



**AGENDA**  
**JANUARY 3, 2017**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING – PUBLIC HEARING**  
**EXECUTIVE SESSION**  
**7:00 P.M.**

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- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. PRESENTATIONS**
  - Recognition of Jason Kidd for his dedicated service to the City of Lavon
- 4. CITIZENS COMMENTS**

Citizens who wish to speak may discuss matters not on the agenda. No formal action may be taken regarding the comments.
- 5. ITEMS OF INTEREST/COMMUNICATIONS**

Members have the opportunity to notify others of community events, functions and other activities.
- 6. CONSENT AGENDA**

*Consent items are considered to be routine or non-controversial and will be voted on in one motion unless a separate discussion is requested.*

  - A.** Approve the Minutes of the November 21, 2016 Meeting.
  - B.** Approve the Minutes of the December 6, 2016 Meeting.
  - C.** Approve an Official Map of the City.
  - D.** Accept the Heritage Public Improvement District #1 Assessment Report Summary dated 11/30/16 and authorize the payment of invoices included therein.
- 7. PUBLIC HEARING**

Conduct Public Hearing regarding the submission of an application to the Texas Department of Agriculture in conjunction with the 2017/2018 Texas Community Development Block Grant Program.

  1. Presiding Officer to open the Public Hearing.
  2. Presiding Officer to open floor to Public Comment for or against the matter.
  3. Presiding Officer to close floor to Public Comment.
  4. Presiding Officer to close the Public Hearing.
- 8. DISCUSSION AND ACTION**
  - A.** Discussion and action regarding the Site Plan for Domino's Pizza Building on Lot 6R-3, Block A, Lavon Business Park Addition (Collin CAD# 27181720) generally located southeast of the intersection of Highway 78 and Lake Road requested by Heng Li, President, Exint, Inc.
  - B.** Discussion and action regarding Resolution No. **2017-01-01** designating authorized signatories for all bank accounts and providing an effective date.

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 password: Guest2014

- C. Discussion and action regarding acceptance of the recommendations of the Selection Committee for the award of contracts for administration services to Amazing Grants, Inc. and engineering services to Freeman-Millican, Inc. for the City's anticipated 2017/18 TxCDBG application/project, and authorizing the Selection Committee to negotiate contracts, as applicable.
- D. Discussion and action regarding North Texas Municipal Water District recommendations and planning efforts relating to the City sanitary sewer system.
- E. Discussion and action regarding a request from the developer for city participation in funding road reconstruction improvements on Geren Rd. – requested by Bloomfield Homes LP.
- F. Discussion and action regarding board and commission appointments – Planning & Zoning Commission, Lavon Reinvestment Zone #1 (TIF) Board of Directors and Parks & Recreation Board.

**9. EXECUTIVE SESSION**

In accordance with the provisions of Chapter 551, TEXAS GOVERNMENT CODE, the City Council will recess into Executive Session (closed meeting) and to discuss the following in accordance with the authority contained in:

- §551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter:
  - Sewer utility Certificates of Convenience and Necessity (CCNs) in the corporate limits and extraterritorial jurisdiction
  - Docket No. 46341 filed with the Public Utility Commission of Texas
- §551.074 (1) Personnel matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Planning & Zoning Commission and Lavon Reinvestment Zone #1 (TIF) Board of Directors.

**10. RECONVENE INTO REGULAR SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., the City Council will reconvene into Regular Session to discuss and take any action regarding the executive session item(s).

**11. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

Council Members and staff may request items be placed on a future agenda or request a special meeting be called.

**12. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING**

1. Notice is hereby given that members of the Lavon Economic Development Corporation, Lavon Planning and Zoning Commission, Parks and Recreation Board, Infrastructure and Facilities Commission and Tax Increment Financing Zone #1 Board may be in attendance at the Lavon City Council Meeting.
2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Council 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.

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 password: Guest2014

This is to certify that this Agenda was duly posted on the glass of the front door of the City Hall, facing the outside, the City's website at [www.cityoflavon.com](http://www.cityoflavon.com) and on the City Hall bulletin board, on or before 6:00 PM on December 30, 2016.



\_\_\_\_\_  
Kim Dobbs, City Administrator | City Secretary

Removed from posting: \_\_\_\_\_

\_\_\_\_\_  
*signed*



Minutes  
November 21, 2016  
City of Lavon City Council  
Lavon City Hall, 120 School Rd., Lavon, TX  
Special Meeting – Executive Session

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**1. MAYOR TESKE CALLED THE MEETING TO ORDER AT 6:00 P.M. AND ANNOUNCED A QUORUM PRESENT.**

ATTENDING: CHUCK TESKE, MAYOR  
VICKI SANSON, PLACE 1  
MINDI SERKLAND, PLACE 5  
MATT CHILDERS, MAYOR PRO TEM, PLACE 4 (arrived 6:05 p.m.)

VACANT: PLACE 2

**2. MAYOR TESKE LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND POLICE CHIEF MIKE JONES DELIVERED THE INVOCATION.**

**3. CANVASS OF ELECTION**

Discussion and action regarding Resolution No. 2016-11-02 canvassing the returns, including the returns of early voting ballots cast in connection therewith, and declaring the results of the General Election held on November 8, 2016 for the purpose of electing a Three Council Members for Places One (1), Three (3) and Five (5) for two (2) year terms; authorizing issuance of a canvass of General Municipal Election.

Mayor Teske read the canvassing report and election results:

Place One (1)	Votes Cast
<b>Vicki L. Sanson</b>	<b><u>652</u></b>
Joshua A. Murray	421
Place Three (3)	Votes Cast
<b>Kay Wright</b>	<b><u>652</u></b>
Jason Arnold	362
Place Five (5)	Votes Cast
<b>Mindi Serkland</b>	<b><u>621</u></b>
Jorge Calderon	396

**MOTION: APPROVE RESOLUTION NO. 2016-11-02 CANVASSING THE RETURNS, INCLUDING THE RETURNS OF EARLY VOTING BALLOTS CAST IN CONNECTION THEREWITH, AND DECLARING THE RESULTS OF THE GENERAL ELECTION HELD ON NOVEMBER 8, 2016 FOR THE PURPOSE OF ELECTING A THREE COUNCIL MEMBERS FOR PLACES ONE (1), THREE (3) AND FIVE (5) FOR TWO (2) YEAR TERMS; AUTHORIZING ISSUANCE OF A CANVASS OF GENERAL MUNICIPAL ELECTION.**

**MOTION MADE:** SANSON  
**SECONDED:** SERKLAND  
**APPROVED:** UNANIMOUS (Absent: Arnold, Childers)

**4. ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS**

Mayor Teske administered the Oath of Office to Vicki Sanson, Councilmember Place 1, Kay Wright, Councilmember Place 3 and Mindi Serkland, Councilmember Place 5. Councilmember Wright joined the City Council at the bench. The Mayor proceeded to Agenda Item No. 7A, out of order.

**7. DISCUSSION AND ACTION**

- A. Discussion and action regarding Resolution No. 2016-11-08 authorizing the Mayor and Mayor Pro Tem to execute an Equipment Lease Purchase Agreement with Community Leasing Partners for the purchase of a tractor and a Tahoe Fire Command Vehicle for an amount not to exceed \$107,438.00; and providing an effective date.**

**MOTION: APPROVE RESOLUTION NO. 2016-11-08 AUTHORIZING THE MAYOR AND MAYOR PRO TEM TO EXECUTE AN EQUIPMENT LEASE PURCHASE AGREEMENT WITH COMMUNITY LEASING PARTNERS FOR THE PURCHASE OF A TRACTOR AND A TAHOE FIRE COMMAND VEHICLE FOR AN AMOUNT NOT TO EXCEED \$107,438.00; AND PROVIDING AN EFFECTIVE DATE.**

**MOTION MADE: SERKLAND  
SECONDED: WRIGHT  
APPROVED: UNANIMOUS**

**5. EXECUTIVE SESSION**

At 6:12 p.m., the Mayor recessed the meeting to go into Executive Session (closed meeting) to discuss the following: in accordance with the authority contained in §551.074 (1) Personnel Matters, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee – Appointment of City Council Member, Place 2

**6. RECONVENE INTO REGULAR SESSION**

The Mayor reconvened the meeting at 6:42 p.m. and stated that no action was taken in executive session In accordance with Texas Government Code, Section 551.001, and et seq., the City Council reconvened to discuss and take any action regarding the executive session item.

- A. Discussion and action regarding the appointment for the unexpired term of City Council Member, Place 2, that will expire in November 2017.**

**MOTION: APPOINT DONNIE SPRADLIN TO FILL THE UNEXPIRED TERM OF CITY COUNCIL MEMBER, PLACE 2, FOR A TERM EXPIRING NOVEMBER 2017.**

**MOTION MADE: CHILDERS  
SECONDED: SANSON  
APPROVED: UNANIMOUS**

**7. DISCUSSION AND ACTION**

- B. Discussion and action regarding the election of a Mayor Pro Tem for the 2016-2017 term.**

Mayor Teske nominated Matt Childers to serve as Mayor Pro Tem for the 2016-2017 term and Mr. Childers accepted the nomination.

**MOTION: ELECT MATT CHILDERS MAYOR PRO TEM FOR THE 2016-1017 TERM.**

**MOTION MADE: SERKLAND  
SECONDED: SANSON  
APPROVED: UNANIMOUS**

**8. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

The City Council scheduled the next meeting for December 6, 2016.

**9. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING**

Mayor Teske adjourned the meeting at 6:46 p.m.

Duly passed and approved on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

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Charles A. Teske, Jr., Mayor

Attest:

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Kim Dobbs, City Administrator | City Secretary



Minutes  
December 6, 2016  
City of Lavon City Council  
Lavon City Hall, 120 School Rd., Lavon, TX  
Regular Meeting

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**1. MAYOR TESKE CALLED THE MEETING TO ORDER AT 7:00 P.M. AND ANNOUNCED A QUORUM PRESENT.**

ATTENDING: CHUCK TESKE, MAYOR  
VICKI SANSON, PLACE 1  
DONNIE SPRADLIN, PLACE 2  
KAY WRIGHT, PLACE 3  
MATT CHILDERS, MAYOR PRO TEM, PLACE 4

ABSENT: MINDI SERKLAND, PLACE 5

**2. MAYOR TESKE LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**

**3. ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS**

Mayor Teske administered the Oath of Office to Donnie Spradlin, Councilmember Place 2.

**4. CITIZENS COMMENTS**

Mike Gulino, 263 Bently Drive, asked that at a future meeting the City Council consider the plan for stop sign placement in Bently Farms. Mr. Gulino also asked that the City monitor and consider regulations relating to apparent truck traffic movement at Highway 78 and a point south of the commercial center near the intersection of Geren and Main. Mr. Gulino presented photos of muddy marks crossing the sidewalk and curbs indicating that vehicles are crossing and driving the wrong way on Highway 78. Mayor Teske asked Police Chief Mike Jones to speak with Mr. Gulino regarding his concerns and regarding ongoing efforts to address the general area with TxDOT.

John McWhorter, 862 Corn Silk Drive, asked the City Council to address the poor condition of the roads in Bently Farms where the County performed maintenance work recently. Mr. McWhorter cited several instances of where loose gravel and uneven surfaces make use of the roads difficult and offered suggestions for maintenance solutions. Mayor Teske advised that road repairs throughout the City will be reviewed in coming months and that Bently Farms has been identified as an area in need of attention.

**5. ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS**

- City Christmas Gathering scheduled for Tuesday, December 13.
- Ms. Wright reported on the LEDC Small Business Christmas Bazaar on November 26.

**6. CONSENT AGENDA**

*Consent items are considered to be routine or non-controversial and will be voted on in one motion unless a council member requests separate discussion.*

**A. Approve the Minutes of the November 15, 2016 Meeting.**

**MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.**

**MOTION MADE:** WRIGHT

**SECONDED:** SANSON

**APPROVED:** UNANIMOUS

Absent: SERKLAND

**7. PUBLIC HEARING**

Application of GM Construction TX for a Specific Use Permit (SUP) to construct a Temporary Concrete Batch Plant on Abs A0002 Drury Anglin Survey, Sheet 3, Tract 144, (CCAD Property ID 2732589); a 20.098-acre tract of land situated in the Traditions at Grand Heritage West addition and located north of the Bear Creek Wastewater Treatment Plant. The proposed plant, location is approximately 900 feet south of CR 484 and approximately 240 feet east of CR 484, Lavon, Collin County, Texas.

Mayor Teske opened the public hearing at 7:15 p.m. and invited the applicant to provide information regarding the request. Glenn Midkiff, owner of GM Construction presented information regarding the location of the facility and duration of the project. Mayor Teske opened the floor to comment in favor of or in opposition to the request. There being none, Mayor Teske closed the public hearing at 7:17 p.m.

**8. DISCUSSION AND ACTION**

- A. Discussion and action regarding Ordinance No. 2016-12-01 of GM Construction TX for a Specific Use Permit (SUP) to construct a Temporary Concrete Batch Plant on Abs A0002 Drury Anglin Survey, Sheet 3, Tract 144, (CCAD Property ID 2732589); a 20.098-acre tract of land situated in the Traditions at Grand Heritage West addition and located north of the Bear Creek Wastewater Treatment Plant. The proposed plant location is approximately 900 feet south of CR 484 and approximately 240 feet east of CR 484, Lavon, Collin County, Texas, providing severability and cumulative clauses and providing an effective date.**

Director of Public Works Sonny Mancias inquired about construction truck traffic routes. Ms. Sanson expressed concern regarding trucks travelling on the newly constructed portion of Geren Road. It was determined that Mr. Midkiff will instruct drivers to utilize CR 484 to avoid the paved surfaces along Geren and in the Windmill Estates subdivision as much as possible. Construction sequencing relating to an off-site water line was discussed. Mr. Childers requested that the applicant observe dust control measures to avoid disturbing surrounding property owners. City Administrator Kim Dobbs advised that the Planning & Zoning Commission considered the application and voted unanimously to recommend approval.

**MOTION: APPROVE ORDINANCE NO. 2016-12-01 OF GM CONSTRUCTION TX FOR A SPECIFIC USE PERMIT (SUP) TO CONSTRUCT A TEMPORARY CONCRETE BATCH PLANT ON ABS A0002 DRURY ANGLIN SURVEY, SHEET 3, TRACT 144, (CCAD PROPERTY ID 2732589); A 20.098-ACRE TRACT OF LAND SITUATED IN THE TRADITIONS AT GRAND HERITAGE WEST ADDITION AND LOCATED NORTH OF THE BEAR CREEK WASTEWATER TREATMENT PLANT. THE PROPOSED PLANT LOCATION IS APPROXIMATELY 900 FEET SOUTH OF CR 484 AND APPROXIMATELY 240 FEET EAST OF CR 484, LAVON, COLLIN COUNTY, TEXAS, PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES AND PROVIDING AN EFFECTIVE DATE.**

**MOTION MADE: CHILDERS**

**SECONDED: SANSON**

**APPROVED: UNANIMOUS**

**Absent: SERKLAND**

- B. Discussion and action regarding the final plat of the Lakeview Cemetery Addition consisting of a single lot on 2.27 acres in the Thomas F. Roberts Survey, Abstract No. 781, Collin County, Texas and situated northwest of the intersection of CR 486 and North Highway 78.**

Charles Smith, owner, described the project and site layout. Mr. Smith further expressed appreciation for the professionalism of the Lavon Police Department and their responsiveness to the funeral home when police services are needed. Mr. Smith advised that a Community Room will be included within the project that will have a separate entrance and will be available to groups for use as a gathering

place with no charge. Ms. Dobbs noted that the Planning & Zoning Commission considered the application and voted unanimously to recommend approval of the final plat.

**MOTION: APPROVE THE FINAL PLAT OF THE LAKEVIEW CEMETERY ADDITION CONSISTING OF A SINGLE LOT ON 2.27 ACRES IN THE THOMAS F. ROBERTS SURVEY, ABSTRACT NO. 781, COLLIN COUNTY, TEXAS AND SITUATED NORTHWEST OF THE INTERSECTION OF CR 486 AND NORTH HIGHWAY 78.**

**MOTION MADE:** SPRADLIN  
**SECONDED:** WRIGHT  
**APPROVED:** UNANIMOUS  
Absent: SERKLAND

**C. Discussion and action regarding audit engagement Letter – Conway Company CPA**

Ms. Dobbs described the scope of the engagement letter presented by Conway Company CPA for the preparation of the 2015-16 financial statements.

**MOTION: AUTHORIZE THE MAYOR TO EXECUTE AN ENGAGEMENT LETTER WITH CONWAY COMPANY CPA FOR AUDIT AND PREPARATION OF THE 2015-16 FINANCIAL STATEMENTS FOR THE CITY.**

**MOTION MADE:** CHILDERS  
**SECONDED:** SANSON  
**APPROVED:** UNANIMOUS  
Absent: SERKLAND

**D. Discussion and action on purchase of Tracts 4, 29, 30 And 31 of the SM Rainer Survey, Abstract 0740, Lavon, Texas, authorize the Mayor to execute documents necessary for purchase and closing of same, and make expenditures not to exceed \$57,000 for the purchase.**

Ms. Dobbs advised that the purchase of the property situated on Forder Court and adjacent to City-owned property has progressed according to schedule and a closing date has been identified. Mayor Teske provided a recap of the property acquisition and the strategic location of the tracts to be acquired. Ms. Dobbs reported that the appraisals and environmental assessment support the purchase objectives. IT was noted that the funds for the purchase were allocated in the FY 16-17 budget and that reserve funds in excess of budgeted amounts will be used and subsequently reimbursed from the Collin County Open Spaces Grant awarded to the City. A budget amendment will be brought forward if needed to formalize the transaction.

**MOTION: AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS NECESSARY FOR PURCHASE AND CLOSING OF TRACTS 4, 29, 30 AND 31 OF THE SM RAINER SURVEY, ABSTRACT 0740, LAVON, TEXAS, AND AUTHORIZE EXPENDITURES NOT TO EXCEED \$57,000 FOR THE PURCHASE.**

**MOTION MADE:** SPRADLIN  
**SECONDED:** CHILDERS  
**APPROVED:** UNANIMOUS  
Absent: SERKLAND

**9. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

- Cancellation of the December 20<sup>th</sup> meeting
- Regular meeting schedule in January on January 3<sup>rd</sup> and 17<sup>th</sup>
- Discussion regarding street conditions within the City
- Traffic Study information relating to stop signs in Bently Farms
- Board and Commission appointments at January 3<sup>rd</sup> meeting

**10. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING**

Mayor Teske adjourned the meeting at 7:47 p.m.

**Duly passed and approved on this 3<sup>rd</sup> day of January, 2017.**

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Charles A. Teske, Jr., Mayor

Attest:

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Kim Dobbs, City Administrator | City Secretary



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 3, 2017**

**ITEM: 6 C**

**Item:**

Approve an Official Map of the City

**Background:**

Several mapping updates have occurred in recent months. The City staff and Collin County have worked together to update the City's corporate limits map to reflect all annexations. Additionally, Mundo & Associates in conjunction with the development regulations update prepared a map showing the updated corporate limits and the extraterritorial jurisdiction boundary established by Ordinance No. 2009-01-01.

The attached map reflects the recent previous actions and is presented to the City Council for approval. The proposed map does not change or alter any existing boundaries. Upon approval, the map will be filed with Collin County.

**Attachments:**

1. City of Lavon Corporate Limits Map
2. Lavon Exhibit – 2009 Boundary Adjustment Agreement approved by Ordinance No. 2009-01-01
3. Proposed Official Map, prepared by Mundo & Associates

December 29, 2016



# CITY OF LAVON



IT / GIS



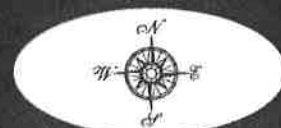
	road		water body
	street		park
	utility		fire station
	boundary		school
	fence line		police station

This map is a graphic representation of Collin County and should only be used for illustrative purposes. In no way should this map be used to settle any boundary dispute or locational conflict.



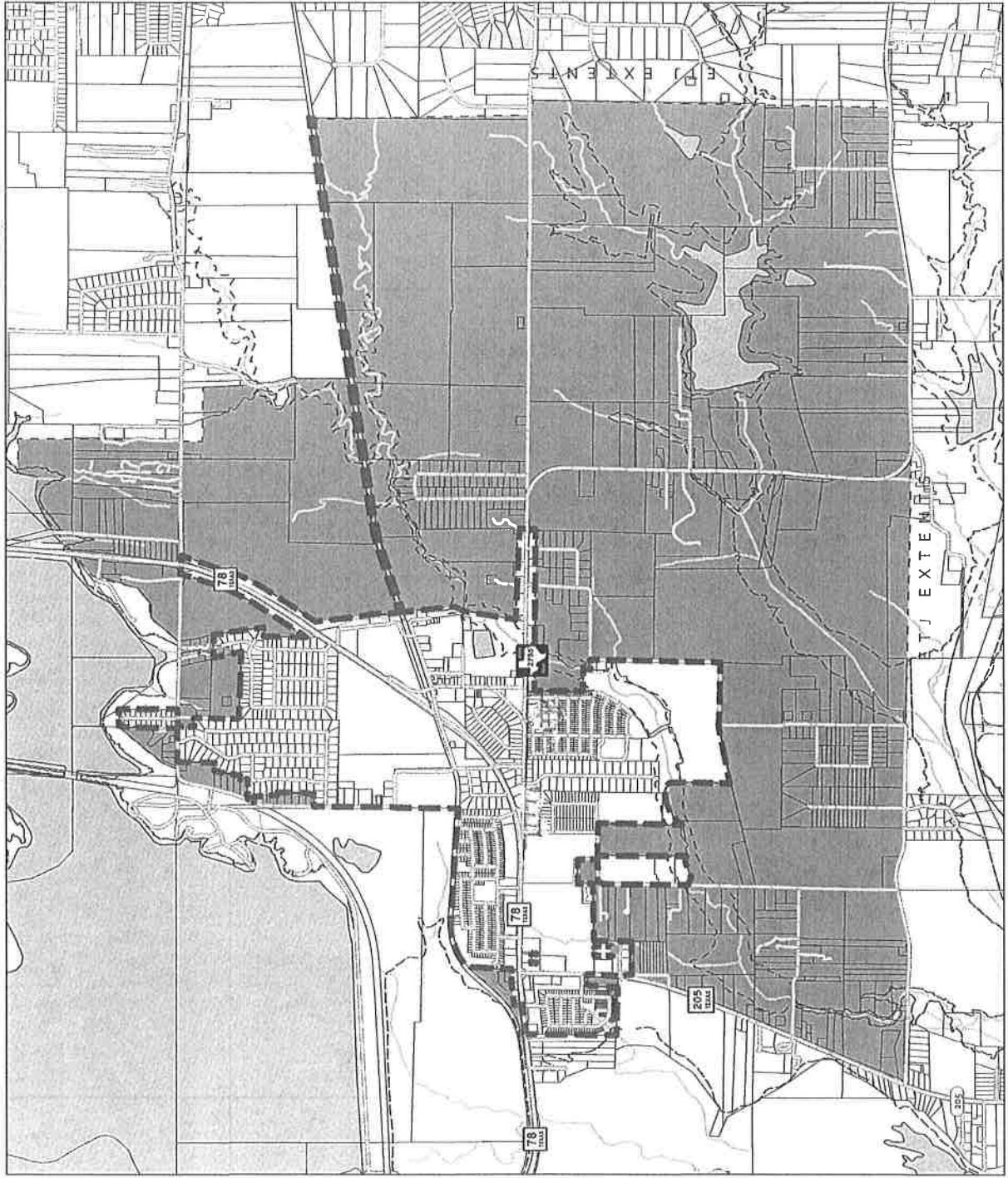
Source data compiled from GIS database, aerial photography (2015), digital data from cities and various hardcopy maps throughout Collin County.

November 10, 2015



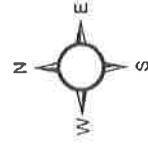


# CITY MAP



## Legend

- Parcels
- Streams
- Roads
- Lakes
- Floodplain
- City Limits
- ETJ



MUNDOLLO ASSOCIATES INC.  
*Environmental, Planning, and Civil Engineering*



11500 Northwest Freeway | Suite 465 | Houston, Texas 77092 | Voice: 713-688-3855 | Fax: 713-688-3931

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
ASSESSMENT REPORT SUMMARY  
11/30/16**

Total Receivables As of	11/30/16	\$ 595,249.03	pg 2
Cash Balance As of	10/31/16	\$ 21,136.00	pg 3
November Receipts		\$ 25,591.18	pg 3
November Disbursements		\$ (5,000.00)	pg 3
<b>December Disbursements:</b>			
1 Wire Transfer & 6 Invoices to be paid at a later date		\$ (20,000.00)	pg 4
Cash Balance as of	12/1/16	\$21,727.18	pg 4

**CURRENT COLLECTIONS & 4 YEAR HISTORICAL DATA**

Year	Collections 11/30/16	Adjustments 11/30/16	Reserve Uncollectables	Collections 9/1/12- 11/30/16	Receivables 11/30/16	Percent Collected
2016	13,496.24			13,496.24	586,066.21	2.25
2015	7,133.55			590,379.63	9,182.82	98.47
2014				600,372.72		100.00
2013				616,722.00		100.00
2012				616,722.00		100.00

Last Year's Percentage of Collections as of 11/30/15 0.00%

**CURRENT CERTIFIED LEVY & 4 YEAR HISTORICAL DATA**

Year	Assessment Rates			Class 3	Original Levy	Adjustments	Assessment Levy
	Platted	Class 1	Class 2				
2016	2006	675.89	810.27		418,639.40		418,639.40
	2008	663.13	794.96	397.48	180,923.05		180,923.05
					599,562.45		599,562.45
2015	2006	675.89	810.27		419,449.67	(810.27)	418,639.40
	2008	663.13	794.96	397.48	180,923.05		180,923.05
					600,372.72		599,562.45
2014	2006	675.89	810.27		419,449.67		419,449.67
	2008	663.13	794.96	397.48	180,923.05		180,923.05
					600,372.72		600,372.72
2013		<u>Class 1</u> 690.00	<u>Class 2</u> 828.00	<u>Class 3</u> 414.00	616,722.00		616,722.00
2012		690.00	828.00	414.00	616,722.00		616,722.00

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
ASSESSMENT REPORT  
11/30/16**

Receivables at 8/31/16	\$ 29,435.51	\$ 29,435.51
Prior Year Adjustments	\$ -	

2016 Assessment Levy	\$ 599,562.45	\$ 599,562.45
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Collections From: 9/1/16 - 11/30/16

2016	\$ 13,496.24
2015	\$ 20,252.69

( \$ 33,748.93 )

**TOTAL RECEIVABLE AS OF 11/30/16**

**\$ 595,249.03**  
=====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/16**

	<u>Month of</u> <u>11/30/16</u>	<u>Fiscal to Date</u> <u>10/1/16-11/30/16</u>
Cash Balance as of      10/31/16	\$ 21,136.00	\$ 32,193.68
 <b>Receipts</b> Deposited in the Assessment Acct (UTS):		
Current/Prior Assessments	20,629.79	24,088.99
Penalty & Interest	1,400.90	3,644.34
Atty's Fee-Del Coll	1,532.00	1,770.76
Overpayment Refunds		(0.01)
NSF Checks		
NSF Fees Paid		
Court Filing Fees		
Title Search Fee		
Notice of Purchaser		
Escrow	2,027.67	2,027.67
Assessment Fees Pd in Full		
Stale Dated Checks		
Bank Interest	<u>0.82</u>	<u>1.75</u>
<b>TOTAL RECEIPTS:</b>	<b>\$ 25,591.18</b>	<b>\$ 31,533.50</b>
 <b>Disbursements</b> Issued from the Assessment Acct (UTS):		
Transfer/Debt Service	5,000.00	20,000.00
Overpayment Refunds		
Bank Charges		
<b>TOTAL DISBURSEMENTS:</b>	<b>( \$ 5,000.00 )</b>	<b>( \$ 20,000.00 )</b>
Cash Balance As of      11/30/16	<b>\$ 41,727.18</b> =====	<b>\$ 43,727.18</b> =====

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/16**

Cash Balance As of 11/30/16 \$ 41,727.18

**Disbursements For December 2016:**

<u>Check #</u>	<u>Payee</u>	<u>Description</u>	<u>Amount</u>
W/T	Debt Service Fund on 12/22/16	Transfer of Funds	20,000.00

Total Disbursements: ( \$ 20,000.00 )

Cash Balance As of 12/1/16 \$ 21,727.18  
=====

**Invoices to be Approved & Paid at a Later Date for November 2016:**

<u>Payee</u>	<u>Description</u>	<u>Amount</u>
McDonald & Wessendorff	Tax A/C Bond	\$ 50.00
MuniCap, Inc.	Professional Fees (Inv#012016-140/131)	\$ 5,567.50
Ted A. Cox	Atty's Fee - Delinquent Coll	\$ 306.74
Utility Tax Service, LLC	Postage	\$ 627.84
Utility Tax Service, LLC	Computer Costs	\$ 850.55
Mike Arterburn, A/C	December Fee	\$ 850.55
	<b>Total</b>	<b>\$ 8,253.18</b>

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1**  
**11/30/16**

<b>CURRENT COLLECTIONS &amp; HISTORICAL DATA</b>						
<u>Year</u>	<u>Collections</u> <u>11/30/16</u>	<u>Adjustments</u> <u>11/30/16</u>	<u>Reserve</u> <u>Uncollectables</u>	<u>Collections</u> <u>9/1/07-11/30/16</u>	<u>Receivables</u> <u>11/30/16</u>	<u>Percent</u> <u>Collected</u>
2016	13,496.24			13,496.24	586,066.21	2.25
2015	7,133.55			590,379.63	9,182.82	98.47
2014				600,372.72		100.00
2013				616,722.00		100.00
2012				616,722.00		100.00
2011				617,412.00		100.00
2010				618,102.00		100.00
2009				618,102.00		100.00
2008				441,835.00		100.00
2007				431,388.00		100.00

<b>CURRENT CERTIFIED LEVY &amp; HISTORICAL DATA</b>								
<u>Year</u>	<u>Replatted</u>	<u>Class 1</u>	<u>Class 2</u>	<u>Class 3</u>	<u>Original</u> <u>Levy</u>	<u>Adjustments</u>	<u>Assessment</u> <u>Levy</u>	<u>SR/KR</u> <u>Rolls</u>
2016	2006	675.89			274,411.34		274,411.34	
	2008	663.13	810.27		144,228.06		144,228.06	
			794.96		69,628.65		69,628.65	
				397.48	85,855.68		85,855.68	
					<u>25,438.72</u>		<u>25,438.72</u>	
					599,562.45		599,562.45	
2015	2006	675.89			274,411.34		274,411.34	
	2008	663.13	810.27		145,038.33	(810.27)	144,228.06	0-1
			794.96		69,628.65		69,628.65	
				397.48	85,855.68		85,855.68	
					<u>25,438.72</u>		<u>25,438.72</u>	
					600,372.72		599,562.45	
2014	2006	675.89			274,411.34		274,411.34	
	2008	663.13	810.27		145,038.33		145,038.33	
			794.96		69,628.65		69,628.65	
				397.48	85,855.68		85,855.68	
					<u>25,438.72</u>		<u>25,438.72</u>	
					600,372.72		600,372.72	
2013		<u>Class 1</u> 690.00	<u>Class 2</u> 828.00	<u>Class 3</u> 414.00	616,722.00		616,722.00	
2012		690.00	828.00	414.00	616,722.00		616,722.00	
2011		690.00	828.00	414.00	618,102.00	(690.00)	617,412.00	0-1
2010		690.00	828.00	414.00	618,102.00		618,102.00	
2009		690.00	828.00	414.00	615,894.00	2,208.00	618,102.00	2-1
2008		690.00	828.00		431,388.00	10,447.00	441,835.00	1-0
2007		690.00	828.00		431,388.00		431,388.00	

(Levy Calculated by Lot Size)

**HERITAGE PUBLIC IMPROVEMENT DISTRICT #1  
11/30/16**

**Accounts Paid in Full:**

- \$12,103.00 2008 Reported as other fees collected on 12/08 report. Transferred to 2008 Assessments on 3/09 report. Account paid in full.  
**Account #R-9032-00M-0120-1** (Per SR #1 increased 08 base on 3/09)
  
- \$ 9,228.19 2011 Received funds in the amount \$9,228.19 on 10/11 report. Applied as follows:  
(Base \$690.00 + \$8,538.19 as other fees & applied as full payment for  
**Account # R-9095-00B-0150-1**
  
- \$ 9,658.04 2014 Received funds in the amount of \$10,468.31 on 1/15 report. Applied as follows:  
(Base \$810.27 + \$9,658.04 as other fees & applied as full payment for  
**Account # R-9032-00A-0790-1**

**Notes:**

**Installment Plans**

<u>Year(s)</u>	<u>Name/Account Number</u>	<u>Payment Schedule</u>	<u>Current Yes/No</u>
2015	Kenneth Kennedy R-9635-00E-0180-1	2/16-1/17 12 Months	Yes
2015	Vanessa Vazquez R-9591-00B-0050-1	7/16-6/17 12 Months	Yes
2015	Matthew & Renee Simmons R-9032-00D-0070-1	9/16-8/17 12 Months	Yes
2015	Nancy Logston R-9032-00C-0020-1	10/15-9/17 12 Months	<b>Paid in Full 11/28/16</b>

McDonald & Wessendorf  
 Insurance  
 611 Morton  
 Richmond, TX 77469  
 Phone: 281-342-6837 Fax: 281-341-6837

Heritage PID  
 4910 Dacoma, Ste. 601  
 Houston, TX 77092

<b>INVOICE NO. 12476</b>		Page 1
ACCOUNT NO.	OF	DATE
HERIT-1	CH	11/07/2016
Tax Assessor Collector Bond		
POLICY#		LOAN#
TX 627817		
COMPANY		
Merchants Bonding Co.		
PRODUCER		
McDonald & Wessendorf		
EFFECTIVE	EXPIRATION	BALANCE DUE ON
01/01/2017	01/01/2018	01/01/2017
AMOUNT PAID		AMOUNT DUE
		\$50.00

Item #	Due Date	Trn	Type	Description	Amount
97779	01/01/17	REN	TAXB	2017 TAX BOND INV	\$50.00

PAYMENT IS DUE WITHIN 30 DAYS OF THE EFFECTIVE DATE TO  
 AVOID CANCELLATION

Invoice Balance: \$50.00

Utility Tax Services 713-688-3931

MuniCap, Inc.  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

# INVOICE

Invoice Date 1/12/2016  
 Invoice # 012016-140

Balance Due \$901.25

Remit check to:  or  Wire Instructions:

Bill To:  
**CITY OF LAVON, TEXAS**  
 c/o Utility Tax Services  
 - VIA EMAIL TO -  
 utilitytaxservice@sbcglobal.net

MuniCap, Inc.  
 8630 M Guilford Road #263  
 Columbia, MD 21046

The Columbia Bank  
 9151 Baltimore National Pike  
 Ellicott City, MD 21042  
 (410) 418-8500  
  
 ABA Routing No.: 055 002 338  
 To the account of: MuniCap, Inc.  
 Account No.: 00 082 362 31

Project Heritage PID #1 1657

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

Invoice Date 1/12/2016  
 Invoice # 012016-140

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

Terms Net 30  
 Client # 1657

Item	DATE	Description	Hrs	Amount
Assoc (MV)	12/10/2015	Process administrative invoices and certificates authorizing payment and forward for approval, as required by Trust Indenture.	0.25	33.75
Vice Pres (AY)	12/14/2015	Continue working on annual continuing disclosure report.	1	200.00
Vice Pres (AY)	12/16/2015	Continue working on annual continuing disclosure report.	0.75	150.00
Assoc (MV)	12/21/2015	Update account reconciliation for the month of October 2015.	0.25	33.75
Vice Pres (AY)	12/22/2015	Continue working on annual continuing disclosure report.	1	200.00
Assoc (MV)	12/29/2015	Update account reconciliation for the month of November 2015.	0.25	33.75
Vice Pres (AY)	12/30/2015	Continue working on annual continuing disclosure report.	0.75	150.00
Vice Pres (AY)	12/31/2015	Continue working on annual continuing disclosure report.	0.5	100.00
Subtotal Fees:				901.25
EIN: 03-0461891. Overdue accounts are subject to 1% monthly finance charge.			<b>Total</b>	<b>\$901.25</b>

Billing Inquiries? Call (443) 539-4104

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

# INVOICE

**Invoice Date** 10/11/2016  
**Invoice #** 102016-140

**Balance Due** \$1,173.75

**Bill To:**  
 CITY OF LAVON, TEXAS  
 c/o Utility Tax Services  
 - VIA EMAIL TO -  
 utilitytaxservice@sbcglobal.net

**Remit check to:**  
 MuniCap, Inc.  
 8630 M Guilford Road #263  
 Columbia, MD 21046

**or** **Wire Instructions:**

The Columbia Bank  
 9151 Baltimore National Pike  
 Ellicott City, MD 21042  
 (410) 418-8500  
  
 ABA Routing No.: 055 002 338  
 To the account of: MuniCap, Inc.  
 Account No.: 00 082 362 31

**Project** Heritage PID #1 1657

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

**Invoice Date**  
10/11/2016

**Invoice #**  
102016-140

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

**Terms** Net 30  
**Client #** 1657

Item	DATE	Description	Hrs	Amount
Assoc (MV)	9/2/2016	Check and email trustee regarding availability of sufficient funds to pay debt service due on October 1, 2016.	0.25	33.75
Assoc (MV)	9/8/2016	Process administrative invoices and certificates authorizing payment and forward for approval, as required by Trust Indenture.	0.25	33.75
Sr Assoc (MS)	9/9/2016	Update account reconciliation for the month of August 2016.	0.25	37.50
Vice Pres (AY)	9/19/2016	Continue working on annual SAP updates. Parcel research.	1.25	250.00
Manager (MD)	9/21/2016	Review account reconciliation.	0.25	43.75
Vice Pres (AY)	9/21/2016	Discussion with city secretary regarding PID map and legal description.	0.25	50.00
Vice Pres (AY)	9/26/2016	Continue working on annual SAP updates.	0.5	100.00
Vice Pres (AY)	9/27/2016	Continue working on annual SAP updates. Parcel research.	1.25	250.00
Vice Pres (AY)	9/29/2016	Continue working on annual SAP updates.	0.75	150.00
Sr Assoc (MS)	9/30/2016	Work on analyzing deposits to trustee. Contact trustee for latest account statements.	1.5	225.00
Subtotal Fees:				1,173.75

EIN: 03-0461891. Overdue accounts are subject to 1% monthly finance charge.

**Total** \$1,173.75

Billing Inquiries? Call (443) 539-4104

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

# INVOICE

**Invoice Date** 11/11/2016  
**Invoice #** 112016-131

**Balance Due** \$3,492.50

**Bill To:**  
 CITY OF LAVON, TEXAS  
 c/o Utility Tax Services  
 - VIA EMAIL TO -  
 utilitytaxservice@sbcglobal.net

**Remit check to:**  
 MuniCap, Inc.  
 8630 M Guilford Road #263  
 Columbia, MD 21046

**or** **Wire Instructions:**

The Columbia Bank  
 9151 Baltimore National Pike  
 Ellicott City, MD 21042  
 (410) 418-8500  
  
 ABA Routing No.: 055 002 338  
 To the account of: MuniCap, Inc.  
 Account No.: 00 082 362 31

**Project** Heritage PID #1 1657

PLEASE DETACH AND RETURN TOP PORTION WITH PAYMENT

**Invoice Date**  
 11/11/2016

**Invoice #**  
 112016-131

**MuniCap, Inc.**  
 8965 Guilford Road  
 Suite 210  
 Columbia, MD 21046

**Terms** Net 30  
**Client #** 1657

Item	DATE	Description	Hrs	Amount
Vice Pres (AY)	10/4/2016	Continue working on annual SAP updates. Parcel Research.	1	200.00
Vice Pres (AY)	10/5/2016	Continue working on annual SAP updates.	0.75	150.00
Vice Pres (AY)	10/6/2016	Continue working on annual SAP updates. Parcel Research.	1.25	250.00
Vice Pres (AY)	10/7/2016	Continue working on annual SAP updates.	0.75	150.00
Vice Pres (AY)	10/10/2016	Continue working on annual SAP updates. Parcel Research.	2	400.00
Vice Pres (AY)	10/11/2016	Continue working on annual SAP updates.	1.75	350.00
Assoc (MV)	10/12/2016	Process administrative invoices and certificates authorizing payment and forward for approval, as required by Trust Indenture.	0.25	33.75
Vice Pres (AY)	10/12/2016	Finalize and send annual SAP updates to city.	2	400.00
Vice Pres (AY)	10/13/2016	Meeting with city administrator in Lavon regarding PID and TIRZ details.	3.5	700.00
Sr Assoc (MS)	10/14/2016	Update account reconciliation for the month of September 2016.	0.25	37.50
Sr Assoc (MS)	10/14/2016	Prepare account statements for updating account reconciliation and file.	0.25	37.50
Vice Pres (AY)	10/18/2016	Attend city council meeting for SAP updates and excess fund releases.	3.75	750.00
Assoc (MV)	10/22/2016	Review account reconciliation for the month of September, 2016.	0.25	33.75
Subtotal Fees:				3,492.50
EIN: 03-0461891. Overdue accounts are subject to 1% monthly finance charge.			<b>Total</b>	<b>\$3,492.50</b>

Billing Inquiries? Call (443) 539-4104

**TED A. COX, P.C.**  
Attorney at Law  
2855 Mangum, Suite 100  
Houston, Texas 77092  
(713) 956-9400 Office  
(713) 956-8485 Telefax

TED A. COX

November 15, 2016

Utility Tax Service, LLC  
11500 Northwest Freeway, #465  
Houston, TX 77092

RE: Heritage P.I.D. #1 - Collections

20% Attorney's Fees – month of October 2016 ..... \$238.76

Expenses:

Postage/Xerox Fees (October 2016) ..... 67.98

TOTAL DUE THIS INVOICE: ..... \$306.74

**PLEASE MAKE CHECK PAYABLE TO "TED A. COX, P.C."**

MONTH OF OCTOBER 2016

<u>DISTRICT</u>	<u>COPIES</u>	<u>POSTAGE</u>	<u>DEED</u>	<u>OTHER EXPENSES</u>	<u>TOTAL</u>
Chambers PID #2					
Chambers PID #3					
Denton County	\$7.50	\$30.52			\$38.02
CNP UD	\$12.90	\$23.61			\$36.51
El Dorado UD	\$23.50	\$27.88			\$51.38
Encanto Real	\$7.50	\$21.76			\$29.26
Fort Bend MUD	\$2.70	\$2.94			\$5.64
Galveston MUD #14	\$15.00	\$20.35	\$226.00		\$261.35
Galveston MUD #15	\$4.10	\$11.41			\$15.51
Heritage PID	\$17.00	\$50.98			\$67.98
HC MUD #5	\$17.50	\$29.35			\$46.85
HC UD #16	\$24.20	\$21.54			\$45.74
HC MUD #104	\$12.10	\$6.47	\$90.00		\$108.57
HC MUD #200	\$19.30	\$25.35	\$111.25		\$155.90
HC MUD #211	\$1.50	\$7.41			\$8.91
HC MUD #233					
HC MUD #238	\$12.10	\$19.41			\$31.51
HC MUD #257	\$0.60	\$2.00			\$2.60
HC MUD #304	\$14.00	\$22.82			\$36.82

UTS, LLC

%Utility Tax Service, LLC  
11500 NW Freeway, Ste 465  
Houston, TX 77092

# Invoice

Date	Invoice #
12/1/2016	5901

Bill To
Heritage PID 1

Item	Description	Amount
Postage	1st Half Postage (2016)	627.84
<b>Total</b>		\$627.84
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$627.84

UTS, LLC

%Utility Tax Service, LLC  
11500 NW Freeway, Ste 465  
Houston, TX 77092

# Invoice

Date	Invoice #
12/1/2016	5900

Bill To
Heritage PID 1

Item	Description	Amount
Computer Costs	2016 Tax Year	850.55
<b>Total</b>		\$850.55
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$850.55

Mike Arterburn, Tax A/C

%Utility Tax Service, LLC  
11500 NW Freeway, Ste 465  
Houston, TX 77092

# Invoice

Date	Invoice #
12/1/2016	5870

Bill To
Heritage PID 1

Item	Description	Amount
Monthly Fee	December Assessor-Collector Fee	850.55
<b>Total</b>		\$850.55
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$850.55



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 3, 2017**

**ITEM: 7**

**Item:**

Conduct Public Hearing regarding the submission of an application to the Texas Department of Agriculture in conjunction with the 2017/2018 Texas Community Development Block Grant Program.

1. Presiding Officer to open the Public Hearing.
2. Presiding Officer to open floor to Public Comment for or against the matter.
3. Presiding Officer to close floor to Public Comment.
4. Presiding Officer to close the Public Hearing.

The City of Lavon plans to submit an application for a grant through the Texas Community Development Block Grant (CDGB) Program in February 2017.

The purpose of the public hearing is to receive citizen comments relating to the development of the application and to receive input regarding local housing and community development needs. Notice of the public hearing was published in the newspaper and notices were physically posted in three locations.

December 29, 2016

**PUBLIC HEARING NOTICE  
CITY OF LAVON  
TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT  
PROGRAM**

The City of Lavon will hold a public hearing at 7:00 p.m. on January 3, 2017, at City Hall, 120 School Road, Lavon, Texas regarding the submission of an application to the Texas Department of Agriculture for a Texas Community Development Block Grant Program (TxCDBG) grant. The purpose of this meeting is to allow citizens an opportunity to discuss the citizen participation plan, the development of local housing and community development needs, the amount of TxCDBG funding available, all eligible TxCDBG activities, and the use of past TxCDBG funds. The City encourages citizens to participate in the development of this TxCDBG application and to make their views known at this public hearing. Citizens unable to attend this meeting may submit their views and proposals to Mayor Charles A. Teske Jr. at City Hall. Persons with disabilities that wish to attend this meeting should contact the City at (972) 843-4220 to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact City Hall at least two days before the meeting so that appropriate arrangements can be made. Para más información en español, comuníquese con Kim Dobbs al (972) 843-4220.

## **PROJECT DESCRIPTION**

**The City of Lavon will be applying for a 2017-18 Texas Community Development Block Grant through the Texas Department of Agriculture.**

**The City has prioritized its needs and intends to apply for a grant to complete one or more of the following activities:**

**Construct first time sewer, if determined by a qualified engineer to be a priority;**

**Construct street improvements, if determined by a qualified engineer to be a priority; or**

**Other TxCDBG eligible activities, if determined by a qualified engineer to be a priority.**

**CITY OF LAVON  
2017-18 TXCDBG APPLICATION INFORMATION**

**Grant Funds:**

Maximum grant award	=	\$275,000
Local matching funds (5%)	=	<u>\$13,750</u>
Anticipated project budget	=	\$288,750

Project engineering, grant administration and construction are all eligible activities and would be included in the project budget. Additionally, acquisition is an eligible expense that can be included in the project budget, if needed. (Project engineering fees paid with TxCDBG funds are capped at 25% of the construction costs. Program administration fees are capped at 16% of the constructions costs.)

Unless there are extenuating circumstances, it is reasonable to assume that construction funds in the original budget would be between \$208,000 and \$225,000. Once bid, if the construction contract is over budget, the City would have the option of committing additional matching funds to complete the construction as bid, reducing the contract by change order (if feasible), or reducing the scope of work if it does not cause a reduction in the number of beneficiaries. If construction contract is under budget, the City's match requirement would be reduced, but still calculated at 5%.

**Helpful Information:**

Applications are scored using the State's criteria and the Council of Government's Regional Review Committee scoring criteria. North Central Texas COG has chosen to prioritize water, sewer, septic tank, street and drainage projects. Additional points are awarded to projects that provide first-time water or sewer service to residents. Therefore, applications that provide first-time water or sewer service are the most likely to be funded (assuming all other scoring categories are adequate for funding).

The COG has also elected to award points based on past funding, or more accurately - the lack thereof. Applicants who have not been funded since 2010 (or ever) receive the maximum number of points for this scoring category.

The amount of matching funds committed is also a scoring category. Applicants may commit a lower percentage of matching funds, but it is not recommended as it may reduce the ability to complete against other applicants who committed funds to receive maximum points.

## Kim Dobbs

---

**From:** kmullen@nctcog.org  
**Sent:** Wednesday, December 21, 2016 3:16 PM  
**To:** Kim Dobbs  
**Subject:** TxCDBG Community Development Fund (CD) Application Available

TxCDBG Interested Parties,

### **Important Notice Regarding the Community Development Block Grant (CDBG) Program**

The Texas Department of Agriculture has released the 2017-2018 Community Development Fund Application. The deadline for applications is **February 9, 2017**, with awards to be announced in 2017 and 2018.

For more information, visit [www.nctcog.org/envir/SEEDevEx/tcdp/index.asp](http://www.nctcog.org/envir/SEEDevEx/tcdp/index.asp).

#### Contacts:

Texas Department of Agriculture

Chad Hinds, (512) 936-0232

or

North Central Texas Council of Governments

Kori Mullen, (817) 695-9215

Tamara Cook, (817) 695-9221

Thank you,

#### **Kori Mullen**

Environment and Development Planner

North Central Texas Council of Governments

(p): 817.695.9215

(e): [kmullen@nctcog.org](mailto:kmullen@nctcog.org)



---

**From:** [slamanna@nctcog.org](mailto:slamanna@nctcog.org) [<mailto:slamanna@nctcog.org>]  
**Sent:** Tuesday, July 12, 2016 3:47 PM  
**To:** Edith Marvin <[EMarvin@nctcog.org](mailto:EMarvin@nctcog.org)>  
**Subject:** TxCDBG Community Development Fund (CD) application available

TxCDBG Interested Parties,

TDA has announced the release of the 2017-2018 Community Development Fund application and guidelines.

The Community Development Fund is the largest fund category in the TxCDBG Program. This fund is available on a biennial basis for funding through a competition in each of the 24 state planning regions. The scoring of the applications is shared between the state and the 24 Regional Review Committees (RRC) with the RRC having the predominate percentage of the total possible score. Although most funds are used for

Public Facilities (water/wastewater infrastructure, streets, and drainage improvements), there are numerous other activities for which these funds may be used. Applications are due February 9, 2017.

Application materials and information are posted [here](#). The NCTCOG RRC Guidebook is located [here](#).

For questions regarding this application, please contact Trenton Engledow at [Trenton.Engledow@TexasAgriculture.gov](mailto:Trenton.Engledow@TexasAgriculture.gov).

Thanks,  
Samantha

Samantha Lamanna, EIT  
Graduate Engineer  
Department of Environment and Development  
North Central Texas Council of Governments  
PO Box 5888, Arlington, TX 76005  
T: (817) 695-9215 | F: (817) 695-9191  
[Slamanna@nctcog.org](mailto:Slamanna@nctcog.org)





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 3, 2017**

**ITEM: 8 A**

**Item:**

Discussion and action regarding a Site Plan for Domino's Pizza Building on Lot 6R-3, Block A, Lavon Business Park Addition (Collin CAD# 27181720) generally located southeast of the intersection of Highway 78 and Lake Road requested by Heng Li, President, Exint, Inc.

**Background Information**

**Owner(s):** Exint, Inc.  
**Applicant:** Heng Li, President, Exint, Inc.  
**Property Description:** Lot 6R-3, Block A in the Lavon Business Park Addition (Collin CAD# 2718720)  
**Location:** Southeast of the intersection of Highway 78 and Lake Road  
**Current Zoning:** "B-1" Business District  
**Land Use:** Undeveloped  
**Request:** Approval of Site Plan

**Application Information**

The applicant submitted a site plan for a proposed commercial building located on the property southeast of the intersection of Highway 78 and Lake Road.

***Code Excerpt:***

**City of Lavon Ordinance No. 97-12-08 - Zoning Ordinance,**  
Article I, Section 4. SITE PLAN APPROVAL

Prior to the issuance of any building permit for the purpose of building a new structure or structures excluding barns, garages and sheds; there shall be submitted to the City Council for its approval, a site plan drawn to an acceptable scale and with adequate copies.

Zoning: The property is zoned “B-1” and the proposed development of a commercial building housing retail and restaurant uses is an allowed use in this district. The total lot area is 1.2283 acres and there is one (1) proposed building for the site. The northern section of the building will house a Domino’s Pizza restaurant and the owner of the site is seeking additional restaurant and retail tenants to lease space in the building.

The applicant obtained an order granting a variance to Article VII, Section 4.3 of the Zoning Ordinance to waive the requirement for a dedicated alley or private drive and to allow a rear yard setback of ten feet (10’). A trash enclosure location is indicated on the site plan.

The building elevations indicate the exterior materials to be a combination of masonry and glass with horizontal and vertical architectural features.

Platting: The site is platted.

Access: Access to the site is located on Lake Road and two points of ingress and egress are proposed. The applicant is preparing an application to TxDOT for the driveway permits as Lake Road remains a TxDOT facility at this time.

Utilities: The site will be served water by the Bear Creek Special Utility District and sanitary sewer by the City of Lavon. The applicant is dedicating sanitary sewer infrastructure and related easements.

Screening and Landscaping: The applicant intends to install a wooden fence to screen the site from the adjacent residential property. A Landscape Plan is included for the City’s consideration and satisfies the code’s landscape requirements.

The proposed site plan was reviewed by the City’s consulting engineer and the engineer’s comments have been addressed. Where applicable, the engineer reviewed the applicant’s plans for water, sewer and drainage. It is recommended that the site plan be approved subject to 1) the TxDOT approval of the driveway access and 2) the City Engineer’s approval of the revised civil plans.

- Attachments:**
1. Application for Site Plan
  2. Location Exhibits
  3. Site Plan, including Final Plat
  4. Engineer’s correspondence

December 29, 2016



# City of Lavon

120 School Road ~ P.O. Box 340  
Lavon, TX 75166

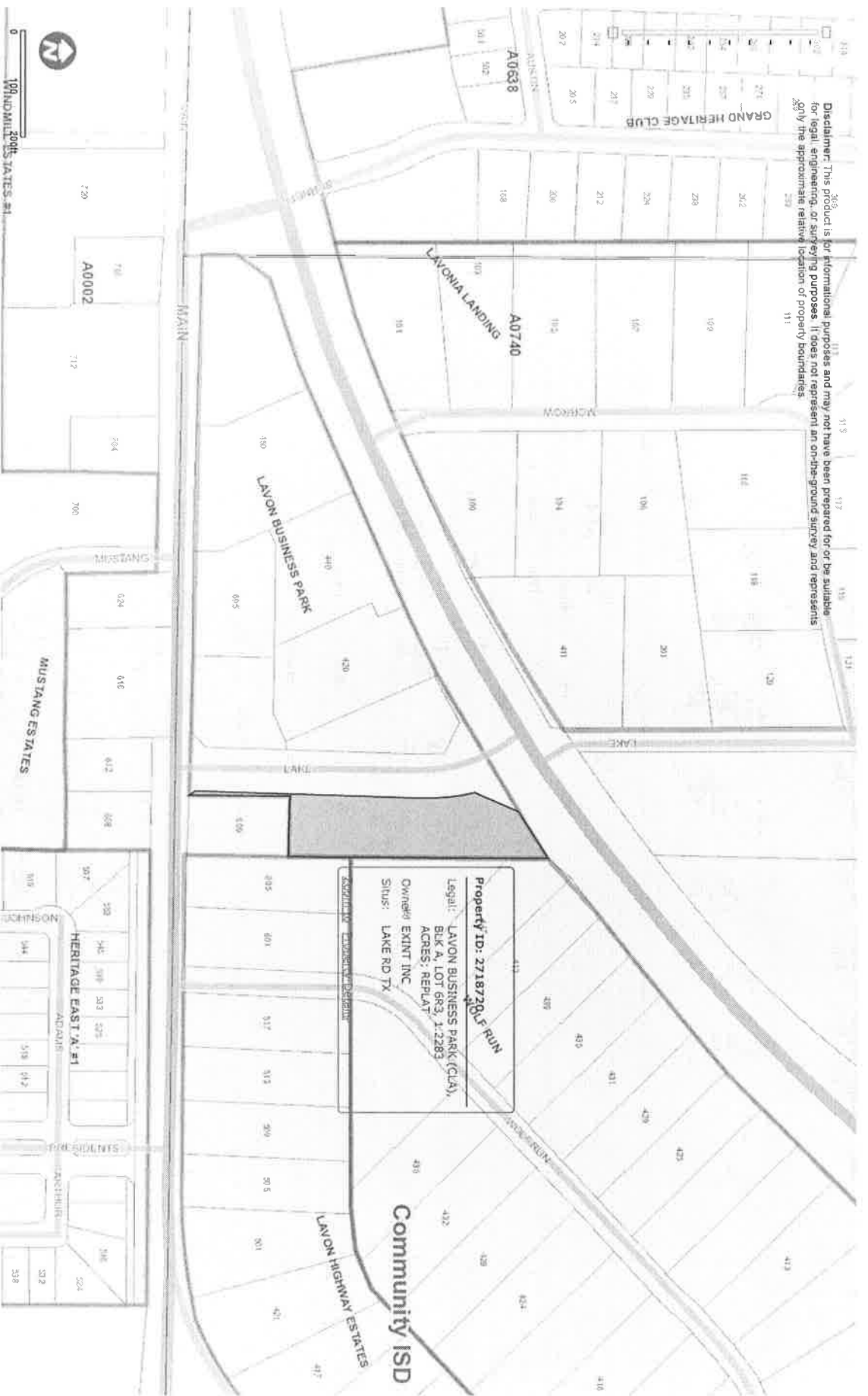
Office (972) 843-4220 ~ Fax (972) 843-0397 ~ Inspection (972) 853-0588

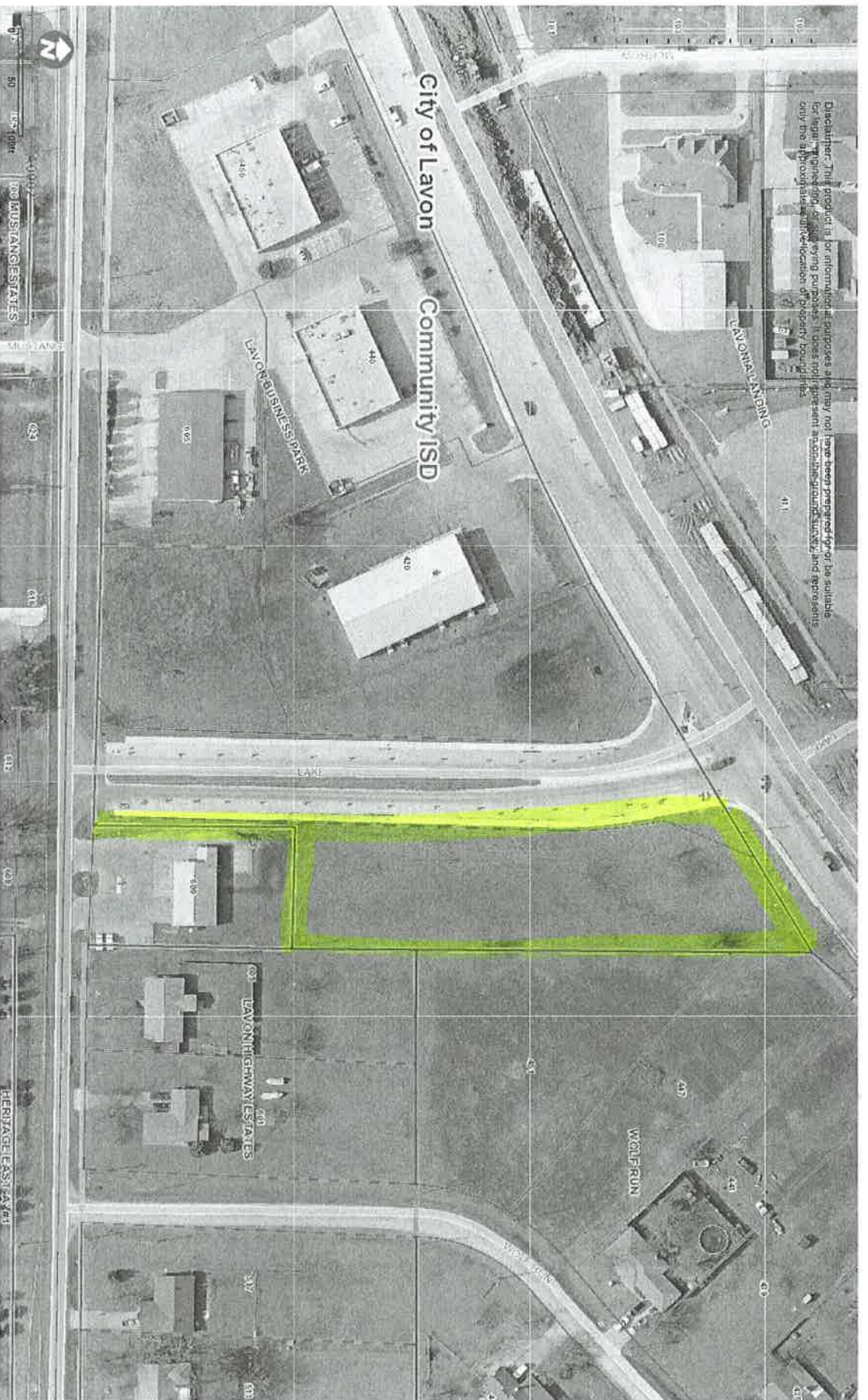
## Commercial Building Site Plan Application

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

<b>Company Making Submission</b>		<b>Property Owner</b>		
Name: <u>Exint, Inc.</u>		Name: <u>Exint, Inc.</u>		
Address: <u>4812 Rancho Del Norte Trl</u>		Address: <u>4812 Rancho Del Norte Trl</u>		
City/State/Zip: <u>McKinney, TX 75070</u>		City/State/Zip: <u>McKinney, TX 75070</u>		
Phone #: <u>469-999-1288</u>	Fax #: _____	Phone #: <u>469-999-1288</u>	Fax #: _____	
Authorized Person: <u>Heng Li</u>		Authorized Person: <u>Heng Li</u>		
<b>Type of Submission</b>	<b>Date</b>	<b>Check List of Items Submitted</b>		
<b>Mark all that apply:</b>		<input checked="" type="checkbox"/> Completed Application <input checked="" type="checkbox"/> (three) full size sets of plans (24x36) <input checked="" type="checkbox"/> (one) ½ size set (11x17) <input checked="" type="checkbox"/> (one) PDF <input checked="" type="checkbox"/> \$500.00 Deposit		
<input checked="" type="checkbox"/> Construction Plans (Dirt/Drainage)				
<input checked="" type="checkbox"/> Landscape				
<input checked="" type="checkbox"/> Parking Lot				
<input checked="" type="checkbox"/> Fence/Screen Wall				
<input checked="" type="checkbox"/> Sidewalk				
<input checked="" type="checkbox"/> Exterior Light Structure(s)				
Note: Any building structure such as pools, warehouses, primary buildings, support buildings, etc require a separate commercial construction permit application.				
<b>NOTICE TO APPLICANT:</b> Any approval will be issued based on the information furnished in this application and on any submitted plans. It is subject to the provisions and requirements of the City of Lavon applicable ordinance, regardless of information and/or plans submitted.				
Authorized Representative (Printed Name) <u>Heng Li</u>		Authorized Representative (Signature) 		Date: <u>11/2/16</u>
To be completed by the City				
In Takers Name: _____				
In takers Review Date:	PW Review Date:	Marshal Review Date:	Engineer Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Comments:				

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





CIVIL CONSTRUCTION PLANS

FOR  
DOMINO'S PIZZA

LAKE ROAD

Being Lot 6R-3, Block A, Lavon Business Park, an Addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded under Instrument Number 201506050100001960, Official Public Records of Collin County, Texas.



INDEX OF SHEETS	
SHEET NO.	TITLE
1.	COVER SHEET.
2.	PLAN.
3.	GRADE AND PAVING PLAN.
4.	WATER AND SEWER PLAN.
5.	POST-DEVELOPMENT DRAINAGE AREA MAP.
6.	EROSION CONTROL PLAN.
7.	EROSION CONTROL DETAILS.
8.	LANDSCAPE PLAN.
9.	LANDSCAPE PLAN.
10.	PAVING DETAILS.
11.	WATER AND SEWER DETAILS.
12.	

OWNER/ DEVELOPER:

EXINT, INC.  
(Attn: Heng Li)  
4812 Rancho Del North Trl  
McKinney, TX 75070  
469-999-1288  
E-mail: 12dominos@hotmail.com



PLANS PREPARED BY:  
JAHVANI CONSULTING ENGINEERS, INC.  
2121 N. Josey Lane, Suite #100  
Carrollton, Texas 75006  
Tel. # (214) 718-9469  
E-Mail jahvani@hotmail.com



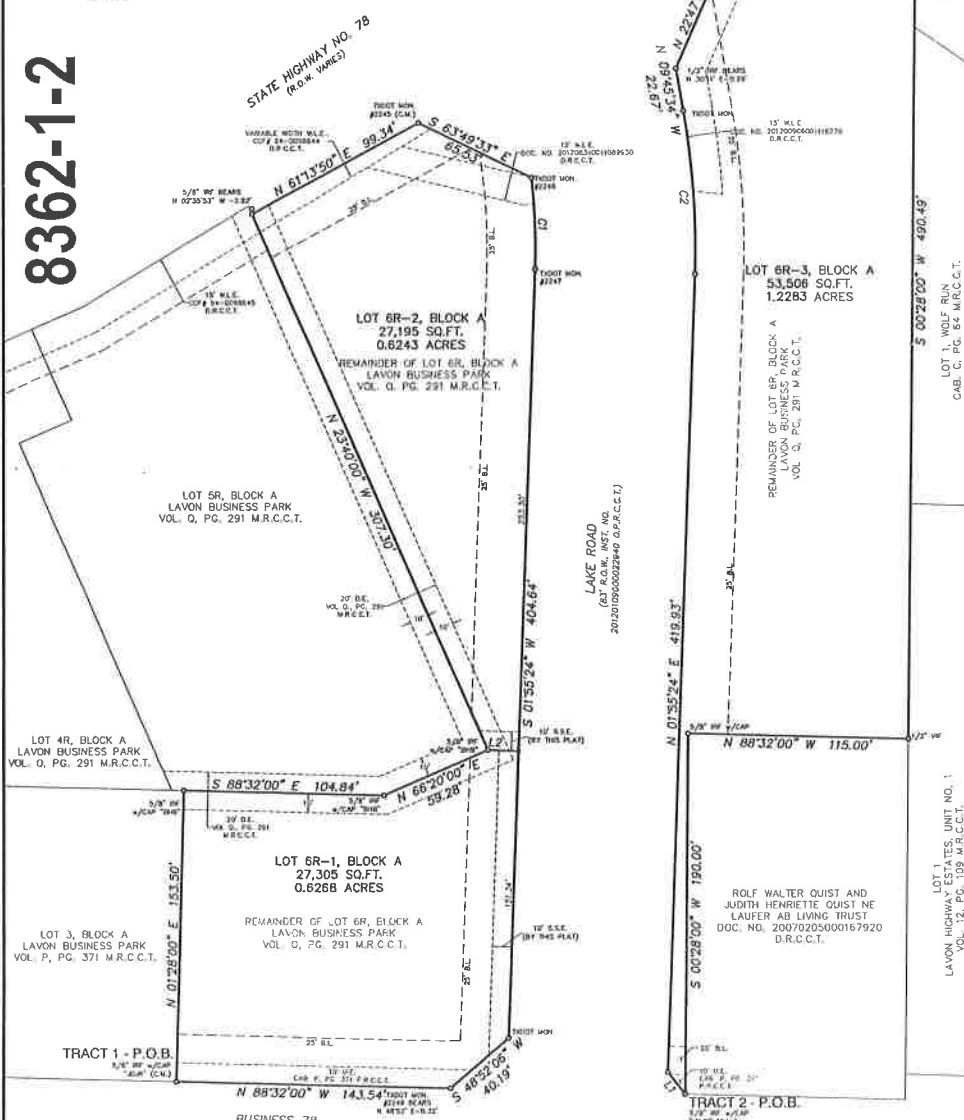
RECEIVED SHEET 1 OF 12

DEC 27 2016  
CITY OF LAVON



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C-1	421.50'	47.83'	47.75'	S 02°07'56" E	83°54"
C-2	421.50'	85.55'	85.60'	N 03°55'05" W	11°40'58"

8362-1-2



- NOTES**
- All building lines, easements and boundaries shown herein are according to the Plat of Lavin Business Park recorded under Volume Q, Page 291, in the Plat Records of Collin County, Texas, under official record.
  - Unless otherwise noted, all corners thereon are 1/2" iron rods set with a cap stamped "SPR".
  - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
  - Nothing in this section by its location by reference and is subject to the conditions, covenants and restrictions contained in the plat and any subsequent plat and building permits.
  - Nothing in this Final Reference Plat No. 8362-1-2 and associated documents as governed by the Final Reference Plat Management Agency, dated June 2, 2008, the original plat of Lavin Business Park does not in any way affect the title or interest in the subject property.
  - On the issue date of this survey the property shown herein is owned by Business 78.
  - The books of books for the survey shown herein is the north-south line of Business 78 (now known as Lake Street) as described in the plat of Lavin Business Park, recorded in Volume Q, Page 291, of the Plat Records of Collin County, Texas.

**LEGEND**

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

**ABBREVIATIONS**

BASE: DEED RECORDS OF COLLIN COUNTY, TEXAS  
 PLAT: PLAT RECORDS OF COLLIN COUNTY, TEXAS  
 M.R.C.C.T.: MAP RECORDS OF COLLIN COUNTY, TEXAS  
 S.P.R.C.C.T.: SECTION PROPERTY RECORDS OF COLLIN COUNTY, TEXAS  
 VOL.: VOLUME  
 PAGE: PAGE  
 DOC. NO.: DOCUMENT NUMBER  
 REC. NO.: RECORD NUMBER  
 P.O.B.: POINT OF BEGINNING  
 C.M.: CORNER MARKER  
 U.L.: UTILITY LOCATION  
 B.L.: BUILDING LINE  
 W.L.C.: WATER LINE EASEMENT  
 D.E.: DRAINAGE EASEMENT

Graphic Scale in Feet  
 0 30 60 90

**SURVEYOR CERTIFICATE**

I, David Carter Leach, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual and correct survey of the land and the monuments thereon and the same are placed under my personal supervision and in accordance with the Platting Rules and Regulations of the State of Texas.

*[Signature]*  
 Surveyor's Signature

NOTARY CERTIFICATE  
 STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **David Carter Leach**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and on the day and date therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of June, 2015.

*[Signature]*  
 Notary Signature

**NOTARY CERTIFICATE**  
 STATE OF TEXAS  
 COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared **ROLF WALTER QUIST AND JUDITH HENRIETTE QUIST NE LAUFER AS LIVING TRUST**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and on the day and date therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of June, 2015.

*[Signature]*  
 Notary Signature

**OWNER'S DEDICATION**  
 STATE OF TEXAS  
 COUNTY OF COLLIN

WHEREAS, Lavin 78 JV, is the owner of all that certain 24,794 acres of land, which is a portion of Lot 6R, Block A, Lavin Business Park, described in Volume Q, Page 291, in the Map Records of Collin County, Texas (M.R.C.C.T.), to the Samuel M. Rainer Survey, A-740, City of Lavin, Collin County, Texas and more particularly described in Tract 1 as 1,231 acres and tract 2 as 1,283 acres by more or less and bounds as follows: (all bearings shown herein are based on the north-south line of said Business 78 (now known as Lake Street, an right-of-way as described on the plat of said Lot 6R, Block A, Lavin Business Park).

**Tract 1 - 1,231 Acres West of 83' Right-Of-Way Dedication**  
 BEGINNING at a 5/8" iron rod with a cap stamped "DJRF" found at the southwest corner of said Lot 6R, Block A, Lavin Business Park, corner to the southeast corner of Lot 3, Block A, Lavin Business Park, described in the plat recorded in Volume P, Page 371, in the M.R.C.C.T., on the north-south line of said BUSINESS 78;

THENCE along the east right-of-way line of said 83' Right-Of-Way Dedication the following courses:

North 38° 01' 06" West - 14,574' to a 1/2" iron rod with a cap stamped "SPR" set for a point of corner of the herein described lot;  
 North 01° 55' 24" East - 419.93' to a 1/2" iron rod with a cap stamped "SPR" set for a point of corner to the left having a central angle of 11° 40' 58", a radius of 421.50', and a chord bearing and distance of North 03° 55' 05" West - 85.60';  
 Along said curve to the left on an arc distance of 85.55' to a TxDOT Monument found for the end of curve;  
 North 09° 45' 34" West - 72.67' to a 1/2" iron rod with a cap stamped "SPR" set for the most westerly northeast corner of the herein described tract, from which a 1/2" iron rod found bears North 30° 11' East - 0.25';  
 North 22° 47' 01" East - 91.24' to a 1/2" iron rod with a cap stamped "SPR" set for a point of corner of the herein described lot in the south right-of-way line of State Highway Number 78 (Right-of-Way) tract;  
 North 30° 50' 00" East - 104.81' along the south right-of-way line of said State Highway Number 78, to northeast corner of the herein described tract, from which a Wood Post with a PK Nail found bears North 31° 15' 57" West - 0.72';  
 THENCE South 00° 28' 00" West - 190.49' departing the north right-of-way line of said State Highway Number 78 to a 1/2" iron rod found for the northeast corner of said Roll Water Quist and Judith Henriette Quist NE Lauffer AD Living Trust tract;  
 THENCE North 89° 32' 00" West - 115.00' to a 5/8" iron rod with an unrecorded cap found for the northeast corner of said Roll Water Quist and Judith Henriette Quist NE Lauffer AD Living Trust tract;  
 THENCE South 00° 28' 00" West - 190.00' to the POINT OF BEGINNING and containing 1,228.3 acres of land.

**Tract 2 - 1,283 Acres East of 83' Right-Of-Way Dedication**  
 BEGINNING at a 5/8" iron rod with a cap stamped "DJRF" found at the southwest corner of a tract of land covered by Roll Water Quist and Judith Henriette Quist NE Lauffer AD Living Trust, recorded in Document Number 2007020500167920, in the Deed Records of Collin County, Texas (D.R.C.C.T.), common to a point for corner of an 83' Right-Of-Way Dedication, described in Instrument Number 2012010900022940, in the Official Property Records of Collin County, Texas (O.P.R.C.C.T.), in the north right-of-way line of said Business 78;

THENCE along the east right-of-way line of said 83' Right-Of-Way Dedication the following courses:

North 38° 01' 06" West - 14,574' to a 1/2" iron rod with a cap stamped "SPR" set for a point of corner of the herein described lot;  
 North 01° 55' 24" East - 419.93' to a 1/2" iron rod with a cap stamped "SPR" set for a point of corner to the left having a central angle of 11° 40' 58", a radius of 421.50', and a chord bearing and distance of North 03° 55' 05" West - 85.60';  
 Along said curve to the left on an arc distance of 85.55' to a TxDOT Monument found for the end of curve;  
 North 09° 45' 34" West - 72.67' to a 1/2" iron rod with a cap stamped "SPR" set for the most westerly northeast corner of the herein described tract, from which a 1/2" iron rod found bears North 30° 11' East - 0.25';  
 North 22° 47' 01" East - 91.24' to a 1/2" iron rod with a cap stamped "SPR" set for a point of corner of the herein described lot in the south right-of-way line of State Highway Number 78 (Right-of-Way) tract;  
 North 30° 50' 00" East - 104.81' along the south right-of-way line of said State Highway Number 78, to northeast corner of the herein described tract, from which a Wood Post with a PK Nail found bears North 31° 15' 57" West - 0.72';  
 THENCE South 00° 28' 00" West - 190.49' departing the north right-of-way line of said State Highway Number 78 to a 1/2" iron rod found for the northeast corner of said Roll Water Quist and Judith Henriette Quist NE Lauffer AD Living Trust tract;  
 THENCE North 89° 32' 00" West - 115.00' to a 5/8" iron rod with an unrecorded cap found for the northeast corner of said Roll Water Quist and Judith Henriette Quist NE Lauffer AD Living Trust tract;  
 THENCE South 00° 28' 00" West - 190.00' to the POINT OF BEGINNING and containing 1,228.3 acres of land.

**FROM:**  
 R-8362-00A-006R-1 (24775)  
 FOR TAX YEAR 2016

**ROLF WALTER QUIST AND JUDITH HENRIETTE QUIST NE LAUFER AS LIVING TRUST**  
 DOC. NO. 2007020500167920  
 D.R.C.C.T.

*[Signature]*  
 Rolf Walter Quist

*[Signature]*  
 Judith Henriette Quist

2015-301

**S8362**  
 A FINAL PLAT OF  
 LOT 6R-1, 6R-2, & 6R-3, BLOCK A  
 LAVIN BUSINESS PARK

AN ADDITION TO THE CITY OF LAVIN, BEING A REPLAT OF LOT 6R, BLOCK A, LAVIN BUSINESS PARK, RECORDED IN CABINET Q, PAGE 291, IN THE PLAT RECORDS OF COLLIN COUNTY, TEXAS, WHICH IS 2,494 ACRES IN THE SAMUEL M. RAINER SURVEY, A-740 CITY OF LAVIN, COLLIN COUNTY, TEXAS

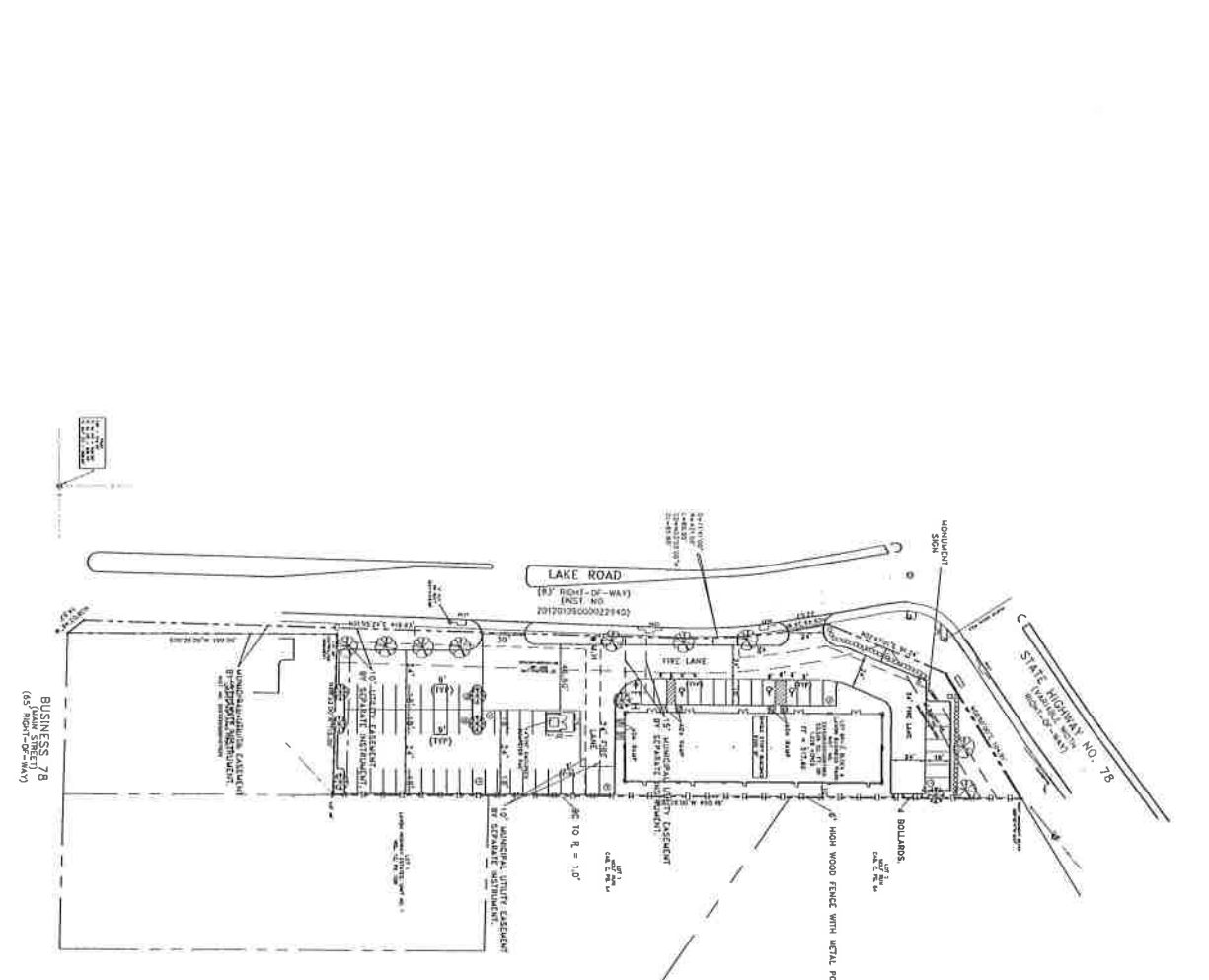
OWNER: Lavin 78 JV  
 1231 East Lavin  
 P.O. Box 751061  
 Irving, TX 75061

SURVEYOR: David Carter Leach  
 6241 West-Dallas Blvd, Ste 109  
 North Richland Hills, TX 76182  
 Phone: 817-281-0100  
 Fax: 817-281-0100

DATE: 2015 JUN 15

THIS PLAT WAS FILED IN DOCUMENT NO. 04 DATE





**PLANTING SCHEDULE (LARGE TREES)**

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE / CAL.	HEIGHT	SPACING
(Symbol)	122	SHADE BERRYBUSH	RAY GARDNER "SHADEBUSH"	7 CAL.	20'	3' O.C.

**PLANTING SCHEDULE (SHRUBS & SMALL ORNAMENTAL TREES)**

SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE / CAL.	HEIGHT	SPACING
(Symbol)	122	SHADE BERRYBUSH	RAY GARDNER "SHADEBUSH"	7 CAL.	20'	3' O.C.

**GENERAL LANDSCAPE NOTES:**

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT UNDERWRITING ASSOCIATION (UWA) AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD (TLAB). ALL LANDSCAPE AREAS INCLUDING FRONT-OF-HOUSE AREAS UNLESS NOTED OTHERWISE SHALL BE APPROVED BY THE CITY. ALL PLANTING SHALL BE INSTALLED ON SITE AT OWNER'S RISK AND SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GROWING CONDITION. ALL LANDSCAPE AREAS SHALL BE CONFINED TO THE PROPOSED LOT LINES AND SHALL BE MAINTAINED BY OWNER. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS. ALL TREES TO BE INSTALLED OUTSIDE THE PROPOSED SANITARY SEWER AND UTILITY EASEMENTS AND SHALL BE INSTALLED AT THE TIME OF PLANTING.

**REGULATION NOTES:**

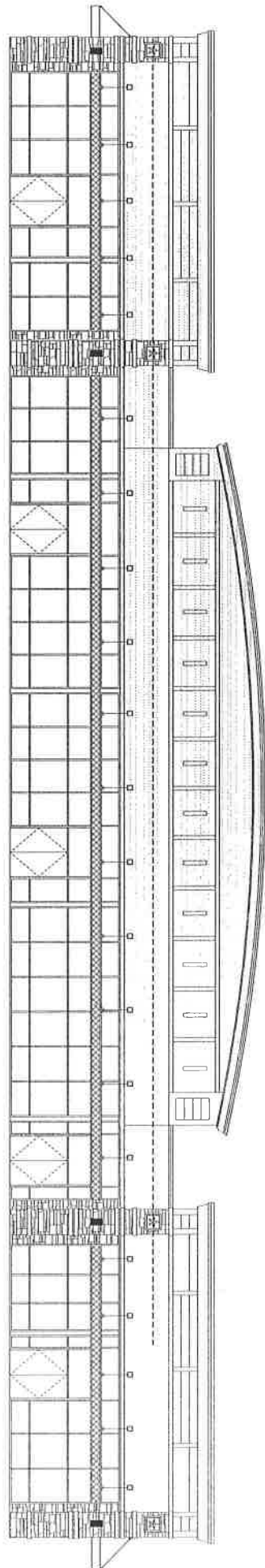
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FLOW RATE OF 1.0 GPM PER 100 SQ FT OF IRRIGATION AREA. THE IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS OVER SPRAY ON STREETS AND PARKS IS PROHIBITED. A PERMIT FROM THE BUILDING DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.

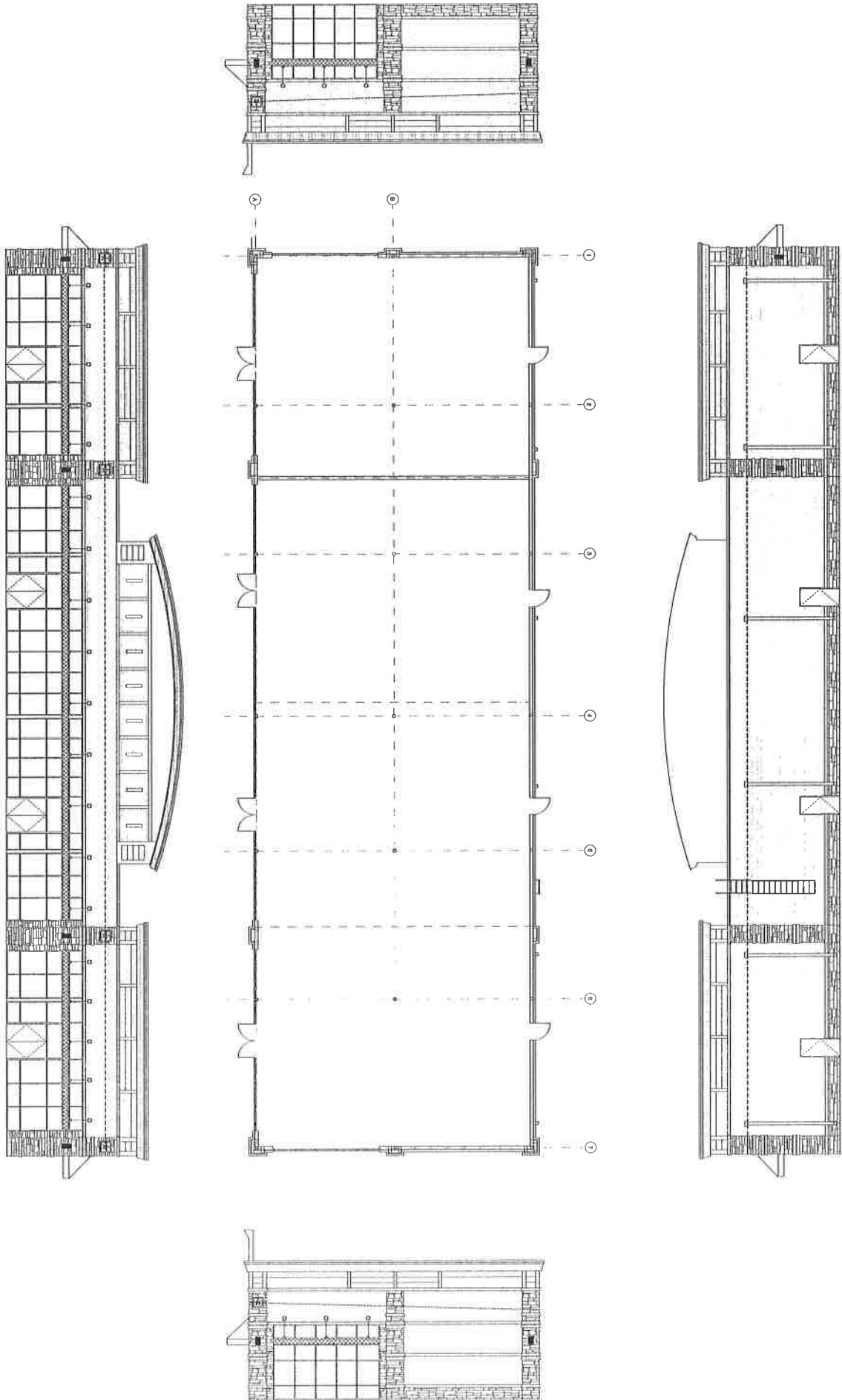
**PLANTING SCHEDULE:**

122 SHADE BERRYBUSH



<p><b>JAHVANI CONSULTING ENGINEERS, INC.</b> TREC REGISTRATION NO. F-10198</p> <p>2121 N. JOSEY LANE, #100 CARROLLTON, TEXAS 75006 TEL: (214) 718-9469 jahvani@hotmail.com</p>	<p><b>DOMINO'S PIZZA</b> LOTS 6R-3, BLOCK A, LAVON BUSINESS PARK LAVON, TX 76106</p>
<p>DATE: 12-23-2015 DRAWN BY: HJ SCALE: 1" = 40'</p>	<p>10 OF 12 SHEET 14/18</p>





## **JAHVANI CONSULTING ENGINEERS, INC.**

2121 N. Josey Lane, Suite 200  
Carrollton, Texas 75006  
Tel. (214) 718-9469  
[jahvani@hotmail.com](mailto:jahvani@hotmail.com)  
[www.jahvani.com](http://www.jahvani.com)

December 23, 2016

### **RESPONSE TO COMMENTS.**

## **ENGINEERING MEMORANDUM**

**DATE:** November 11, 2016  
**SUBJECT:** Domino's Pizza Plans Review (Lavon Business Park, Lot 6R-3. Block A)

**TO:** LeAnn McClendon  
**FROM:** Adams Engineering – Dennis Lang P.E.

On Wednesday, November 9, 2016, we received, from you, site plans and building plans for the Domino's Pizza proposed for Lot 6R-3, Block A, Lavon Business Park so that Adams Engineering could assist the City of Lavon with a cursory review of the forwarded plans.

Our review is in no way all-encompassing nor should it be considered final or complete. Adams review was to look specifically at the technical consistency of the site plans as required by the City of Lavon development ordinance. The following are comments based on the review:

1. The building plans by Ma International do not include a TBPE firm number. The plans are sealed with the engineer seal of John Ma, but an illegible signature and date have obliterated the registrant's PE number on the seal. Section 1001.405 of the Texas Engineering Practice Act requires, that a "business entity" which engages in the practice of professional engineering in this state must be registered with the Board. A "business entity" includes a *sole proprietorship*, firm, partnership, corporation, or joint stock association. The Texas Board of Professional Engineering lists Ma International with firm # 3485. However, the firm registration according to the Board website expired on February 29, 2016. Consequently, the submitted building plans are apparently by an unlicensed firm such that Ma International is practicing engineering without a firm license. Consequently, no effort was spent reviewing the building plans. They are wholly unacceptable at this point. Suggest the City reject the building plans portion of this submittal and require that they be submitted by a licensed firm in accordance with TBPE rules.  
**RESPONSE:** All civil drawings have TBPE firm number under **JAHVANI CONSULTING ENGINEERS INC**, Title block. The architect is notified to show TBPE number on his MEP plans.
2. On sheets 1 and 3 of 10 of the site plans, the Location map is faded out and hard to read.  
**RESPONSE:** The location map has been revised.
3. On sheet 3 of 10, Site Plan, review zoning ordinance Section 15 concerning Refuse Containers. The pad size is too small (required 14' x 20')  
**RESPONSE:** The size and location of the dumpster Pad has been revised.
4. On Sheet 4 of 10, Grading and Paving Plan, in general the spot elevations are hard to read because they are so small. In the field they will be even harder to read.  
**RESPONSE:** Revised font size.
5. On Sheet 4 of 10, Grading and Paving Plan, a 517 contour is missing where marked.  
**RESPONSE:** Revised accordingly.
6. On Sheet 4 of 10, Grading and Paving Plan, more grades are needed along the sidewalk west side of building to insure ADA grades are met.  
**RESPONSE:** More spot elevations are added at the area noted. 2% slope is shown on H.C spaces.

**RECEIVED**  
**DEC 27 2016**  
**CITY OF LAVON**

7. On Sheet 4 of 10, Grading and Paving Plan, the typical pavement cross section detail includes overrunning of a note making it unreadable and it references a soil report for details of the pavement section. Suggest the City require the submittal of the soil report for review and for the inspector to reference during construction. Section indicates curb is all around. Confirm site is curbed.  
**RESPONSE:** Overrun not has been corrected. Copy of soil report will be submitted to the City prior to construction. See paving detail, sheet 11 of 12 for integrated curb and gutter detail.
8. On Sheet 5 of 10, Water and Sewer Plan, the 6" gravity sewer slope of 0.33% is inadequate for TCEQ standard. Revision will change the flowlines along the sewer line.  
**RESPONSE:** The size of the pipe has been revised from 6 inch to 8 inch.
9. On Sheet 5 of 10, add a cleanout about station 3+00 and reconsider the 4' manhole next to the building.  
**RESPONSE:** Per our meeting with Sonny at the City, the sanitary sewer line alignment and location Of Manhole is revised.
10. On sheet 5 of 10, provide plan for addition of deceleration lane where circled on the markups.  
**RESPONSE:** Per our discussion with TXDOT there is no need for deceleration lane. A drive approach permit is in process with TXDOT.
11. On sheet 5 of 10, widen the northern most driveway and demonstrate fire truck can make route via auto-turn or templates.  
**RESPONSE:** That norther driveway approach is mostly for car's exit and it is not a Fire Lane as the fire department is aware of that and has no problem with that.
12. On Sheet 5 of 10, provide bollards at the east end of the fire lane at the north end of the building.  
**RESPONSE:** Revised plans accordingly.
13. On Sheet 6 and 7 of 10, indicate the source of the drainage parameters used.  
**RESPONSE:** The source is indicated on revised plans.
14. More than 1 acre is being disturbed, so provide a SWPPP for review by the City along with copy of NOI.  
**RESPONSE:** SWPPP will be provided before the construction starts. NOI is not needed as the site is less than 5 acres.
15. On sheet 10 of 10, Landscape Plan, adjust tree locations at south driveway to enhance visibility at the intersection.  
**RESPONSE:** Landscape plan has been revised accordingly.
16. Provide details for utility and drainage construction.  
**RESPONSE:** sheets 11 and 12, paving and water/sewer details are added to the set of plans.

Summary

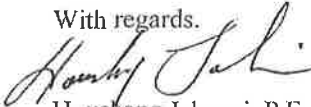
Our cursory review of the site plans includes prints with red line markings that we think are worthy of considering. We recommend the City of Lavon insure that any needed Lavon SUD, Lavon Building, or NTMWD permits be obtained prior to construction. Building plans were not reviewed and need to be resubmitted for review per comment 1 above.

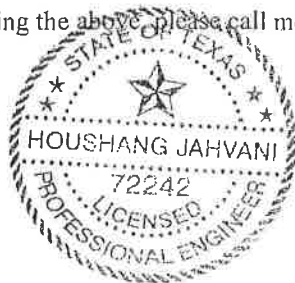
**RESPONSE:** water and sewer plan is submitted to SUD for review.

END OF COMMENTS AND RESPONSE.

If you have any question regarding the above please call me at 214-718-9469.

With regards.

  
Houshang Jahvani, P.E.





## ENGINEERING MEMORANDUM

**DATE:** November 11, 2016  
**SUBJECT:** Domino's Pizza Plans Review (Lavon Business Park, Lot 6R-3. Block A)  
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10. On sheet 5 of 10, provide plan for addition of deceleration lane where circled on the markups.
11. On sheet 5 of 10, widen the northern most driveway and demonstrate fire truck can make route via auto-turn or templates.
12. On Sheet 5 of 10, provide bollards at the east end of the fire lane at the north end of the building.
13. On Sheet 6 and 7 of 10, indicate the source of the drainage parameters used.

14. More than 1 acre is being disturbed, so provide a SWPPP for review by the City along with copy of NOI.
15. On sheet 10 of 10, Landscape Plan, adjust tree locations at south driveway to enhance visibility at the intersection.
16. Provide details for utility and drainage construction.

#### Summary

Our cursory review of the site plans includes prints with red line markings that we think are worthy of considering. We recommend the City of Lavon insure that any needed Lavon SUD, Lavon Building, or NTMWD permits be obtained prior to construction. Building plans were not reviewed and need to be resubmitted for review per comment 1 above.



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 3, 2017**

**ITEM: 8 B**

**Item:**

Discussion and action regarding Resolution No. 2017-01-01 designating authorized signatories for all bank accounts and providing an effective date.

**Background:**

The City of Lavon maintains several accounts at the city's contract depository, Independent Bank. Changes in city staff has necessitated that the authorized signatories be updated. The proposed resolution authorizes the signatories. Historically, the signatories have included the Mayor, Mayor Pro Tem, City Secretary and three administrative staff.

Most checks require the signatures of two authorized signers.

**Attachments:** Proposed Resolution

December 29, 2016

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2017-01-01**

Authorized Signatories for Bank Accounts

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DESIGNATING AUTHORIZED SIGNATORIES FOR ALL BANK ACCOUNTS, AND PROVIDING AN EFFECTIVE DATE.**

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

**SECTION 1.** That Charles Teske, Jr., Matthew Childers, Susan Johnson, LeAnn McClendon, Rae Norton, and Kim Dobbs are hereby designated as signatories for the City of Lavon's accounts with Independent Bank and that any persons not listed in the forgoing are hereby removed for said accounts.

**SECTION 2.** That the City Administrator or their designee shall cause the new signature cards to be signed reflecting the intent of this Resolution.

**SECTION 3.** That this Resolution took effect on November 21, 2016 pursuant to action of the City Council, and it is so resolved.

**DULY PASSED AND APPROVED THIS THE \_\_\_\_\_ DAY OF JANUARY, 2017.**

\_\_\_\_\_  
Charles A. Teske, Jr., Mayor

**ATTEST:** \_\_\_\_\_  
Kim Dobbs  
City Administrator | City Secretary



# CITY OF LAVON CITY COUNCIL Agenda Brief

**MEETING:** January 3, 2017

**ITEM:** 8 C

**Item:**

Discussion and action regarding acceptance of the recommendations of the Selection Committee for the award of contracts for administration services to Amazing Grants, Inc. and engineering services to Freeman-Millican, Inc. for the City's anticipated 2017/18 TxCDBG application/project, and authorizing the Selection Committee to negotiate contracts, as applicable.

**Background:**

On November 15, 2016, the City Council appointed a Selection Committee consisting of the Mayor, Mayor Pro Tem and City Administrator, to review the proposals submitted for administrative services and for engineering services relating to a 2017/2018 application for a Tx CDBG application.

On November 23, 2016, the City officially published notice and invited firms to submit proposals (administrative services) and qualifications (engineering services) by December 6, 2016.

On December 15, 2016, the Selection Committee met, reviewed and ranked the submittals.

- The City received a proposal from one firm for administrative services: Amazing Grants, Inc.
- The City received qualifications from three engineering firms. The following is the ranking of the proposals evaluated:
  1. Freeman-Millican, Inc.
  2. Jones-Carter, Inc.
  3. KSA Engineers

The next step in the process is for the City Council to consider the Committee's recommendation and authorize the Committee to negotiate professional service agreements with the recommended firms. Should negotiations with the first selection be unsuccessful, we will proceed with our next choice, etc.

**Attachments:** Notice for Procurement of Eng & Admin/Prof Services  
Correspondence relating to the process  
Proposed Timeline

December 29, 2016

**November 23, 2016**  
**PROCUREMENT OF ENGINEERING & ADMINISTRATION/PROFESSIONAL  
SERVICES**

**PUBLIC NOTICE**

The City of Lavon seeks to develop an application to the Texas Department of Agriculture for the 2017/2018 Community Development Fund for eligible activities associated to the Texas Community Development Block Grant Program. Accordingly, the City is separately soliciting (A) proposals from Administrative Consultants for Application Preparation and Project Administration and (B) qualifications from Texas-Registered Engineers to provide engineering services associated to Application Preparation and Project Implementation. Firms and/or individuals should have past experience with federally funded programs. Please submit a proposal of services and/or a statement of qualifications to:

*City of Lavon*  
*Attn: Kim Dobbs, City Administrator*  
*120 School Road (Physical)*  
*P.O. Box 340 (Mailing)*  
*Lavon, TX 75166*

Submittals for these services shall be received by the City no later than 1:00 pm on Tuesday, December 6, 2016, which is at least ten (10) days after this publication and contact dates of RFP/Q. The same firm will not be awarded contracts to provide both services. The City reserves the right to negotiate with any and all individuals or firms that submit proposals, as per the Texas Professional Services Procurement Act and the Uniform Grant and Contract Management Standards. Section 3 Residents and Business Concerns, Minority Business Enterprises, Small Business Enterprises and Women Business Enterprises are encouraged to submit proposals.

The City of Lavon is an Affirmative Action/Equal Opportunity Employer.

## Kim Dobbs

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**From:** Kim Dobbs  
**Sent:** Wednesday, December 28, 2016 5:28 PM  
**Subject:** City of Lavon CDBG Grant Application Process

TO: Mayor and City Council

Re: Anticipated 2017/18 TxCDBG Application/Project

The Selection Committee appointed by the City Council has completed the procurement process for engineering services and grant management services for the City's anticipated 2017/18 TxCDBG Application/Project. The Committee received three competitive engineering proposals. The Selection Committee scored each proposal based on the criteria included in the Request for Proposals. Freeman-Millican, Inc. is the committee's recommended choice to provide engineering services. The Committee received one grant management proposal. Amazing Grants, Inc. is the recommended choice to provide grant administration services. Unless a councilmember notifies Kim of an objection to moving forward with the committee's recommendations by Friday, December 30, 2016, an item will be placed on the agenda of the next City Council meeting to consider and provide authorization to proceed with negotiations of contracts.

Respectfully,  
Mayor Teske, Mayor Pro Tem Childers and Kim Dobbs  
Selection Committee

**Kim Dobbs**  
City Administrator | City Secretary  
City of Lavon  
972-843-4220  
[kim.dobbs@cityoflavon.org](mailto:kim.dobbs@cityoflavon.org)

**Proposed timeline:**

November 15, 2016 – The City begins the procurement of administration and engineering services to assist with the completion of a TxCDBG application and services associated with the implementation of the project by appointing a Selection Committee and executing required forms. (Services associated with the implementation of the project would be contingent upon the City receiving a grant award.)

November 16, 2016 – Ad delivered to the *Wylie News* for publication in its next edition (November 23, 2016).

November 23, 2016 – The advertisement (RFP) publishes and the City distributes the RFP's for professional services.

December 6, 2016 – Due date for proposals for professional services.

December 29, 2016 – Publication of Public Hearing notice.

January 3, 2017 - The City approves the recommendations of the Selection Committee for the award of professional service contracts.

January 3, 2017- Public Hearing as required by the TxCDBG application/citizen participation requirements.

January 17, 2017 – Execute Resolution authorizing the submittal of a TxCDBG application and authorizing the Mayor to execute all application related documents.

January 18, 2017 – Publication of Public Notice as required by application guidelines.

February 4, 2017 – TxCDBG applications must be received by the Texas Department of Agriculture by 5:00 p.m.



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING: January 3, 2017**

**ITEM: 8 D**

**Item:**

Discussion and action regarding North Texas Municipal Water District recommendations and planning efforts relating to the City sanitary sewer system.

**Background:**

The Mayor and city staff have met with representatives from the North Texas Municipal Water District (NTMWD) regarding short-term and long-term planning for serving the City and extraterritorial jurisdiction (ETJ) with sanitary sewer service. This item is presented in order to brief the City Council on the meeting discussions.

**Attachments:** Meeting Agenda - NTMWD

December 29, 2016



## **AGENDA**

### **Bear Creek Wastewater Treatment Plant Capacity**

10:00 AM, FRIDAY SEPTEMBER 2, 2016

1. Introduction
2. Bear Creek WWTP Flows
  - a. Daily average flow exceeded 75% plant capacity (April to July 2016)
  - b. TPDES permit requires that engineering and financial planning for expansion or upgrading be initiated after 75% is reached for three consecutive months
  - c. Reasons for flow increase
  - d. Population and flow projections
  - e. New industrial flow
3. Options to Address Plant Capacity Needs
  - a. Plant Expansion
  - b. Regional Options
4. Action Items



**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING:** January 3, 2017

**ITEM:** 8 E

**Item:**

Discussion and action regarding a request from the developer for city participation in funding road reconstruction improvements on Geren Rd. – requested by Bloomfield Homes LP.

**Background:**

Bloomfield Homes, LP is constructing two developments in the vicinity of Geren Rd. and Windmill Drive. In conjunction with the construction of the first development, Traditions at Grand Heritage (97 lots), the developer reconstructed a portion of Geren Rd. to serve the development. With construction of the second development, Traditions at Grand Heritage West (84 lots), the developer plans to reconstruct an additional section of Geren Rd. to serve the developments.

The reconstructed road consists of a cross-section of 24' wide concrete paving.

The City Council previously agreed to funding participation for the first portion of Geren Rd. from Highway 78 to just north of Windmill Drive and the developer is seeking a similar agreement on the second section from the newly paved section to a point just west of the entrance of the new subdivision.

**Attachments:**

1. Correspondence relating to the request
2. Location Exhibits

December 29, 2016

## Kim Dobbs

---

**From:** Charles Teske  
**Sent:** Wednesday, December 14, 2016 11:53 AM  
**To:** David Schnurbusch  
**Cc:** Kim Dobbs; don@bloomfieldhomes.net  
**Subject:** RE: Geren/CR484 Paving

Mr. Schnurbusch,

I did receive your request not so long ago but could not place it on the December 6th meeting (we only meet once in Dec). We will have a discussion on the City participating in additional road construction in January at the first or second meeting.

Chuck

---

**From:** David Schnurbusch <DSchnurbusch@usaengineers.com>  
**Sent:** Tuesday, December 13, 2016 7:08 PM  
**To:** Kim Dobbs  
**Cc:** 'Mike Gavin'; Mike Jones; jim.douglasproperties@gmail.com; JR.Douglas@yahoo.com; Charles Teske  
**Subject:** Geren/CR484 Paving

Kim: We have just finished paving Geren Road as a 24' wide concrete street from HWY 78 to just north of Windmill Drive incorporating the last driveway located on Geren Road. What we have proposed is to construct the intersection of Geren and Windmill, per the plans attached, into a three way stop and carry a 24' wide concrete section west to just past the entry into West D - 84 lots currently under construction. With this construction, as discussed with Sonny and Mike Jones at the pre-construction meeting, we are requesting that Geren be closed where it ends today, that Windmill be closed just to the east of this intersection and that CR484 be closed approximately 100' east of the existing 90 degree bend. We have attached the plan sheets along with an aerial exhibit that shows what I have described. We will alert the City of impending construction so that City can publish this closure. My guess is it would be closed approx.. 4-6 weeks. Access is available to all homes on CR484 from the south. Please let us know if this closure request can be accommodated as it will save time and cost.

In a separate request it has been discussed previously that the City Council would consider participating in the cost of this extension, if Bloomfield re-constructs it as a 24' concrete street as they did on Geren Road. I have sent a previous email to the Mayor requesting a discussion of this consideration. As of today I have not received a reply. Can you please check on this request.

Thank You very Much. Dave



Exceeding Clients Expectations  
1982 - 2016

**David M. Schnurbusch, PE, F. ASCE**  
**President-CEO-Chairman**  
**USA Professional Services Group, Inc.**  
**(214) 882-3198**

Your message is ready to be sent with the following file or link attachments:

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Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

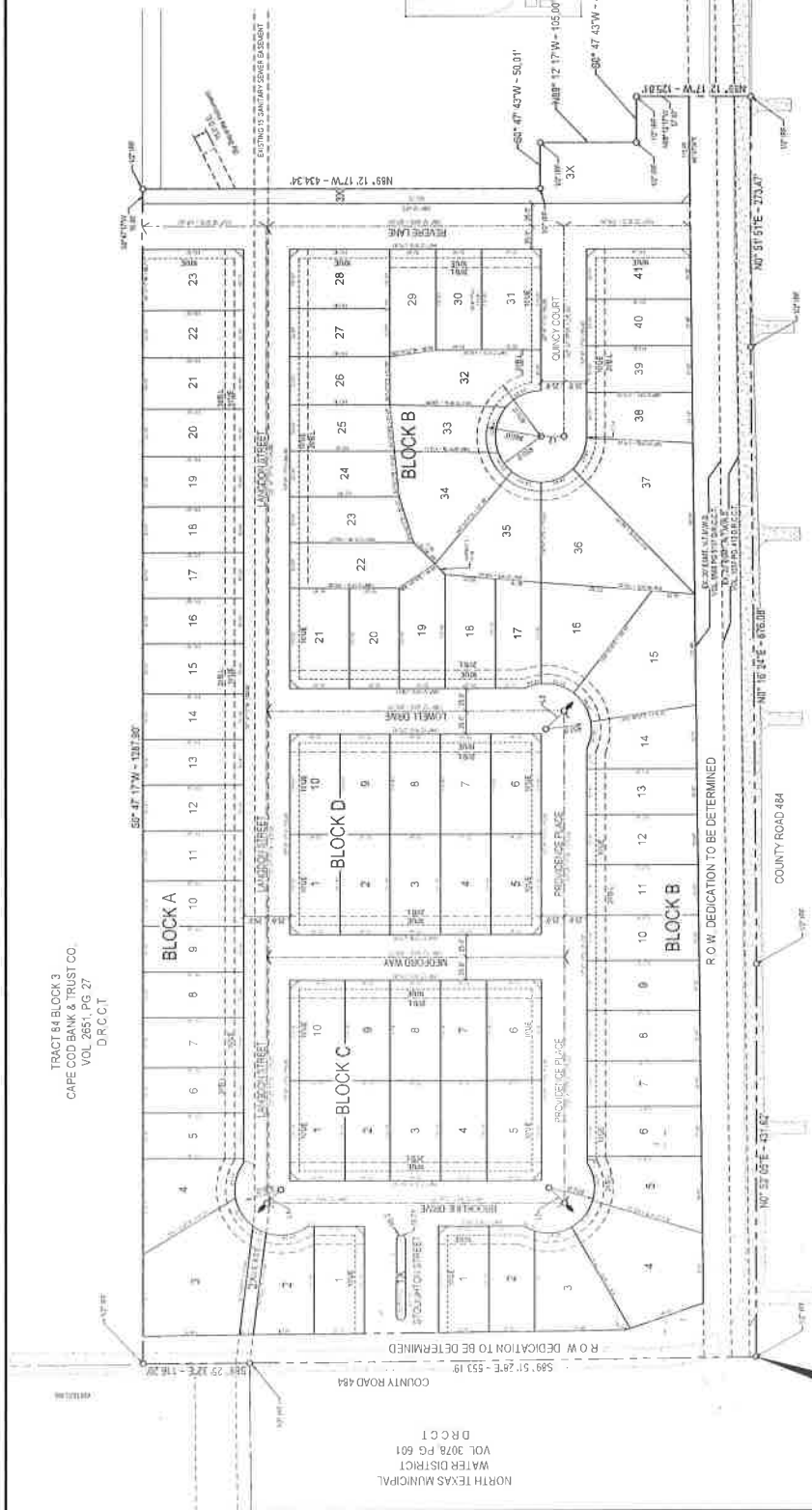


TRACT 84 BLOCK 3  
 CAFE COBBANK & TRUST CO.  
 VOL 2851, PG 27  
 DRCCCT

NORTH TEXAS MUNICIPAL  
 WATER DISTRICT  
 VOL 3078, PG 601  
 DRCCCT



VICINITY MAP  
 AT 1/2" = 1"

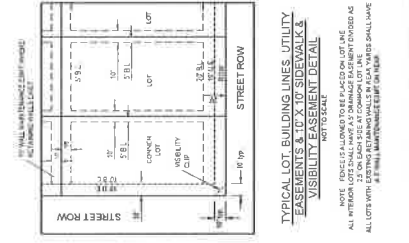


POINT OF BEGINNING

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- NOTES:
- LOT CORNERS SHALL BE MARKED BY 1/2" BORN COGS WITH PLASTIC CAPS STAMPED "USA INC." UNLESS NOTED OTHERWISE.
  - THE FOLLOWING COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: COMMON AREA X, COMMON AREA Y, COMMON AREA Z.
  - ALL LOTS ARE SUBJECT TO THE FLOODING ORDINANCE OF THE CITY OF LAVON, TEXAS. BEARINGS ARE BASED ON THE WEST LINE OF HERITAGE EAST A, RANGE 1, NORTH 30° 00' 00" WEST, DISTANCE 100.00 FEET, BEING THE CORNER OF COUNTY ROAD 484 AND DOCUMENT NO. 2009101001 TO DEED RECORDS, COLLIN COUNTY.
  - THIS PROPERTY IS SUBJECT TO THE FLOODING ORDINANCE OF THE CITY OF LAVON, TEXAS. BEARING: DISTANCE: 100.00 FEET.
  - BEARINGS ARE BASED ON THE WEST LINE OF HERITAGE EAST A, RANGE 1, NORTH 30° 00' 00" WEST, DISTANCE 100.00 FEET, BEING THE CORNER OF COUNTY ROAD 484 AND DOCUMENT NO. 2009101001 TO DEED RECORDS, COLLIN COUNTY.

FOR REVIEW PURPOSES ONLY

FINAL PLAT  
 TRADITIONS AT GRAND HERITAGE WEST  
 30.068 ACRES  
 3 OPEN COMMON AREAS  
 SITUATED IN THE  
 DRURY ANGLIM SURVEY, ABSTRACT No. 2  
 CITY OF LAVON  
 COLLIN COUNTY, TEXAS

USA PROFESSIONAL SERVICES GROUP, INC.  
 CIVIL ENGINEERS SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS-REGISTERED FIRM NO. F-1185  
 OFFICE: 10000 W. STATE ST. SUITE 1000  
 FORT WORTH, TEXAS 76132  
 WWW.USAPROFES.COM

DATE: 02/11/2011  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO.: 10000 W. STATE ST. SUITE 1000  
 FORT WORTH, TEXAS 76132



VICINITY MAP  
N.T.S.

Line #	Length	Direction
L1	18.00'	N47°15'00"E
L2	18.00'	S33°28'00"E
L3	18.00'	S47°30'00"E
L4	18.11'	N47°25'00"W



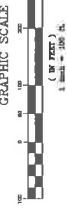
TYPICAL LOT BUILDING LINES, UTILITY EASEMENTS & BOX TO SIDEWALK & VISIBILITY DETAIL

NOTE: THESE BUILDING LINES ARE BASED ON THE 44' MINIMUM SETBACK WHICH IS THE MINIMUM SETBACK FOR ALL LOTS WITHIN THIS SUBDIVISION UNLESS OTHERWISE SPECIFIED IN THE PLAT.

FINAL PLAT  
TRADITIONS AT GRAND HERITAGE  
87 RESIDENTIAL LOTS  
8 OPEN COMMON AREAS  
BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

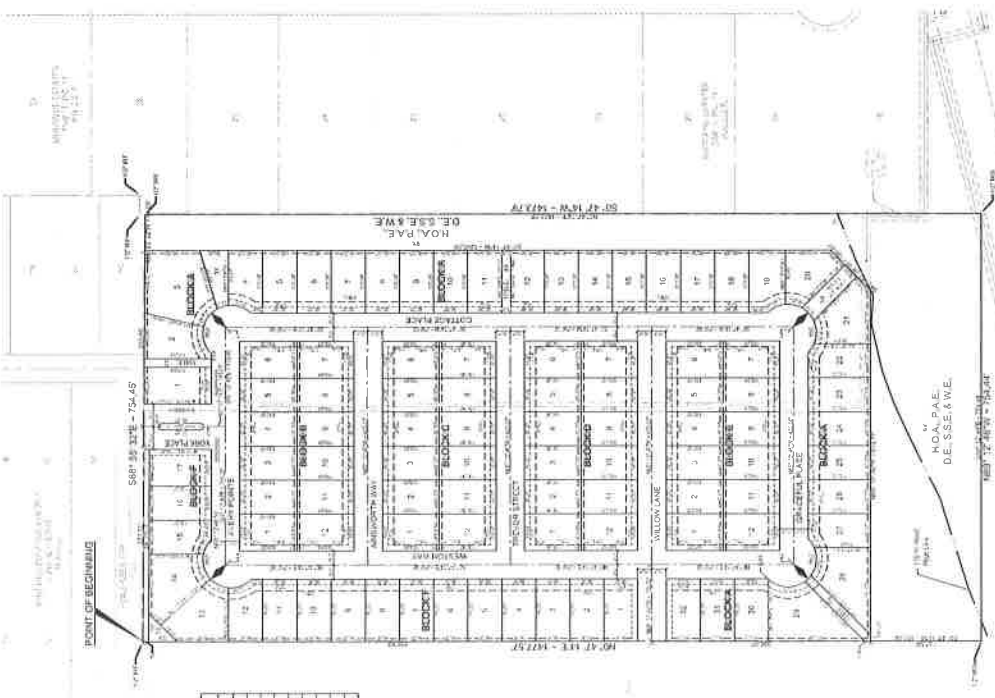
SITUATED IN THE  
DRURY ANNE TRACT NO. 2  
CITY OF LAVON,  
COLLIN COUNTY, TEXAS

25.538 ACRES  
DUBOIS & ASSOCIATES, INC.  
12000 W. LBJ Fwy., Suite 1000  
Dallas, Texas 75243  
(214) 416-3300 Fax (214) 416-3308



PREPARED BY  
DUBOIS & ASSOCIATES, INC.  
12000 W. LBJ Fwy., Suite 1000  
Dallas, Texas 75243  
(214) 416-3300 Fax (214) 416-3308

DATE: 12/15/2011  
SHEET 1 OF 2



Block A	Lot #	Area
1	1001-1100	1000.00
2	1101-1200	1000.00
3	1201-1300	1000.00
4	1301-1400	1000.00
5	1401-1500	1000.00
6	1501-1600	1000.00
7	1601-1700	1000.00
8	1701-1800	1000.00
9	1801-1900	1000.00
10	1901-2000	1000.00
11	2001-2100	1000.00
12	2101-2200	1000.00
13	2201-2300	1000.00
14	2301-2400	1000.00
15	2401-2500	1000.00
16	2501-2600	1000.00
17	2601-2700	1000.00
18	2701-2800	1000.00
19	2801-2900	1000.00
20	2901-3000	1000.00
21	3001-3100	1000.00
22	3101-3200	1000.00
23	3201-3300	1000.00
24	3301-3400	1000.00
25	3401-3500	1000.00
26	3501-3600	1000.00
27	3601-3700	1000.00
28	3701-3800	1000.00
29	3801-3900	1000.00
30	3901-4000	1000.00
31	4001-4100	1000.00
32	4101-4200	1000.00
33	4201-4300	1000.00
34	4301-4400	1000.00
35	4401-4500	1000.00
36	4501-4600	1000.00
37	4601-4700	1000.00
38	4701-4800	1000.00
39	4801-4900	1000.00
40	4901-5000	1000.00
41	5001-5100	1000.00
42	5101-5200	1000.00
43	5201-5300	1000.00
44	5301-5400	1000.00
45	5401-5500	1000.00
46	5501-5600	1000.00
47	5601-5700	1000.00
48	5701-5800	1000.00
49	5801-5900	1000.00
50	5901-6000	1000.00
51	6001-6100	1000.00
52	6101-6200	1000.00
53	6201-6300	1000.00
54	6301-6400	1000.00
55	6401-6500	1000.00
56	6501-6600	1000.00
57	6601-6700	1000.00
58	6701-6800	1000.00
59	6801-6900	1000.00
60	6901-7000	1000.00
61	7001-7100	1000.00
62	7101-7200	1000.00
63	7201-7300	1000.00
64	7301-7400	1000.00
65	7401-7500	1000.00
66	7501-7600	1000.00
67	7601-7700	1000.00
68	7701-7800	1000.00
69	7801-7900	1000.00
70	7901-8000	1000.00
71	8001-8100	1000.00
72	8101-8200	1000.00
73	8201-8300	1000.00
74	8301-8400	1000.00
75	8401-8500	1000.00
76	8501-8600	1000.00
77	8601-8700	1000.00
78	8701-8800	1000.00
79	8801-8900	1000.00
80	8901-9000	1000.00
81	9001-9100	1000.00
82	9101-9200	1000.00
83	9201-9300	1000.00
84	9301-9400	1000.00
85	9401-9500	1000.00
86	9501-9600	1000.00
87	9601-9700	1000.00
88	9701-9800	1000.00
89	9801-9900	1000.00
90	9901-10000	1000.00

Block B	Lot #	Area
1	1001-1100	1000.00
2	1101-1200	1000.00
3	1201-1300	1000.00
4	1301-1400	1000.00
5	1401-1500	1000.00
6	1501-1600	1000.00
7	1601-1700	1000.00
8	1701-1800	1000.00
9	1801-1900	1000.00
10	1901-2000	1000.00
11	2001-2100	1000.00
12	2101-2200	1000.00
13	2201-2300	1000.00
14	2301-2400	1000.00
15	2401-2500	1000.00
16	2501-2600	1000.00
17	2601-2700	1000.00
18	2701-2800	1000.00
19	2801-2900	1000.00
20	2901-3000	1000.00
21	3001-3100	1000.00
22	3101-3200	1000.00
23	3201-3300	1000.00
24	3301-3400	1000.00
25	3401-3500	1000.00
26	3501-3600	1000.00
27	3601-3700	1000.00
28	3701-3800	1000.00
29	3801-3900	1000.00
30	3901-4000	1000.00
31	4001-4100	1000.00
32	4101-4200	1000.00
33	4201-4300	1000.00
34	4301-4400	1000.00
35	4401-4500	1000.00
36	4501-4600	1000.00
37	4601-4700	1000.00
38	4701-4800	1000.00
39	4801-4900	1000.00
40	4901-5000	1000.00
41	5001-5100	1000.00
42	5101-5200	1000.00
43	5201-5300	1000.00
44	5301-5400	1000.00
45	5401-5500	1000.00
46	5501-5600	1000.00
47	5601-5700	1000.00
48	5701-5800	1000.00
49	5801-5900	1000.00
50	5901-6000	1000.00
51	6001-6100	1000.00
52	6101-6200	1000.00
53	6201-6300	1000.00
54	6301-6400	1000.00
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58	6701-6800	1000.00
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61	7001-7100	1000.00
62	7101-7200	1000.00
63	7201-7300	1000.00
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65	7401-7500	1000.00
66	7501-7600	1000.00
67	7601-7700	1000.00
68	7701-7800	1000.00
69	7801-7900	1000.00
70	7901-8000	1000.00
71	8001-8100	1000.00
72	8101-8200	1000.0



**CR484 New Paving and Road Closure Limits**  
Write a description for your map

**Legend**  
● Limits of new paving  
● Phyllis Neenan Elementary School

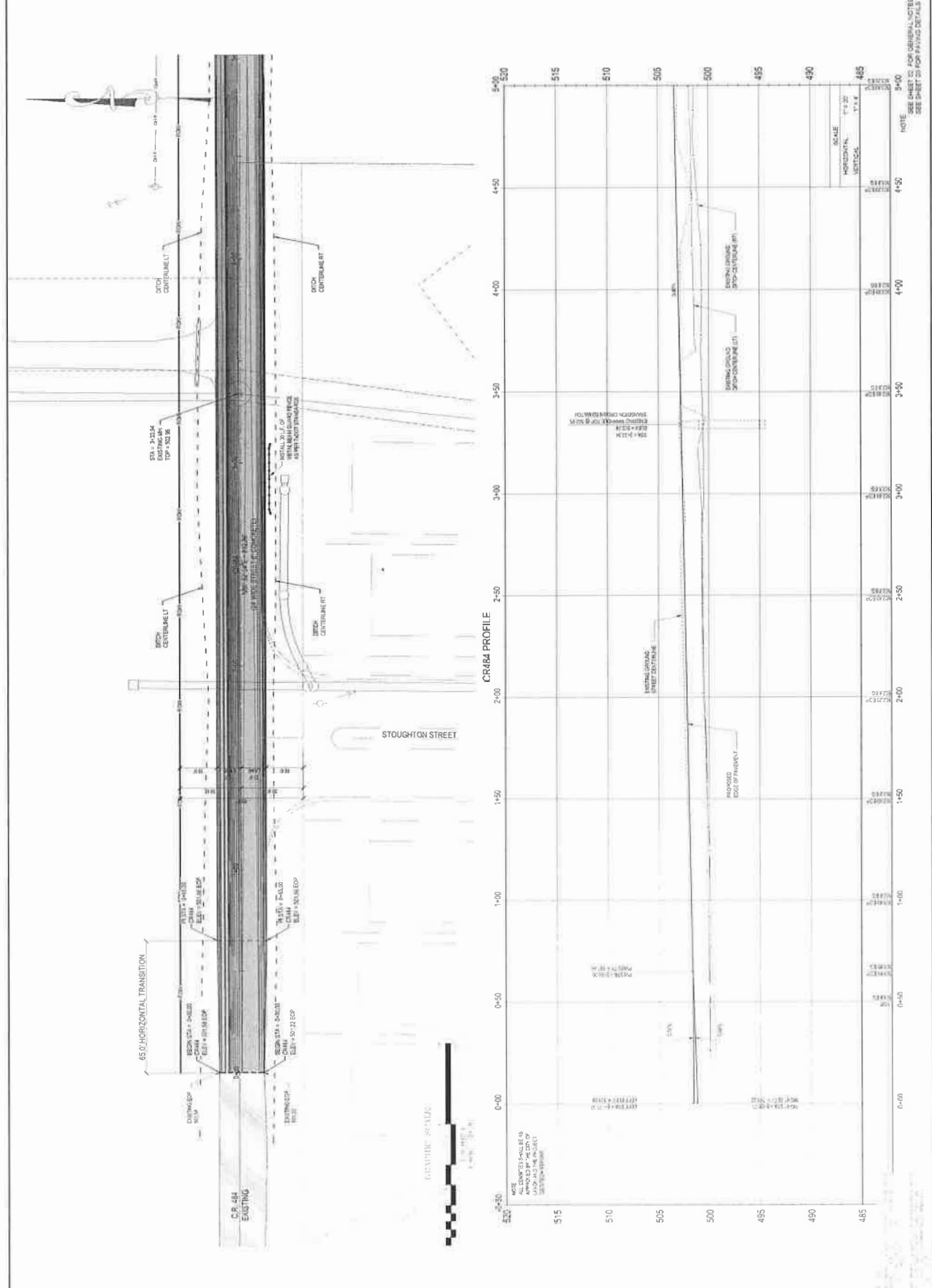


**C.R. 484 PAVING IMPROVEMENTS**  
**CITY OF LAVON, COLLIN COUNTY, TEXAS**  
**CR 484 PAVING PLAN & PROFILE 1-2**

BLOOMFIELD HOMES, LP  
 1050 E HWY 114 #210  
 SOUTHLAKE, TEXAS 75092  
 Phone (972) 416-4572

PROJECT NO: **04**  
 SHEET: 1-2 OF 2 SHEETS  
 DATE: JUNE, 2019

SCALE: HORIZONTAL: 1" = 20' VERTICAL: 1" = 10'  
 SEE SHEET 10 FOR GENERAL NOTES  
 SEE SHEET 10 FOR PAVING DETAILS





**CITY OF LAVON  
CITY COUNCIL  
Agenda Brief**

**MEETING:** January 3, 2017

**ITEM:** 8 F

**Item:**

Discussion and action regarding board and commission appointments – Planning & Zoning Commission, Lavon Reinvestment Zone #1 (TIF) Board of Directors and Parks & Recreation Board.

**Background:**

In addition to the elected City Council, several appointed boards and commissions provide invaluable contributions to the City through their service. The members of these boards are appointed by the City Council for specific terms of service. A worksheet listing the members of the boards and commissions is provided for your convenience.

**Attachments:** Spreadsheet – Boards & Commissions

December 29, 2016

**City of Lavon Boards & Commissions**  
**Dec-16**

Place	Elected / Appointed	Name	Term Expires
<b>City Council Members</b>			
Mayor	11/2015	Chuck Teske	11/2017
Place One	11/21/2016	Vicki Sanson	11/2018
Place Two	12/6/2016	Donnie Spradlin	11/2017
Place Three	11/21/2016	Kay Wright	11/2018
Place Four	11/2015	Matt Childers	11/2017
Place Five	11/21/2016	Mindi Serkland	11/2018

<b>Economic Development Corp Board of Directors</b>			
Place 1, Chair		Kay Wright	7/1/2018
Place 2		Chris Kane	7/1/2017
Place 3	7/21/2015	Bill Sargent	7/1/2018
Place 4		Jimmie Catravas	7/1/2017
Place 5	9/6/2016	John Balfour	7/1/2018
Place 6	9/1/2015	Linda Jangula	7/1/2017
Place 7		David Piekarski	7/1/2018
Council Liaison	<i>non-voting</i>	Vicki Sanson	11/1/2016

<b>Planning &amp; Zoning Commission</b>			
Seat 1	11/1/2014	Vicki Sanson	6/30/2017
Seat 2	7/19/2018	Deborah Nabors	6/30/2018
Seat 3	9/6/2016	Cynthia Coker	6/30/2017
Seat 4	11/3/2015	Tom Ormsby	6/30/2018
Seat 5		David Rosenquist	6/30/2017
Council Liaison	<i>non-voting</i>		

<b>Parks &amp; Recreation Board</b>			
Seat 1		Mike Gulino	1/1/2017
Seat 2		Jorge Calderon	1/1/2018
Seat 3		Grant Winans	1/1/2017
Seat 4		Bradley Tiegs	1/1/2018
Seat 5	3/22/2016	Jason Arnold	1/1/2017
1st Alternate			
2nd Alternate			
Council Liaison	ex officio	Chuck Teske	1/1/2018

*\* per LCR, Park Board has five voting members, one of which is a Council member and two additional non-voting alternates*

**TIF**

Seat 1		David Hawkins	
Seat 2	10/18/2016	Ryan Lisko	
Seat 3 - Chair		Chris Kane	
Seat 4			
Seat 5		Darlene Hurth	