Manager for the City of Beeville (Region 11). Previously, he served as City Manager for the City of Floresville from 2021 to 2024. Mr. Joslin also served as City Manager and Finance Director for the City of Alice. Earlier in his public service career, he held multiple leadership roles with the City of Floresville, including Interim City Manager, Assistant Chief of Police, and Narcotics Task Force Commander. Mr. Joslin earned a Bachelor of Occupational Education degree with a specialization in Law Enforcement from Wayland Baptist University and is a graduate of the FBI National Academy, Session 219. He has served as President of the Floresville Lions Club and held board positions on other governing boards.
- ☐ **Ronda Perez.** City Manager for the City of Anna (Region 13) since March 2026. She notes her accomplishments are built upon a strong foundation, and her years of experience in servant leadership speak volumes regarding her keen understanding of local government and its purpose. She also states she is deeply dedicated to the cities she serves with vision, execution, development and consensus building. Ms. Perez earned a master's degree in criminal justice from California State University, Long Beach, as well as dual bachelor's degrees in political science and criminology, law and society from the University of California, Irvine. She is also a recent graduate of the Harvard Kennedy School of Government for local and state officials.
- ☐ **Garrett Spradling.** City Manager for the City of Borger (Region 2). He began his public service career on the Borger City Council. His background includes service as Deputy Fire Marshal/Emergency Management Coordinator and multiple supervisory and command roles with the Borger Police Department. He also served as President and Vice President of Spradling Oil, LP, where he oversaw safety programs, DOT and regulatory compliance, spill prevention planning, commercial vehicle operations, OSHA-related documentation, and workers' compensation. Mr. Spradling holds a Master of Public Administration and a Bachelor of Arts in Political Science from Texas Tech University and is a Certified Public Manager.

PLACE 3 CANDIDATES CONTINUE ON THE FOLLOWING PAGE

CANDIDATES FOR PLACE 3 (CONTINUED)

- ☐ **Isaac Tawil.** City Manager for the City of McAllen (Region 12). He has over 25 years of dedicated service to Texas municipalities. As City Manager, he oversees a budget exceeding \$650 million. Before his appointment as City Manager, he served in the City Attorney's Office for 13 years, most recently as City Attorney where he gained experience in municipal law, governance, risk management, insurance, and regulatory compliance. Mr. Tawil also serves as a Trustee of the Texas Municipal Retirement System (TMRS). He states his combined executive leadership, fiduciary oversight, and legal expertise provide a strong foundation for advancing sound governance, fiscal responsibility, and effective risk management on behalf of Texas cities.
- ☐ **Alun Thomas.** City Administrator for the City of Rollingwood (Region 10) since March 2025. Previously, he served the City of Santa Fe where he began as City Secretary and advanced to City Manager. In that role, he reports he used his emergency management experience to mitigate the effects of Hurricane Beryl through proactive hardening of City-owned facilities, employee training, and extensive pre- and post- event community outreach and education. Mr. Thomas holds a bachelor's degree in political science, and a master's degree in both political science and public administration from the University of Houston. He is a member of the Texas City Management Association and the Government Finance Officers Association.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

PLACE 4

- ☐ **Austin Bleess** (*Incumbent*). City Manager for the City of Jersey Village (Region 14) since 2017. He has served on the TML Risk Pool Board since 2022, and as Vice Chair of the Board since 2025. Previously, he served as City Administrator in Winnebago, MN and City Manager in Caribou, ME. Mr. Bleess holds a BA in Political Science from Bethel University and a Master of Public Administration from Walden University. He is a Credentialed Manager through ICMA. He is a member of TCMA and served on the TCMA Board from 2024 to 2026. As a part of the America 250 celebration, he was named as one of 250 Government Champions who exemplify “democracy at the doorstep” through dedication, innovation, and the highest sense of public service.
- ☐ **James Hotopp**. City Manager for the City of Weatherford (Region 8) since November 2018. He began his career with the City of Weatherford in 2007 and advanced through a series of positions, including Utility Engineer, City Engineer, Director of Water Utilities, Director of Planning and Development, Assistant City Manager, and Deputy City Manager. Mr. Hotopp is a member of the International City/County Management Association, the Texas City Management Association, the North Central Texas City Management Association, and the Tarrant Regional Transportation Coalition. He also serves on the Parker County Economic Development Board, the Parker County Transportation Safety Committee, and the Texas Public Power Association Board.

WRITE IN CANDIDATE (complete only if you did not mark a square above):

BALLOT MUST BE SIGNED TO BE COUNTED

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the public entity named below.

Witness my hand, this _____ day of _____, 2026.

Signature of Authorized Official

Title

Printed Name of Authorized Official

Printed Name of Public Entity