



AGENDA
OCTOBER 19, 2021
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
7:00 PM

1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. PROCLAMATIONS

National Breast Cancer Awareness Month
Police Department Presentation to Independent Financial
First Responders Day – October 28, 2021

4. CITIZENS COMMENTS

Citizens may provide comments (3-minute time limit/person). The City Council response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.

5. ITEMS OF INTEREST/COMMUNICATIONS

Members may identify community events, functions, and other activities.

6. CONSENT AGENDA

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

- A. Approve the minutes of the September 21, 2021 meeting.
- B. Approve Ordinance No. **2021-10-01** approving the 2021 Tax Roll Summary for the City of Lavon as presented by the Collin County Tax Assessor Collector's Office.
- C. Approve Resolution No. **2021-10-01** approving and authorizing the Mayor to execute FY2022 Amendment to the Interlocal Agreement with Collin County for Fire Inspection and Fire Plan Review Services for commercial buildings and subdivisions.
- D. Approve Resolution No. **2021-10-02** approving and authorizing the Mayor to execute an Interlocal Agreement with Collin County for the 2018 Parks and Open Space Bond Project for the Bear Creek Trail Crossing Connector project.
- E. Approve the presentation of the Official Zoning Map.

7. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding Ordinance No. **2021-10-02** amending Ordinance No. **2021-09-02** that approved and adopted a Budget for the city for the fiscal year October 1, 2021 through September 30, 2022 to amend adopted revenues and expenditures of the budget; and declaring an effective date.
- B. Public hearing, discussion, and action regarding the property owner's petition for the voluntary annexation of 205.503 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, and the portions of County Road 485, County Road 484, and County Road 483, and adjacent right-of-way abutting the property, Collin County, Texas.
 - 1) Presentation of request.
 - 2) **PUBLIC HEARING** to receive comments regarding the request.
 - 3) Discussion and action regarding the request and accompanying Ordinance No. **2021-10-03**.

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. Public hearing, discussion, and action regarding an application for a zoning change from temporary Agricultural (A) District to a Planned Development (PD) District consisting of 653 residential lots and a 10-acre commercial lot on 205.503 acres of land, the Trails of Lavon, proposed for annexation, identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), Collin County, Texas, south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485, requested by Meritage Homes of Texas, LLC.
- 1) Presentation of request.
 - 2) **PUBLIC HEARING** to receive comments regarding the request.
 - 3) Discussion and action regarding the request and accompanying Ordinance No. **2021-10-04**.
- D. Discussion and action regarding an application for a preliminary plat consisting of 653 residential lots and a 10-acre commercial lot on 205.503 acres of land identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485, Collin County, Texas, requested by Meritage Homes of Texas, LLC.
- E. Public hearing, discussion, and action to consider testimony and act on a resolution creating the Trails of Lavon Public Improvement District/PID in accordance with Chapter 372 of the Texas Local Government Code; being approximately 205.503 acres of land, identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 and generally located southeast of the intersection of SH 78 and FM 6 and within the corporate limits of City of Lavon, Texas; providing for related matters; and providing an effective date.
- 1) Presentation of request.
 - 2) **PUBLIC HEARING** to receive comments regarding the request.
 - 3) Discussion and action regarding the request and accompanying Resolution No. **2021-10-03**.
- F. Public hearing, discussion, and action regarding an application to amend Ordinance No. **2019-07-04** that established the LakePointe Planned Development (PD), Section 3.1 of the Zoning Development Design Guidelines and Concept, to add 4 single-family residential lots for a total of 221 lots on a 44.633-acre parcel of land identified as the LakePointe Addition Phase 3 (CCAD Prop ID 2663916), Lavon, Texas, southeast of the intersection of SH 78 and FM 6, requested by LDC Lavon, LLC / Lavon LakePointe Development, LLC.
- 1) Presentation of request.
 - 2) **PUBLIC HEARING** to receive comments regarding the request.
 - 3) Discussion and action regarding the request and accompanying Ordinance No. **2021-10-05**.
- G. Receive presentation, discussion, and action regarding the provision of sanitary sewer service outside the city limits and outside the extraterritorial jurisdiction of the City, requested by Bill Lisle, Smith-Lisle Holdings.
- H. Discussion and action regarding Resolution No. **2021-10-04** approving and authorizing the Mayor to execute a Right of Way Use Agreement with Campus Communications Group, Inc. for the installation of fiber that allows for the delivery of high-speed internet service.
- I. Public hearing, discussion, and action regarding an application for a zoning change from Agricultural (A) District to a Planned Development (PD) District consisting of 251 single-family one-unit and two-unit residential structures on a 29.076-acre parcel of land, The Villas at Elevon, identified as part of the Samuel M. Rainer Survey, A-740, Tract 1 (CCAD Prop ID 2542828), Lavon, Texas, near 208 Moore Ln., northwest of the intersection of SH 78 and Moore Ln., requested by 78 Straddle, L.P.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request and accompanying Ordinance No. **2021-10-06**.

J. Public hearing, discussion, and action to consider testimony and act on an ordinance designating a contiguous geographic area within the extraterritorial jurisdiction and corporate limits of the city, being approximately 1292.19 acres of land generally located east of Highway 78, as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code, to be known as Reinvestment Zone Number Two [TIRZ NO. 2], City of Lavon; describing the boundaries of the zone; creating a board of directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request and accompanying Ordinance No. **2021-10-07**.

K. Public hearing, discussion, and action to consider testimony and act on a resolution creating the Elevon Public Improvement District in accordance with Chapter 372 of the Texas Local Government Code; being approximately 982.719 acres of land situated in the Samuel M. Ranier Survey, Abstract No. 740, the Drury Anglin Survey, Abstract No. 2, and the James. P. Davis Survey, Abstract No. 249 within the extraterritorial jurisdiction and/or corporate limits of City of Lavon, Texas; providing for related matters; and providing an effective date.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request and accompanying Resolution No. **2021-10-05**.

L. Discussion and action regarding Resolution No. **2021-10-06** approving and authorizing the Mayor to execute a Gas Franchise Fee Chapter 380 Agreement with MA Partners, LLC.

M. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

8. DEPARTMENT REPORTS

The City Council may receive and discuss the reports.

- A.** Police Services – Service, activity, programs, and administration report.
- B.** Fire Services – Service, activity, programs, and administration report.
- C.** Public Works Services – Utilities, capital projects and public works, and street maintenance report.
- D.** Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Financial Report and administration and staff reports.

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.071 (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.

10. RECONVENE INTO REGULAR SESSION

Consider and take any action necessary as a result of executive session.

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.

November 2, 2021 – Regular Meeting

November 15, 2021 – Special Meeting at 8:30am to canvass election – 2 members minimum

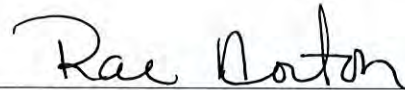
November 16, 2021 – Regular Meeting

November 30, 2021 – Special Meeting

12. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

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

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall and on or before 6:00 PM on October 15, 2021.



Rae Norton, City Secretary



PROCLAMATION

City of Lavon, Texas

“National Breast Cancer Awareness Month”

WHEREAS, October 2021 marks the 36th anniversary of National Breast Cancer Awareness Month, a season to educate citizens about breast cancer and the importance of early detection through mammography; and

WHEREAS, considerable progress has been made in the fight against breast cancer, it remains the most commonly diagnosed cancer and the second leading cause of death among women in the United States; and

WHEREAS, death rates from breast cancer have been declining and these changes are thought to be the result of treatment advances, earlier detection through screening, and increased awareness; and

WHEREAS, Breast Cancer Awareness Month is an opportunity to unite all citizens in our community to prevent breast cancer deaths through increased education and regular screenings;

NOW THEREFORE, be it proclaimed that October 2021 shall be recognized as

National Breast Cancer Awareness Month

in the City of Lavon and all citizens are called upon to be mindful of and proactive in the early detection and prevention of Breast Cancer.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Lavon, Texas, to be affixed this 19th day of October 2021.

Vicki Sanson, Mayor



PROCLAMATION
City of Lavon, Texas
First Responders Day

WHEREAS, courageous and dedicated men and women work to protect and aid the public during emergencies as both professional and volunteer first responders; and

WHEREAS, first responders include 911 dispatchers, law-enforcement officers, professional and volunteer firefighters, emergency medical services personnel, emergency management professionals, search and rescue teams and members of other organizations in the public safety sector; and

WHEREAS, every day, first responders risk their own safety in the performance of their duties to protect our citizens and are the first and best defense against all emergencies that may threaten our communities;

NOW THEREFORE, I, Vicki Sanson, Mayor of the City of Lavon do hereby proclaim that in observance of

First Responders Day, October 28, 2021

the citizens of the City of Lavon proudly join hands in the common purpose to salute and to pay homage to those men and women who serve as first responders and encourage all citizens to take time out of their day to let first responders know how much we value their service to our city.

IN WITNESS WHEREOF, I cause the Official Seal of the City of Lavon to be affixed this 19th day of October 2021.

Vicki Sanson, Mayor

City of Lavon Fall Festival and Trick or Treat Street

Saturday,
October 30
4:30pm-6:30pm
@City Hall Park
120 School Rd.

Join us for a FREE
Event including Trick
or Treat Street, Hay
Rides, Train Rides,
Sno-Cones and much
more fun.

Kids Costume Contest!

Cookout Provided by
City of Lavon



Join us for the

2021 Holiday Grease Roundup

Recolección de Grasa de Festividades 2021

Don't pour your grease down the drain. Recycle it for free instead!

No tire los restos de grasa de la cocina por el desagüe! Recíclela gratis.



Nov. 22-Jan. 10 / nov. 22-ene. 10

DEFEND
★★★ YOUR ★★★
DRAINS

www.DefendYourDrainsNorthTexas.com

#HolidayGreaseRoundup

What Happens to the Grease?
¿Qué ocurre con la grasa?

We will use the collected cooking oil and grease to create biodiesel or turn it into biogas for energy production.

Vamos a utilizar el aceite de cocina recogida y grasa para crear biodiesel o convertirlo en biogás para la producción de energía.

This collection is for cooking oil and grease only. Motor oil and other automotive fluids are not accepted.

Este sitio solamente es para aceite y grasa de cocina. No se acepta aceite de motor u otros líquidos automotrices.



City Facilities for Recycling

Instalaciones de la Ciudad para reciclaje

120 School Road
Lavon, TX 75166

Collection Hours / Horario de Recolección

Monday-Friday 8 am to 5 pm



MINUTES
SEPTEMBER 21, 2021
LAVON CITY COUNCIL
REGULAR MEETING
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
6:00 P.M.

ATTENDING: VICKI SANSON, MAYOR
JOHN KELL, PLACE 1
KAY WRIGHT, MAYOR PRO TEM, PLACE 3
MINDI SERKLAND, PLACE 5

ABSENT: MIKE COOK, PLACE 2
TED DILL, PLACE 4

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:01 P.M. AND ANNOUNCED A QUORUM PRESENT.

2. EXECUTIVE SESSION

At 6:02 p.m., in accordance with the Texas Government Code, Annotated, Subchapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 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 including (i) for the provision of municipal services in an unincorporated area; (ii) Elevation Development Agreement; (iii) Trails of Lavon Development Agreement.

3. RECONVENE INTO REGULAR SESSION

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 6:51 p.m. and stated that no action was taken in executive session.

4. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.

5. PROCLAMATIONS

Mayor Sanson and the City Council presented Proclamations to the Lavon Police Department for 2021 National Night Out and to the Lavon Fire Department for 2021 Fire Prevention Week.

6. CITIZENS COMMENTS

There were no citizens comments.

7. ITEMS OF INTEREST/COMMUNICATIONS

- NTFB "Spread the Hope" Peanut Butter Drive September 1-30, 2021
- National Night Out – Tuesday, October 5, 2021 6:30p.m.-8:30p.m.
- X-Treme Green – Saturday, October 9, 2021 from 8a.m.- 3:00p.m.

8. CONSENT AGENDA

A. Approve the minutes of the September 7, 2021 meeting.

B. Approve Ordinance No. 2021-09-06 authorizing and allowing, under the Act governing the Texas Municipal Retirement System, "Updated Service Credits" in said system on an annual basis for service performed by qualifying members of such system who at the effective date of the allowance are members of the City of Lavon; providing for increases prior and current service annuities for retirees and beneficiaries of deceased retirees of the City; and establishing and effective date.

- C. Discussion and action regarding Ordinance No. 2021-09-07 amending Ordinance No. 2020-09-02, as amended, that approved and adopted a Budget for the city for the fiscal year October 1, 2020 through September 30, 2021 to amend adopted revenues and expenditures of the budget; and declaring an effective date.
- D. Approve Resolution No. 2021-09-05 approving and authorizing the Mayor to execute an Assessment Collection Services Agreement with Collin County, Texas for the LakePointe Public Improvement District Improvement Area #2 and Improvement Area #3, Lavon, Texas.
- E. Approve Resolution No. 2021-09-06 approving and authorizing the Mayor to execute Amendment No.1 to Professional Services Agreement with Kimley-Horn to include services related to an update to the Future Land Use Plan and Thoroughfare Plan.
- F. Approve Resolution No. 2021-09-17 approving and authorizing the Mayor to execute a Chapter 380 Agreement with TSHH, LLC for an economic development grant program related to building materials for construction projects for a term of ten years.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: WRIGHT

SECONDED: KELL

APPROVED: UNANIMOUS (Absent: Cook, Dill)

9. ITEMS FOR CONSIDERATION

- A. Discussion, and action regarding Resolution No. 2021-09-07 approving and authorizing the Mayor to execute a Development Agreement with the owners/developer of the Elevon project, which agreement anticipates, among other things, creation of a Public Improvement District under Chapter 372 of the Texas Local Government Code, creation of a Tax Increment Reinvestment Zone under Chapter 311 of the Texas Tax Code, establishment of land use development design regulations and providing terms for annexation; being approximately 1268.695 acres of land situated in the Samuel M. Ranier Survey, Abstract No. 740, the Drury Anglin Survey, Abstract No. 2, and the James. P. Davis Survey, Abstract No. 249 and generally located southeast of the intersection of SH 78 and FM 6 and within the extraterritorial jurisdiction and/or corporate limits of the City of Lavon, Texas.

City Administrator Kim Dobbs provided information regarding the background and location of the proposed development. Mary Petty, P3 Works, provided information regarding the deal points of the development agreement including specific information related to public improvement district (PID) and tax increment reinvestment zone (TIRZ) provisions. Ms. Dobbs reviewed the proposed design standards.

MOTION: APPROVE RESOLUTION NO. 2021-09-07 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH THE OWNERS/DEVELOPER OF THE ELEVON PROJECT, WHICH AGREEMENT ANTICIPATES, AMONG OTHER THINGS, CREATION OF A PUBLIC IMPROVEMENT DISTRICT UNDER CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, CREATION OF A TAX INCREMENT REINVESTMENT ZONE UNDER CHAPTER 311 OF THE TEXAS TAX CODE, ESTABLISHMENT OF LAND USE DEVELOPMENT DESIGN REGULATIONS AND PROVIDING TERMS FOR ANNEXATION; BEING APPROXIMATELY 1268.695 ACRES OF LAND SITUATED IN THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740, THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, AND THE JAMES. P. DAVIS SURVEY, ABSTRACT NO. 249 AND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF SH 78 AND FM 6 AND WITHIN THE EXTRATERRITORIAL JURISDICTION AND/OR CORPORATE LIMITS OF THE CITY OF LAVON, TEXAS.

MOTION MADE: SERKLAND

SECONDED: KELL

APPROVED: UNANIMOUS (Absent: Cook, Dill)

- B. Discussion and action regarding Resolution No. 2021-09-08 setting a public hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the Elevon Public Improvement District within the extraterritorial jurisdiction of the City of Lavon, Texas; and authorizing the issuance of notice by the City Secretary of Lavon, Texas regarding the public hearing. The property, Elevon Addition, is approximately 982.719 acres of land situated in the Samuel M. Ranier Survey, Abstract No. 740, the Drury Anglin Survey, Abstract No. 2, and the James. P. Davis Survey, Abstract No. 249 and generally located southeast of the intersection of SH 78 and FM 6 and within the extraterritorial jurisdiction and/or corporate limits of the City of Lavon, Texas.**

Ms. Petty provided information regarding the PID petition, call for a public hearing and creation process. It was noted that assessments are only levied on properties within the PID.

MOTION: APPROVE RESOLUTION NO. 2021-09-08 SETTING A PUBLIC HEARING UNDER SEC. 372.009 OF THE TEXAS LOCAL GOVERNMENT CODE FOR THE CREATION OF THE ELEVON PUBLIC IMPROVEMENT DISTRICT WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, TEXAS; AND AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF LAVON, TEXAS REGARDING THE PUBLIC HEARING. THE PROPERTY, ELEVON ADDITION, IS APPROXIMATELY 982.719 ACRES OF LAND SITUATED IN THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740, THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, AND THE JAMES. P. DAVIS SURVEY, ABSTRACT NO. 249 AND GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF SH 78 AND FM 6 AND WITHIN THE EXTRATERRITORIAL JURISDICTION AND/OR CORPORATE LIMITS OF THE CITY OF LAVON, TEXAS.

MOTION MADE: KELL
SECONDED: WRIGHT
APPROVED: UNANIMOUS (Absent: Cook, Dill)

- C. Discussion and action regarding Resolution No. 2021-09-09 , setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 1292.19 acres of land generally located east of Highway 78 and being wholly located within the corporate limits and extraterritorial jurisdiction of the City of Lavon, Texas; authorizing the issuance of notice by the City Secretary of the City of Lavon, Texas, regarding the public hearing; and directing the City of Lavon, Texas to prepare a Preliminary Reinvestment Zone Financing Plan.**

Ms. Petty provided detailed information regarding the TIRZ provisions, creation process, timelines and impacts to the City.

MOTION: APPROVE RESOLUTION NO. 2021-09-09 , SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE CREATION OF A TAX INCREMENT REINVESTMENT ZONE CONTAINING APPROXIMATELY 1292.19 ACRES OF LAND GENERALLY LOCATED EAST OF HIGHWAY 78 AND BEING WHOLLY LOCATED WITHIN THE CORPORATE LIMITS AND EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, TEXAS; AUTHORIZING THE ISSUANCE OF NOTICE BY THE CITY SECRETARY OF THE CITY OF LAVON, TEXAS, REGARDING THE PUBLIC HEARING; AND DIRECTING THE CITY OF LAVON, TEXAS TO PREPARE A PRELIMINARY REINVESTMENT ZONE FINANCING PLAN.

MOTION MADE: WRIGHT
SECONDED: SERKLAND
APPROVED: UNANIMOUS (Absent: Cook, Dill)

- D. Discussion and action regarding Resolution No. 2021-09-10 approving and authorizing the Mayor to execute a professional services agreement with P3 Works LLC for the provision of public improvement district administration and service and assessment plan and tax increment**

reinvestment zone (TIRZ) creation and administration consultant services for the Elevon development project; and providing an effective date.

Ms. Dobbs provided information regarding the proposed Professional Services Agreement with P3 Works for PID/TIRZ administration and consultation services.

MOTION: APPROVE RESOLUTION NO. 2021-09-10 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS LLC FOR THE PROVISION OF PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION AND SERVICE AND ASSESSMENT PLAN AND TAX INCREMENT REINVESTMENT ZONE (TIRZ) CREATION AND ADMINISTRATION CONSULTANT SERVICES FOR THE ELEVON DEVELOPMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SERKLAND

SECONDED: KELL

APPROVED: UNANIMOUS (Absent: Cook, Dill)

- E. Discussion and action regarding Resolution No. 2021-09-11 approving and authorizing the Mayor to execute a Development Agreement with the owners/developer of the Trails of Lavon project, which agreement anticipates, among other things, creation of a Public Improvement District under Chapter 372 of the Texas Local Government Code, establishment of land use development design regulations and providing terms for annexation; being approximately 205.503 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County and generally located east and southwest of the intersection of CR 485 and CR 484, northeast of the intersection of CR 484 and CR 483 within the extraterritorial jurisdiction of City of Lavon, Texas.**

Ms. Dobbs provided information regarding the background and location of the proposed development. Ms. Petty provided information regarding the deal points of the development agreement including specific information related to a public improvement district (PID). Ms. Dobbs reviewed the proposed design standards. Lucas Tribble, Meritage Homes, presented details about the development.

MOTION: APPROVE RESOLUTION NO. 2021-09-11 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A DEVELOPMENT AGREEMENT WITH THE OWNERS/DEVELOPER OF THE TRAILS OF LAVON PROJECT, WHICH AGREEMENT ANTICIPATES, AMONG OTHER THINGS, CREATION OF A PUBLIC IMPROVEMENT DISTRICT UNDER CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE, ESTABLISHMENT OF LAND USE DEVELOPMENT DESIGN REGULATIONS AND PROVIDING TERMS FOR ANNEXATION; BEING APPROXIMATELY 205.503 ACRES OF LAND SITUATED IN THE S. ROBERTS SURVEY, ABSTRACT NO. 773 AND THE D. ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY AND GENERALLY LOCATED EAST AND SOUTHWEST OF THE INTERSECTION OF CR 485 AND CR 484, NORTHEAST OF THE INTERSECTION OF CR 484 AND CR 483 WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF LAVON, TEXAS.

MOTION MADE: KELL

SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Cook, Dill)

- F. Discussion and action regarding Resolution No. 2021-09-12 accepting a petition to create a Public Improvement District, calling for a public hearing and directing the statutory notices to be given. The property, Trails of Lavon Addition, is approximately ±190.774 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County and generally located east and southwest of the intersection of CR 485 and CR 484, northeast of the intersection of CR 484 and CR 483 within the extraterritorial jurisdiction of City of Lavon, Texas.**

Ms. Petty provided information regarding the PID petition, call for a public hearing and creation process. It was noted that assessments are only levied on properties within the PID..

MOTION: APPROVE RESOLUTION NO. 2021-09-12 ACCEPTING A PETITION TO CREATE A PUBLIC IMPROVEMENT DISTRICT, CALLING FOR A PUBLIC HEARING AND DIRECTING THE STATUTORY NOTICES TO BE GIVEN. THE PROPERTY, TRAILS OF LAVON ADDITION, IS APPROXIMATELY ±190.774 ACRES OF LAND SITUATED IN THE S. ROBERTS SURVEY, ABSTRACT NO. 773 AND THE D. ANGLIN SURVEY, ABSTRACT NO. 2, COLLIN COUNTY AND GENERALLY LOCATED EAST AND SOUTHWEST OF THE INTERSECTION OF CR 485 AND CR 484, NORTHEAST OF THE INTERSECTION OF CR 484 AND CR 483 WITHIN THE EXTRATERRITORIAL JURISDICTION OF CITY OF LAVON, TEXAS.

MOTION MADE: WRIGHT
SECONDED: KELL
APPROVED: UNANIMOUS (Absent: Cook, Dill)

- G. Discussion and action regarding Resolution No. 2021-09-13 accepting a Petition Requesting Annexation By Area Landowners and approving and authorizing the Mayor to execute a Municipal Services Agreement with the landowners for the purpose of offering municipal services for property described as 205.503 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, and the portions of County Road 485, County Road 484, and County Road 483, and adjacent right-of-way abutting the property, Collin County, Texas to be voluntarily annexed into the corporate limits of the City of Lavon, Texas; calling for a public hearing; and providing an effective date.**

Ms. Dobbs provided information regarding the proposed voluntary annexation, Municipal Services Agreement, and timeline. Mr. Tribble and David Aughinbaugh, Division Vice President, Meritage Homes, answered questions.

MOTION: APPROVE RESOLUTION NO. 2021-09-13 ACCEPTING A PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS AND APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A MUNICIPAL SERVICES AGREEMENT WITH THE LANDOWNERS FOR THE PURPOSE OF OFFERING MUNICIPAL SERVICES FOR PROPERTY DESCRIBED AS 205.503 ACRES OF LAND SITUATED IN THE S. ROBERTS SURVEY, ABSTRACT NO. 773 AND THE D. ANGLIN SURVEY, ABSTRACT NO. 2, AND THE PORTIONS OF COUNTY ROAD 485, COUNTY ROAD 484, AND COUNTY ROAD 483, AND ADJACENT RIGHT-OF-WAY ABUTTING THE PROPERTY, COLLIN COUNTY, TEXAS TO BE VOLUNTARILY ANNEXED INTO THE CORPORATE LIMITS OF THE CITY OF LAVON, TEXAS; CALLING FOR A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SERKLAND
SECONDED: WRIGHT
APPROVED: UNANIMOUS (Absent: Cook, Dill)

- H. Discussion and action Resolution No. 2021-09-14 approving and authorizing the Mayor to execute a professional services agreement with P3 Works LLC for the provision of public improvement district administration and service and assessment plan consultant services for the Trails of Lavon development project; and providing an effective date.**

Ms. Dobbs provided information regarding the proposed Professional Services Agreement with P3 Works for PID administration and consultation services.

MOTION: APPROVE RESOLUTION NO. 2021-09-14 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS LLC FOR THE PROVISION OF PUBLIC IMPROVEMENT DISTRICT ADMINISTRATION AND SERVICE AND ASSESSMENT PLAN CONSULTANT SERVICES FOR THE TRAILS OF LAVON DEVELOPMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: KELL
SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Cook, Dill)

- I. Discussion and action regarding Resolution No. 2021-09-15 determining the costs of certain authorized improvements to be financed by the LakePointe Public Improvement District; approving a preliminary amended and restated Service Plan and Assessment Plan, including proposed Improvement Area #2 Assessment Roll; calling a meeting and noticing a public hearing for November 16, 2021 to consider an ordinance levying assessments on property located within the LakePointe Public Improvement District; directing the filing of the proposed Improvement Area #2 Assessment Roll with the city secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Ms. Petty provided information regarding the existing LakePointe PID, the pending phase for Improvement Area #2, and the scheduling of a public hearing.

MOTION: APPROVE RESOLUTION NO. 2021-09-15 DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL; CALLING A MEETING AND NOTICING A PUBLIC HEARING FOR NOVEMBER 16, 2021 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #2 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

MOTION MADE: KELL

SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Cook, Dill)

- J. Discussion and action regarding Resolution No. 2021-09-16 determining the costs of certain authorized improvements to be financed by the LakePointe Public Improvement District; approving a preliminary amended and restated Service Plan and Assessment Plan, including proposed Improvement Area #3 Assessment Roll; calling a meeting and noticing a public hearing for November 16, 2021 to consider an ordinance levying assessments on property located within the LakePointe Public Improvement District; directing the filing of the proposed Improvement Area #3 Assessment Roll with the city secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Ms. Petty provided information regarding the existing LakePointe PID, the pending phase for Improvement Area #3, and the scheduling of a public hearing.

MOTION: APPROVE RESOLUTION NO. 2021-09-16 DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED IMPROVEMENT AREA #3 ASSESSMENT ROLL; CALLING A MEETING AND NOTICING A PUBLIC HEARING FOR NOVEMBER 16, 2021 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED IMPROVEMENT AREA #3 ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

MOTION MADE: WRIGHT

SECONDED: SERKLAND
APPROVED: UNANIMOUS (Absent: Cook, Dill)

K. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

Staff provided information regarding open facilities implementation, programing, and city programs.

10. STAFF REPORTS

- A. Police Services** – Police Officer Carissa Vargas provided information and referenced the provided reports regarding traffic stops, calls for service and call breakout information, National Night Out, and other upcoming events including 1st Assembly Health Fair, National Drug Takeback, and Halloween activities.
- B. Fire Services** – Fire Chief Danny Anthony provided the LFD call report which indicated 51 calls, 24/7 coverage and answered questions.
- C. Public Works** – Mr. Carter provided general information regarding public works, street maintenance including mowing and trash collection, and code enforcement.
- D. Administration** – Ms. Dobbs directed the Council to reports in the meeting packet regarding the Building Permits Report; CWD Services; Collin County Monthly Tax Collection Report; Sales Tax Report; and general staff reports.

11. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.

- October 5, 2021 Cancel Meeting-National Night Out
- October 9, 2021 X-Treme Green Event
- October 19, 2021 Regular Meeting.
- October 23, 2021 LPD Drug Takeback

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:06 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 19th day of October 2021.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary



CITY OF LAVON

Agenda Brief

MEETING: October 19, 2021

ITEM: 6 - B

Item:

CONSENT AGENDA

Approve Ordinance No. **2021-10-01** approving the 2021 Tax Roll Summary for the City of Lavon as presented by the Collin County Tax Assessor Collector's Office.

Background:

The Collin County Tax Assessor Collector has submitted for the City Council's consideration the 2021 Tax Roll Summary.

The approval process is a formality prescribed in the Texas Property Tax Code.

Excerpt:

TEXAS TAX CODE
TITLE 1. PROPERTY TAX CODE
SUBTITLE D. APPRAISAL AND ASSESSMENT
CHAPTER 26. ASSESSMENT
Sec. 26.09. CALCULATION OF TAX

Sec. 26.09. CALCULATION OF TAX. (a) On receipt of notice of the tax rate for the current tax year, the assessor for a taxing unit other than a county shall calculate the tax imposed on each property included on the appraisal roll for the unit.

(b) The county assessor-collector shall add the properties and their values certified to him as provided by Chapter 24 of this code to the appraisal roll for county tax purposes. The county assessor-collector shall use the appraisal roll certified to him as provided by Section 26.01 with the added properties and values to calculate county taxes.

(c) The tax is calculated by:

(1) subtracting from the appraised value of a property as shown on the appraisal roll for the unit the amount of any partial exemption allowed the property owner that applies to appraised value to determine net appraised value;

(2) multiplying the net appraised value by the assessment ratio to determine assessed value;

(3) subtracting from the assessed value the amount of any partial exemption allowed the property owner to determine taxable value; and

(4) multiplying the taxable value by the tax rate.

(d) If a property is subject to taxation for a prior year in which it escaped taxation, the assessor shall calculate the tax for each year separately. In calculating the tax, the assessor shall use the assessment ratio and tax rate in effect in the unit for the year for which back taxes are being imposed. Except as provided by Subsection (d-1), the amount of back taxes due incurs interest calculated at the rate provided by Section 33.01(c) from the date the tax would have become delinquent had the tax been imposed in the proper tax year..

(e) The assessor shall enter the amount of tax determined as provided by this section in the appraisal roll and submit it to the governing body of the unit for approval. The appraisal roll with amounts of tax entered as approved by the governing body constitutes the unit's tax roll.

The table below provides a comparison of the Tax Roll Summaries for 2018, 2019, 2020 and 2021.

TAX ROLL	2018	2019	2020	2021
Total Market Value	\$375,498,243	\$423,628,287	\$461,436,703	\$541,502,170
Total Taxable Value	\$323,632,678	\$376,595,800	\$408,391,509	\$483,872,538
Total Levy Lost to Frozen	\$42,096	\$65,508	\$75,922	\$89,989

Staff Notes:

Approval is recommended.

Attachments: Proposed Ordinance and Tax Roll Summary
Correspondence from the Collin County Tax Assessor Collector

CITY OF LAVON, TEXAS
ORDINANCE NO. 2021-10-01

2021 Tax Roll Adoption

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING THE 2021 TAX ROLL SUMMARY FOR THE CITY OF LAVON, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Texas Tax Code, it is necessary for the 2021 Tax Roll Summary, which constitutes the 2021 Tax Roll for the City of Lavon, to be approved by the City Council; and

WHEREAS, the City Council of the City of Lavon finds and determines that approving the tax roll is in the best interests of the citizens of the City of Lavon.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS THAT:

SECTION 1. The City Council of the City of Lavon hereby accepts and approves the 2021 Tax Roll Summary as submitted by the Collin County Tax Assessor Collector which constitutes the 2021 Tax Roll for the City of Lavon, which is attached hereto and labeled "Exhibit A"; and

SECTION 2. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance; and

SECTION 3. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on this 19th day of October 2021

Vicki Sanson, Mayor

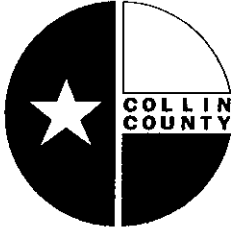
ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
ORDINANCE NO. 2021-10-01

EXHIBIT A

2021 Tax Roll Summary for City of Lavon



KENNETH L. MAUN
TAX ASSESSOR COLLECTOR
COLLIN COUNTY
2300 Bloomdale Road, Suite 2366
P.O. Box 8006
McKinney, TX 75070-8006
(972) 547-5020
Fax: (214) 491-4808
Email: kmaun@collincountytx.gov

October 1, 2021

Vicki Sanson, Mayor
City of Lavon
P.O. Box 340
Lavon, TX 75166

Dear Mayor Sanson,

Attached is the 2021 Tax Roll Summary for City of Lavon.

Submission of the 2021 Tax Roll to your governing body for approval, in accordance with *Texas Property Tax Code*, Section 26.09, will constitute the 2021 Tax Roll for City of Lavon.

Please provide my office a copy of your ordinance approving the Tax Roll at your earliest convenience. While this is a formality in the Texas Property Tax Code, we do want to fulfill the requirements of the law and do appreciate your cooperation.

If you have any questions, please contact me.

Sincerely,

Kenneth L. Maun
Tax Assessor Collector

KLM:ket

Enclosure

cc: Kim Dobbs

2021 TAX ROLL SUMMARY

	Amount	Count
NUMBER OF ACCOUNTS		2,458
MARKET VALUES		
ROLLCODE: PERSONAL		
Personal	\$5,720,473	
ROLLCODE: REAL		
Agriculture	\$21,589,801	
Improvement	\$341,539,505	
Improvement Non-Home Site	\$21,325,629	
Land	\$115,461,779	
Land Ag Land	\$86,780	
Land Non-Home Site	\$35,778,203	
	TOTAL MARKET VALUE	
		\$541,502,170
DEFERRALS		
Ag	\$21,589,801	28
	TOTAL DEFERRALS	
		\$21,589,801
EXEMPTIONS		
Autos , XO , PPV , XO , PPV	\$1,904,065	14
Cap Adjustment , XT , XT	\$3,438,727	228
Disabled	\$470,000	27
Disabled Veteran	\$5,413,812	66
Disaster	\$157,930	1
Historic Site	\$0	1
Homestead	\$5,489,327	1,106
Miscellaneous , XV , XV	\$14,882,254	76
Nominal Value	\$3,716	14
Over 65	\$4,280,000	221
	TOTAL EXEMPTIONS	
		\$36,039,831
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS		\$57,629,632
TOTAL MARKET VALUE		\$541,502,170
TAXABLE VALUE		\$483,872,538
TAX RATE		0.478956
ROLLCODE: PERSONAL		
Levy	\$18,261.07	116
ROLLCODE: REAL		
Levy	\$2,209,286.58	2,342
	TOTAL LEVY	
		\$2,227,547.65
LEVY LOST DUE TO FROZEN		\$89,988.94
OTHER LOST LEVY		\$0.00
TOTAL LOST LEVY		\$89,988.94

2021 TAX ROLL SUMMARY

Calculation Analysis

	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	266,493.08	176,504.14		89,988.94	64,264,790	8,624,371	55,640,419
DV100 (Excl. Frozen)	0.00	0.00		0.00	3,390,981	3,385,689	5,292
Prorated (Excl. Frozen)	0.00	0.00		0.00	0	0	0
Other	2,051,043.51	2,051,043.51		0.00	473,846,399	45,619,572	428,226,827
Total	2,317,536.59	2,227,547.65		89,988.94	541,502,170	57,629,632	483,872,538
DV100 (Incl. Frozen)	0.00	0.00		0.00	1,652,622	1,604,123	48,499
Prorated (Incl. Frozen)	0.00	0.00		0.00	0	0	0



CITY OF LAVON Agenda Brief

MEETING: October 19, 2021

ITEM: 6 - C

Item:

CONSENT AGENDA

Approve Resolution No. 2021-10-01 approving and authorizing the Mayor to execute a one-year extension of the interlocal agreement with Collin County for Fire Inspection and Fire Plan Review Services for commercial buildings and subdivisions; and providing an effective date.

Background:

In January 2021, the City Council approved an update of the February 2019 contract with the Collin County Fire Marshal for the provision of fire inspection and fire plan review services. The annual renewal for the period of October 1, 2021 to September 30, 2022 is attached representing the third of four renewal periods.

The Collin County Fire Marshal's Office provides exceptional service for a very fair contract price.

Financial Impact:

Expenditures for the contract service are provided for within current budget levels.

Staff Notes:

The City Attorney has reviewed the contract and approval is recommended.

Attachments: Proposed Resolution and Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2021-01-01

ILA - Collin County Fire Inspection and Plan Review Services

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON
APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A ONE-
YEAR EXTENSION OF THE INTERLOCAL AGREEMENT WITH
COLLIN COUNTY FOR FIRE INSPECTION AND FIRE PLAN REVIEW
SERVICES FOR COMMERCIAL BUILDINGS AND SUBDIVISIONS.**

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the "Act"), provides the authority to political subdivisions for contracts by and between each other to facilitate the governmental functions and services of said political subdivisions under the terms of the Act, and

WHEREAS, the City of Lavon and Collin County have the authority to enter into this Agreement under the Act; and

WHEREAS, the City Council of the City of Lavon finds and determines that approving the interlocal agreement with Collin County for the services described in the attached is in the best interests of the citizens of the City of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the Mayor to execute a one-year extension for FY 2022 of the Interlocal Agreement with Collin County for Fire Inspection and Fire Plan Review services, attached hereto as "Exhibit A".

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of October 2021.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

RESOLUTION NO. 2021-10-01

EXHIBIT A

EXTENSION - INTERLOCAL AGREEMENT COLLIN COUNTY



Contract Modification Document

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

Vendor: City of Lavon
120 School Rd.
Lavon, TX 75166

Contract No. 2019-151
Contract: Fire Inspection & Fire Plan Review
for the City of Lavon

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

ITEM #1: Extend agreement for the period of October 1, 2021, through September 30, 2022 at the same rates established in the original agreement. (Renewal 3 of 4)

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

Amendment No. 2 has been accepted and authorized by authority of Collin County Commissioners Court by Court Order No. _____ effective on _____.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE: _____

DATE: _____

SIGNATURE

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

TITLE: PURCHASING AGENT

DATE: _____

HISTORICAL INFORMATION

Awarded by Court Order No. 2019-158-02-25

Renewal No. 1 Court Order No. 2020-069-01-27
Renewal No. 2 Court Order No. 2021-122-02-08

Amendment No. 1 Court Order No. 2021-122-02-08 Summary Added Force Majeure to T&C & Renewal



CITY OF LAVON

Agenda Brief

MEETING: October 19, 2021

ITEM: 6 - D

Item:

CONSENT AGENDA

Approve Resolution No. 2021-10-02 approving and authorizing the Mayor to execute an Interlocal Agreement with Collin County for the 2018 Parks and Open Space Bond Project for the Bear Creek Trail Crossing Connector project.

Background:

In June the City Council approved the submittal of a grant application for the Collin County Project Funding Assistance Program for the Bear Creek Trail Connector. In September, the Collin County Commissioners Court voted to award a \$233,250 grant to the City for which equal matching funds are required. Funding for the grant program is allocated in the FY 2022-26 Capital Improvements Plan program budget.

To recap the process, Collin County residents voted for bond funding for parks and open spaces throughout the county. Upon application, the county provides financial assistance to cities and non-profit organizations for eligible projects.

Excerpt from the Collin County website:

[Collin County > Parks & Open Space > Project Funding Assistance Program](#)

The Project Funding Assistance Program has been in place since 1999 when the citizens approved a \$5.75 million bond proposition for Parks and Open Space. Those funds were used to create Collin County's *Parks and Open Space Strategic Plan* and assisted with the advancement of 33 projects for twenty-five different entities over a 3-year period. In 2003, the citizens approved an \$11 million bond proposition that allowed us to expand an already successful program. The 2003 funds supported the development of 45 projects for twenty-nine different entities over a 5-year period. In 2007, the citizens of Collin County approved a \$17 million bond proposition for Parks and Open Space of which these funds assisted with 95 projects.

In 2018, the citizens approved a \$10 million bond proposition for Parks and Open Space. Over the next five years (2019-2023) Collin County will make these funds accessible to cities and non-profit organizations within the County. These funds will be obtainable through an application process to assist with the acquisition of park land, trail construction and park/open space improvements.

The Collin County Parks Foundation Advisory Board administers the Project Funding Assistance Program. This is a reimbursement program. Applicants must have at minimum dollar for dollar in matching funds, comprised of direct cash or in-kind services, for the project being proposed.

Proposed project goals must be similar to and support or advance the mission published in the *Collin County Parks and Open Space Strategic Plan (October 2001)*.

During the City's work on the Community Vision Assessment and Strategic Plan and subsequently on the Capital Improvements Plan (CIP), the desire for and importance of opportunities for park and trail improvements were identified. The Collin County Open Spaces Grant Program was noted as a potential funding source to help the City achieve its parks and recreation goals.

On May 11, 2021, the Parks and Recreation Board voted unanimously to recommend that the City Council submit an application for a project in this funding cycle. On June 15, 2021, the City Council authorized the application.

Financial Consideration:

Funding for the required financial match may be obtained from the Series 2020 Certificates of Obligation proceeds as allocated in the Capital Improvements Plan (CIP) for Parks and Trails in FY 2020-21 and 2021-22. Because the award was for a portion of the project costs, the city engineer and staff will review the program to accomplish the project in the most economically feasible way possible.

Staff Notes:

Approval is recommended.

Attachments: 1) Resolution and Agreement
 2) Project application and information

CITY OF LAVON, TEXAS
RESOLUTION NO. 2021-10-02

ILA - Collin County 2018 Parks and Open Space Bond Project

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR THE 2018 PARKS AND OPEN SPACE BOND PROJECT FOR THE BEAR CREEK TRAIL CROSSING CONNECTOR PROJECT.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the “Act”), provides the authority to political subdivisions for contracts by and between each other to facilitate the governmental functions and services of said political subdivisions under the terms of the Act, and

WHEREAS, the City of Lavon and Collin County have the authority to enter into this Agreement under the Act; and

WHEREAS, the City Council of the City of Lavon finds and determines that approving the interlocal agreement with Collin County for the terms described in the interlocal agreement is in the best interests of the citizens of the City of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the Mayor to execute an Interlocal Agreement with Collin County for the 2018 Parks and Open Space Bond Project for the Bear Creek Trail Crossing Connector project, attached hereto as “Exhibit A”.

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of October 2021.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

RESOLUTION NO. 2021-10-02

EXHIBIT A

INTERLOCAL AGREEMENT - COLLIN COUNTY

**INTERLOCAL AGREEMENT
BETWEEN
COLLIN COUNTY
AND THE
CITY OF LAVON
2018 PARKS AND OPEN SPACE BOND PROJECT OI18PG16**

WHEREAS, the County of Collin, Texas (“County”) and the City of Lavon (“City”) desire to enter into an Agreement concerning the Bear Creek Trail Creek Crossing Connector project in the City of Lavon, Collin County, Texas; and

WHEREAS, the Interlocal Cooperation Act (Texas Government Code Chapter 791) authorizes any local government to contract with one or more local governments to perform governmental functions and services under the terms of the Act; and

WHEREAS, the City and County have determined that the improvements may be constructed most economically by implementing this Agreement; and

WHEREAS, the City and the County find that this Agreement will benefit the residents of the County and provide additional park and recreational facilities and open space for all County residents; and

WHEREAS, this Agreement will support or advance the mission of the Collin County Parks and Open Space Strategic Plan;

NOW, THEREFORE, this Agreement is made and entered into by the County and the City upon and for the mutual consideration stated herein.

WITNESSETH:

ARTICLE I.

The City shall arrange for the construction of the Bear Creek Trail Creek Crossing Connector project, hereinafter called the “Project”.

ARTICLE II.

The City shall prepare plans and specifications for improvements, accept bids, award a construction contract and administer the construction contract in accordance with all state statutory requirements. The City shall provide the county with a copy of executed construction contract(s) for the Project. All improvements shall be in accordance with the plans and specifications approved by the City. Changes to the Project which alter the initial funding set forth in Exhibit “A” must be reviewed by the Parks Foundation Advisory Board and approved by Commissioners Court.

ARTICLE III.

The City will not expend assistance funds to acquire easements or real property for use as right-of-way.

ARTICLE IV.

The City estimates the total actual cost of the Project to be \$635,100.00. The County agrees to fund a portion of the total cost for items described in Exhibit "A" in an amount not to exceed **\$233,250.00**. The County shall reimburse the City for invoices paid by the City for cost related to the Project on a dollar for dollar matching basis. Alternative payment schedules would require Commissioners Court approval.

ARTICLE V.

Collin County's dollar for dollar matching participation in this project shall not exceed \$233,250.00 as indicated in Article IV above. The City shall be responsible for any costs, which exceed the total estimated project cost.

ARTICLE VI.

The City shall also provide **quarterly progress reports** in electronic format to the contact identified on Exhibit "A". Following completion of the project, the City shall provide **an itemized final accounting of expenditures** including the City's match, in-kind services or donations for the project. All projects for which the County has provided funds through its 2018 Parks and Open Space Bond Program must remain open and accessible to all County residents. Upon development of the property, the City shall install a **project sign** identifying the project as being partially funded by the Collin County 2018 Parks and Open Space Bond Program.

ARTICLE VII.

The City and County agree that the party paying for the performance of governmental functions or services shall make those payments only from current revenues legally available to the paying party.

ARTICLE VIII.

INDEMNIFICATION. To the extent allowed by law, each party agrees to release, defend, indemnify, and hold harmless the other (and its officers, agents, and employees) from and against all claims or causes of action for injuries (including death), property damages (including loss of use), and any other losses, demands, suits, judgements and costs, including reasonable attorneys' fees and expenses, in any way arising out of, related to, or resulting from its performance under this Agreement, or caused by its negligent acts or omissions (or those of its respective officers, agents, employees, or any other third parties for whom it is legally responsible) in connection with performing this Agreement.

ARTICLE IX.

VENUE. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement. The parties agree that this Agreement is performable in Collin County, Texas and that exclusive venue for any disputes arising under this Agreement shall lie in Collin County, Texas.

ARTICLE X.

SEVERABILITY. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement is for any reason held by a court of competent jurisdiction to be contrary to law or contrary to any rule or regulation having the force and effect of the law, the remaining portions of the Agreement shall be enforced as if the invalid provision had never been included.

ARTICLE XI.

ENTIRE AGREEMENT. This Agreement embodies the entire Agreement between the parties and may only be modified in writing executed by both parties.

ARTICLE XII.

SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon the parties hereto, their successors, heirs, personal representatives and assigns. Neither party will assign or transfer an interest in this Agreement without the written consent of the other party.

ARTICLE XIII.

IMMUNITY. It is expressly understood and agreed that, in the execution of this Agreement, neither party waives, nor shall be deemed hereby to have waived any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto.

ARTICLE XIV.

EXPENSES FOR ENFORCEMENT. In the event either Party hereto is required to employ an attorney to enforce the provisions of this Agreement or is required to commence legal proceedings to enforce the provisions hereof, the prevailing Party shall be entitled to recover from the other, reasonable attorney's fees and court costs incurred in connection with such enforcement, including collection.

ARTICLE XV.

FORCE MAJEURE. No party shall be liable or responsible to the other party, nor be deemed to have defaulted under or breached this Agreement, for any failure or delay in fulfilling or performing any term of this Agreement, when and to the extent such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including, without limitation: acts of God; flood, fire or explosion; war, invasion, riot or other civil unrest; actions, embargoes or blockades in effect on or after the date of this Agreement; or national or regional emergency (each of the foregoing, a "Force Majeure Event"). A party whose performance is affected by a Force Majeure Event shall give notice to the other party, stating the period of time the occurrence is expected to continue and shall use diligent efforts to end the failure or delay and minimize the effects of such Force Majeure Event.

ARTICLE XVI.

TERM. This Agreement shall be effective upon execution by both parties and shall continue in effect annually until final acceptance of the Project.

ARTICLE XVII.

The declarations, determinations and findings declared, made and found in the preamble to this Agreement are hereby adopted, restated and made part of the operative provisions hereof.

APPROVED AS TO FORM:

COUNTY OF COLLIN, TEXAS

By: _____

By: _____

Name: _____
Title: _____
Date: _____

Name: Chris Hill
Title: County Judge
Date: _____
Executed on this ____ day of _____,
20 __, by the County of Collin,
pursuant to Commissioners' Court
Order No. _____.

ATTEST:

By: _____
Name:
Title:
Date: _____

CITY OF LAVON

By: _____
Name:
Title:
Date: _____
Executed on behalf of the City of
Lavon pursuant to City
Council Resolution No. _____

APPROVED AS TO FORM:

By: _____
Name:
Title:
Date: _____

EXHIBIT "A"

The County will provide funding assistance for the following:

- Pedestrian Bridge (Item 1)
- Concrete Decking (Item 2)
- Bridge Abutments (Item 3)
- Bridge Piers (Item 4)
- 8 foot wide Trail (Item 5)

Total funding
County Project Code OI18PG16

\$233,250.00

Contact Information

Request for reimbursement submitted to:

Collin County Engineering Department
Dawn Redwine
4690 Community Avenue, Suite 200
McKinney, Texas 75071
972-548-3744

Submission of electronic photos and quarterly reports:

Dawn Redwine
dredwine@co.collin.tx.us

Project Manager Contact: (must be able to answer specific questions regarding project)

Name: _____

Address: _____

Phone: _____

Fax: _____

Email: _____

2018 Bonds Parks/Open Space Project Funding
3rd Series: 2021 Budget Amendment

Department/Program	FROM Project String	Project Description	TO Project String	Project Description	Amount
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG12-4026-750600044-626550	City of Allen - Bethany Lakes Loop Trail - Construction of Trail	\$ 134,176
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG13-4026-750600044-626550	Town of Fairview - State Highway 5 to Stoddard Rd Trail Connection - Construction of Hike & Bike Trail	\$ 44,915
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG14-4026-750600044-626550	City of Frisco - Independence Hike & Bike Trail - Construction of Trail	\$ 211,920
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG15-4026-750600044-626550	City of Josephine - Josephine City Park Cap imp Project Splash Pad - Splash Pad Playground, Benches & Canopies	\$ 45,464
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG16-4026-750600044-626550	City of Lavon - Bear Creek Trail Creek Crossing Connector - Bridge-Trail Connector	\$ 233,250
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG17-4026-750600044-626550	City of Lowry Crossing - Lowry Crossing City Park - Trail & Playground Equipment	\$ 412,067
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG18-4026-750600044-626550	City of McKinney - Wilson Creek Greens Trail Project	\$ 11,490
Special Projects/Open Space	O118DISC 4019-750600044-698801	2018 Open Space Grant Fund	O118PG18-4019-750600044-626550	City of McKinney - Wilson Creek Greens Trail Project	\$ 100,000
Special Projects/Open Space	O118DISC 4023-750600044-698801	2018 Open Space Grant Fund	O118PG18-4023-750600044-626550	City of McKinney - Wilson Creek Greens Trail Project	\$ 2,247
Special Projects/Open Space	O107OS-4017-750600044-626550	2007 Open Space Grant Fund	O10718PG18-4017-750600044-626550	City of McKinney - Wilson Creek Greens Trail Project	\$ 233,454
Special Projects/Open Space	O107OS-4014-750600044-626550	2007 Open Space Grant Fund	O10718PG18-4014-750600044-626550	City of McKinney - Wilson Creek Greens Trail Project	\$ 48,809
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG19-4026-750600044-626550	City of Melissa - Brookside Sub-Surface Crossing at SH 121 - Concrete Trail Crossing Under SH 121	\$ 146,666
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG20-4026-750600044-626550	Town of New Hope - Pat Fowler Town Park Project - Playground Equipment, Message Board (2), Playground Shade	\$ 43,846
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG21-4026-750600044-626550	City of Princeton - Princeton Crossroads Park Phase 1B - Open Space & Trails	\$ 354,362
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG22-4026-750600044-626550	Town of Prosper - Pecan Grove Park Trail Project - Concrete Trail & Pedestrian Bridge	\$ 200,550
Special Projects/Open Space	O118DISC 4026-750600044-698801	2018 Open Space Grant Fund	O118PG23-4026-750600044-626550	City of Sachse - J.K. Sachse Park Phase 1 - Construction & Installation of Concrete Trails in J.K. Sachse Park	\$ 161,294
TOTAL 3rd SERIES PROJECT FUNDING:					\$ 2,384,510

Indicates funding to come from project saving.

Applicant / Project Title / Description	Contact Person / Phone Number	Total Project Cost	Requested Amount	RECOMMEND	Project Code	Comments
City of Allen Barthany Lakes Loop Trail Construction of trail	Kelly McGinnis 214-509-4722	\$436,626.00	\$231,813.00	\$134,176.00	018PG12	Item 8 (8' Wide Concrete Trail, 6" thick) Half of Item 9 (10' Wide Concrete Trail, 6" thick)
Town of Fairview State Highway 5 to Stoddard Road Trail Connection Construction of hike and bike trail	James Chancellor 972-886-4235	\$99,830.00	\$49,915.00	\$44,915.00	018PG13	All items except item 9 (Remove and Replace Driveway)
City of Farmersville Farmersville Blackland Prairie Park Land acquisition 50 acres	Ben White 972-782-6151	\$1,700,000.00	\$850,000.00	\$0.00	N/A	City withdrew application after not having enough information to make a deal with land owner.
City of Frisco Independence Hike & Bike Trail Construction of trail	Ricardo Sanchez 972-292-6526	\$606,660.00	\$303,330.00	\$211,920.00	018PG14	Items 4 (12' Concrete Trail) Item 5 (65' Bridge)
City of Josephine Josephine City Park Capital Improvement Project Splash Pad Splash pad playground, benches, canopies	Kirk Peters 972-843-8282	\$80,929.00	\$45,464.50	\$45,464.00	018PG15	All items funded
City of Lawton Bear Creek Trail Creek Crossing Connector Bridge Trail connector	Kim Dobbs 972-843-4220	\$635,100.00	\$326,550.00	\$233,250.00	018PG16	Item 1 (Pedestrian Bridge) Item 2 (Concrete Decking) Item 3 (Bridge Abutments) Item 4 (Bridge Piers) Item 5 (8' Wide Trail)
City of Lowry Crossing Lowry Crossing City Park Trail and playground equipment	Janis Cable 972-542-8678	\$2,210,871.00	\$412,067.66	\$412,067.00	018PG17	All items funded
City of McKinney White Creek Greens Trail Project Trail, trailhead, overlook, pedestrian bridge, signage, irrigation and landscaping	Michael Kowski 972-547-7480	\$1,407,350.00	\$700,000.00	\$396,000.00	018PG18	Item 1 (12' Trail-5" or 6" Thick Concrete) Item 10 (100' Concrete Bridge)
City of Melissa Brookside S.J. Surface Crossing at SH 121 Concrete trail crossing under SH 121	Ron Duzenack 972-838-1385	\$309,047.00	\$146,666.00	\$146,666.00	018PG19	Item 11 (80' Concrete Bridge)
Town of New Hope Pat Fowler Town Park Project playground equipment, message board (2), playground shade	Sandra Sanner 325-242-1164	\$87,692.00	\$43,846.00	\$43,846.00	018PG20	All items funded
City of Plano Acquisition of land at Collin Creek 8.8 acres of parkland	Ron Smith 972-941-7532	\$8,800,000.00	\$2,000,000.00	\$0.00	N/A	Not funding. Although land acquisition is the #1 priority, the board agreed that the funds would be better utilized by spreading them out over more projects and cities.
City of Princeton Princeton Crossroads Park Phase 1B Open Space & Trails	Chase Bryant 469-704-5646	\$2,250,000.00	\$500,000.00	\$354,362.00	018PG21	Half of item 2 (Site Sidewalk) Item 5 (4 Bridges)
Town of Prosper Pecan Grove Park Trail Project Concrete trail and pedestrian bridge	Paul Naughton 972-569-1063	\$645,300.00	\$305,550.00	\$200,550.00	018PG22	Item 2 (10' Concrete Regional Trail Connector) Item 4 (Pedestrian Bridge with abutments)
City of Royce City Building Inclusive Park at Davys Elementary Playground equipment and installation	Carri Alsaabrook 972-636-2250	\$318,634.00	\$147,169.00	\$0.00	N/A	Not funding. Park is on ISD property
City of Sachse J.K. Sachse Park Phase 1 Construction and installation of concrete trails in J.K. Sachse Park	Lance Whitworth 469-429-0276	\$1,601,063.00	\$200,000.00	\$161,294.00	018PG23	Item 25 (Reinforced Concrete Trail) Item 27 (Banner Free Ramp) Item 29 (CulFill excavated dirt to be used in berms)
City of White Municipal Complex Trail Lighting Project Trail Lighting phases 1 & 2	Robert Diaz 972-516-6341	\$621,333.00	\$310,666.00	\$0.00	N/A	Not funding. The board would like them to submit for more trail projects.
		\$21,820,465.00	\$6,573,037.16	\$2,384,510.00		
			balance	\$2,000,000.00		
				-\$394,570.00		



**Collin County
Parks and Open Space
Project Funding Assistance Program
Application**

Please use Arial Font size 11 and submit a signed original Application and 12 photocopies stapled and pages numbered. Please no cover pages, this should be Page 1.


SECTION 1: APPLICANT AND PROJECT INFORMATION

1. Project Applicant Information	
Applicant – (Legal Name): CITY OF LAVON	Project Contact Name/Title: Kim Dobbs
Complete Mailing Address: P.O. Box 340 120 School Rd. (physical) Lavon, TX 75166	Telephone Number: 972-843-4220
Fax Number:	E-mail Address: kdobbs@lavontx.gov
Federal Tax Identification Number: 75-2004104	Date Resolution Signed: 06-15-2021
2. Project Title:	
Bear Creek Trail Creek Crossing Connector	
3. Brief Description of Purpose of Project:	
This project provides a critical trail connector across Bear Creek.	
4. General Project Information:	
<p>a. Please check the one category this application addresses:</p> <p><input type="radio"/> Land Acquisition for Parks and Open Space</p> <p><input checked="" type="radio"/> Regional Trail Connector or Trail Project</p> <p><input type="radio"/> Facilities (Capital) Improvements for Parks and Open Space</p>	
b. Amount of Funding Requested: \$ 326,550.00	c. Total Project Costs: \$ 653,100.00
d. Start Date of Project: 10-01-2021	e. End Date of Project: 04-01-2022
5. Authorized Signature (signatory must have contract signing authority):	
Signature:	Title: Mayor
Print Name: Vicki Sanson	Date: 07-06-2021

SECTION 2: AUTHORIZED REPRESENTATIVE

The Applicant hereby designates the individual named below as the person authorized to act on behalf of the Applicant.

Authorized Project Representative: The following person is authorized to receive direction, manage work performed, sign required reports, and other acts on behalf of the Applicant.

Signature: 	City Administrator Title:
Kim Dobbs Printed Name:	972-843-4220 Phone Number:
City of Lavon P.O. Box 340 Lavon, TX 75166 Address:	kdobbs@lavontx.gov E-mail Address:

Has Collin County previously provided funding for this Project?

Yes No

For Collin County Parks Foundation Advisory Board Use Only	
Does the proposed project advance the mission of the County Parks /Open Space Strategic Plan?	___ yes ___ no
Is the application administratively complete?	___ Yes ___ No
Did the applicant receive funding for this project in previous years? (If yes, were they successful in the timely completion of the project?)	___ yes ___ no (If yes, were they successful in the timely completion of the project?) ___ yes ___ no

SECTION 3: CERTIFICATIONS AND ASSURANCES

1. Certifications

In order to receive funding under this program, the proposed project goals must be similar to and support or advance the mission published in the *Collin County Parks and Open Space Strategic Plan* (October 2001). By signing this Application, the person acting on behalf of the Applicant makes the certifications below.

a. **Authority to Sign Application**

The person signing this Application hereby certifies that he/she is the official contact regarding this Application and has authority from the Applicant to sign the Application and that such authority will bind the Applicant in subsequent agreements.

b. **Application Contains No False Statements**

The Applicant certifies that this Application has no false statements and that the Applicant understands that signing this Application with a false statement is a material breach of contract and shall void the submitted Application and any resulting contracts.

c. **This is a Reimbursement Program**

Applicants must have a minimum dollar for dollar in matching funds, comprised of direct cash, value of land to be improved, donated labor, material or in-kind services for the project being proposed. Under special circumstances at the recommendation of the Parks Foundation Advisory Board and approval by the Commissioners' Court, a direct payment may be considered.

d. **Eligible Applicants**

The Applicant must be a 501(c)(3) tax exempt organization, non-political group or any unit of local government, including municipalities, school districts, or county located in Collin County, Texas. Faith-based organizations are eligible to apply as long as inherently religious activities, such as worship and religious instructions are not conducted.

e. **Technical Feasibility**

The Applicant certifies that he/she has carefully reviewed the Project Narrative and Action Plan. To the best of their knowledge all activities are technically feasible and can be satisfactorily completed within the time frame proposed.

f. **Costs Reasonable and Necessary**

The Applicant certifies to the best of their knowledge that the proposed activities and the expenses outlined in the Budget are reasonable and necessary to accomplish the project objectives, and the proposed expenses are consistent with the costs of comparable goods and services.

2. Assurances

a. **Compliance with Progress and Result Reporting**

Applicant provides assurances that, if funded, the Applicant will comply with the requirements for reporting: reporting on the progress of the project activities and deliverables on a quarterly basis; providing before, during and after photos; and promptly notifying the Parks Foundation Advisory Board of any changes in plans.

b. **Financial Management**

Applicant provides assurances that, if funded, the Applicant will comply with contractual provisions and requirements necessary to ensure that expenses are reasonable and necessary, and to adhere to financial administration and reimbursement procedures and provide financial reports on a schedule established by Collin County.

c. **Accessibility**

Applicant provides assurances that, if funded, the park or proposed improvements will be accessible to **all** County residents.

d. **Compliance with Americans with Disabilities Act**

Applicant provides assurances that, if funded, the Applicant will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101-12213 (Pamphlet 1995).

SECTION 4: PROJECT COSTS AND ELEMENTS

Name of Applicant: City of Lavon

Project Name: Bear Creek Trail Creek Crossing Connector

Item No.	Description	U/M	Quantity	Unit Cost	Total	Requested Amount	Match Amount
1	Pedestrian Bridge	LF	220	\$1,500.00	\$330,000.00	\$165,000.00	\$165,000.00
2	Concrete Decking	SY	240	\$75.00	\$18,000.00	\$9,000.00	\$9,000.00
3	Bridge Abutments	EA	2	\$11,000.00	\$22,000.00	\$11,000.00	\$11,000.00
4	Bridge Piers	EA	2	\$18,000.00	\$36,000.00	\$18,000.00	\$18,000.00
5	8' wide trail	SY	1,100	\$55.00	\$60,500.00	\$30,250.00	\$30,250.00
6	Dirt Fill	CY	2,200	\$14.00	\$30,800.00	\$15,400.00	\$15,400.00
7	Erosion Control	LS	1	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
8	Engineering Services				\$60,300.00	\$30,150.00	\$30,150.00
9	Surveying Services				\$15,100.00	\$7,550.00	\$7,550.00
10	Contingency (15%)				\$75,400.00	\$37,700.00	\$37,700.00
	Project Total				\$653,100.00	\$326,550.00	\$326,550.00

The City of Lavon is not contemplating a match amount for project land value that is owned by the City.

Kim Dobbs
Prepared By:

City Administrator
Title:

P.O. Box 340
Lavon, TX 75166

972-843-4220
Telephone:

Address:

kdobbs@lavontx.gov
E-mail Address:

7/1/2021
Date Prepared

Project Funding Assistance Program

SECTION 5: RESOLUTION

Inserted.

CITY OF LAVON, TEXAS
RESOLUTION NO. 2021-06-04

Collin County Parks and Open Space Project Funding Assistance

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY IN DEALING WITH COLLIN COUNTY, HEREIN REFERRED TO AS THE "COUNTY", FOR THE PURPOSE OF PARTICIPATING IN THE COLLIN COUNTY PARKS & OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE CITY IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE CITY MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED PROJECT FOR PUBLIC RECREATIONAL USE.

WHEREAS, the City Council recognizes the importance of the preservation of open spaces and the need for and benefit of developing parks and open space throughout the City of Lavon as well as making critical connections to regional systems; and

WHEREAS, the City of Lavon is fully eligible to receive financial assistance under the Program; and

WHEREAS, the City Council desires to authorize an official to represent and act for the City of Lavon in relation to the Program; and

WHEREAS, the City Council has considered and determined that it is in the best interests of the citizens of the City of Lavon to submit an application for project funding assistance.

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

SECTION 1. The City Council hereby certifies that the City is eligible to receive assistance under the program and that notice of the application has been appropriately posted.

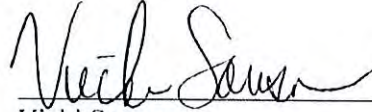
SECTION 2. The City Council hereby certifies that the matching share for this application is readily available at this time.

SECTION 3. The City Council hereby designates, authorizes, and directs the City Administrator to make application and act for the City of Lavon in dealing with the County for the purpose of participating in the Program for the site improvement, acquisition and installation of park and trail facilities.

SECTION 4. The City of Lavon dedicates the improvements as identified in the application for public recreational use and commits to maintain the property and improvements.


SECTION 5. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 15th day of June 2021.



Vicki Sanson
Mayor

ATTEST:



Rae Norton
City Secretary



SECTION 6: PROJECT NARRATIVE

BEAR CREEK TRAIL CREEK CROSSING CONNECTOR

1. Project Description: The Bear Creek Trail Creek Crossing Connector project provides a pedestrian bridge across Bear Creek supplying a critical trail connection to join the north and south sections of the citywide trail system. The project is an integral step to provide regional trail access from the northern city limit line (and beyond) at FM 6 and the southern reach of the City at CR 484.

Multiple access points available to all County residents are provided along the trail.

In the southern part of the system, existing trails connect the NeSmith Elementary School, Bear Creek recreation area, and the following neighborhoods: Bear Creek, Crestridge Meadows, Traditions at Grand Heritage Traditions at Grand Heritage, Phase 2, Traditions at Grand Heritage West. In the northern part of the system, existing and programmed trails connect Lavon Farms, LakePointe and Elevon as well as the City's future sports complex. The proposed project will provide a critical creek crossing to connect all of the above via an integrated trail system.

In action and statement, the City of Lavon has consistently incorporated the goals of the Collin County Parks and Open Space Strategic Plan. Among the goals identified in the City of Lavon's Strategic Plan is: "Explore Parks and Recreation Needs and Opportunities":

Parks and Recreation was the number two opportunity reflected in the Community Survey, in addition to walking and biking trails being the number two mobility priority during Envision Lavon. Throughout the planning process, family-friendly amenities and programming were frequently emphasized and requested. Identifying the needs of the community and exploring the creation of a Parks and Recreation Master Plan should be prioritized. Planning and improvements should be directly linked to the Vision and to branding Lavon. On the list to consider, in future study(s), as they relate to what is best for Lavon, include:

- Trails
- Parks (Regional, Community, and Neighborhood)
- Programming & Events/Festivals
- Community Facilities

Furthermore, the City of Lavon's commitment to open spaces, parks and recreation is evident in the inclusion of trails and parks projects in the City's first Capital Improvements Plan (CIP) 2020 and associated funding allocation.

No land acquisition will be required as the City owns the property. The project will be bid and contracted in accordance with state and local laws.

The City is currently working with a consultant to prepare the City's first Master Parks and Recreation Plan. Even without the tools on hand such as a Master Park Plan establishing alignments or parkland dedication requirements mandating investment, the City of Lavon has creatively partnered with private development interests to secure committed open spaces and trail development from every proposed subdivision since 2006.

In 2006, the developer of Grand Heritage dedicated 59 acres along Bear Creek to the City of Lavon. Since 2015, every proposed development in the City of Lavon has participated in advancing the goals of a citywide trail system and preserving open spaces. Specifically, four

developers have voluntarily dedicated 55 additional acres of open space and constructed trails integrated to provide connectivity and mobility opportunities. The resulting trails provide connections for neighborhoods, park areas and an elementary school.

The project is a trail connector, which is listed in program priority secondary to acquisition; however, the project should be considered in the highest priority category and should not be penalized (scored lower) for the City having acquired the property independently.

The proposed project falls **squarely** within the recommendations of the Collin County Parks and Open Space Strategic Plan Recommendations which state:

*It is also recommended that a wide variety of recreational facilities be developed to meet the needs of existing and future residents of the individual cities and the county as a whole. Trails, nature preserves, equestrian facilities and environmental education/ preserves lead the list of special facilities desired by citizens that have participated in the Strategic Plan process. The citizens have also indicated that implementation priority should be given to **trails, active sports/community parks, floodplain, greenways** and regional prairie parks... Primarily proposed **along creek corridors**, the trail system is designed to link with existing and proposed facilities under consideration by local municipalities... Integration of the proposed recreational trail system with **trail systems that link to schools, libraries, neighborhoods** and more transportation-oriented trails facilities is strongly encouraged so that **an accessible countywide family-friendly system is created.***

As the Strategic Plan recommends, the proposed project is developed as a **coordinated, multifunctional and interconnected system** in a **growth-impacted area**. (emphasis added)

2. Objectives and Need for Project: The Lavon City Council is committed to the preservation of the Bear Creek corridor and nature area and the proposed project exemplifies this in every planning and related fiscal decision of the City Council. The project design will preserve and protect all natural flood areas and improve erosion control where impacted. As with all city projects, the proposed improvements will be available to all Collin County residents and will be fully ADA compliant.

3. Funding Mechanisms: The project matching funds are currently available from the City's capital improvements plan allocations through proceeds of the City's 2020 Certificates of Obligation. The land is owned by the City.

As stewards of the public's trust and resources, the City of Lavon appreciates that the Project Funding Assistance Program dollars are limited and that there are many deserving projects. If the project cannot be awarded at the requested level, the City respectfully requests and appreciates consideration of an award to support the project that the Committee deems appropriate.

4. Project Action Plan: The project is ready for design upon award and will proceed to bidding and construction without delay. It is anticipated that the project will take 5-6 months from start to completion.

5. Implementation and Maintenance: The project will be designed by with construction oversight and administration provided by the city engineer. The Director of Public Works will provide direct oversight.

SECTION 7: LOCATION MAPS, SITE PHOTOS, PROJECT SKETCHES, etc.

Photos of project area are provided and exhibits inserted:

Page 14 Lavon Trails Pedestrian Bridge over Bear Creek Exhibit 1

Page 15 Potential Bear Creek Pedestrian Bridge Exhibit 2

Page 16 Working Draft Lavon Parks and Trails System



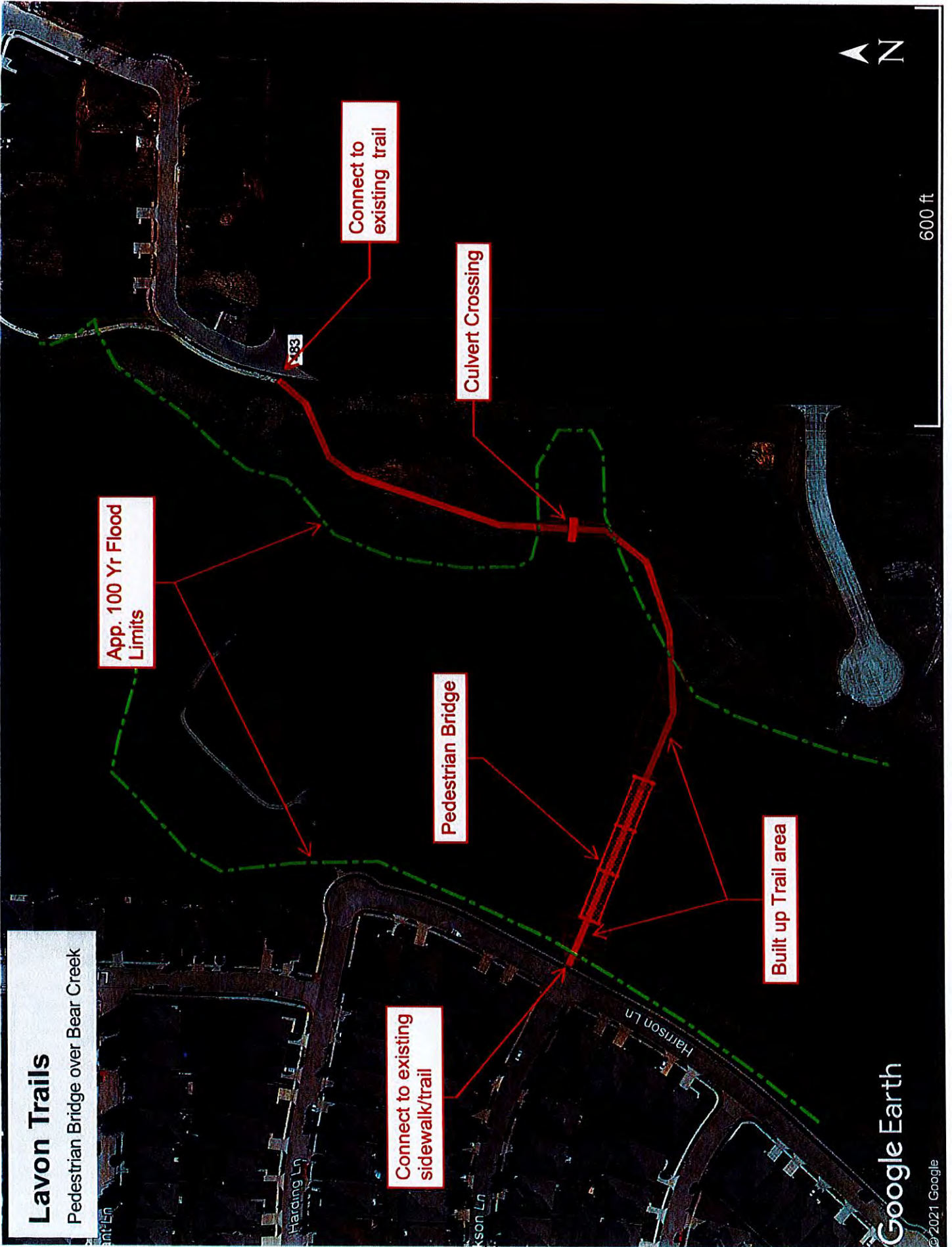
Northern Trail Connection point at Lavon Farms and CR 483



Point of Creek Crossing from the east side of the creek



Point of Creek Crossing from the west side of the creek and current connector for Eagle Pond Park and NeSmith Elementary School



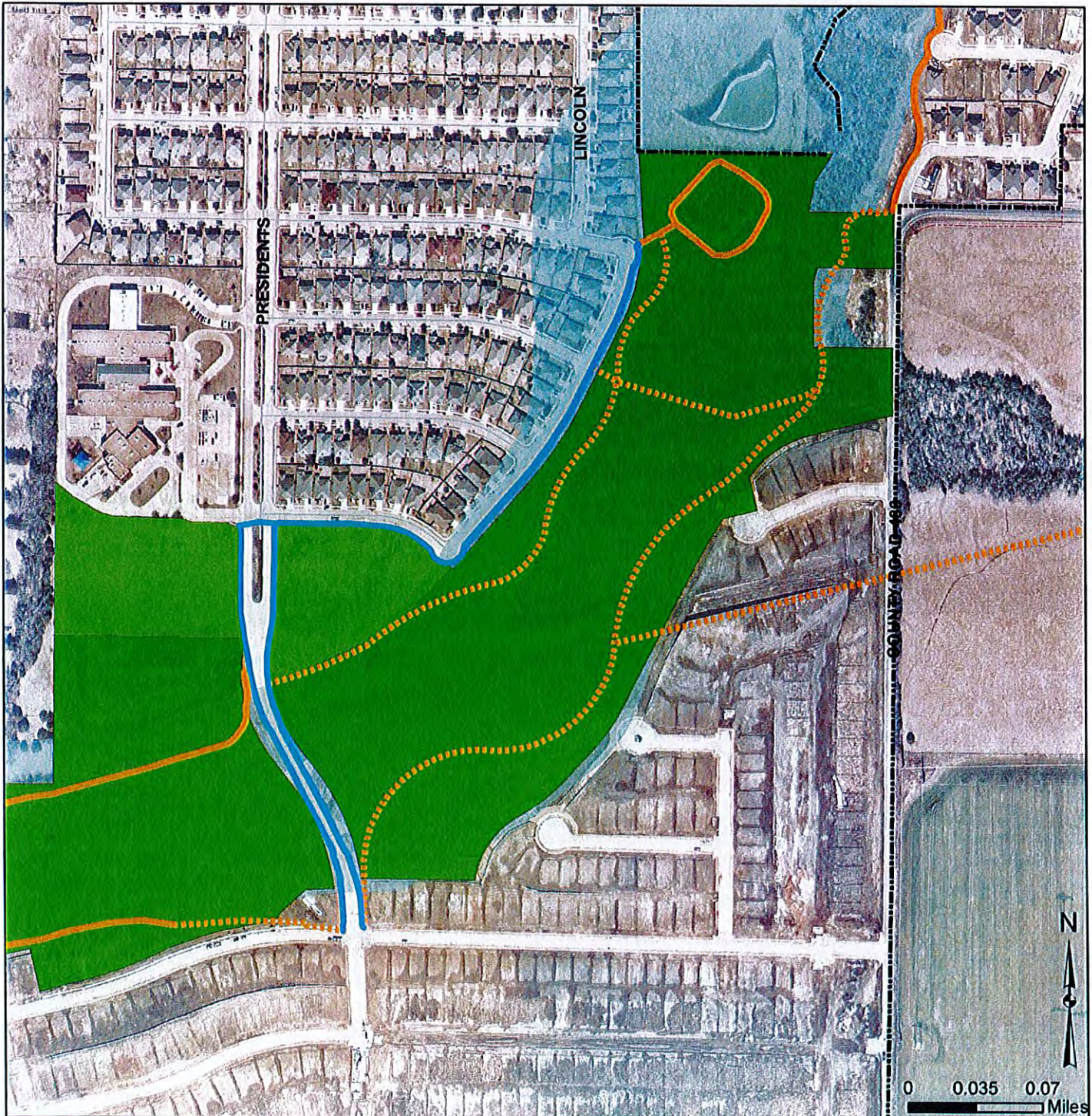
Potential Bear Creek Pedestrian Bridge

Source: City of Lavon, 2021



Legend

- | | | | | | | | |
|--|---------------------|--|-------------------|--|------------------------|--|-------------|
| | Existing | | Private, Existing | | Public, Proposed | | KCS Railway |
| | Proposed | | Private, Proposed | | City Limits | | Floodplain |
| | Existing Connection | | Public, Existing | | Potential Future Lavon | | |



SECTION 8: LETTERS OF COMMITMENT

The proposed project is located entirely on city-owned property.

The city will provide 100% of the matching funds and 100% oversight of construction and maintenance.

SECTION 9: EVIDENCE OF NON-PROFIT STATUS

Not applicable – governmental agency: political subdivision.



CITY OF LAVON Agenda Brief

MEETING: October 19, 2021

ITEM: 6 – E

Item:

CONSENT AGENDA

Discussion and action regarding the presentation of the Official Zoning Map.

Background

The Official Zoning Map has been updated to utilize more universally recognized colors that are associated with specific land use categories.

No changes to zoning district classifications or boundaries are proposed.

Planning and Zoning Commission Report:

MOTION: APPROVE THE UPDATED ZONING MAP PRESENTATION.

MOTION MADE: ROSENQUIST

SECONDED: NABORS

APPROVED: UNANIMOUS

MOTION: APPROVE THE UPDATED ZONING MAP PRESENTATION.

MOTION MADE: ROSENQUIST

SECONDED: NABORS

APPROVED: UNANIMOUS

Staff Notes:

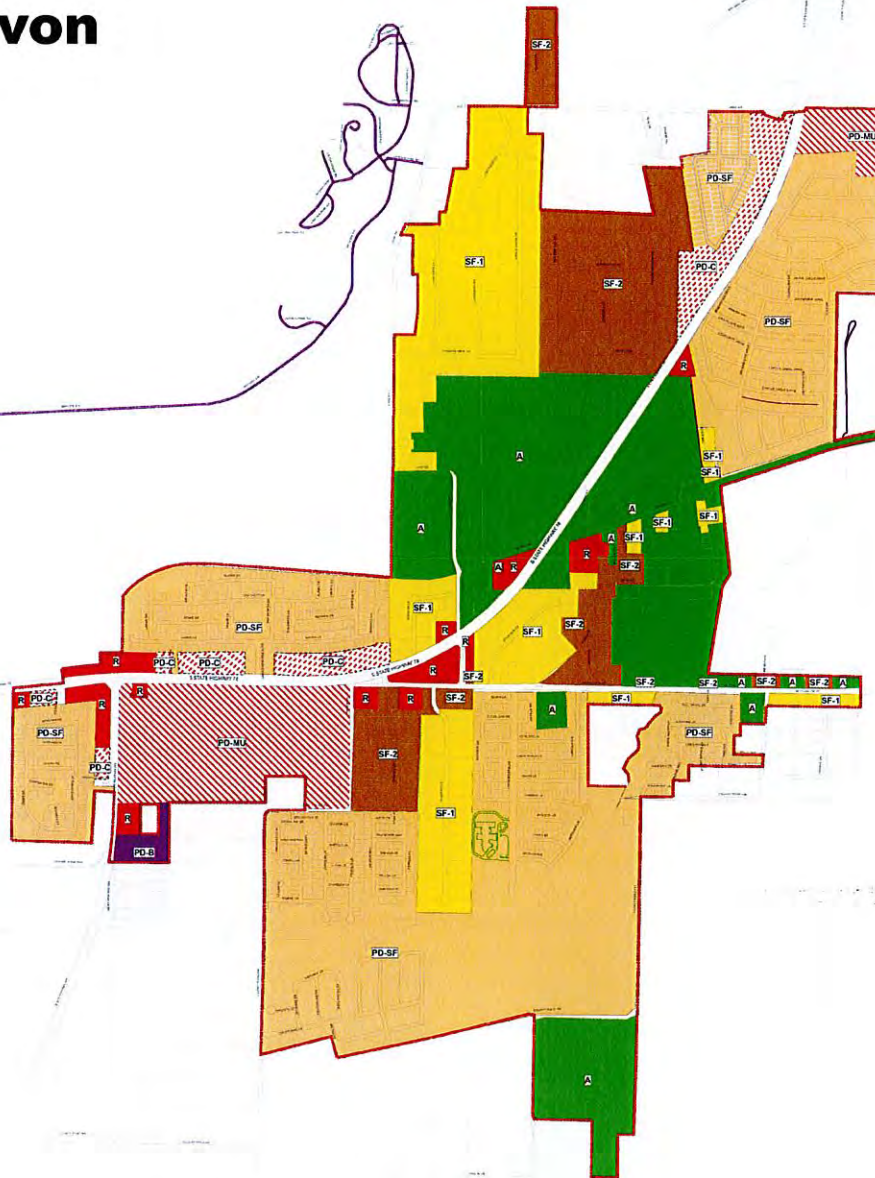
The proposed action does not require public notice or hearing as there are not any changes to zoning classifications or district boundaries, only to the presentation color scheme proposed.

Approval is recommended.

Attachments: 1. Current Zoning Map
2. Proposed Zoning Map

City of Lavon

Zoning Map
August 20, 2020



Legend

- LOT
- ROW
- LAVON CITY LIMITS

ZONING

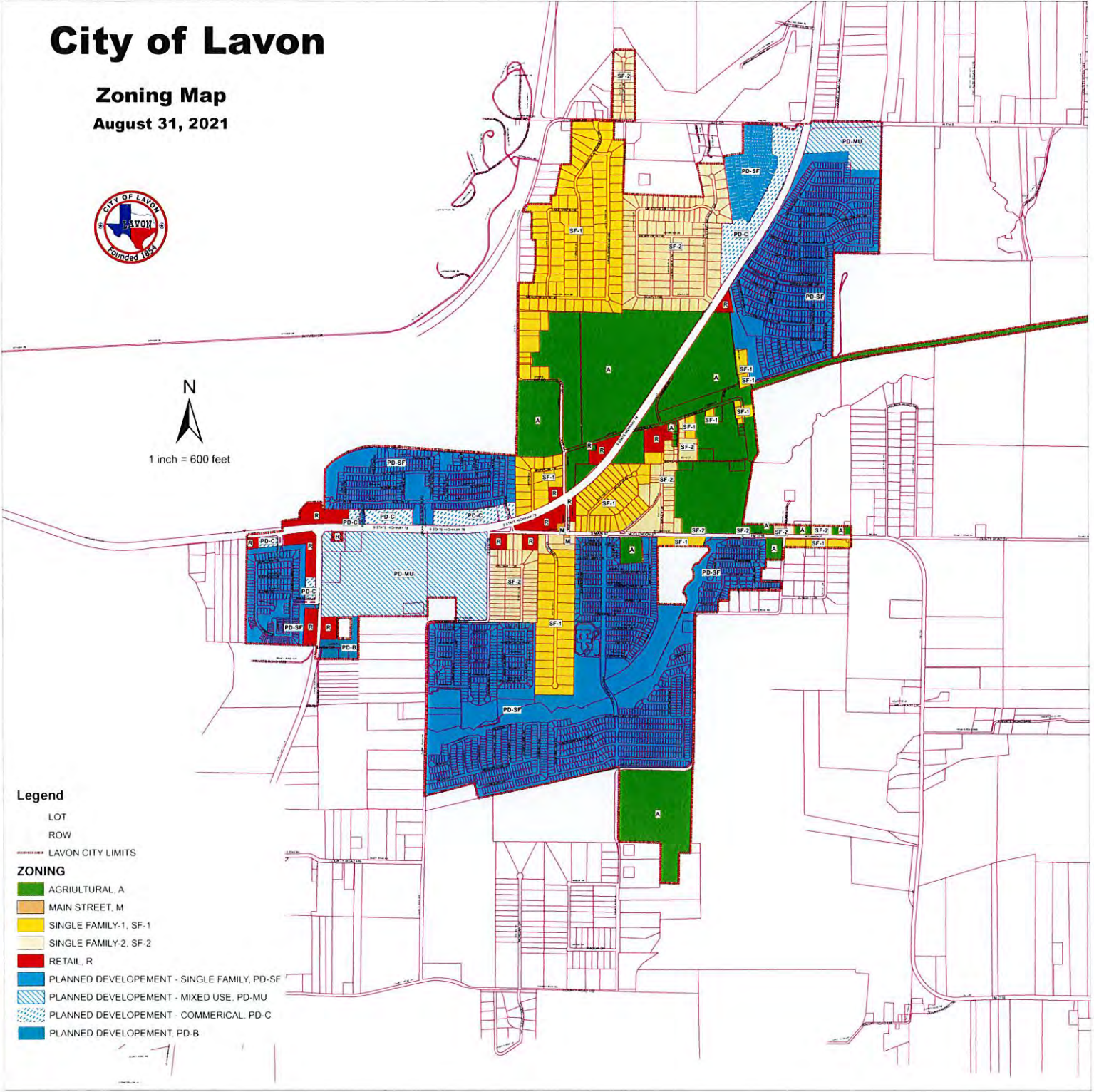
- AGRIULTURAL, A
- SINGLE FAMILY-1, SF-1
- SINGLE FAMILY-2, SF-2
- RETAIL, R
- PLANNED DEVELOPMENT - SINGLE FAMILY, PD-SF
- PLANNED DEVELOPMENT - MIXED USE, PD-MU
- PLANNED DEVELOPMENT - COMMERCIAL, PD-C
- PLANNED DEVELOPMENT, PD-B

City of Lavon

Zoning Map
August 31, 2021



1 inch = 600 feet



Legend

- LOT
- ROW
- LAVON CITY LIMITS

ZONING

- AGRIULTURAL, A
- MAIN STREET, M
- SINGLE FAMILY-1, SF-1
- SINGLE FAMILY-2, SF-2
- RETAIL, R
- PLANNED DEVELOPMENT - SINGLE FAMILY, PD-SF
- PLANNED DEVELOPMENT - MIXED USE, PD-MU
- PLANNED DEVELOPMENT - COMMERCIAL, PD-C
- PLANNED DEVELOPMENT, PD-B



CITY OF LAVON Agenda Brief

MEETING: October 19, 2021

ITEM: 7 – A

Item:

Discussion and action regarding Ordinance No. 2021-10-02 amending Ordinance No. 2021-09-02 that approved and adopted a Budget for the city for the fiscal year October 1, 2021 through September 30, 2022 to amend adopted revenues and expenditures of the budget; and declaring an effective date.

Background:

To appropriately allocate funds to cover expenditures and allow for budget variances, the proposed budget amendment is presented for the City Council's consideration. The amendment conforms to a balanced budget.

The budget amendment incorporates direction from the Mayor and City Council to proceed with staffing the first shift of paid professional firefighters in the Lavon Fire Department (LFD). In March 2021, the City submitted an application for a Federal Emergency Management Administration (FEMA) Staffing for Adequate Fire and Emergency Response (SAFER) grant to fund the hiring of six firefighters. On October 6, 2021, FEMA notified the City that the grant application was not awarded. In Texas, four (4) agencies received SAFER grants in this call.

The City will re-submit the grant application in 2022 and in the meantime will proceed as discussed with the City Council to hire the first shift of three firefighters. Fire service will continue to be provided by the LFD's outstanding volunteers and stipend personnel.

Several peripheral items in the FY 21-22 Fire Departments budget were approved in anticipation of staffing the first shift of paid firefighters.

Financial Implications:

The proposed amendment allocates funding appropriately and total proposed expenditures are not greater than proposed revenues. The net effect of the amendment results in proposed revenues greater than expenditures.

Staff Notes:

Approval is recommended.

Attachments: Proposed Ordinance and Amendment Worksheet
Correspondence from FEMA re the SAFER grant application

CITY OF LAVON, TEXAS
ORDINANCE NO. 2021-10-02

Budget Amendment #1 - Fiscal Year 2021-2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AMENDING ORDINANCE NO. 2021-09-02, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022 TO AMEND ADOPTED REVENUES AND EXPENDITURES OF THE BUDGET; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lavon, Texas has adopted and approved a budget of the expenditures and revenues of all City Departments, Divisions and Offices for the Fiscal Year 2021-22; and

WHEREAS, the City Council of the City of Lavon, Texas has determined certain amendments need to be made to the budget for the City for the fiscal year aforesaid;

WHEREAS, pursuant to the laws of the State of Texas and Section 102.010 of the Local Government Code, the City Council has determined that it will be beneficial and advantageous to the citizens of Lavon to amend the City's 2021-22 fiscal year budget as set forth herein for municipal purposes; and

WHEREAS, the City Council upon full consideration of the matter, has determined that the amendment to the budget hereinafter set forth is proper and should be adopted.

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

Section 1. That the revenues and appropriations as designated for the payment of expenses for the operation of the City government, hereinafter itemized by a true and correct copy of the Budget Document hereto attached as **Exhibit A**, are hereby approved.

Section 2. That the expenditures during the fiscal year shall be made in accordance with the budget approved by this ordinance, unless otherwise authorized by a duly enacted ordinance of the City, said budget document being on file for public inspection in the office of the City Secretary.

Section 3. That the necessity for making and approving a budget for the fiscal year, as required by the laws of the State of Texas, requires that this ordinance shall take effect immediately from and after its passage, as the law in such case provides.

Section 4. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 21st day of October 2021.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A

**FY 2021-22 BUDGET
AMENDMENT #1**

10/19/2021

		2021-22 APPROVED BUDGET	PROPOSED AMENDMENT	Amendment Allocation	
				DEBIT	CREDIT
GENERAL FUND					
SOURCE OF FUNDS					
	Estimated Beginning Resources	\$1,026,419	\$1,376,500		\$350,081
	Total Source of Funds				<u>\$350,081</u>
EXPENDITURES					
Fire Services					
10-48-5000	Payroll	\$76,160	\$245,000	\$168,840	
10-48-6007	Health Insurance	\$8,800	\$35,200	\$26,400	
10-48-8501	FICA & Medicare	\$5,826	\$18,743	\$12,916	
10-48-8502	Retirement	\$11,612	\$37,356	\$25,744	
10-48-8503	TWC	\$2,132	\$6,860	\$4,728	
10-48-6145	Medical Services	\$1,500	\$2,000	\$500	
10-48-6160	Mobile Technology	\$2,000	\$2,500	\$500	
				<u>\$239,628</u>	
GENERAL FUND TOTAL				<u>\$239,628</u>	<u>\$350,081</u>
	NET				\$110,453

Kim Dobbs

From: Danny Anthony <danny.anthony@lavonvfd.org>
Sent: Wednesday, October 6, 2021 1:31 PM
To: Kim Dobbs
Subject: Fwd: Fiscal Year (FY) 2020 Staffing for Adequate Fire and Emergency Response (SAFER)

Here is the official letter from FEMA about our SAFER grant.

----- Forwarded message -----

From: FEMA GO <no-reply@fema.dhs.gov>
Date: Wed, Oct 6, 2021 at 11:51 AM
Subject: Fiscal Year (FY) 2020 Staffing for Adequate Fire and Emergency Response (SAFER)
To: <kim.dobbs@cityoflavon.org>, <danny.anthony@lavonvfd.org>, <diane.cuellar@cityoflavon.org>

10/06/2021

Lavon Volunteer Fire Department
501 A Lincoln Ave
Lavon, TX, 75166 -1515

Reference: EMW-2020-FF-01456

Dear Staffing for Adequate Fire and Emergency Response Grant Program Applicant:

On behalf of the Federal Emergency Management Agency's (FEMA) Grant Programs Directorate, I would like to thank you for applying for assistance under the Fiscal Year (FY) 2020 Staffing for Adequate Fire and Emergency Response (SAFER) Grant Program. Unfortunately, after careful consideration and review, we are unable to fund your application. We regret that the news could not be more positive.

As you are aware, the SAFER Program is among the Department of Homeland Security's (DHS) and FEMA's most competitive grant programs. In FY 2020, FEMA received over 1,300 SAFER Program applications, requesting more than \$2 billion in federal assistance. The large number of applications received, and the finite amount of available funding, resulted in many commendable applicants not being funded and accentuates the highly competitive nature of this program. FEMA encourages your organization to apply for funding through the FY 2021 SAFER Program.

Given the high number of applications received, the SAFER Program is unable to provide your organization with an individualized comprehensive review of your application. However, we can tell you that your application did not score well in the preliminary assessment. The scores from the second phase of review, the peer review panel, indicated that your application narrative was deficient in the level of details needed to receive a competitive rating.

There are several other tools and resources available to help fire departments and volunteer interest organizations develop effective SAFER Program grant applications. I encourage you to make use of these resources as you prepare your next grant request.

1. **Assistance to Firefighters Grant Program (AFGP) Website:** <https://www.fema.gov/grants/preparedness/firefighters>. The AFGP Website offers a wealth of resources, including:

- The SAFER Program Notice of Funding Opportunity (NOFO), which explains funding priorities and evaluation criteria
 - Frequently Asked Questions (FAQs)
 - Narrative Self-Evaluation Tool
 - SAFER Program Application Checklist
 - Get Ready Guides
 - Online tutorials with key information about preparing grant requests
 - SAFER Program E-Mail Alerts (biweekly e-mail messages to the SAFER Program mailing list), which provide important announcements about new application periods, upcoming workshops, and other SAFER Program updates (to receive the SAFER Program E-Mail Alerts, sign up on the AFGP website)
 - Recipient success stories
2. **Toll-Free SAFER Program Help Desk: 1-866-274-0960 or firegrants@fema.dhs.gov.** The SAFER Program Help Desk answers questions from applicants by telephone and by e-mail. Between application periods, they field general questions about the SAFER Program. During application periods, they provide technical assistance with the online application and answer questions about the SAFER Program NOFO. If additional assistance is needed, the Help Desk staff can refer questions directly to subject matter specialists.

Your interest in the SAFER Program reminds us that America's fire departments and volunteer firefighter interest organizations continue to have great need for support. FEMA and DHS will continue to work closely with and support the Nation's first responders and their vital work. Thank you again for your dedication and commitment.

Regards,

Kerry L. Thomas
Director
Preparedness Grant Division

--
Danny W Anthony
Fire Chief
City of Lavon
972-977-5299

CITY OF LAVON
ANNUAL BUDGET

SEPTEMBER 7, 2021

GENERAL FUND		ACTUAL FY 2020	ADOPTED / AMENDED FY 2021	PROJECTED FY 2021	ADOPTED FY 2022
EXPENDITURES					
Fire Services					
10-48-5000	Payroll	63,340	68,090	68,090	76,160
10-48-6007	Health Insurance	8,500	8,250	8,250	8,800
10-48-8501	FICA & Medicare	4,846	5,209	5,209	5,826
10-48-8502	Retirement	4,770	5,127	5,127	11,612
10-48-8503	TWC	-	1,294	1,294	2,132
10-48-6008	Stipend	28,475	37,500	34,000	80,000
10-25-7002	Storm Siren and Maint	-	1,000	1,000	1,000
10-48-5002	Asset Tags/Metal	-	300	300	300
10-48-5604	Postage	59	75	50	75
10-48-6002	Equipment Maint Rep	1,957	4,500	3,500	4,500
10-48-6003	Internet/Wifi Utility	2,307	2,000	2,000	18,000
10-48-6005	NFPA Pump/Ladder Test	123	2,750	2,250	5,000
10-48-6011	Office Supplies	1,021	2,000	1,500	2,000
10-48-6012	Travel/ Conf / Meals	4,161	8,000	7,500	10,000
10-48-6102	Dues & Fees	2,187	4,000	3,000	5,500
10-48-6145	Medical Services	-	-	-	1,500
10-48-6160	Mobile Technology	836	1,500	1,500	2,000
10-48-6200	Safety/Fire Equipment	19,091	30,000	27,000	30,000
10-48-6201	Fire Hose	979	1,000	1,000	1,000
10-48-7000	Electric	6,958	8,000	6,000	8,000
10-48-7002	Natural Gas	523	2,000	2,000	3,000
10-48-7004	Water	978	2,500	2,500	3,500
10-48-7006	PPE/ Bunker Gear & Maint	11,824	15,000	12,000	20,000
10-48-7009	Apparatus Maintenance	18,416	30,000	25,000	35,000
10-48-7010	ALS Med Supplies	2,009	2,000	1,200	5,000
10-48-7011	EOC Fire Alarm Mon	406	1,000	1,000	1,000
10-48-7014	IT / Software	1,680	3,708	3,708	23,000
10-48-7021	Dispatch	-	-	-	-
10-48-7024	Graphics/Uniforms	2,425	5,000	4,500	7,000
10-48-7030	Fuel	4,977	5,000	5,000	7,000
10-48-7031	Cleaning	350	1,800	1,500	3,900
	Total Fire Operations	193,197	258,603	236,978	381,806
	Fire Capital Outlay				
10-48-6550	FD-EOC-PD Signage	70	2,500	500	2,500
10-48-7035	Fire Vehicles	12,803	13,583	13,583	-
10-48-7036	FD furn and EOC tech	12,046	14,000	11,913	10,000
10-48-7037	Shared UTV & trailer	-	34,438	32,392	-
10-48-8118	Fire Radios	8,503	39,337	34,438	29,375
10-48-8117	Fire Apparatus	94,364	-	-	200,000
	Total Fire Capital Outlay	127,787	103,858	92,827	241,875



CITY OF LAVON Agenda Brief

MEETING: October 19, 2021

ITEM: 7 – B

Item:

Public hearing, discussion, and action regarding the property owner's petition for the voluntary annexation of 205.503 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, and the portions of County Road 485, County Road 484, and County Road 483, and adjacent right-of-way abutting the property, Collin County, Texas.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding Ordinance No. **2021-10-03**.

Background:

Together, the owners of the property proposed as the Trails of Lavon development own property consisting of 205.503 acres adjacent to and in the extraterritorial jurisdiction (ETJ) of the City of Lavon. The property owner desires to annex into the City of Lavon and have submitted a petition to do so. The state law provides that a city may annex property on the request of the owner, the provisions of which are detailed in the Texas Local Government Code.

State law requires the annexation of roadways adjacent to and abutting annexed property.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

SUBCHAPTER C-3. ANNEXATION OF AREA ON REQUEST OF OWNERS

Sec. 43.0671. AUTHORITY TO ANNEX AREA ON REQUEST OF OWNERS.

Notwithstanding Subchapter C-4 or C-5, a municipality may annex an area if each owner of land in the area requests the annexation.

Sec. 43.0672. WRITTEN AGREEMENT REGARDING SERVICES. (a) The governing body of the municipality that elects to annex an area under this subchapter must first negotiate and enter into a written agreement with the owners of land in the area for the provision of services in the area.

(b) The agreement must include:

- (1) a list of each service the municipality will provide on the effective date of the annexation; and
- (2) a schedule that includes the period within which the municipality will provide each service that is not provided on the effective date of the annexation.

(c) The municipality is not required to provide a service that is not included in the agreement.

Sec. 43.0673. PUBLIC HEARING. (a) Before a municipality may adopt an ordinance annexing an area under this subchapter section, the governing body of the municipality must conduct one public hearing.

Sec. 43.106 ANNEXATION OF COUNTY ROADS REQUIRED IN CERTAIN CIRCUMSTANCES (a) A municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road.

The landowners have agreed to and executed a Municipal Services Agreement that sets out the provision of municipal services to the annexed area. Notice of the public hearing was published and posted in accordance with state law. Written notice was provided to the school district and service providers as required.

The annexation ordinance may be adopted after the public hearing is conducted.

Financial Implications:

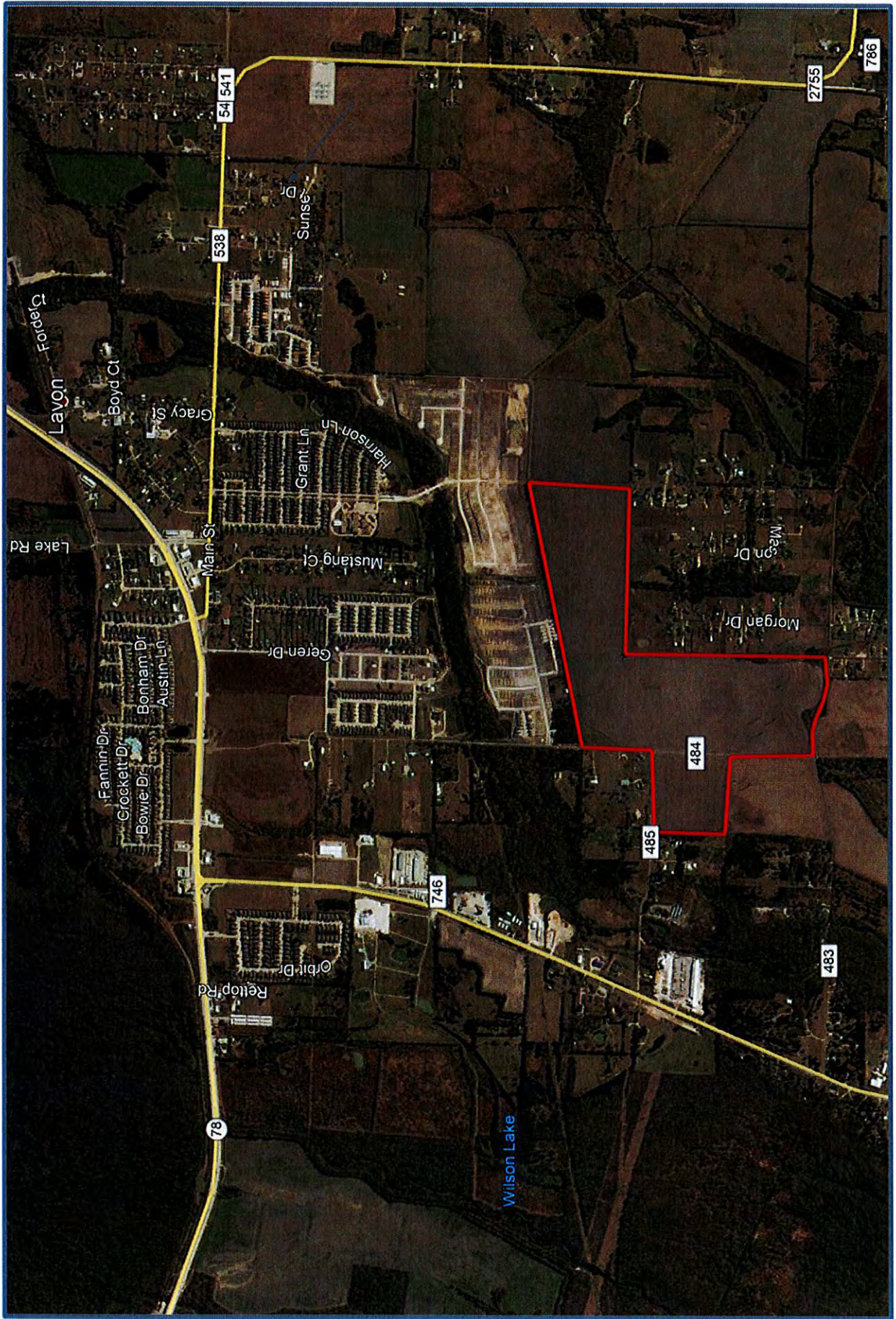
Municipal services may be provided within existing budgeted levels.

Staff Notes:

Approval is recommended.

- Attachments:**
1. Location exhibit
 2. Petition for Annexation
 3. Proposed ordinance and exhibits

Location Exhibit +/- 205 acres at CR 484, 485 & 483



PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF LAVON, TEXAS:

Pursuant to Texas Local Government Code, Section 43.0671, the undersigned owner(s) of the hereinafter described tract of land, petition your honorable Body to extend the present city limits so as to include as part of the City of Lavon, Texas, the following described territory, to wit:

TRACT 1:

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas and being all of a called 30.000 acre tract of land described as Parcel No. 1 – Tract 5 – Monkey Run West and all of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas, and also being all of a called 0.55 acre tract of land described in a Warranty Deed to O'Reda Boyd McCartney, as recorded in Volume 2262, Page 152 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 6, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said Tract 6 and the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6;

THENCE South 1°11'56" West, departing the southerly line of said Crestridge Meadows Phase 1 and along the easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6, being on the southerly line of a called 90 acre tract of land

described in a deed to Roy Brian Webb, as recorded in Volume 4761, Page 200 of the Official Public Records of Collin County, Texas;

THENCE South $86^{\circ}58'25''$ East, continuing along the easterly line of said Tract 6 and along the southerly line of said 90 acre tract, a distance of 59.71 feet to a 1/2 inch iron rod found for the southerly northeast corner of said Tract 6, common to the northwest corner of Meadow Creek Estates, as recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE South $1^{\circ}01'04''$ West, departing the southerly line of said 90 acres, along the easterly line of said Tract 6 and the westerly line of said Meadow Creek Estates, passing at a distance of 2765.15 feet a 1/2 inch iron rod found for the southwest corner of said Meadow Creek Estates, being on the northerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found, and continuing along the same course and crossing said County Road No. 483, for a total distance of 2825.15 feet to a mag nail set in the approximate centerline of said County Road No. 483, and on the northerly line of a 60 foot wide right-of-way dedicated in the plat of Caddo Creek Estates, as recorded in Cabinet Q, Page 137 of the Plat Records of Collin County, Texas;

THENCE North $88^{\circ}52'26''$ West, along the approximate centerline of said County Road No. 483 and the northerly line of said 60 foot wide right-of-way dedication, a distance of 263.30 feet to a mag nail set for the northwest corner of said 60 foot wide right-of-way dedication;

THENCE South $0^{\circ}24'43''$ East, continuing the approximate centerline of said County Road No. 483 and along the west line of said 60 foot wide right-of-way dedication, a distance of 9.91 feet to a mag nail set for the northeast corner of a called 38.87 acre tract of land described as Sixth Tract in a deed to Lumpkin Family Partnership, Ltd., as recorded in Instrument No. 98-0114379 of the Land Records of Collin County, Texas;

THENCE North $89^{\circ}37'23''$ West, departing the westerly line of said 60 foot wide right-of-way dedication, continuing along the approximate centerline of said County Road No. 483, and along the northerly line of said 38.87 acre tract and the northerly line of a called 292.141 acre tract of land described as Tract 2 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, a distance of 93.64 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a tangent curve to the right having a central angle of $30^{\circ}21'31''$, a radius of 600.00 feet, a chord bearing and distance of North $74^{\circ}26'37''$ West, 314.21 feet;

THENCE in a northwesterly direction, with said curve to the right, continuing along the southerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 317.92 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a reverse curve to the left having a central angle of $10^{\circ}50'27''$, a radius of 800.00 feet, a chord bearing and distance of North $64^{\circ}41'04''$ West, 151.14 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 151.37 feet to a PK nail with washer stamped "Jones Carter" found for the

southeast corner of aforesaid 0.55 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of 32°28'27", a radius of 800.00 feet, a chord bearing and distance of North 85°15'11" West, 447.38 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, and along the southerly line of said 0.55 acre tract, an arc distance of 453.42 feet to a PK nail with washer stamped "Jones Carter" found for a northwest corner of said Tract 2, common to the southwest corner of said 0.55 acre tract, same being on the southerly line of said Tract 6;

THENCE South 76°01'59" West, continuing along the approximate centerline of said County Road No. 483 and along the southerly line of said Tract 6, a distance of 174.67 feet to a mag nail set for the southwest corner of said Tract 6, being in aforesaid County Road No. 484;

THENCE North 1°04'28" East, departing the approximate centerline of said County Road No. 483, along the westerly line of said Tract 6, the easterly line of a called 35.191 acre tract of land described as Tract 1 in said deed to Bear Camp Residential, LP, and along said County Road No. 484, a distance of 1216.68 feet to a mag nail set for the northeast corner of said Tract 1, common to the southeast corner of aforesaid Tract 5;

THENCE North 88°54'08" West, departing the approximate centerline of said County Road No. 483 and the westerly line of said Tract 6, along the southerly line of said Tract 5 and the northerly line of said Tract 1, a distance of 1175.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 5;

THENCE North 1°44'46" East, departing the northerly line of said Tract 1, along the westerly line of said Tract 5, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract 1 in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas, and continuing along the same course and along the easterly line of said Tract 1, passing at a distance of 1040.21 feet a 5/8 inch iron rod found for witness, and continuing along the same course, for a total distance of 1070.21 feet to a mag nail set for the northwest corner of said Tract 5, common to the northeast corner of said Tract 1, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the northerly line of said Tract 5 and the centerline of said County Road No. 485, a distance of 1170.83 feet to a mag nail set for the northeast corner of said Tract 5, being on the westerly line of said Tract 6 and in the centerline of said County Road No. 484;

THENCE North 1°29'36" East, along the westerly line of said Tract 6 and the centerline of said County Road No. 484, a distance of 1026.04 feet to the **POINT OF BEGINNING** and containing 140.551 acres (6,122,385 square feet) of land, more or less.

TRACT 2:

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being the remainder of a called 90 acre tract of land described as Tract 1 (Lavon Place) in a Special Warranty Deed to Roy Brian Webb and Andrea Kay Campbell, as recorded in Volume 4761, Page 200 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 90 acre tract, common to an ell corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE South 2°49'59" East, along the easterly line of said 90 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas, same being on the westerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found;

THENCE South 0°33'28" West, continuing along the easterly line of said 90 acre tract, along the westerly line of said 57.075 acre tract and the westerly right-of-way line of said County Road No. 483, a distance of 1473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 90 acre tract, common to the northerly southwest corner of said 57.075 acre tract being on the northerly line of the Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE North 89°18'33" West, departing the westerly right-of-way line of said County Road No. 483, along the southerly line of said 90 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2327.88 feet to a 1/2 inch iron rod found for the northwest corner of said Meadow Creek Estates, common to the southerly northeast corner of a called 112.5 acre tract of land described as Parcel No. 1 - Tract 6 - Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas;

THENCE North 86°58'25" West, continuing along the southerly line of said 90 acre tract and along a northerly line of said Tract 6, a distance of 59.71 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6;

THENCE North 1°11'56" East, departing the southerly line of said 90 acre tract and along an easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6, being on the northerly line of said 90 acre tract and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes of Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas;

THENCE North 76°51'00" East, along the northerly line of said 90 acre tract and the southerly line of said 75.249 acre tract, a distance of 1088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of said 92.267 acre tract;

THENCE North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to the **POINT OF BEGINNING** and containing 64.952 acres (2,829,296 square feet) of land, more or less.

I/We certify that the above-described tract of land is contiguous and adjacent to the City of Lavon, Texas, is not more than one-half mile in width [only limited by Local Government Code Section 43.028], and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

By: Carolyn McCartney Culbert

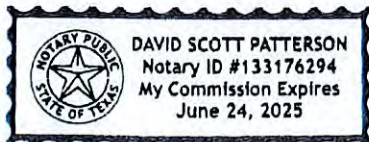
Printed: Carolyn McCartney Culbert

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn McCartney Culbert known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 13th day of September, 2021.



D. S. Patterson
Notary Public in and for
Dallas County, Texas.

THENCE North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to the POINT OF BEGINNING and containing 64.952 acres (2,829,296 square feet) of land, more or less.

I/We certify that the above-described tract of land is contiguous and adjacent to the City of Lavon, Texas, is not more than one-half mile in width [only limited by Local Government Code Section 43.028], and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

By: _____

Printed: Carolyn McCartney Culbert

THE STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Carolyn McCartney Culbert known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20__.

Notary Public in and for
_____ County, Texas.

By: _____

Printed: Janet McCartney Johnson

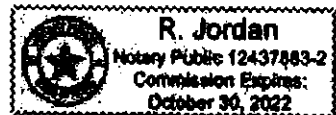
Janet McCartney Johnson

THE STATE OF TEXAS

COUNTY OF Hunt

BEFORE ME, the undersigned authority, on this day personally appeared Janet McCartney Johnson known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 13th day of September, 2021



R. Jordan
Notary Public in and for Hunt County Texas

By: Blake Boyd McCartney

Printed: Blake Boyd McCartney

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Blake Boyd McCartney known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 13th day of September, 2021.



D. S. Patterson
Notary Public in and for
Dallas County, Texas.

By: Roy Brian Webb

Printed: Roy Brian Webb

THE STATE OF TEXAS

COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Roy Brian Webb known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 15th day of September, 2021.



Stacey Sloan
Notary Public in and for
JOHNSON County, Texas.

By: Andrea Kay Campbell

Printed: Andrea Kay Campbell

THE STATE OF ~~TEXAS~~ Virginia

COUNTY OF Chesapeake

BEFORE ME, the undersigned authority, on this day personally appeared Andrea Kay Campbell known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 15th day of September, 2021.

JENNIFER MICHELLE KANTOWSKI
NOTARY PUBLIC
REEL #7647082
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2023

Jennifer Michelle Kantowski
Notary Public in and for
Chesapeake County, Texas.
Chesapeake, Virginia

CITY OF LAVON
ORDINANCE NO. 2021-10-03

Annexation – 205.503 acres and portions of adjacent roads – Trails of Lavon

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; INCORPORATING AN EXECUTED MUNICIPAL SERVICES AGREEMENT; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING A PUBLIC HEARING, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas (“City”) is authorized, pursuant to Chapter 43 of the Texas Local Government Code to annex territory and extend the corporate limits of the City, subject to state law; and

WHEREAS, state law requires that county roads adjacent to annexation areas shall also be annexed;

WHEREAS, the property owners have requested by petition to voluntarily annex and the City desires to annex certain territory described herein (the “Property”); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices, a public hearing, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Government Code, a Municipal Services Agreement has been executed; and

WHEREAS, the City Council of the City of Lavon finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Lavon and the owners and residents of the area.

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. That the following described territory, to wit:

Being 205.503 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, and the portions of County Road 485, County Road 484, and County Road 483, and adjacent right-of-way abutting the property within the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, described in the attached Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof.

be and the same is hereby annexed into the City of Lavon, Collin County, Texas, and that the boundary limits of the City of Lavon, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of Lavon, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Lavon, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. Municipal Services Agreement. The City Council entered into a written Municipal Services Agreement with the property owner prepared in accordance with applicable provision of state law which is attached hereto as Exhibit "C" and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City of Lavon. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the annexed Property as required by applicable law.

SECTION 5. Severability Clause. It is hereby declared by the City Council of the City of Lavon that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

SECTION 6. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City of Lavon except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

SECTION 8. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Collin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Lavon, Texas.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 19th day of October 2021.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

EXHIBIT A - DESCRIPTION OF AREA

Being 205.503 acres of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, and the portions of County Road 485, County Road 484, and County Road 483, and adjacent right-of-way abutting the property within the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, described in the attached Exhibit "A" and depicted in Exhibit "B" attached hereto and made a part hereof.

EXHIBIT B – MAP



NOTES

1. This survey being prepared for the benefit of the State of Texas.

2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.

NOTES

1. This survey being prepared for the benefit of the State of Texas.

2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.

NOTES

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2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.

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2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.

LEGEND

1. This survey being prepared for the benefit of the State of Texas.

2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.

LEGEND

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2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.

LEGEND

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2. The location of the site is shown on the vicinity map.

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LEGEND

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2. The location of the site is shown on the vicinity map.

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4. The location of the site is shown on the vicinity map.

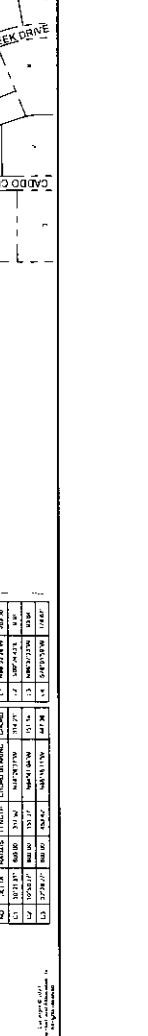
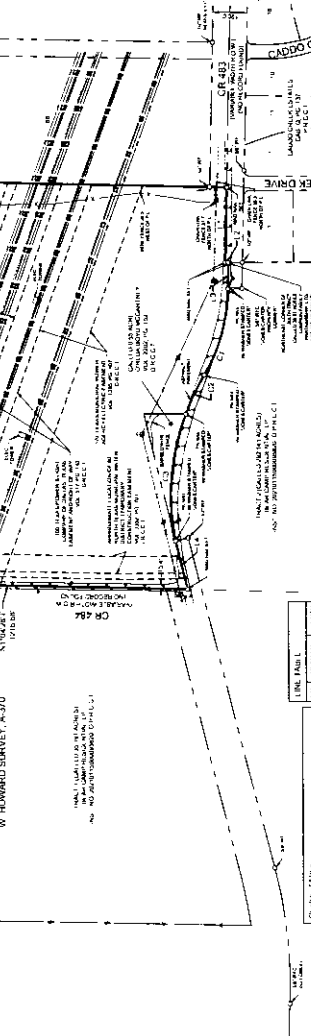
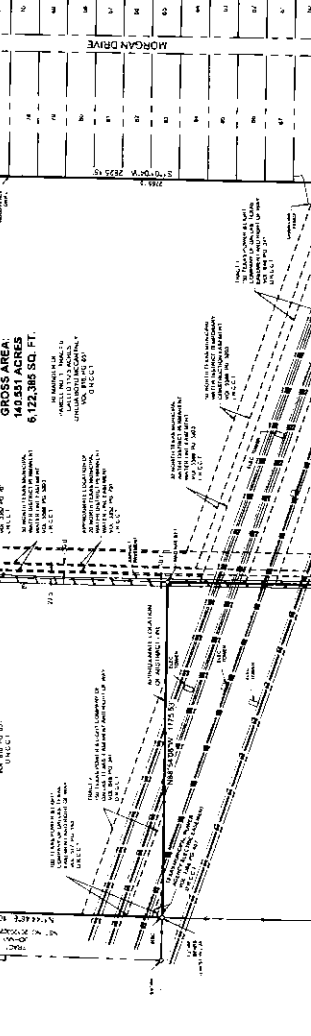
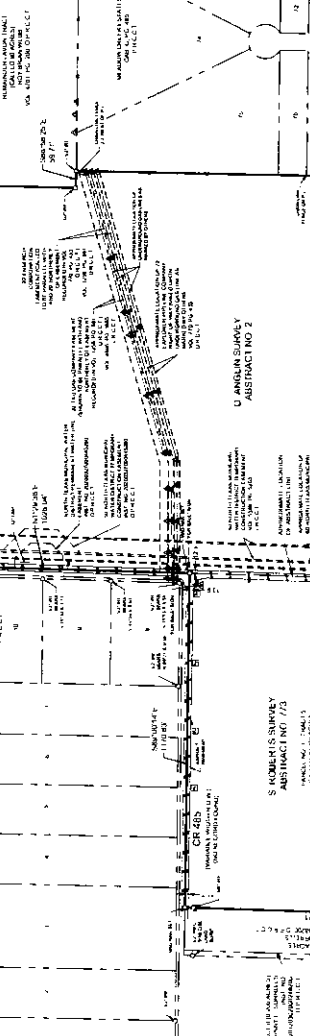
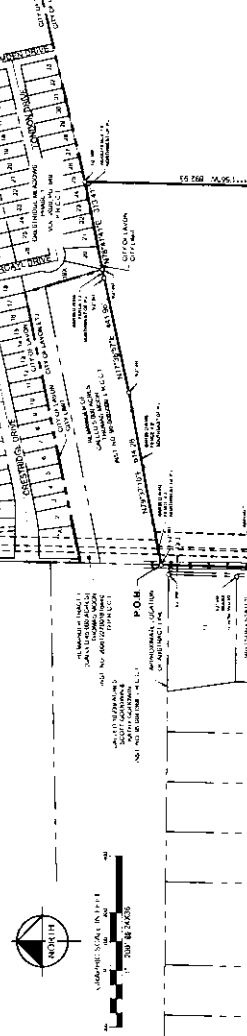
LEGEND

1. This survey being prepared for the benefit of the State of Texas.

2. The location of the site is shown on the vicinity map.

3. The location of the site is shown on the vicinity map.

4. The location of the site is shown on the vicinity map.



CLASS	SYMBOL	DESCRIPTION
1	(Symbol)	Survey Boundary
2	(Symbol)	Adjacent Property
3	(Symbol)	Right of Way
4	(Symbol)	Water
5	(Symbol)	Other

CLASS	SYMBOL	DESCRIPTION
1	(Symbol)	Survey Boundary
2	(Symbol)	Adjacent Property
3	(Symbol)	Right of Way
4	(Symbol)	Water
5	(Symbol)	Other

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1	(Symbol)	Survey Boundary
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CLASS	SYMBOL	DESCRIPTION
1	(Symbol)	Survey Boundary
2	(Symbol)	Adjacent Property
3	(Symbol)	Right of Way
4	(Symbol)	Water
5	(Symbol)	Other

U ANGLIN SURVEY ABSTRACT NO. 2

S ROBERTS SURVEY ABSTRACT NO. 773

W HOWARD SURVEY, A-370

GROSS AREA: 6,122,388 SQ. FT.

DATE: 10/20/2009

PRELIMINARY

ALTA/NSPS LAND TITLE SURVEY 140.551 ACRES

S. ROBERTS SURVEY, ABSTRACT NO. 773 D. ANGLIN SURVEY, ABSTRACT NO. 2 COLLIN COUNTY, TEXAS

Kimley-Horn & Associates, Inc. 6100 West Loop West, Suite 210 Houston, Texas 77057-2601

DATE: 10/20/2009

BY: [Signature]

SCALE: AS SHOWN

PROJECT NO.: 09010001

CLIENT: [Name]

REVISION DESCRIPTION

No.	DATE	REVISION DESCRIPTION
1		

88

EXHIBIT C - MUNICIPAL SERVICES AGREEMENT

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

STATE OF TEXAS)
)
COUNTY OF COLLIN)

CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
MUNICIPAL SERVICES AGREEMENT

This Municipal Services Agreement ("Agreement") is entered into pursuant to Section 43.0672 of the Texas Local Government Code by and between the City of Lavon, Texas (the "City") and the undersigned property owner(s) (the "Owner"). The term "Owner" includes all owners of the Property. City and Owner may be referred individually as a "Party" and collectively referred to as the "Parties."

WHEREAS, the Owner owns a parcel of real property (the "Property") in Collin County, Texas, legally described as _____, and more particularly described on Exhibit "A" attached hereto; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code in order to address the provision of municipal services to be offered to the Property on the date of annexation, and a schedule that includes the period within which the City will provide any municipal service that is not provided on the effective date of annexation, as shown in Exhibit "B" attached hereto; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. The City acknowledges and agrees that it shall provide the municipal services listed in Exhibit "B" to the Property pursuant to Chapter 43 of Texas Local Government Code upon annexation of the Property.

Section 2. The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City's reliance on this Agreement.

Section 3. The Owner agrees and stipulates that such annexation of the Property is voluntary, and the Owner has submitted a petition for such annexation to the City. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken. Owner acknowledges and stipulates that this Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the City.

Section 4. The Parties acknowledge and agree that nothing in this Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of municipal service. Furthermore, the Parties acknowledge and agree that this Agreement will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

Section 5. The Owner acknowledges that the City's codes, ordinances, regulations and policies ("Regulations") that apply throughout the City, including the Property, may be reviewed at City Hall and at www.cityoflavon.com and shall adhere to all such regulations in development of the Property.

Section 6. This Agreement shall be valid for a term of ten (10) years. Renewal of the Agreement shall be at the discretion of the City Council and must be approved by ordinance. The Owner agrees that this Agreement may be amended without the written consent or knowledge of the Owner if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Agreement unworkable or obsolete. Furthermore, the Owner acknowledges and agrees that the City Council may amend the services provided under this Agreement without the written consent of the Owner in order to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances existing pursuant to the Local Government Code or other Texas or Federal laws that make this Agreement unworkable, obsolete or unlawful.

Section 7. Owner acknowledges and agrees that the Property to be annexed will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances. Owner acknowledges and agrees that any subsequent rezoning of the Property will be pursuant to the Regulations of the City.

Section 8. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To City:

City of Lavon
Attn: City Administrator
P.O. Box 340
Lavon, TX 75166

With Copy to:

Messer, Rockefeller & Fort, P.L.L.C.
Attn: Wm. Andrew Messer
6371 Preston Road, Suite 200
Frisco, Texas 75034

To Owner:

Section 9. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 10. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 11. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability. Owner acknowledges and agrees that the only recourse against the City for breach or default of the Agreement is disannexation for failure to provide services pursuant to Chapter 43 of the Texas Local Government Code.

Section 12. Owner and City acknowledge and expressly agree that no subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 13. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 14. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 15. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, 4 and 11 herein.

Section 16. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

Section 17. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 18. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this 21 day of Sept., 2021.

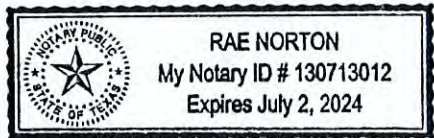
SIGNATURES ON FOLLOWING PAGE(S)

CITY OF LAVON

By: Vicki Sanson
Name: Vicki Sanson
Title: Mayor
Date: 9-21-21

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on September 21, 2021, by Vicki Sanson, Mayor of the City of Lavon, Texas on behalf of said City.



Rae Norton
Notary Public in and for the State of Texas

[SEAL]

OWNERS:

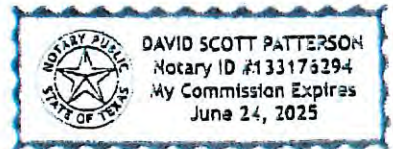
By: Carolyn McCartney Culbert
Name: Carolyn McCartney Culbert
Title:
Date: 9/13/2021

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on September 13, 2021, by Carolyn McCartney Culbert, owner of said Property.

D. Patterson
Notary Public in and for the State of Texas

[SEAL]



By: _____
Name: Vicki Sanson
Title: Mayor
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 20____, by Vicki Sanson, Mayor of the City of Lavon, Texas on behalf of said City.

Notary Public in and for the State of Texas

[SEAL]

OWNERS:

By: _____
Name: Carolyn McCartney Culbert
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by Carolyn McCartney Culbert, owner of said Property.

Notary Public in and for the State of Texas

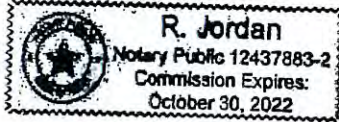
[SEAL]

By: Janet McCartney Johnson
Name: Janet McCartney Johnson

Title: owner
Date: 9-13-21

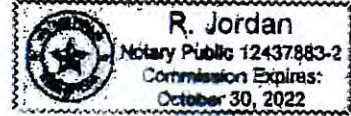
THE STATE OF TEXAS §
 §
COUNTY OF Hunt §

This instrument was acknowledged before me on September 13, 2021, by Janet McCartney Johnson, owner of said Property.



R. Jordan

Notary Public in and for the State of Texas



[SEAL]

By: _____
Name: Blake Boyd McCartney
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by Blake Boyd McCartney, owner of said Property.

Notary Public in and for the State of Texas

[SEAL]

By: _____
Name: Roy Brian Webb
Title: _____

By: _____
Name: Janet McCartney Johnson
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by Janet McCartney Johnson, owner of said Property.

Notary Public in and for the State of Texas

[SEAL]

By: Blake Boyd McCartney
Name: Blake Boyd McCartney
Title: _____
Date: 9-13-21

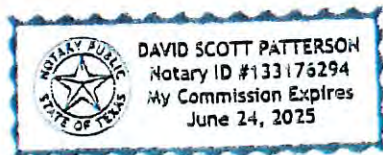
THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on September 13, 2021, by Blake Boyd McCartney, owner of said Property.

D. Patterson

Notary Public in and for the State of Texas

[SEAL]



By: Roy Brian Webb
Name: Roy Brian Webb
Title: owner
Date: 9/15/2021

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on September 15, 2021, by Roy Brian Webb, owner of said Property.

Stacey Sloan

Notary Public in and for the State of Texas



By: _____
Name: Andrea Kay Campbell
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by Andrea Kay Campbell, owner of said Property.

Notary Public in and for the State of Texas

[SEAL]

By: _____
Name: Roy Brian Webb
Title: _____
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20____, by Roy Brian Webb, owner of said Property.

Notary Public in and for the State of Texas

[SEAL]

By: Andrea Kay Campbell
Name: Andrea Kay Campbell
Title: Owner
Date: 9-15-2021

THE STATE OF ^{Virginia} ~~TEXAS~~ §
 §
COUNTY OF Cherokee §

This instrument was acknowledged before me on September 15, 2021, by Andrea Kay Campbell, owner of said Property.

JENNIFER MICHELLE KANTOWSKI
NOTARY PUBLIC
REG. #7647062
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2023

Jennifer Michelle Kantowski
Notary Public in and for the State of ~~Texas~~ Virginia

[SEAL]

EXHIBIT "A"
Property Description and Depiction

TRACT 1:

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas and being all of a called 30.000 acre tract of land described as Parcel No. 1 – Tract 5 – Monkey Run West and all of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas, and also being all of a called 0.55 acre tract of land described in a Warranty Deed to O'Reda Boyd McCartney, as recorded in Volume 2262, Page 152 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 6, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said Tract 6 and the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6;

THENCE South 1°11'56" West, departing the southerly line of said Crestridge Meadows Phase 1 and along the easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6, being on the southerly line of a called 90 acre tract of land described in a deed to Roy Brian Webb, as recorded in Volume 4761, Page 200 of the Official Public Records of Collin County, Texas;

THENCE South 86°58'25" East, continuing along the easterly line of said Tract 6 and along the southerly line of said 90 acre tract, a distance of 59.71 feet to a 1/2 inch iron rod found for the southerly northeast corner of said Tract 6, common to the northwest corner of Meadow Creek Estates, as recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE South $1^{\circ}01'04''$ West, departing the southerly line of said 90 acres, along the easterly line of said Tract 6 and the westerly line of said Meadow Creek Estates, passing at a distance of 2765.15 feet a 1/2 inch iron rod found for the southwest corner of said Meadow Creek Estates, being on the northerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found, and continuing along the same course and crossing said County Road No. 483, for a total distance of 2825.15 feet to a mag nail set in the approximate centerline of said County Road No. 483, and on the northerly line of a 60 foot wide right-of-way dedicated in the plat of Caddo Creek Estates, as recorded in Cabinet Q, Page 137 of the Plat Records of Collin County, Texas;

THENCE North $88^{\circ}52'26''$ West, along the approximate centerline of said County Road No. 483 and the northerly line of said 60 foot wide right-of-way dedication, a distance of 263.30 feet to a mag nail set for the northwest corner of said 60 foot wide right-of-way dedication;

THENCE South $0^{\circ}24'43''$ East, continuing the approximate centerline of said County Road No. 483 and along the west line of said 60 foot wide right-of-way dedication, a distance of 9.91 feet to a mag nail set for the northeast corner of a called 38.87 acre tract of land described as Sixth Tract in a deed to Lumpkin Family Partnership, Ltd., as recorded in Instrument No. 98-0114379 of the Land Records of Collin County, Texas;

THENCE North $89^{\circ}37'23''$ West, departing the westerly line of said 60 foot wide right-of-way dedication, continuing along the approximate centerline of said County Road No. 483, and along the northerly line of said 38.87 acre tract and the northerly line of a called 292.141 acre tract of land described as Tract 2 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, a distance of 93.64 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a tangent curve to the right having a central angle of $30^{\circ}21'31''$, a radius of 600.00 feet, a chord bearing and distance of North $74^{\circ}26'37''$ West, 314.21 feet;

THENCE in a northwesterly direction, with said curve to the right, continuing along the southerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 317.92 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a reverse curve to the left having a central angle of $10^{\circ}50'27''$, a radius of 800.00 feet, a chord bearing and distance of North $64^{\circ}41'04''$ West, 151.14 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 151.37 feet to a PK nail with washer stamped "Jones Carter" found for the southeast corner of aforesaid 0.55 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of $32^{\circ}28'27''$, a radius of 800.00 feet, a chord bearing and distance of North $85^{\circ}15'11''$ West, 447.38 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, and along the southerly line of said 0.55 acre tract, an arc distance of 453.42 feet to a PK nail with washer stamped "Jones Carter" found for a northwest corner of said Tract 2, common to the southwest corner of said 0.55 acre tract, same being on the southerly line of said Tract 6;

THENCE South 76°01'59" West, continuing along the approximate centerline of said County Road No. 483 and along the southerly line of said Tract 6, a distance of 174.67 feet to a mag nail set for the southwest corner of said Tract 6, being in aforesaid County Road No. 484;

THENCE North 1°04'28" East, departing the approximate centerline of said County Road No. 483, along the westerly line of said Tract 6, the easterly line of a called 35.191 acre tract of land described as Tract 1 in said deed to Bear Camp Residential, LP, and along said County Road No. 484, a distance of 1216.68 feet to a mag nail set for the northeast corner of said Tract 1, common to the southeast corner of aforesaid Tract 5;

THENCE North 88°54'08" West, departing the approximate centerline of said County Road No. 483 and the westerly line of said Tract 6, along the southerly line of said Tract 5 and the northerly line of said Tract 1, a distance of 1175.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 5;

THENCE North 1°44'46" East, departing the northerly line of said Tract 1, along the westerly line of said Tract 5, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract I in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas, and continuing along the same course and along the easterly line of said Tract I, passing at a distance of 1040.21 feet a 5/8 inch iron rod found for witness, and continuing along the same course, for a total distance of 1070.21 feet to a mag nail set for the northwest corner of said Tract 5, common to the northeast corner of said Tract I, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the northerly line of said Tract 5 and the centerline of said County Road No. 485, a distance of 1170.83 feet to a mag nail set for the northeast corner of said Tract 5, being on the westerly line of said Tract 6 and in the centerline of said County Road No. 484;

THENCE North 1°29'36" East, along the westerly line of said Tract 6 and the centerline of said County Road No. 484, a distance of 1026.04 feet to the POINT OF BEGINNING and containing 140.551 acres (6,122,385 square feet) of land, more or less.

TRACT 2:

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being the remainder of a called 90 acre tract of land described as Tract 1 (Lavon Place) in a Special Warranty Deed to Roy Brian Webb and Andrea Kay Campbell, as recorded in Volume 4761, Page 200 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 90 acre tract, common to an ell corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE South 2°49'59" East, along the easterly line of said 90 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas, same being on the westerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found;

THENCE South 0°33'28" West, continuing along the easterly line of said 90 acre tract, along the westerly line of said 57.075 acre tract and the westerly right-of-way line of said County Road No. 483, a distance of 1473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 90 acre tract, common to the northerly southwest corner of said 57.075 acre tract being on the northerly line of the Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE North 89°18'33" West, departing the westerly right-of-way line of said County Road No. 483, along the southerly line of said 90 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2327.88 feet to a 1/2 inch iron rod found for the northwest corner of said Meadow Creek Estates, common to the southerly northeast corner of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas;

THENCE North 86°58'25" West, continuing along the southerly line of said 90 acre tract and along a northerly line of said Tract 6, a distance of 59.71 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6;

THENCE North 1°11'56" East, departing the southerly line of said 90 acre tract and along an easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6, being on the northerly line of said 90 acre tract and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes of Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas;

THENCE North 76°51'00" East, along the northerly line of said 90 acre tract and the southerly line of said 75.249 acre tract, a distance of 1088.75 feet to a 1/2 inch iron rod

found for the southeast corner of said 75.249 acre tract, common to the southwest corner of said 92.267 acre tract;

THENCE North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to the POINT OF BEGINNING and containing 64.952 acres (2,829,296 square feet) of land, more or less.

EXHIBIT "B"
Municipal Service Plan

CITY OF LAVON
ANNEXATION SERVICE PLAN

PUBLIC SAFETY SERVICES

FIRE SERVICES

Existing Services: Lavon Fire Department

Services to be Provided: On the effective date of annexation, fire suppression will be available to the area at the same or similar level as is provided to other areas of the City. Primary fire response will be provided by the Lavon Fire Department (LFD). Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed. The LFD is party to several Mutual Aid Agreements with area volunteer departments that will provide back-up service as appropriate.

POLICE SERVICES

Existing Services: Currently, the area is under the jurisdiction of the Collin County Sheriff's Office.

Services to be Provided: On the effective date of annexation, the City of Lavon Police Department will extend regular and routine patrol and police services to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

EMERGENCY MEDICAL SERVICES

Existing Services: AMR

Services to be Provided: On the effective date of annexation, the area will become a part of the area served by the Southeast Collin County EMS/Ambulance Coalition and ambulance service will be provided pursuant to the City's contract for services. Services can be provided within the current budget appropriation.

CODE ENFORCEMENT SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, any inspection services now provided by the City (building, electrical, plumbing, gas, housing, health, etc.) will be provided in the annexed area. Services can be provided within the current budget appropriation.

MUNICIPAL SERVICES

PLANNING & ZONING SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the planning and zoning jurisdiction of the City will extend to the annexed area. City planning will thereafter

encompass the annexed area. Services can be provided within the current budget appropriation.

STORM DRAINAGE SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will include the annexed area in its service area for drainage services at the same or similar level as is provided to other areas of the City, considering different characteristics of topography, land uses and population density. Services will include but are not limited to routine review and monitoring of culverts and storm sewers; flood plain design and assistance; and engineering review as the area relates to the City as a whole. Services can be provided within the current budget appropriation.

STREET SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will provide maintenance for streets in accordance with existing City ordinances, resolutions, and regulations. Municipal services will include, but are not limited to routine maintenance, street lighting, ice and snow monitoring of major thoroughfares, and assessment of street conditions for long-term maintenance scheduling. As streets are constructed in undeveloped portions of the annexed area, the appropriate City ordinances, resolutions, and regulations of the City shall apply. Services can be provided within the current budget appropriation.

TRANSPORTATION AND TRAFFIC SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will join Collin County and the State of Texas Department of Transportation in providing transportation-planning services to the annexed area. The area will be included in the City of Lavon's Thoroughfare Plan and will receive an enhanced voice in the Transportation Planning Process through the City of Lavon's representation on regional planning teams. Services can be provided within the current budget appropriation.

PARKS SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, all the city's parks and recreation facilities shall be available for use by residents of the annexed area. The annexed area will be included in the park planning processes. Services can be provided within the current budget appropriation.

UTILITY SERVICES

SOLID WASTE COLLECTION SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will provide solid waste collection and recycling services. Service is provided in accordance with City regulations and is provided as a fee-based service per contract with a private provider. Service requests and billing are administered through the City. Service shall comply with existing City policies.

WATER SERVICES

Existing Services: Bear Creek Special Utility District

Services to be Provided: Water service shall continue to be provided to the annexed area by a special utility district in accordance with existing State laws, City ordinances, resolutions, regulations, and policies. Construction of water utility-related facilities will be built in accordance with the City of Lavon construction standards.

SANITARY SEWER SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, sanitary sewer service will be provided in accordance with applicable codes and departmental policy. Upon the completion of extension, construction, and dedication of sanitary sewer facilities, including off-site facilities, the City shall assume maintenance and service responsibilities for the sanitary sewer system in the annexed area in accordance with existing City ordinances, resolutions regulations and policies.

MISCELLANEOUS SERVICES

On the effective date of annexation, all other applicable municipal services will be provided to the area in accordance with the City of Lavon's established policies governing extension of municipal services to newly annexed areas.



CITY OF LAVON Agenda Brief

MEETING: October 19, 2021

ITEM: 7 – C

Item:

Public hearing, discussion, and action regarding an application for a zoning change from temporary Agricultural (A) District to a Planned Development (PD) District consisting of 653 residential lots and a 10-acre commercial lot on 205.503 acres of land, the Trails of Lavon, proposed for annexation, identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), Collin County, Texas, south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485, requested by Meritage Homes of Texas, LLC.

- 1) Presentation of request.
- 2) **PUBLIC HEARING** to receive comments regarding the request.
- 3) Discussion and action regarding the request and accompanying Ordinance No. 2021-10-04.

Application Information

- Owner(s):** Roy Brian Webb and Andrea Kay Campbell, Blake McCartney, et al.
- Applicant:** Meritage Homes of Texas LLC
- Location:** South of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485.
- Description:** Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), Collin County, Texas (205.503 acres)
- Current Zoning:** Upon annexation – Temporary Agricultural (A)
- Request:** Planned Development – PD - residential and commercial;

Background

The proposed development is situated on property proposed for voluntary annexation scheduled for consideration preceding consideration of the zoning application. Upon annexation, a temporary Agricultural (A) zoning district classification is assigned. The developer submitted an application for Planned Development (PD) zoning to be considered concurrently with the annexation proceedings. A development agreement has been approved for the project that provides for architectural and

building material regulations that are more restrictive than the zoning requirements permitted by state law.

Request Details

The proposed concept for the Trails at Lavon is predominantly residential with 10 acres designated for future commercial use to be developed in a later phase by others and about 46 acres designated for open space/buffers. The development agreement provides for substantial thoroughfare and infrastructure improvements, architectural requirements, and design guidelines.

The site is bound by CR 483, on two sides, CR 484, and CR 485. The residential development is proposed to be developed in three phases.

Zoning and Residential Density: The proposed development is situated on 205.503 acres and the lot sizes proposed in the residential section of the project are comprised of an estimated 227 - 40' lots, 350 - 50' lots and 74 - 60' lots. The proposed residential density is 3.4 units per acre.

Development Design Standards: Specific development standards are outlined in the attachments and include design details and community enhancements. Through a series of collaborative meetings, the applicant satisfied all of the review notes provided by the City team and will provide greater open space and landscape elements than required.

Prior to the Planning and Zoning Commission meeting, the applicant agreed to amend the Design Guidelines to restrict the placement of air conditioning units in the side yards to ensure public safety access and the wording has been incorporated into the proposed ordinance.

Utilities: The project will be served by the City's wastewater system and by Bear Creek Special Utility District (BCSUD) for water. The developer has obtained a commitment to serve from BCSUD.

Floodplain: The development is not located near nor does it encroach into or reclaim existing floodplain. The developer will further study the drainage in conjunction with platting and will be required to certify that the development has no adverse impact on surrounding properties or on drainage upstream or downstream of the proposed development.

During the public input period, neighbors provided photos and comments regarding existing flood conditions. The state law does not require a property owner to cure or resolve another property owner's pre-development drainage issues, however, the development cannot worsen the conditions.

Road Connection: The developer has proposed multiple points of ingress and egress for the various residential sections. Proposed access adequately provides for public safety and transportation considerations. Improvements will be installed in accordance with the Traffic Impact Analysis (TIA) to be reviewed in conjunction with platting. A detailed description of the roadway capital improvements to be constructed by the developer is attached.

The widening of CR 484 north of the development is an approved Capital Improvements Plan (CIP) project and is scheduled to be in design in the near term. The city staff is actively working with Collin County to address road conditions on the county roads that bound this property.

Parkland Development: The applicant has designated areas within the development for open space, landscape, and detention. Walking trails and amenities are proposed to be provided as well as an

amenity center, swimming pool, and various neighborhood park spaces. A detailed Conceptual Landscape Plan is attached.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A ZONING CHANGE FROM TEMPORARY AGRICULTURAL (A) DISTRICT TO A PLANNED DEVELOPMENT (PD) DISTRICT CONSISTING OF 653 RESIDENTIAL LOTS AND A 10-ACRE COMMERCIAL LOT ON 205.503 ACRES OF LAND, THE TRAILS OF LAVON, PROPOSED FOR ANNEXATION, IDENTIFIED AS PART OF THE DRURY ANGLIN SURVEY, A-2, TRACT 74, 68 AND THE S A ROBERTS SURVEY, A-773, TRACT 3 (CCAD PROP ID 1249928, 1249982, AND 1291872), COLLIN COUNTY, TEXAS, SOUTH OF CRESTRIDGE MEADOWS AND BEAR CREEK PHASES 3, 4, AND 5, WEST OF MEADOWCREEK ESTATES, NORTHEAST OF THE INTERSECTION OF CR 484 AND CR 483, AND SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 485, WITH THE ADDITION OF THE AIR CONDITIONING UNIT PLACEMENT PROVISION.

MOTION MADE: TIEGS

SECONDED: ROSENQUIST

APPROVED: 4-1

FOR: NABORS, ROSENQUIST, TIEGS, BEDELL

AGAINST: SMITH

Staff Notes:

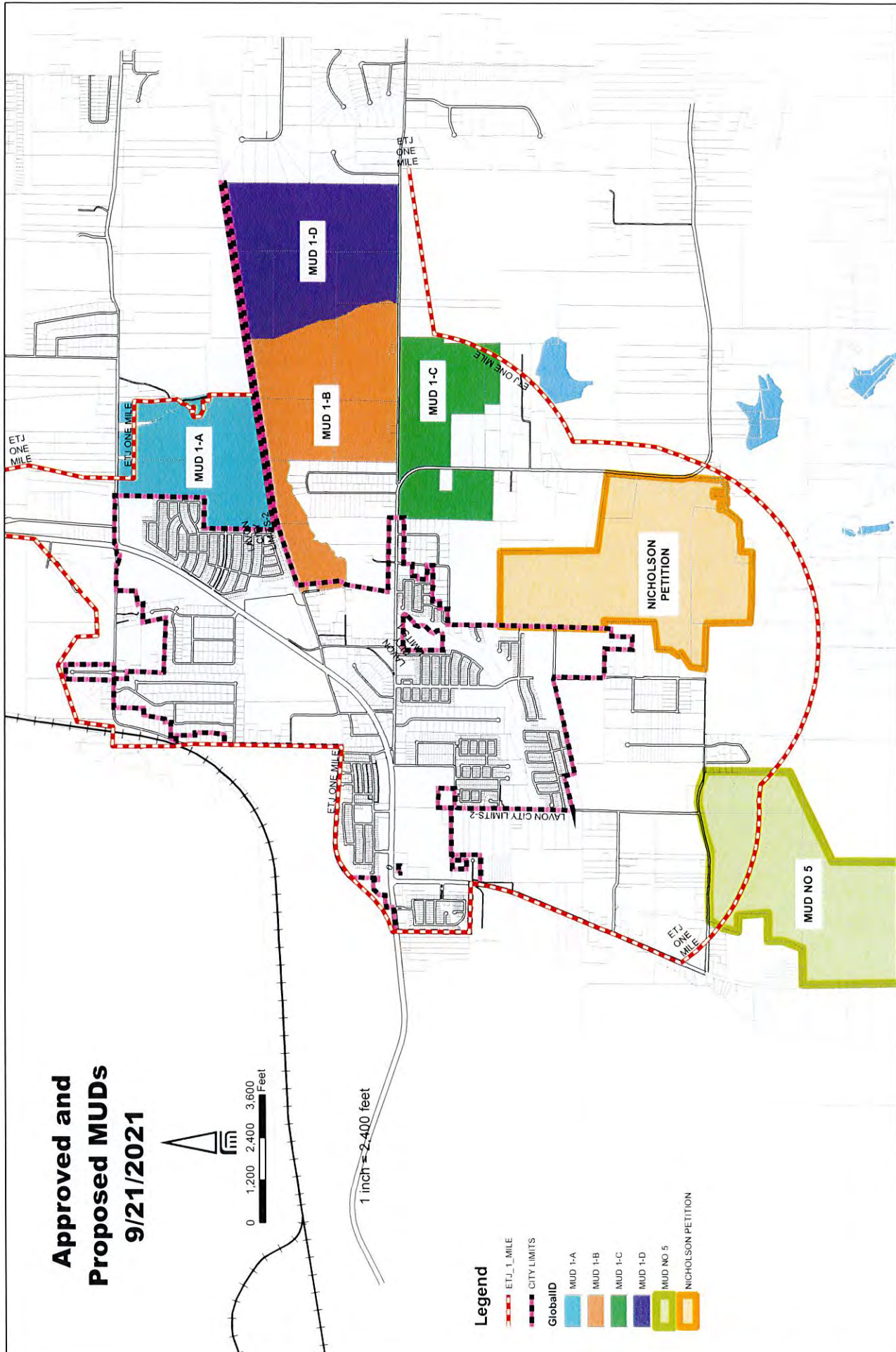
The requisite public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and sixty-nine (69) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property of which 6 notices were returned in opposition to, 3 with questions or notes about, and none in favor of the application.

During the public input process for this and for other recent developments, the public has asked why the city does not just say no to development or why the city cannot require larger lots or less density. Around Lavon there are numerous large tracts of undeveloped land and developers see opportunity here. The state law allows for the creation of special districts like Municipal Utility Districts (MUDs) that provide financing options for developers making it possible to develop without meaningful regulation or input from the City. To persuade developers to work with the City, density and other concessions have been considered in recent developments, because the alternative is relatively unbridled unregulated growth outside the City. The development occurs either way, it's just a matter of how. The attached exhibit shows five approved MUDs and one MUD petition that is pending. The City is taking proactive steps to manage growth with the limited tools that the State of Texas allows.

The proposed application is consistent with the Future Land Use Plan and the Comprehensive Plan.

- Attachments:**
1. Location exhibits
 2. Proposed Ordinance
 3. Application including concept plan, development standards, conceptual landscape plan, TIA and roadway exhibits, and supporting information
 4. Neighbor notices and spreadsheet
 5. Staff notes / developer responses

Approved and Proposed MUDs 9/21/2021



- Legend**
- ETJ 1 MILE
 - CITY LIMITS
 - GlobalID**
 - MUD 1-A
 - MUD 1-B
 - MUD 1-C
 - MUD 1-D
 - MUD NO 5
 - NICHOLSON PETITION

City of Lavon

Zoning Map
August 31, 2021



1 inch = 600 feet

Legend

LOT

ROW

LAVON CITY LIMITS

ZONING

AGRICULTURAL - A

MAIN STREET - M

SINGLE FAMILY-1 - SF-1

SINGLE FAMILY-2 - SF-2

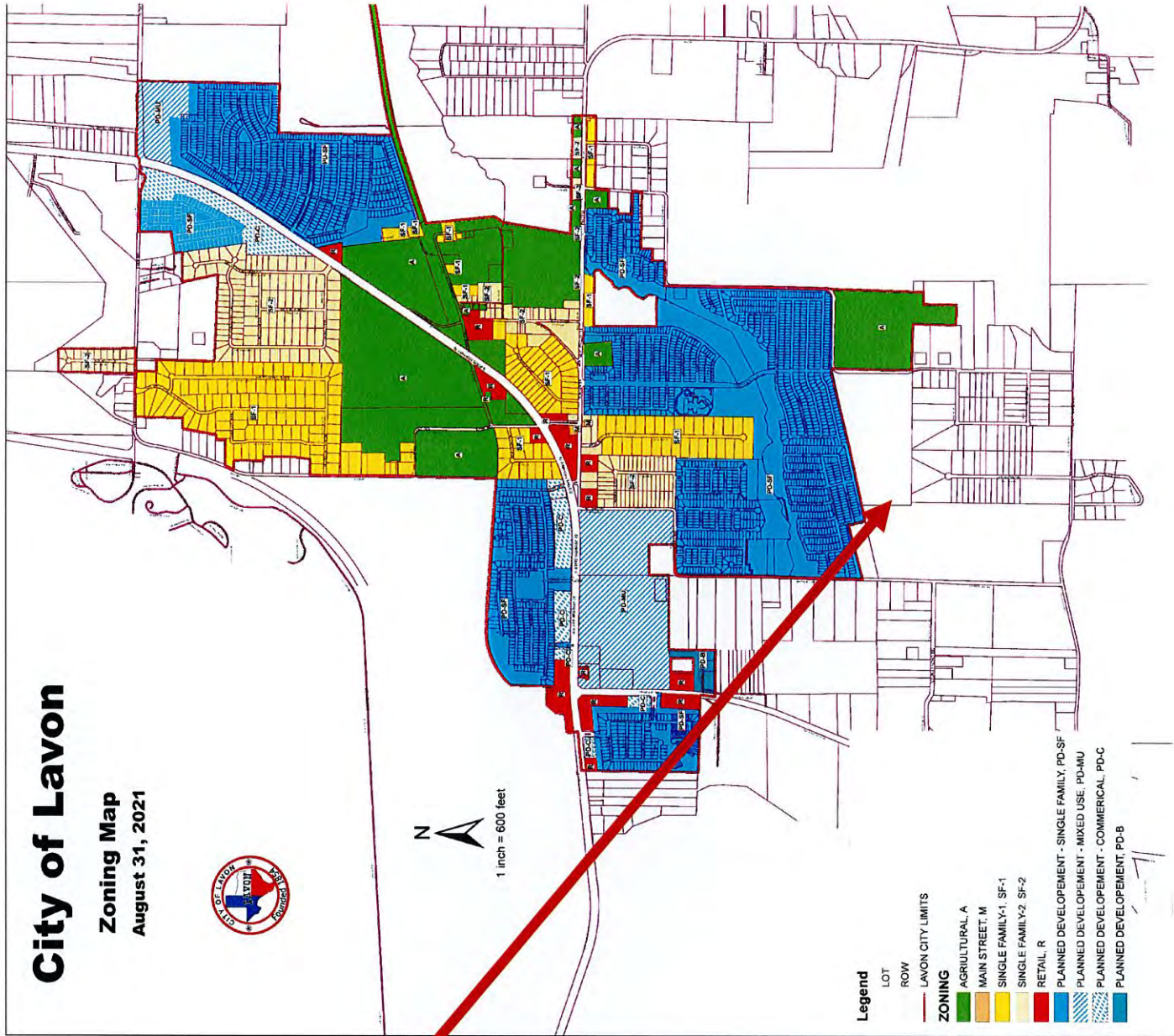
RETAIL - R

PLANNED DEVELOPMENT - SINGLE FAMILY - PD-SF

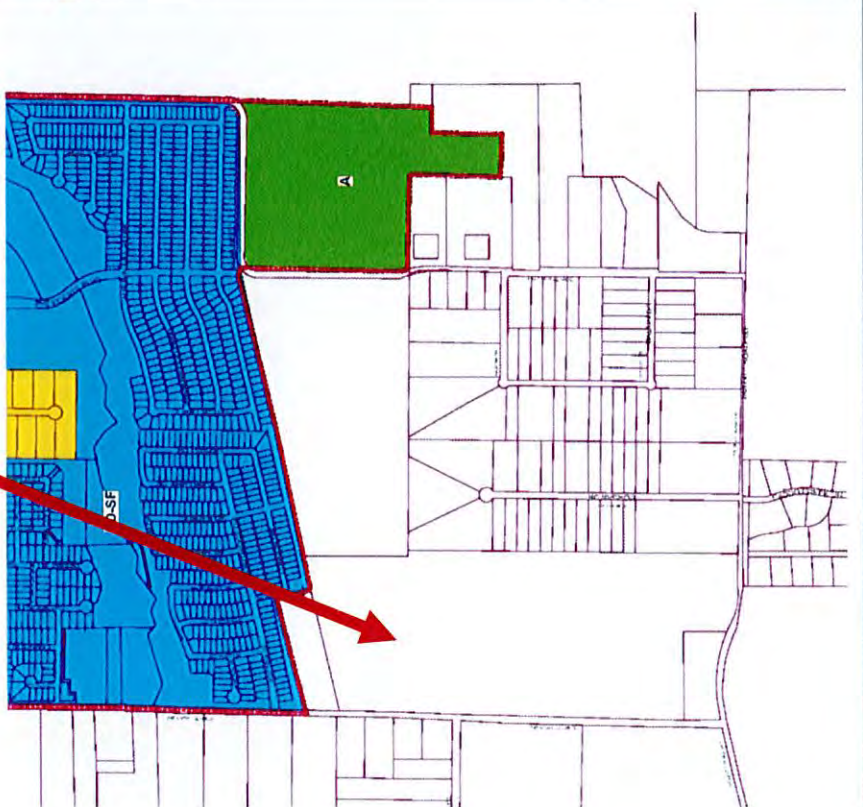
PLANNED DEVELOPMENT - MIXED USE - PD-MU

PLANNED DEVELOPMENT - COMMERCIAL - PD-C

PLANNED DEVELOPMENT - PD-B



Zoning Map



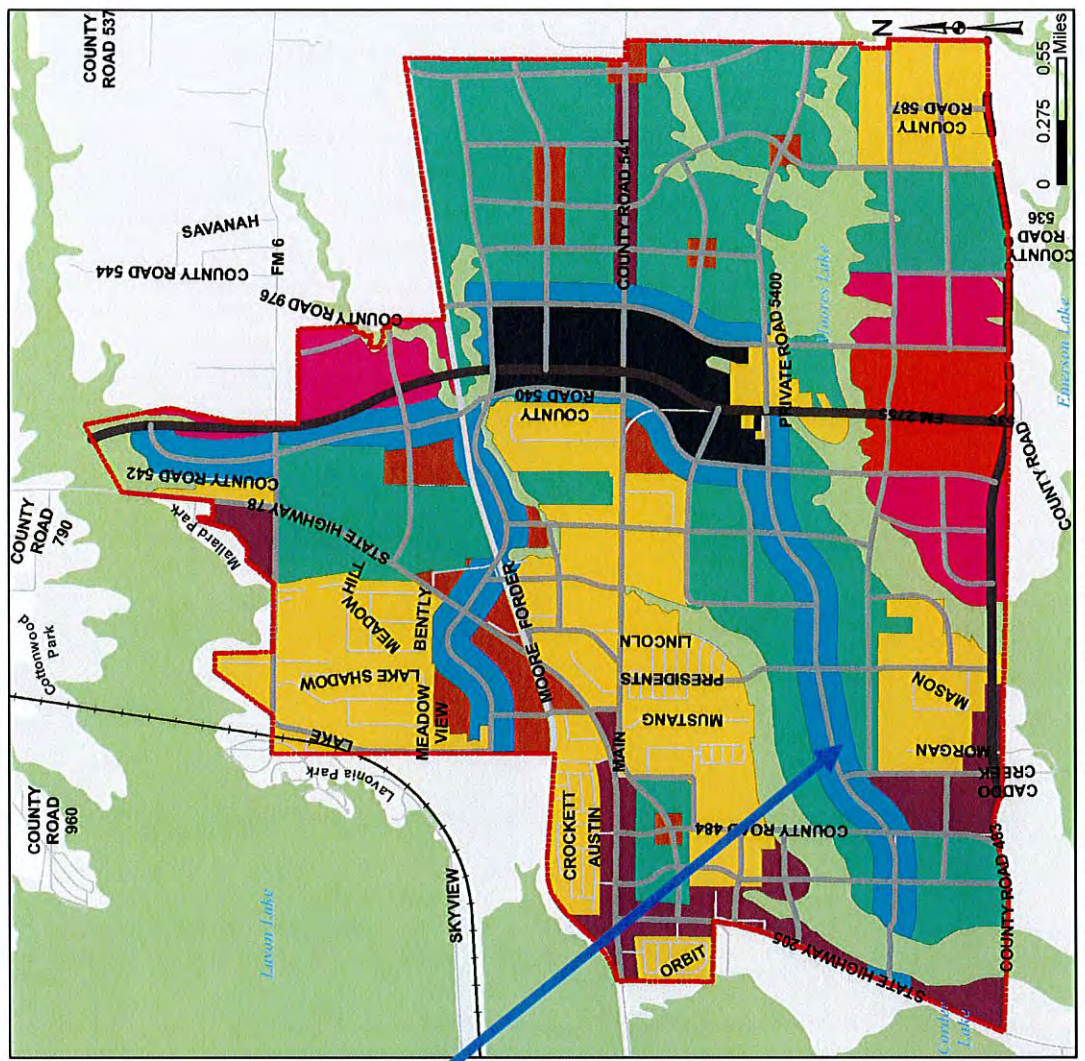


Lavon Future Land Use Plan

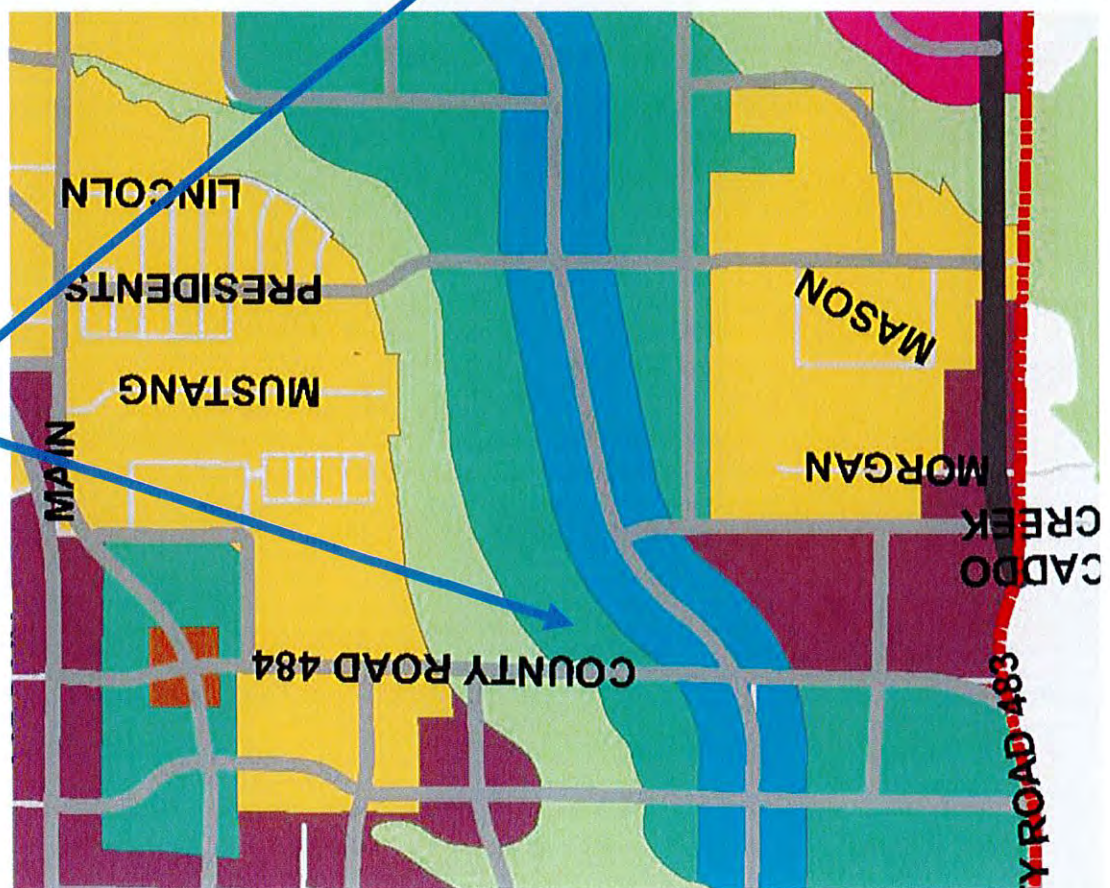
Source: Ideation Planning, Lee Engineering, 2019

Legend

- Floodplain
- Creative Lakes District
- Regional Mixed-Use 1
- Existing Neighborhood
- Potential Future Lavon
- KCS Railway
- MTP Roadway
- Freeway (Collin County)
- NETEX Transportation Corridor
- City Village
- Commercial
- Master Planned Community
- Lake Connector Corridor
- Regional Mixed-Use 2



Future Land Use Plan



A comprehensive plan shall not constitute a zoning regulation or establish zoning district boundaries.

Location Exhibit +/- 205 acres at CR 484, 485 & 483



Development Agreement Notes: Trails of Lavon
09-28-2021

Article II, 2.1 (c) WWTP

- Escrow \$1.93M for pro rata share of WWTP expansion

Article II, 2.1 (d) Roadways

- Construct CR 485 (24', ½ of future divided) adjacent to property and construct 4-lane divided through the property.
- Construct CR 484 (24') adjacent to property
- Construct intersection of CR 483/President's Blvd.
- Construct sidewalk and proportionate share of CR 483 on east
- CR 483 along southern boundary to be constructed with development

Article III, 3.6 Public Parks and Open Spaces

- Provide minimum 20% of development acreage as open space

Article III, 3.8 Residential Capital Recovery Fees

- Public safety fee of \$500/unit, escalating in 5-years

Article III, 3.9 PID Notice Sign

- Place PID Notice signs on property

Article III, 3.10 Annexation Fee

- Annexation Fee of \$100/unit for road improvements at annexation

Exhibit C Development Standards

- 2. May dedicate site in Commercial area for elevated water storage tank as req by BCSUD
- 5. Construct a community park
- 5. Construct two pocket parks
- 5. Each lot shall have either a 6' board on board or ornamental iron fence
- 10. Non-repetition standards
- 11. Building Standards - 90% masonry for the exterior facades
- Commercial buffer of masonry wall or dense landscape screen

Exhibit H - Trails

- Construct trail system on-site

CITY OF LAVON
ORDINANCE NO. 2021-10-04

Planned Development Zoning – Trails of Lavon

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING A PLANNED DEVELOPMENT FOR RESIDENTIAL AND COMMERCIAL USES ON 205.503 ACRES OF LAND IDENTIFIED AS PART OF THE DRURY ANGLIN SURVEY, A-2, TRACT 74, 68 AND THE S A ROBERTS SURVEY, A-773, TRACT 3 (CCAD PROP ID 1249928, 1249982, AND 1291872), COLLIN COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF \$2,000 PER DAY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the owners have submitted an application to change the zoning from Temporary Agricultural (A) to Planned Development (PD) District consisting of 653 residential lots and a 10-acre commercial lot on 205.503 acres of land identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), Collin County, Texas, situated south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485; and

WHEREAS, this proposed zoning change is in accordance with the adopted Comprehensive Plan of the City of Lavon; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Lavon, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Lavon is of the opinion and finds that said changes would provide for and would be in the best interest of the health, safety, morals and general welfare and should be granted and that the Comprehensive Zoning Ordinance and Map should be amended.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lavon, Texas, as follows that:

SECTION 1. INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. DEFINITIONS

Definitions shall be those contained in the City of Lavon Code of Ordinances, Article 9.03 ZONING ORDINANCE, Division 3. "Definitions", as amended unless specifically defined herein.

SECTION 3. AMENDMENT

A. That the Comprehensive Zoning Ordinance and the Official Zoning Map of the City of Lavon are hereby amended to reflect the action taken herein. Specifically, the Zoning Classification

for and the Zoning Map depicting the property, described in “**Exhibit A**” attached hereto, are hereby changed to incorporate the Concept Plan, attached hereto as “**Exhibit B**”, and the Zoning Uses and Design Regulations attached hereto as “**Exhibit C**”.

B. That the granting of the Planned Development (PD) Zoning Classification to the property described in “**Exhibit A**” attached hereto, is subject to the regulations of the City of Lavon excepting the following Special Conditions:

- 1) The entire tract shall be developed generally in accordance with the Concept Plan, attached hereto and made a part hereof as “**Exhibit B**”.
- 2) The entire tract shall be developed generally in accordance with the Zoning Development Standards attached hereto and made a part hereof as “**Exhibit C**”.

C. That Article 9.03 ZONING ORDINANCE of the City of Lavon Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. SAVINGS

That all rights and remedies of the City of Lavon are expressly saved as to any and all violations of the provisions of any Ordinances regulating, affecting, or relating to zoning, land use and/or development which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 6. SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues. Further, if the governing body of the City of Lavon determines that a violation of this

Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

SECTION 8. PUBLICATION

The City Secretary of the City of Lavon is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 9. EFFECTIVE DATE

That this Ordinance shall be in full force and effect from and after its date of passage, in accordance with law, and it is so ordained.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 19th day of October 2021.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A
LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY

PARCEL 1

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas and being all of a called 30.000 acre tract of land described as Parcel No. 1 – Tract 5 – Monkey Run West and all of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas, and also being all of a called 0.55 acre tract of land described in a Warranty Deed to O'Reda Boyd McCartney, as recorded in Volume 2262, Page 152 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 6, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said Tract 6 and the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6;

THENCE South 1°11'56" West, departing the southerly line of said Crestridge Meadows Phase 1 and along the easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6, being on the southerly line of a called 90 acre tract of land described in a deed to Roy Brian Webb, as recorded in Volume 4761, Page 200 of the Official Public Records of Collin County, Texas;

THENCE South 86°58'25" East, continuing along the easterly line of said Tract 6 and along the southerly line of said 90 acre tract, a distance of 59.71 feet to a 1/2 inch iron rod found for the southerly northeast corner of said Tract 6, common to the northwest corner of Meadow Creek Estates, as recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE South 1°01'04" West, departing the southerly line of said 90 acres, along the easterly line of said Tract 6 and the westerly line of said Meadow Creek Estates, passing at a distance of 2765.15 feet a 1/2 inch iron rod found for the southwest corner of said Meadow Creek Estates, being on the northerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found, and continuing along the same course and crossing said County Road No. 483, for a total distance of 2825.15 feet to a mag nail set in the approximate centerline of said County Road No. 483, and on the northerly line of a 60 foot wide right-of-way dedicated in the plat of Caddo Creek Estates, as recorded in Cabinet Q, Page 137 of the Plat Records of Collin County, Texas;

THENCE North $88^{\circ}52'26''$ West, along the approximate centerline of said County Road No. 483 and the northerly line of said 60 foot wide right-of-way dedication, a distance of 263.30 feet to a mag nail set for the northwest corner of said 60 foot wide right-of-way dedication;

THENCE South $0^{\circ}24'43''$ East, continuing the approximate centerline of said County Road No. 483 and along the west line of said 60 foot wide right-of-way dedication, a distance of 9.91 feet to a mag nail set for the northeast corner of a called 38.87 acre tract of land described as Sixth Tract in a deed to Lumpkin Family Partnership, Ltd., as recorded in Instrument No. 98-0114379 of the Land Records of Collin County, Texas;

THENCE North $89^{\circ}37'23''$ West, departing the westerly line of said 60 foot wide right-of-way dedication, continuing along the approximate centerline of said County Road No. 483, and along the northerly line of said 38.87 acre tract and the northerly line of a called 292.141 acre tract of land described as Tract 2 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, a distance of 93.64 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a tangent curve to the right having a central angle of $30^{\circ}21'31''$, a radius of 600.00 feet, a chord bearing and distance of North $74^{\circ}26'37''$ West, 314.21 feet;

THENCE in a northwesterly direction, with said curve to the right, continuing along the southerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 317.92 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a reverse curve to the left having a central angle of $10^{\circ}50'27''$, a radius of 800.00 feet, a chord bearing and distance of North $64^{\circ}41'04''$ West, 151.14 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 151.37 feet to a PK nail with washer stamped "Jones Carter" found for the southeast corner of aforesaid 0.55 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of $32^{\circ}28'27''$, a radius of 800.00 feet, a chord bearing and distance of North $85^{\circ}15'11''$ West, 447.38 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, and along the southerly line of said 0.55 acre tract, an arc distance of 453.42 feet to a PK nail with washer stamped "Jones Carter" found for a northwest corner of said Tract 2, common to the southwest corner of said 0.55 acre tract, same being on the southerly line of said Tract 6;

THENCE South $76^{\circ}01'59''$ West, continuing along the approximate centerline of said County Road No. 483 and along the southerly line of said Tract 6, a distance of 174.67 feet to a mag nail set for the southwest corner of said Tract 6, being in aforesaid County Road No. 484;

THENCE North $1^{\circ}04'28''$ East, departing the approximate centerline of said County Road No. 483, along the westerly line of said Tract 6, the easterly line of a called 35.191 acre tract of land described as Tract 1 in said deed to Bear Camp Residential, LP, and along said County Road No. 484, a distance of 1216.68 feet to a mag nail set for the northeast corner of said Tract 1, common to the southeast corner of aforesaid Tract 5;

THENCE North $88^{\circ}54'08''$ West, departing the approximate centerline of said County Road No. 483 and the westerly line of said Tract 6, along the southerly line of said Tract 5 and the northerly line of said Tract 1, a distance of 1175.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 5;

THENCE North $1^{\circ}44'46''$ East, departing the northerly line of said Tract 1, along the westerly line of said Tract 5, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract 1 in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the

Official Public Records of Collin County, Texas, and continuing along the same course and along the easterly line of said Tract I, passing at a distance of 1040.21 feet a 5/8 inch iron rod found for witness, and continuing along the same course, for a total distance of 1070.21 feet to a mag nail set for the northwest corner of said Tract 5, common to the northeast corner of said Tract I, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the northerly line of said Tract 5 and the centerline of said County Road No. 485, a distance of 1170.83 feet to a mag nail set for the northeast corner of said Tract 5, being on the westerly line of said Tract 6 and in the centerline of said County Road No. 484;

THENCE North 1°29'36" East, along the westerly line of said Tract 6 and the centerline of said County Road No. 484, a distance of 1026.04 feet to the POINT OF BEGINNING and containing 140.551 acres (6,122,385 square feet) of land, more or less.

PARCEL 2

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being the remainder of a called 90 acre tract of land described as Tract 1 (Lavon Place) in a Special Warranty Deed to Roy Brian Webb and Andrea Kay Campbell, as recorded in Volume 4761, Page 200 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 90 acre tract, common to an ell corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE South 2°49'59" East, along the easterly line of said 90 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas, same being on the westerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found;

THENCE South 0°33'28" West, continuing along the easterly line of said 90 acre tract, along the westerly line of said 57.075 acre tract and the westerly right-of-way line of said County Road No. 483, a distance of 1473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 90 acre tract, common to the northerly southwest corner of said 57.075 acre tract being on the Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE North 89°18'33" West, departing the westerly right-of-way line of said County Road No. 483, along the southerly line of said 90 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2327.88 feet to a 1/2 inch iron rod found for the northwest corner of said Meadow Creek Estates, common to the southerly northeast corner of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas;

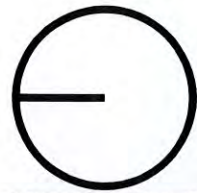
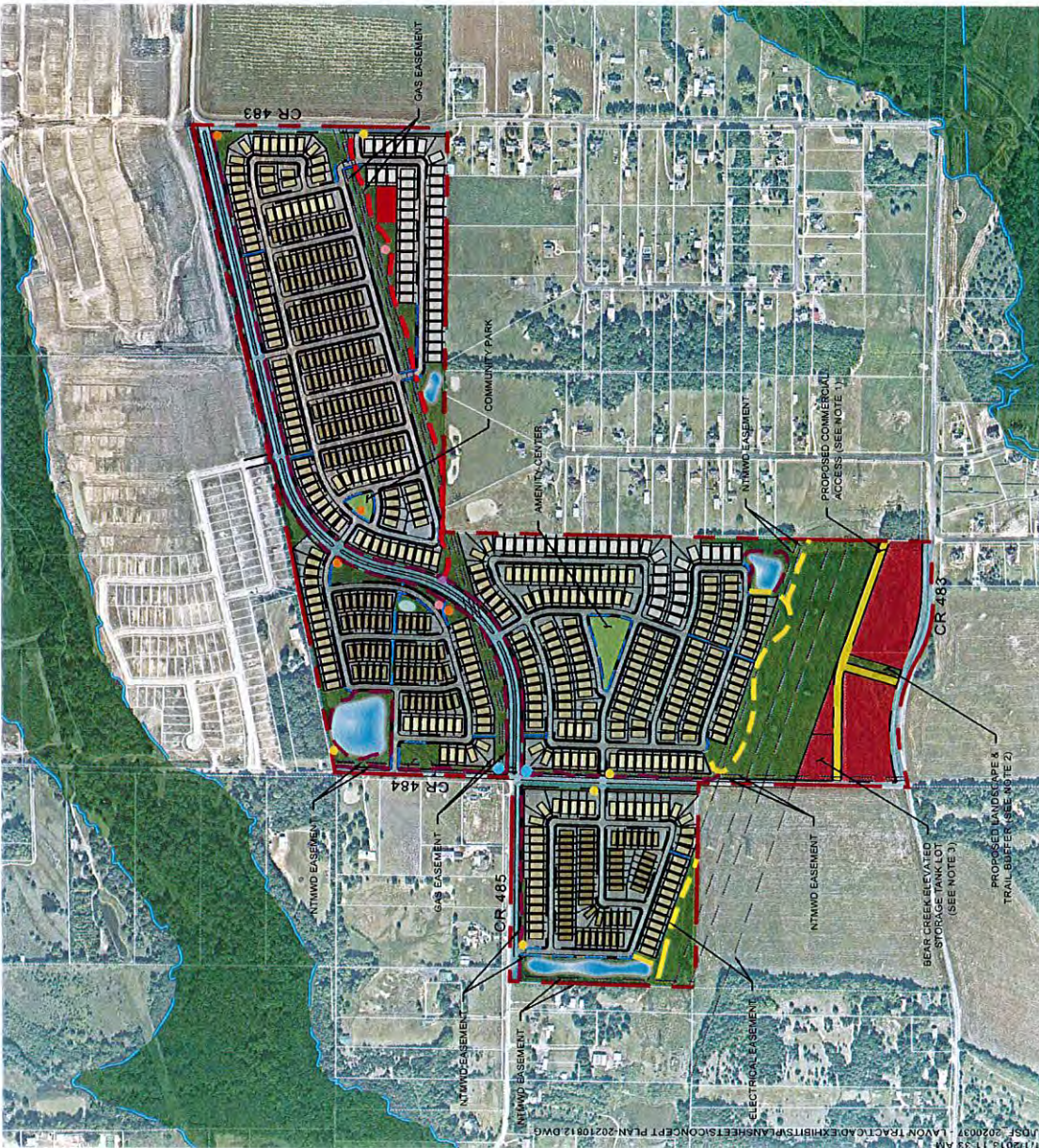
THENCE North 86°58'25" West, continuing along the southerly line of said 90 acre tract and along a northerly line of said Tract 6, a distance of 59.71 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6;

THENCE North 1°11'56" East, departing the southerly line of said 90 acre tract and along an easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6, being on the northerly line of said 90 acre tract and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes of Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas;

THENCE North 76°51'00" East, along the northerly line of said 90 acre tract and the southerly line of said 75.249 acre tract, a distance of 1088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of said 92.267 acre tract;

THENCE North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to the POINT OF BEGINNING and containing 64.952 acres (2,829,296 square feet) of land, more or less.

**EXHIBIT B
CONCEPT PLAN**



GRAPHIC SCALE IN FEET



Land Use Acreage Summary

Perimeter Thoroughfares Rights of Way	17.0
Commercial	10.1
Amenity Center/ Community Park	1.7
Open Space & Buffers	46.3
Residential Lots / Residential Rights of Way	127.5
Total	205.5

Open Space Acreage Summary

Open Space, Buffers & Amenity Center	48.0
Area (Net of Perimeter ROW)	188.5
Total Percent Open Space	25.5%

Lot Type Summary

40' x 110'	227
50' x 110'	350
60' x 120'	74
Total	651

Density Summary (Units per Acre)

Gross	3.2
Net of Perimeter ROW	3.4

LEGEND

- 5' CONCRETE SIDEWALK
- MEANDERING 8' CONCRETE TRAIL
- MEANDERING 10' CONCRETE TRAIL
- PROPOSED 10' CONCRETE TRAIL SUBJECT TO APPROVAL BY UTILITY EASEMENT OWNER
- MAIN ENTRY MONUMENT
- SECONDARY ENTRY MONUMENT
- TRAIL HEAD
- ENHANCED PEDESTRIAN NODE TO INCLUDE (1) BENCHES
- ART FEATURE
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAN AREA WITH URBAN SCALED PAVING, STRUCTURE AND SITE FURNITURE

NOTE:

- ACCESS VIA PUBLIC R.O.W. OR FIRE LANE SHALL BE PROVIDED THROUGH COMMERCIAL TRACT AS GENERALLY SHOWN. EXACT LOCATIONS AND ALIGNMENTS TO BE DETERMINED AT TIME OF SITE PLANNING OF THE COMMERCIAL TRACT.
- A LANDSCAPE AND TRAIL BUFFER SHALL BE PROVIDED CONNECTING CR 483 TO OPEN SPACE NORTH OF COMMERCIAL TRACT AS GENERALLY SHOWN. EXACT LOCATION AND DIMENSIONS SHALL BE DETERMINED AT TIME OF SITE PLANNING FOR THE COMMERCIAL TRACT.
- THE BEAR CREEK ELEVATED STORAGE TANK LOT SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL OF AN ASSOCIATED PLAT AND DETAILED SITE PLAN, INCLUDING SCREENING AND LANDSCAPING.
- THE TRAILS AND SIDEWALKS DEPICTED HEREON, ARE THOSE THAT SHALL BE CONSTRUCTED BY THE DEVELOPER. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 5' SIDEWALK ALONG THE STREET FRONTAGE OF ALL RESIDENTIAL LOTS AT THE TIME OF HOME CONSTRUCTION.

Exhibit B
CONCEPT PLAN
Trails of Lavon

Lavon, Texas
September 2021

PLOTTED BY
DWG NAME
LAST SAVED

CERONORA JOSEPH
KIDAL CIVIL INC. PROJECT NO. 202007
1/10/2021 1:33 AM
LAVON TRACT(A) EXHIBIT(B) PLANS SHEETS CONCEPT PLAN (20210912.DWG)

**EXHIBIT C
DEVELOPMENT STANDARDS**

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

1. **Concept Plan:**
The property shall generally be developed in accordance with the Concept Plan, Exhibit B, the Conceptual Landscape Plan, Exhibit C-1, and the Amenities Exhibit, Exhibit C-2.

Approval of the Concept Plan shall constitute approval of the lot and street configurations with regards to lot mix and maximum street and/or block lengths.

2. **Commercial District:**
The commercial district shall conform to the provisions set forth in the Zoning Ordinance, as may be amended, with a base Zoning District of Retail (R).

An approximately one-acre lot within the commercial district may be dedicated to Bear Creek Special Utility District for use for an elevated storage tank in conjunction with an associated plat for the area and a detailed site plan, including screening and landscaping subject to review and approval by the City Engineer.

3. **Residential District:**
The residential district shall conform to the provisions set forth in the Zoning Ordinance, as may be amended, with a base Zoning District of Single Family – 4 (SF-4), except as follows:

- Lot Mix

Lot Size	Minimum Number of Lots	Maximum Number of Lots
40' Lots	N/A	227
50' Lots	N/A	350
60' Lots	74	N/A

This Space Intentionally Left Blank

- Lot Regulations

	60' Lots	50' Lots	40' Lots
Minimum Lot Area	7,200 square feet	5,500 square feet	4,400 square feet
Minimum Lot Width¹	60 feet	50 feet	40 feet
Minimum Lot Depth	120 feet	110 feet	110 feet
Minimum Front Yard/Garage Setback	20 feet	20 feet	20 feet
Minimum Rear Yard	20 feet	10 feet	10 feet
Minimum Side Yard on Interior Lots²	5 feet	5 feet	5 feet
Minimum Side Yard on Street Side of Corner Lots^{3, 4}	15 feet	15 feet	15 feet
Maximum Lot Coverage⁵	65%	65%	65%
Maximum Building Height	35 feet	35 feet	35 feet
Minimum Dwelling Area	1,800 square feet	1,500 square feet	1,200 square feet

¹ Lot widths shall be measured at the front building line. Along arcs, the lot width shall be measured as the length of the tangent at front building line.

² Air conditioning units may be installed within side yard setback but shall not be installed within 3' of either side yard privacy fencing or the air conditioning unit/pad of an adjacent home.

³ Except for key lots, which shall match the front yard of the adjacent lot. A key lot shall mean any corner lot in which the street side of said lot is adjacent to front yard of the lot it rears to.

⁴ Side entry garages shall adhere to a 20' setback.

⁵ Exclusive of sidewalks and driveways

4. Drainage & Detention Standards:

Drainage & detention shall be provided in accordance with the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Lots shall drain surface runoff from an individual lot to public Right-of-Way or to a drainage system contained in an associated drainage easement.
- The Property shall provide on-site detention facilities sized to prevent an increase in offsite downstream storm water flows above existing conditions in the 100-year storm event. Detention shall be designed and evaluated for

only the 100-year storm event. Detention ponds shall be designed as an amenity to the community and will be wet ponds with a fountain.

5. Amenities, Landscape, & Open Space Requirements:

Amenities and landscaping shall conform to the Conceptual Landscape Plan, Exhibit H, and the Amenities Exhibit F.

- Open Space

- The Property shall provide open space at a minimum of 20% of the development acreage net of perimeter and arterial right-of-way dedications including all required landscape buffers, block end caps, amenity centers, community parks, easement corridors, and detention/retention areas as generally reflected on the Concept Plan and Conceptual Landscape Plan. The provided open space shall satisfy all required landscape area requirements and parkland dedication requirements of the development. The open space percentage shall be measured as a cumulative of the entire development and not on a phase by phase basis.
- An amenity center shall be constructed prior to issuance of the 250th home building permit at the location generally reflected on the Concept Plan and Conceptual Landscape Plan. The amenity center shall include, at a minimum, the following elements:
 - Swimming Pool
 - Children's Pool Area
 - Restroom Building
 - Playground
 - Shade Structure
- A community park shall be constructed prior to the issuance of the 500th home building permit at the location generally reflected on the Concept Plan and Conceptual Landscape Plan. The park shall include, at a minimum, the following elements:
 - Playground
 - Shaded Picnic Structure
 - Event Lawn
 - Site Furniture
- Two pocket parks shall be constructed at the time of development of the associated phase that they are within at the locations generally reflected on the Concept Plan and Conceptual Landscape Plan. One pocket park shall be an active park with landscape berms and slides within a manicured lawn area. The second pocket park shall be an open play area with a cedar shaded picnic structure and site furniture.

- Perimeter Arterial Open Space

- A minimum 15-foot landscape buffer shall be provided along CR 484, CR 485, and CR 483 between the right-of-way and the property line of any adjacent residential lots. The 15' landscape

buffer may include areas encumbered by existing easements on the property. The 15' landscape buffer shall include one (1) large canopy tree (min 3" caliper at planting as defined below) generally placed every 40 feet except where an existing easement may not allow for it.

- A 6' brick screening wall with masonry columns shall be required where residential lots are adjacent to CR 484, CR 485, and CR 483. Masonry columns shall be placed at all ends and changes in direction with a maximum 100' spacing on centers along tangents and curves.
- Residential Lot Landscaping
 - At least one (1) large canopy tree (min 3" caliper at planting as defined below) shall be provided in the front yard of every lot. Corner Lots shall have one (1) additional large canopy tree (min 3" caliper at planting) in the side yard outside of the sight visibility triangle.
 - Fencing shall be of consistent design patterns and high-quality materials throughout the development. Each lot shall have either:
 - 1) a 6-foot board-by-board wooden fence and consistent stain or
 - 2) wrought-iron or tubular steel fencing. A/C equipment shall be behind the front fence line and screened from the street with shrubs if wrought iron fences are utilized.

6. Lake Connector Corridor:

The median of County Road 485 through the Project shall be designed to be a green infrastructure-type design that provides the following elements:

- At median ends, focal points shall be created that include varied plant forms, textures, and foliage in addition to flowers in a Green Infrastructure design. Plants shall be coordinated with repeating groupings to form an overall pattern. Related elements, such as mulches, boulders, river rock, and/or unique lake oriented design elements shall be included if possible. Enhanced pedestrian crosswalks at intersections around the Amenity Center and Community Park. An enhanced pedestrian crosswalk may include one of the following: striping, stamped/stained concrete, or pavers.
- For the medians that are not designated as focal points, shade trees shall be planted in a uniform line and repeated in species type for uniform texture and pattern. The same tree species shall not span more than ten trees in a row.
- Enhanced planting design shall be placed at all logo columns, sign monuments, and art features along the frontage of County Road 485.

7. Community Enhancement:

Community enhancement features shall be installed throughout the Property at the general locations shown on the Conceptual Landscape Plans. The features shall include, but are not limited to, the following:

- Four art features that shall be custom designed and be made of metal and/or stone including a general theme and logo to designate the Lake Connector Corridor.

- Enhanced pedestrian crosswalks at intersections around the Amenity Center and Community Park. An enhanced pedestrian crosswalk may include one of the following: striping, stamped/stained concrete, or pavers.
- Two pedestrian nodes along the trail system.
- One trail head that shall include a water fountain, small cedar shade structure, bench and pet waste station.

8. Tree Preservation & Mitigation:

- The property has limited existing tree coverage and the required/proposed tree plantings are anticipated to exceed the caliper inches of removed trees. As such, all requirements for tree preservation and mitigation shall be considered satisfied.
- Existing trees three-inch caliper and above shall be preserved to the extent possible in open spaces adjacent to ponds. Trees will be allowed to be removed to accommodate required detention pond volumes and detention pond outfalls. Tree preservation fencing located at the drip line shall be required throughout construction.
- A large canopy tree includes: Live Oak, Red Oak, Bur Oak, Chinquapin Oak, Bald Cypress, Cedar Elm, Southern Magnolia, Chinese Pistache, Pecan Texas Ash, Eastern Red Cedar, or otherwise as approved by the City Manager or designee.

9. Cluster Mailboxes:

Mailboxes for residents shall be clustered throughout the community according to United States Postal Service guidelines. The mailboxes shall be a black Classic Cluster Box with Crown Cap and Pillar Pedestal mounted on a concrete pad. The mailboxes shall be located in the side yards of corner lots or in open spaces between back of curb and sidewalk.

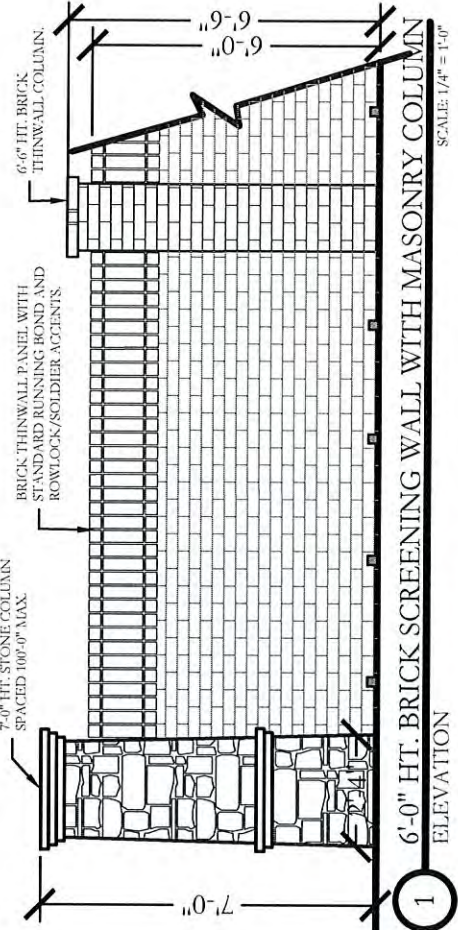
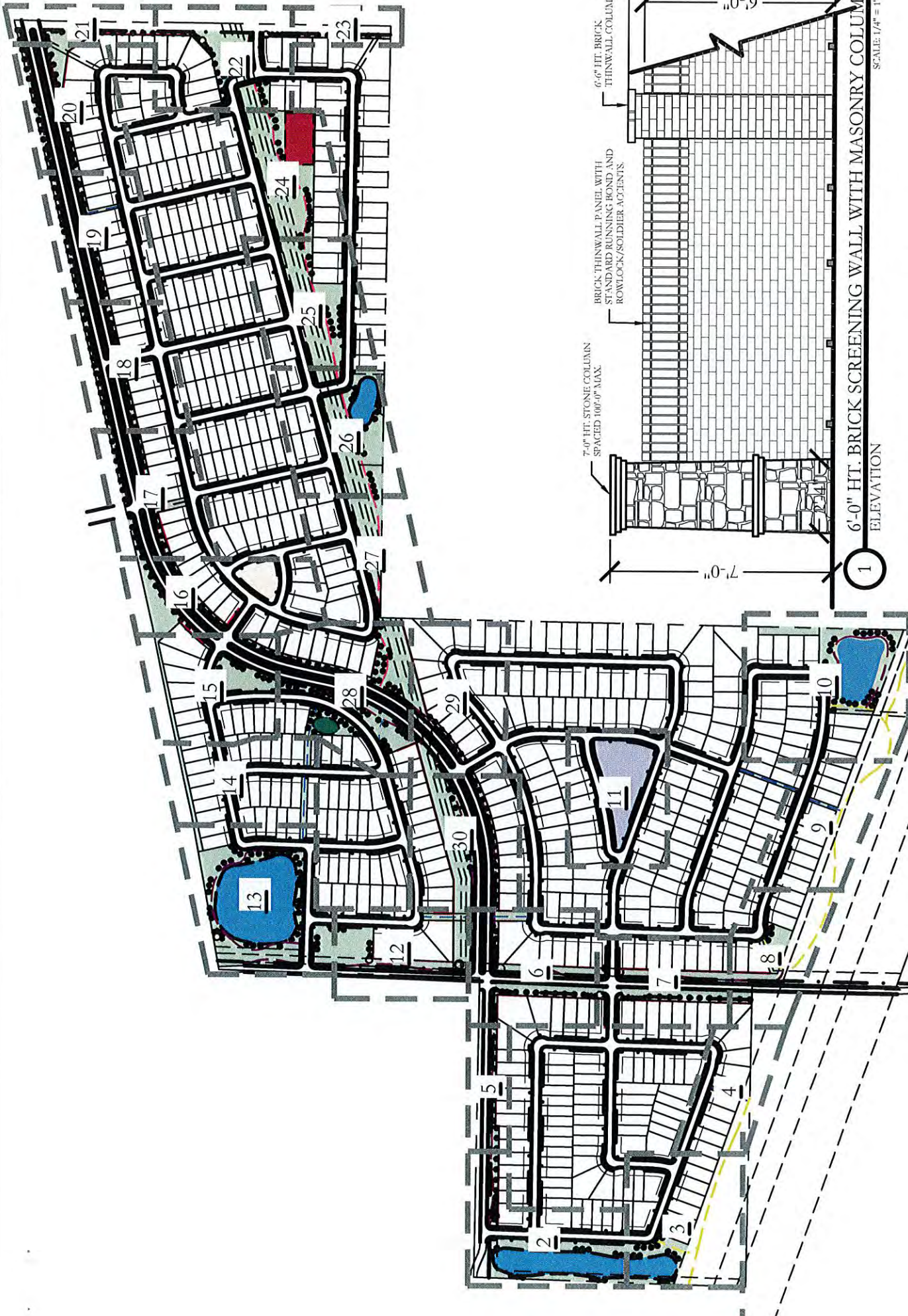
10. Non-Repetition of Building Form:

The same house elevation may not be duplicated within three (3) lots on the same side of street and within three (3) lots on the opposite side of street.

11. Building Standards:

The minimum masonry requirement for the exterior façades of all buildings is permitted up to 90% of the total façade. For the purposes of this, the masonry requirement shall be limited to full width brick, natural stone, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) or decorative pattern stucco.

EXHIBIT C -1
DEVELOPMENT STANDARDS – CONCEPTUAL
LANDSCAPE AND PARKS, TRAILS, AND OPEN SPACES PLAN



NORTH
SCALE: 1" = 500'-0"

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

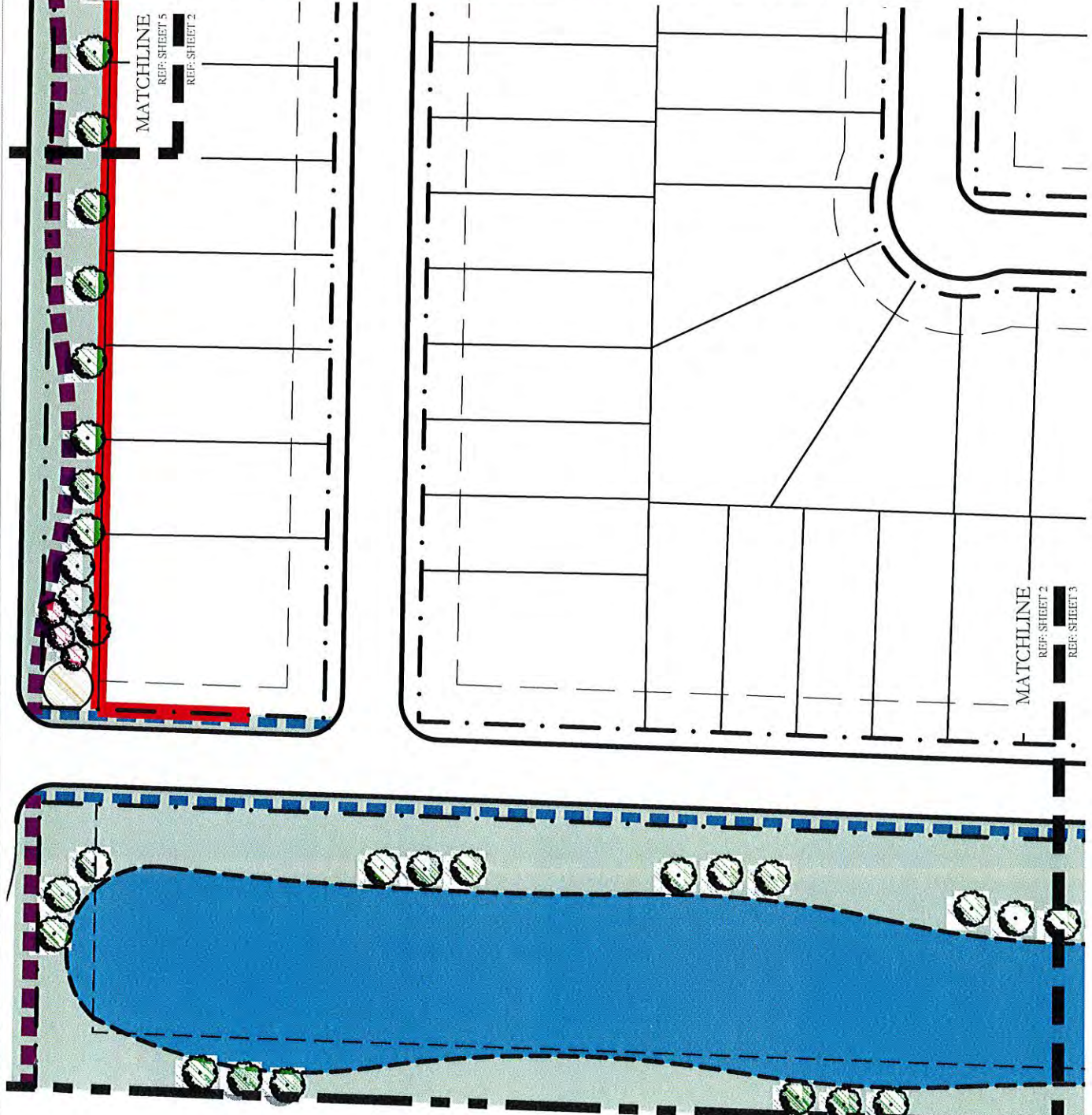
SHEET 1 OF 30
City Submittal 9-10-2021

Lavon, Texas



CODY JOHNSON
s.t.u.d.i.o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR TEMPORARY IRRIGATION IN EMBANKMENT AREAS
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SPACES ONLY, SPECIES TBD
- PROPOSED 7" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
- 5'0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'0" WIDTH CONCRETE TRAIL
- MEANDERING 10'0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10'0" CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'0" FT BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100' FT

NOTE:
 1. THE PROPOSED TRAIL ALIGNMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN FOR EACH PHASE OF CONSTRUCTION.



NORTH

SCALE: 1" = 80'-0"

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 2 OF 30
 City Submittal 9-10-2021

Lavon, Texas



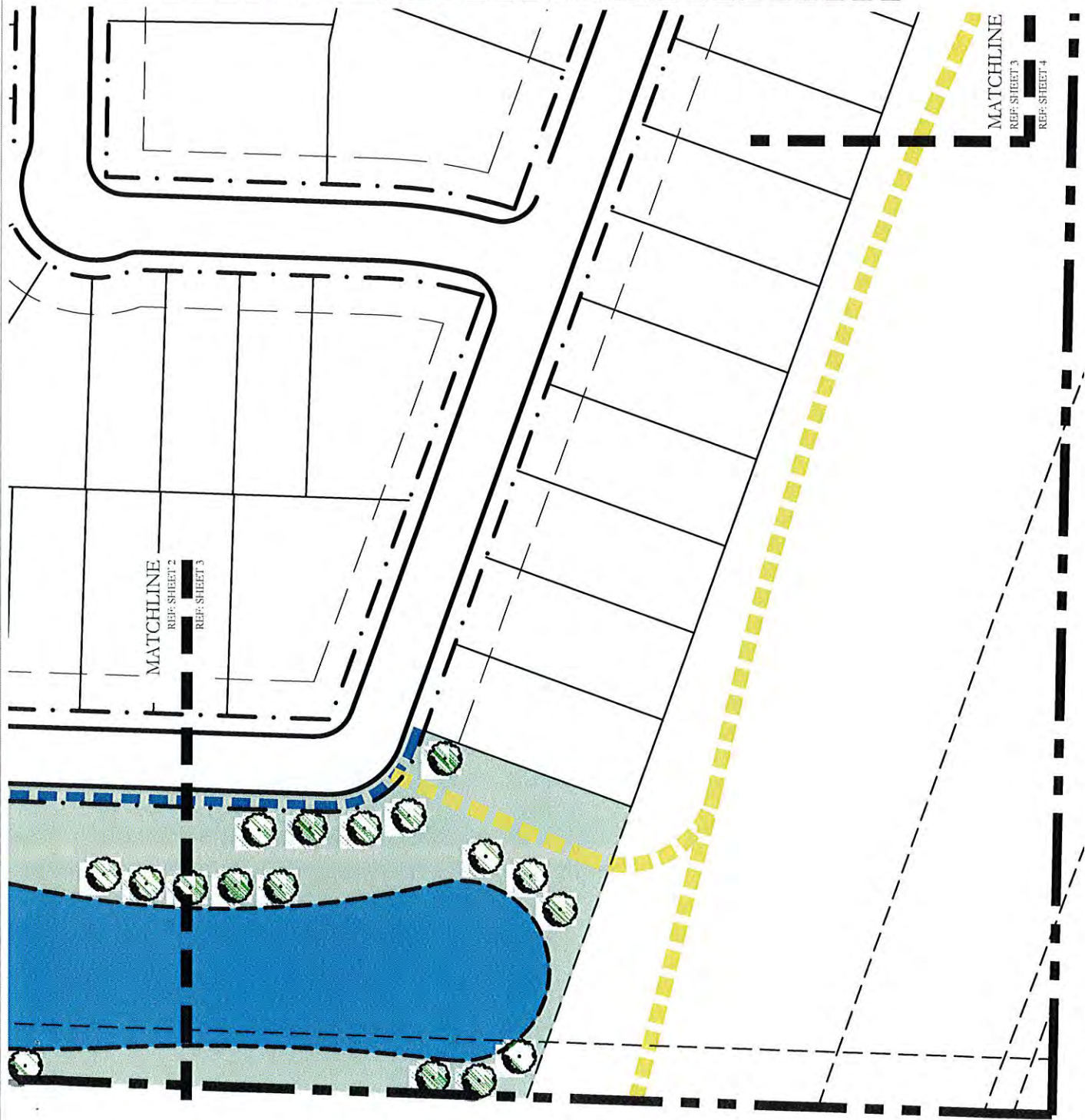
CODY JOHNSON
 s.t.u.d.i.o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (940) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR LIGHTING INSTALLATION IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE HERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 4" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
- 5'-0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10" CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 10'-0"

NOTE:
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CODY JOHNSON
s · t · u · d · i · o

9720 COTT ROAD SUITE 229-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 3 OF 30
City Submittal 9-10-2021

Lavon, Texas



NORTH
SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHEDS/STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR SOD, AND VEGETATION IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETECTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
- 5'-0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" TYP. BRICK FIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
1. THE PROPOSED TRAIL ALIGNMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN FOR EACH PHASE OF CONSTRUCTION



MATCHLINE
REF: SHEET 3
REF: SHEET 4

MATCHLINE
REF: SHEET 8
REF: SHEET 4



NORTH

SCALE: 1" = 80'-0"

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

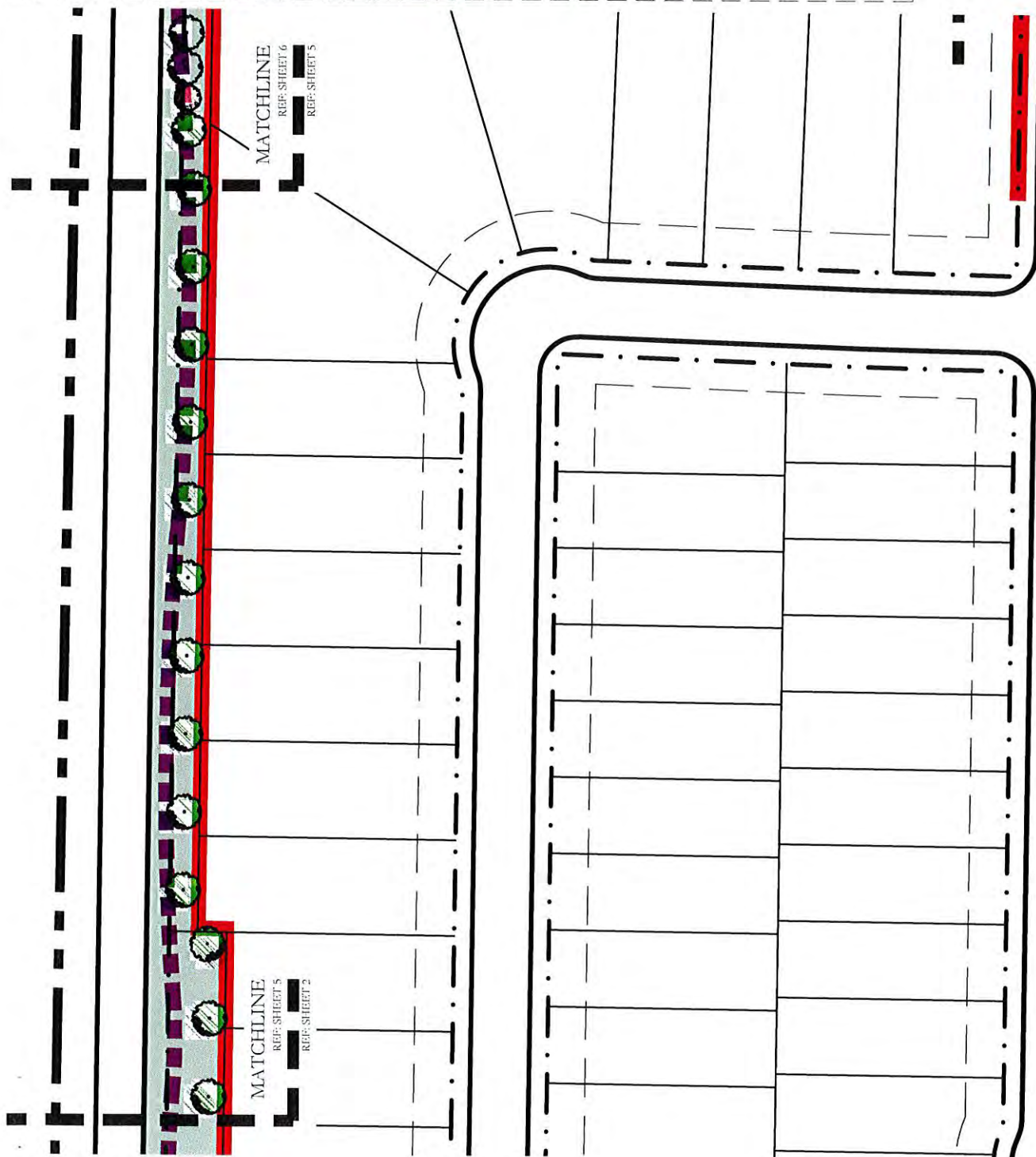
SHEET 4 OF 30
City Submittal 9-10-2021

Lavon, Texas



CODY JOHNSON
s.t.u.d.i.o

9729 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (936) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



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 - LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR TEMPORARY IRRIGATION IN EASEMENT AREAS.
 - PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
 - DETECTION POND AREA (LAWN)
 - MAIN ENTRY SIGN MONUMENT
 - SECONDARY ENTRY SIGN MONUMENT
 - LOGO COLUMN
 - ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITH MANICURED LAWN AREA
 - OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
 - TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
 - ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES
 - ART FEATURE
 - ENHANCED CROSSWALK
 - PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
 - PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
 - PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
 - 5'0" WIDTH CONCRETE SIDEWALK
 - MEANDERING 8'0" WIDTH CONCRETE TRAIL
 - MEANDERING 10'0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
 - PROPOSED 10'0" CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
 - 6'0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF
- NOTE:**
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CODY JOHNSON
 s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (972) 576-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

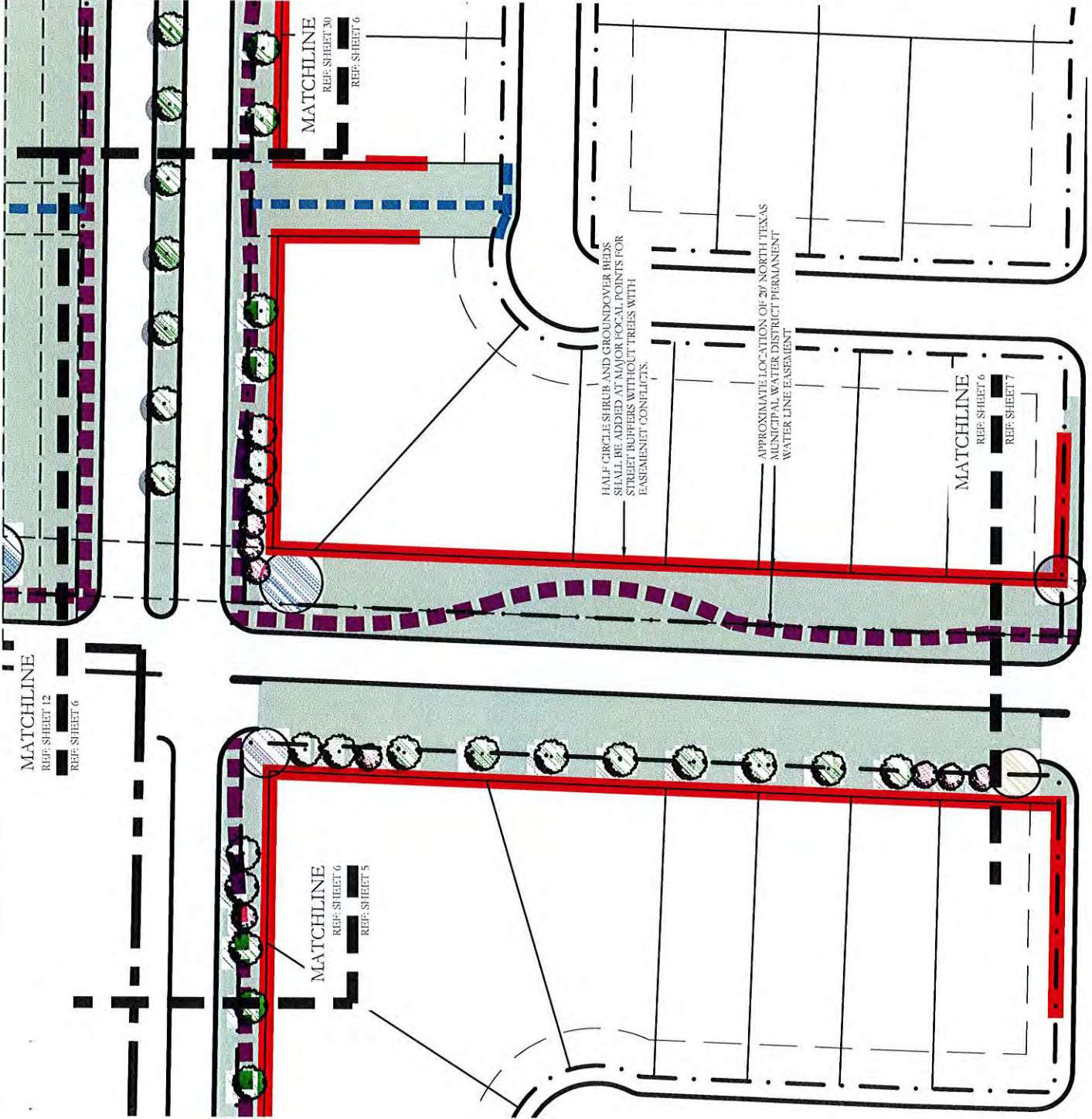
LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 5 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH
 SCALE: 1" = 80'-0"



CALLOUTS LEGEND:

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- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR TEMPORARY IRRIGATION IN EASEMENT AREAS
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETECTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLOPES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDIESTRIAN NODE TO INCLUDE: (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY; SPECIES TBD.
- PROPOSED 7" CALIPER SHADE TREE; SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE; SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
- MEANDERING 16'-0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10" CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100' LF.

NOTE:
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 s.t.u.d.i.o

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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 6 OF 30
 City Submittal 9-10-2021

Lavon, Texas

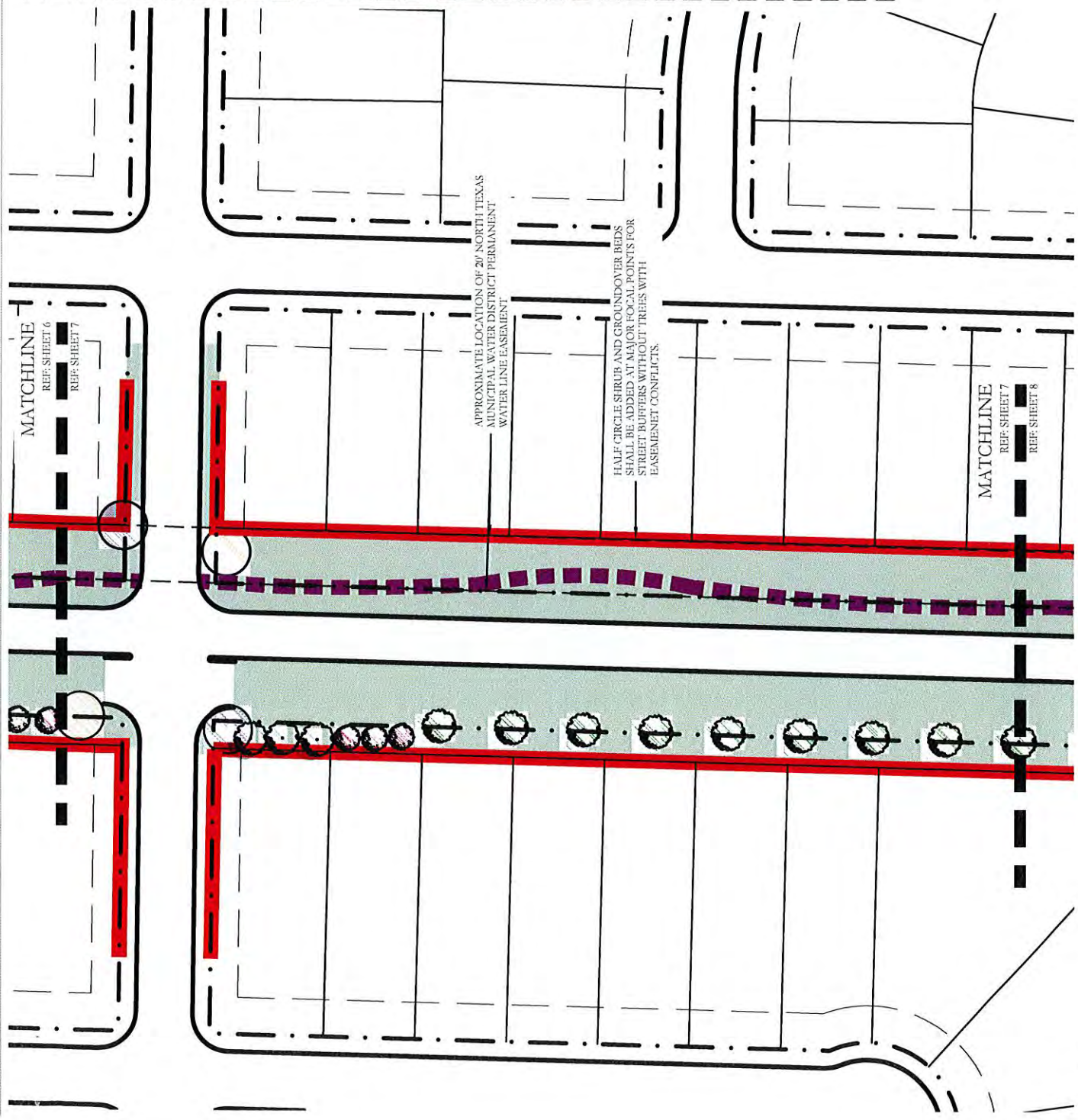


NORTH
 SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDRENS POOL AREA, PLAY GROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR WATER REGULATION IN EASEMENT AREA.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLOPES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10' CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" HT. BRICK TREN WALL WITH STONE COLUMNS SPACED EVERY 10'-0".

NOTE:
 1. THE PROPOSED TRAIL ALIGNMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN FOR EACH PHASE OF CONSTRUCTION.



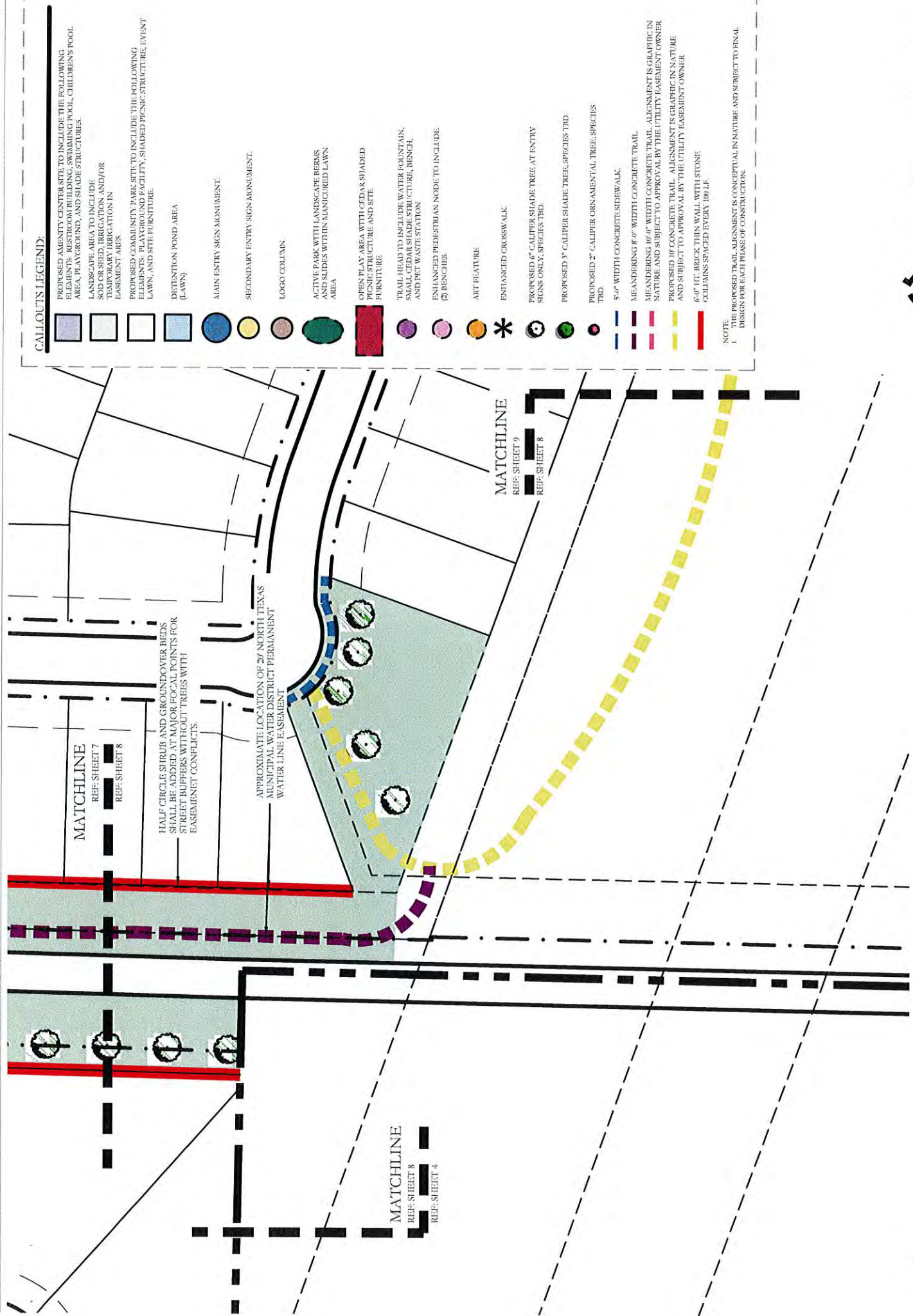
LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 7 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH
 SCALE: 1" = 80'-0"



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- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DEFENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE:
 - (1) BENCHES.
 - (2) BENCHES.
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8' 0" WIDTH CONCRETE TRAIL.
- MEANDERING 10' 0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" FT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
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CODY JOHNSON
s.t.u.d.i.o

9720 COIT ROAD, SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 8 OF 30
City Submittal 9-10-2021

Lavon, Texas



NORTH

SCALE: 1" = 80'-0"

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- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR FERTILIZER APPLICATION IN BASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETECTION POND AREA (LAWNS)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
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- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10" CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
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9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (972) 570-0162
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 9 OF 30
 City Submittal 9-10-2021

Lavon, Texas

142
 NORTH
 SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR LIGHTING, AND IRRIGATION IN EASEMENT PADS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMNS.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLOPES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
- MEANDERING 16'-0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10' CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 150 LF.

- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
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- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
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- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 150 LF.

NOTE:
1. THE PROPOSED TRAIL ALIGNMENT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO FINAL DESIGN FOR EACH PHASE OF CONSTRUCTION.



LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 10 OF 30
City Submittal 9-10-2021

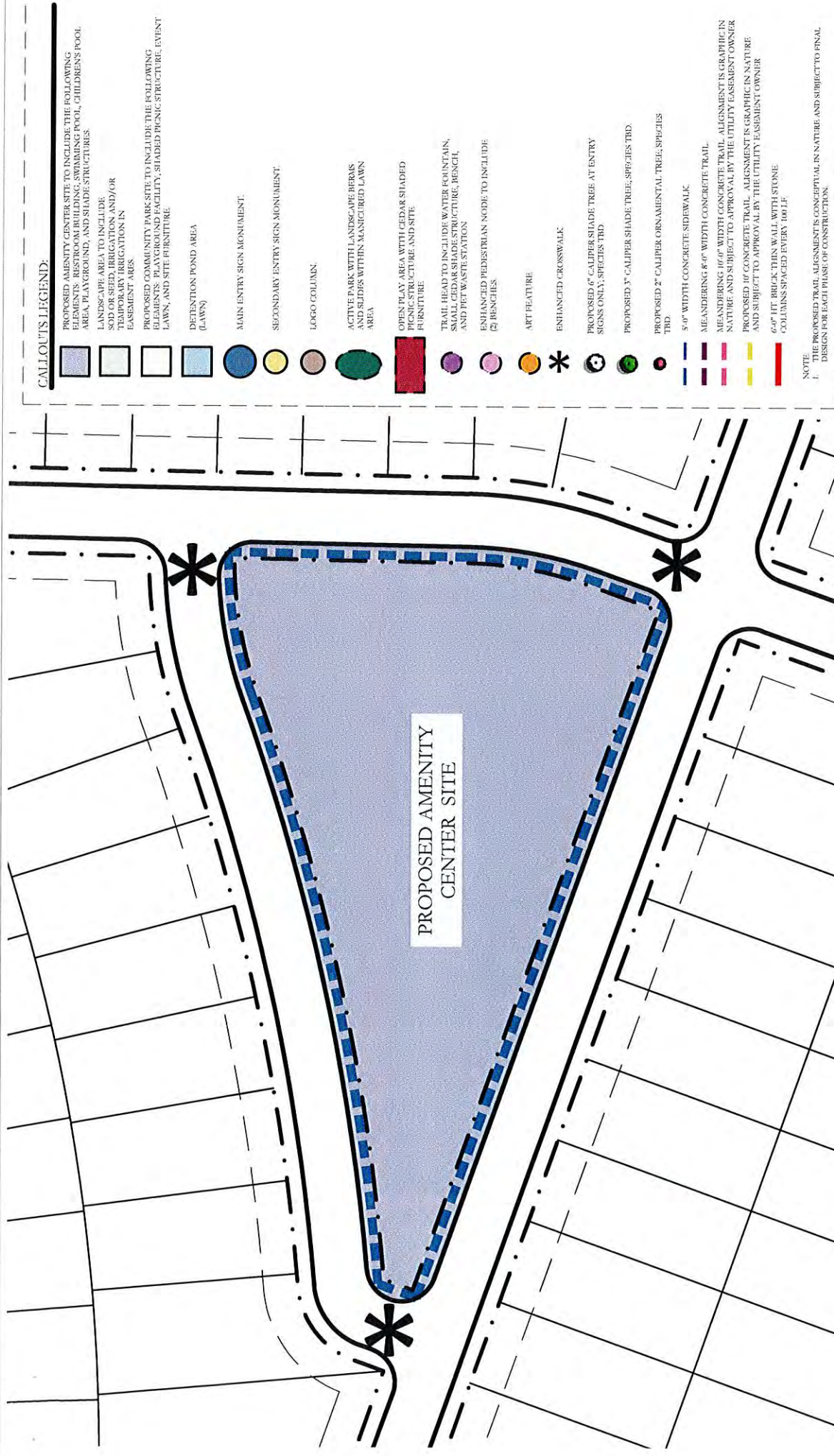
Lavon, Texas

14 NORTH
SCALE: 1" = 80'-0"



CODY JOHNSON
S · t · u · d · i · o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
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- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR PERMANENT IRRIGATION IN EASEMENT PAGES.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETECTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SUDJES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY; SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE; SPECIES TBD.
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- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100' LC.

NOTE:
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 11 OF 30
 City Submittal 9-10-2021

Lavon, Texas

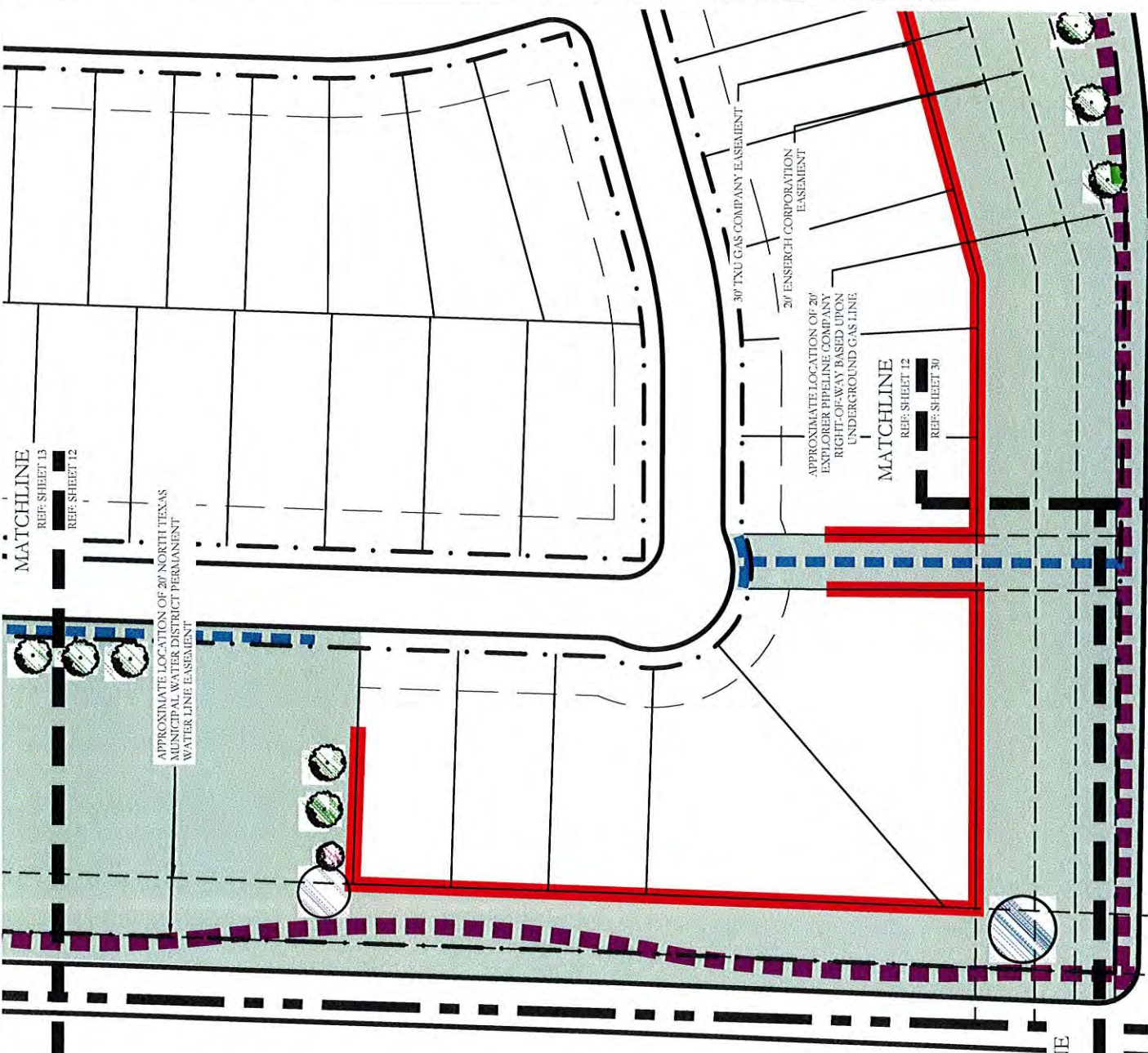


NORTH
 SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITH MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
- 5'-0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 10' LF.

NOTE:
 1. THE PROPOSED TRAIL ALIGNMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DISCUSSION FOR EACH PHASE OF CONSTRUCTION.



CODY JOHNSON
 s.t.u.d.i.o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (972) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

Lavon, Texas

SHEET 12 OF 30
 City Submittal 9-10-2021

149

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHEDS/STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR LIGHTING AND REGULATION IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DEFENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITH MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
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APPROXIMATE LOCATION OF 20' NORTH TEXAS MUNICIPAL WATER DISTRICT PERMANENT WATER LINE EASEMENT

MATCHLINE
REF: SHEET 13
REF: SHEET 14

MATCHLINE
REF: SHEET 13
REF: SHEET 12

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN



SHEET 13 OF 30
City Submittal 9-10-2021

Lavon, Texas

NORTH
SCALE: 1" = 80'-0"

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0662
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

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- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN



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Lavon, Texas

SHEET 14 OF 30
City Submittal 9-10-2021

14" NORTH
SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

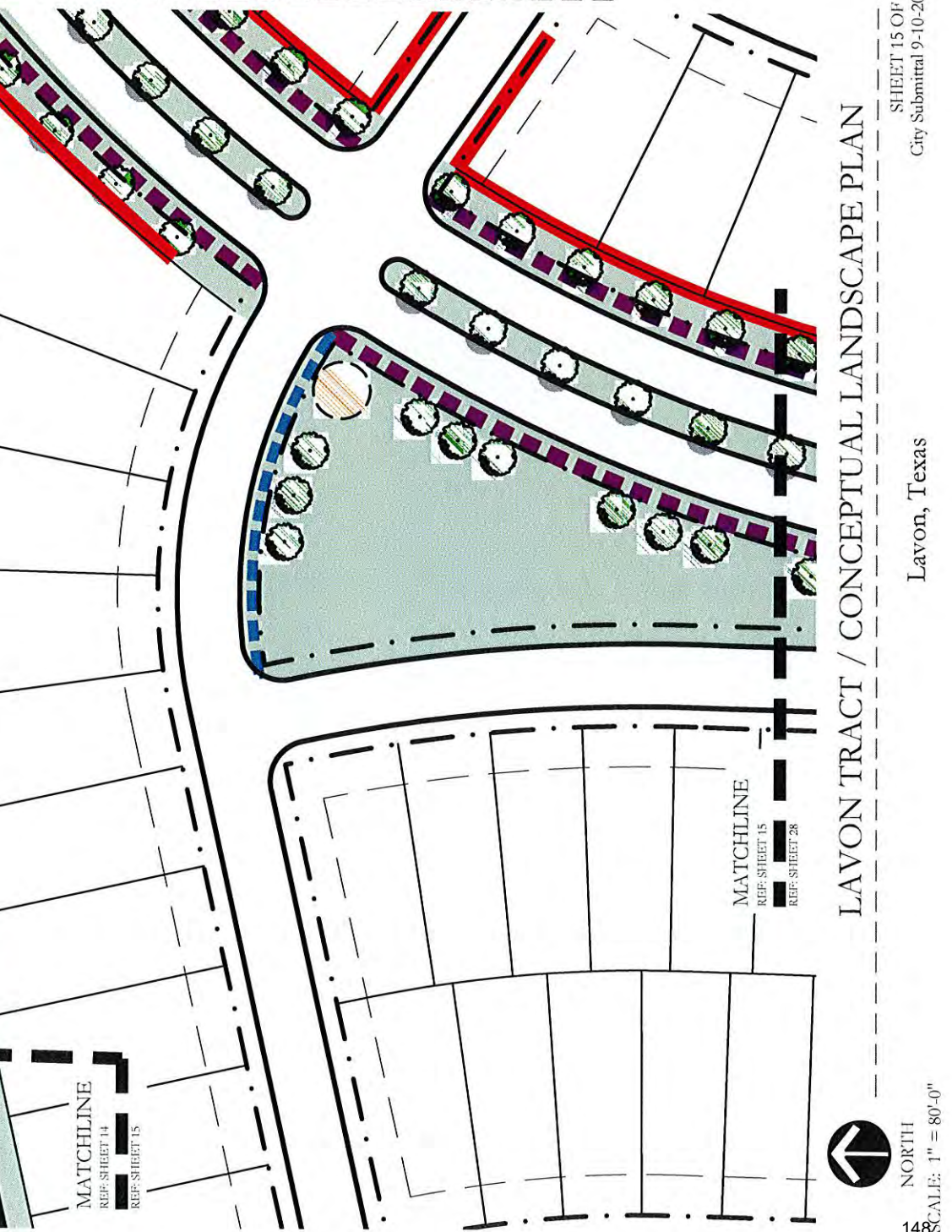
- PROPOSED ALLENTY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE:
 - SOD OR SEED, IRRIGATION AND/OR TEMPORARY IRRIGATION IN EASEMENT AREAS
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- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 16'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 16" CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" FT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
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MATCHLINE
 REF: SHEET 14
 REF: SHEET 15

MATCHLINE
 REF: SHEET 15
 REF: SHEET 16

MATCHLINE
 REF: SHEET 15
 REF: SHEET 28



LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN



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 s.t.u.d.i.o

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SHEET 15 OF 30
 City Submittal 9-10-2021

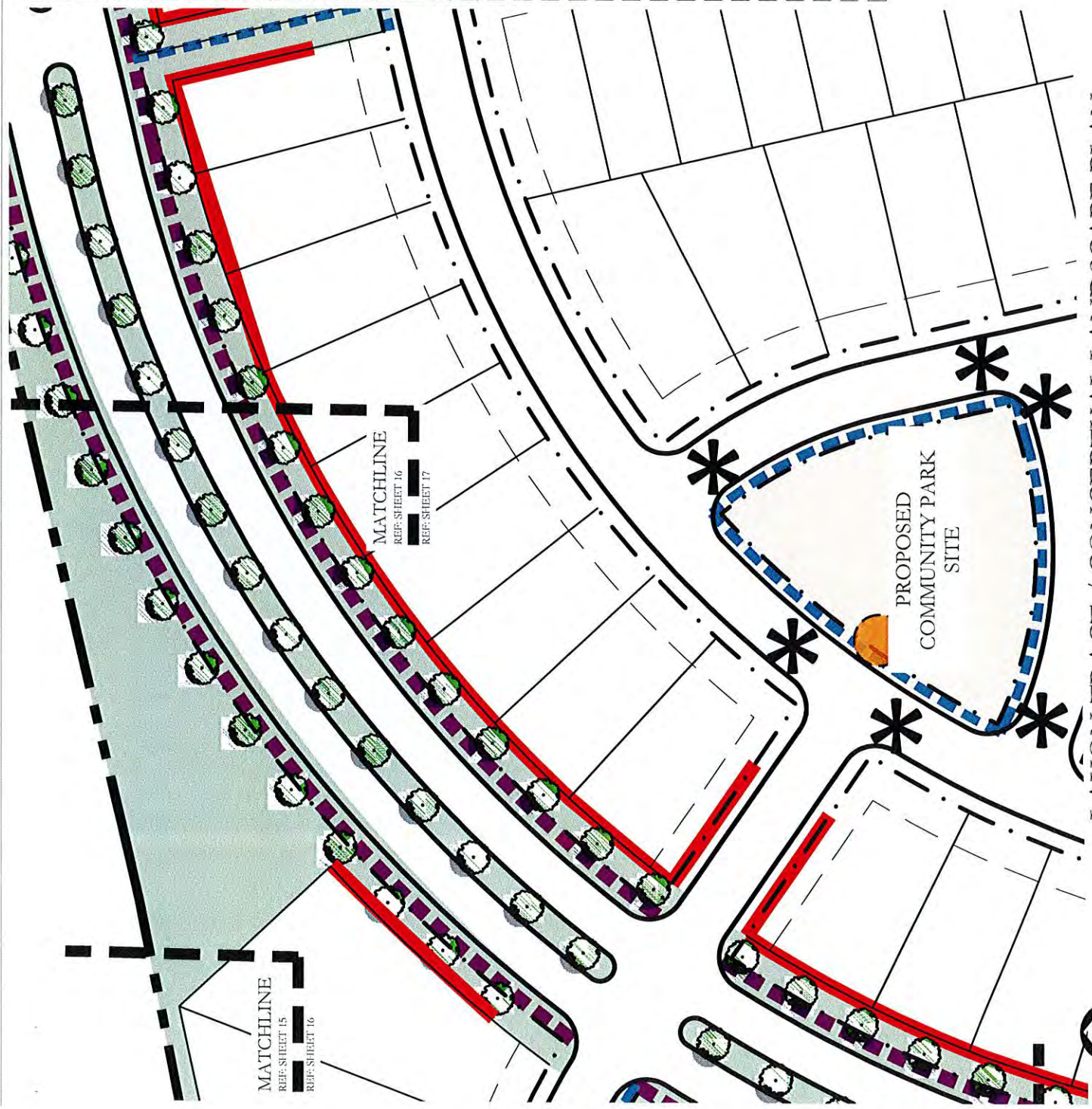
Lavon, Texas

148
 NORTH
 SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTERS SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES
- LANDSCAPE AREA TO INCLUDE:
 - SOD OR SEED, IRRIGATION, AND/OR MAINTENANCE
 - EASEMENT AREAS
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE
- DETENTION POND AREA (LAWS)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLOPES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
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- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 10'-0"

NOTE:
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 16 OF 30
 City Submittal 9-10-2021

Lavon, Texas

149
 NORTH
 SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING: RESTROOMS, SHADE STRUCTURE, PLAYGROUND, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE: IRRIGATION AND/OR TEMPORARY IRRIGATION IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING: SHADE STRUCTURE, FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
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- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
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- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SHADE STRUCTURE, BENCH, AND PET WASTATION.
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 17 OF 30
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Lavon, Texas



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SHEET 18 OF 30
 City Submittal 9-10-2021

Lavon, Texas



15 NORTH
 SCALE: 1" = 80'-0"

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- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIPS WITHIN MANICURED LAWN AREA
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN



SHEET 19 OF 30
City Submittal 9-10-2021

Lavon, Texas

152
NORTH
SCALE: 1" = 80'-0"

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SHEET 20 OF 30
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Lavon, Texas



NORTH
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NORTH
 SCALE: 1" = 80'-0"

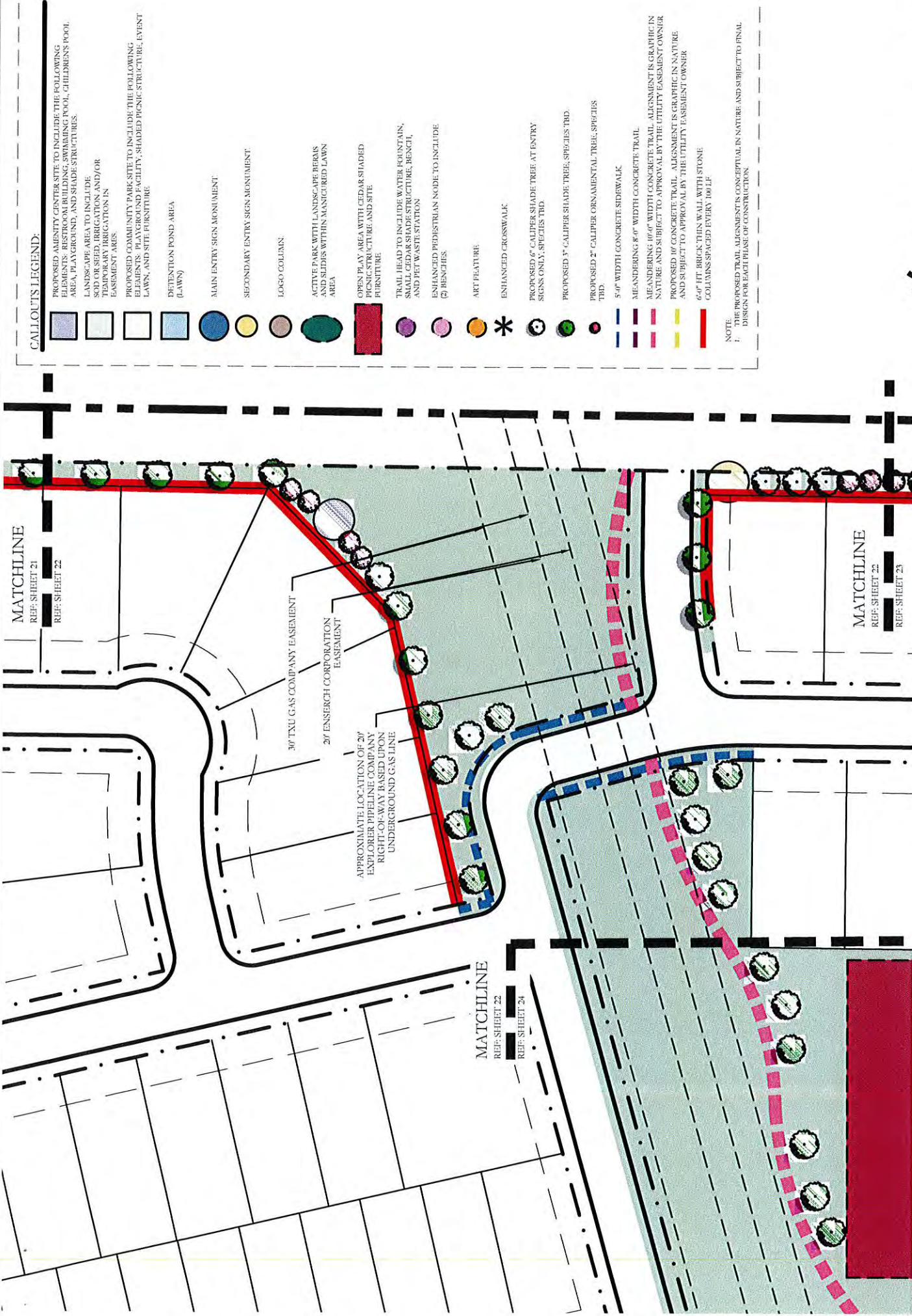
Lavon, Texas

SHEET 21 OF 30
 City Submittal 9-10-2021



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 - ART FEATURE
 - ENHANCED CROSSWALK
 - PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
 - PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
 - PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
 - 5'-0" WIDTH CONCRETE SIDEWALK
 - MEANDERING 8' 0" WIDTH CONCRETE TRAIL
 - MEANDERING 10' 0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
 - PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
 - 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF

NOTE:
 1. THE PROPOSED TRAIL ALIGNMENTS IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DESIGN FOR EACH PHASE OF CONSTRUCTION.



CODY JOHNSON
 S.t.u.d.i.o

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (945) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 22 OF 30
 City Submittal 9-10-2021

Lavon, Texas



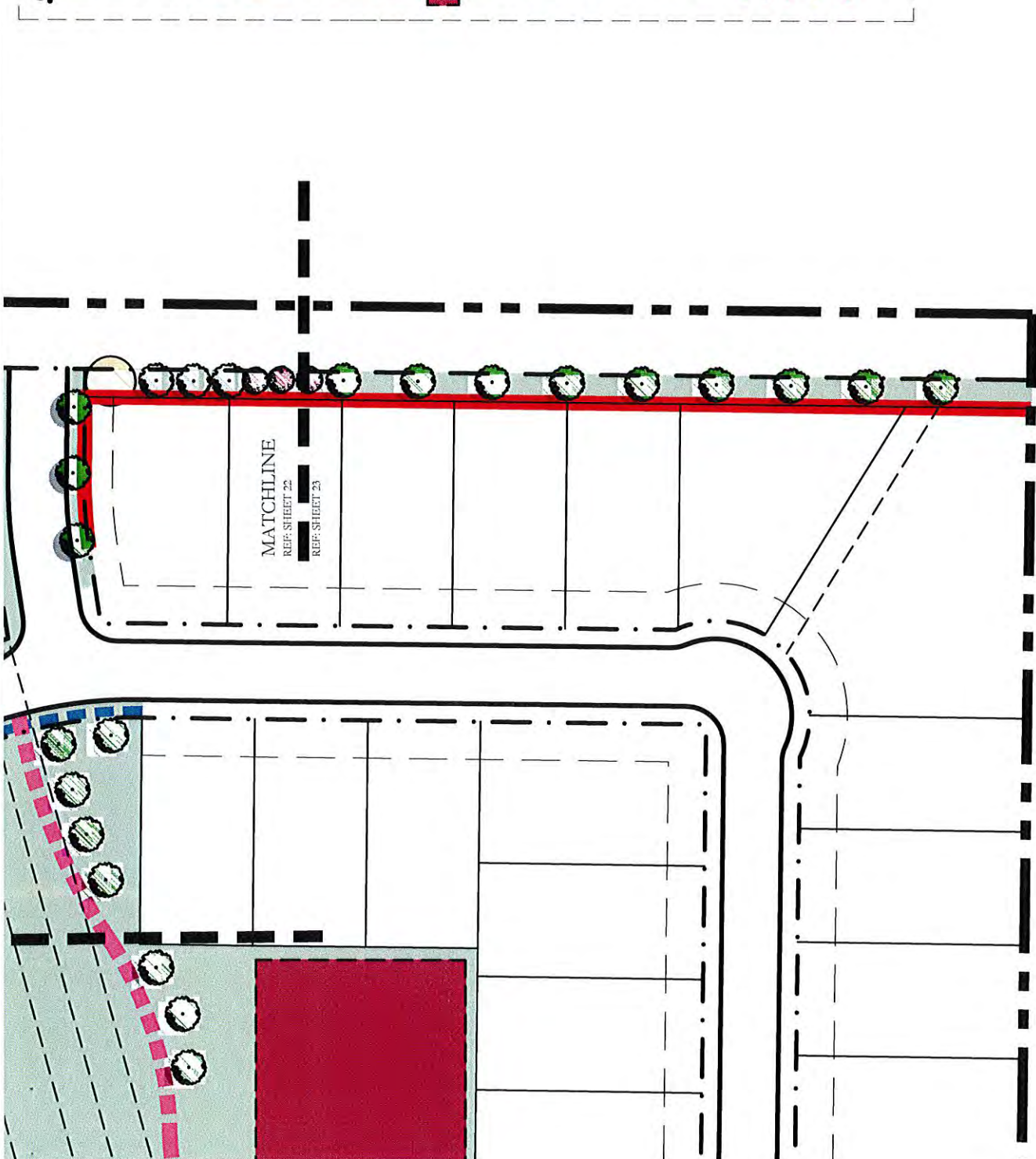
NORTH

SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDRENS POOL, AREA, PLAYGROUND, AND SHADE STRUCTURE.
- LANDSCAPE AREA TO INCLUDE ADD OR SEED, IRRIGATION AND/OR TRAIL ALIGNMENT IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DEFENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BEAMS AND SLIDES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 4" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
- MEANDERING 16'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" FT BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 10' LF.

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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN



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 s-t-u-d-i-o

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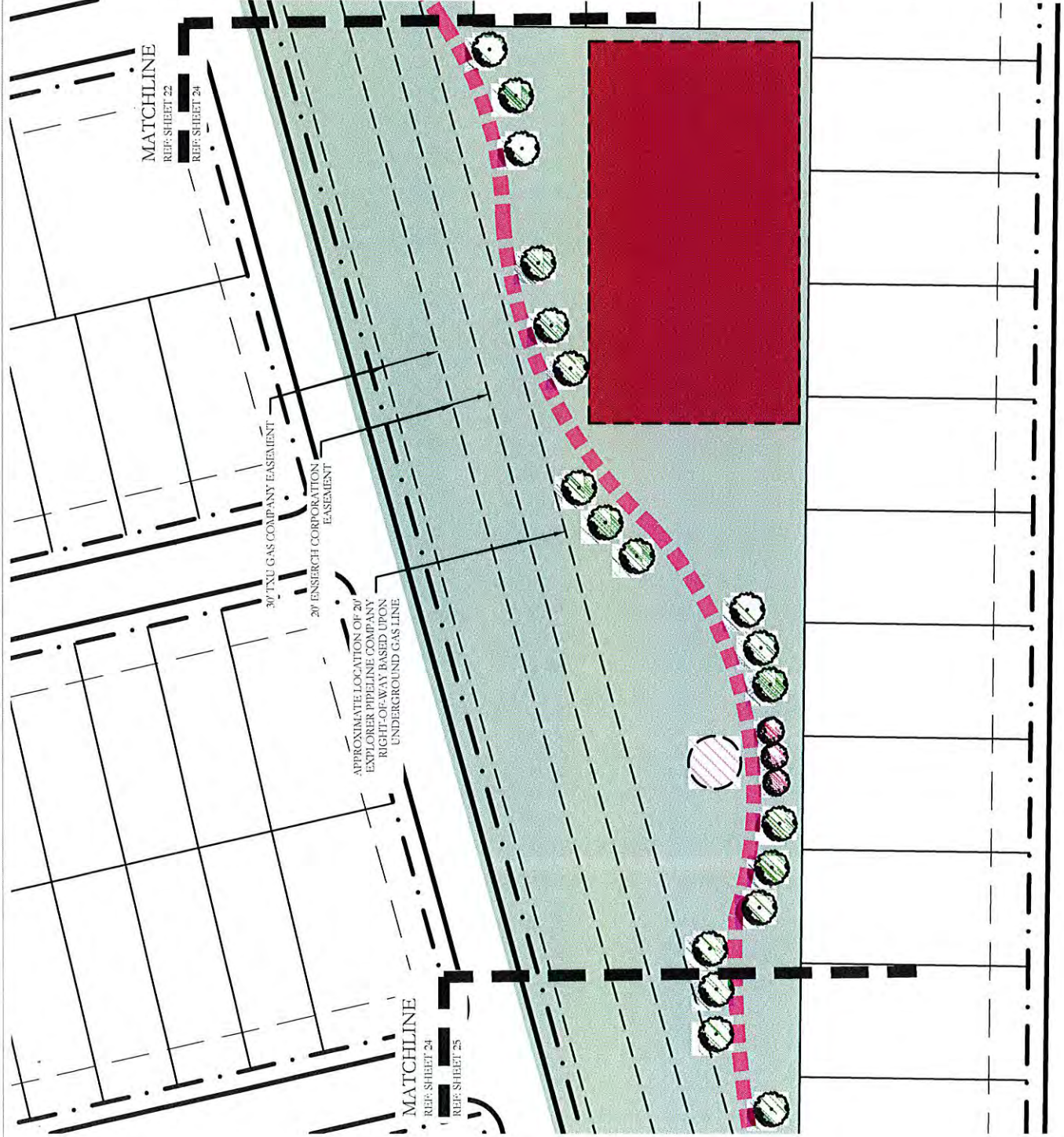
SHEET 23 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH

SCALE: 1" = 80'-0"



CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL AREA, PLAY GROUND, AND SHADE STRUCTURES.
 - LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR WATER REGULATION IN EASEMENT AREAS.
 - PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
 - DEFENTION POND AREA (LAWN)
 - MAIN ENTRY SIGN MONUMENT
 - SECONDARY ENTRY SIGN MONUMENT
 - LOGO COLUMN
 - ACTIVE PARK WITH LANDSCAPE HERBIS AND MULCHES WITHIN MANICURED LAWN AREA
 - OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
 - TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
 - ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES
 - ART FEATURE
 - ENHANCED CROSSWALK
 - PROPOSED 6' CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
 - PROPOSED 3' CALIPER SHADE TREE, SPECIES TBD
 - PROPOSED 2' CALIPER ORNAMENTAL TREE, SPECIES TBD
 - 5'-0" WIDTH CONCRETE SIDEWALK
 - MEANDERING 8' 0" WIDTH CONCRETE TRAIL
 - MEANDERING 16' 0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
 - PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
 - 6' 0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.
- NOTE:
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9729 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (905) 574-0102
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

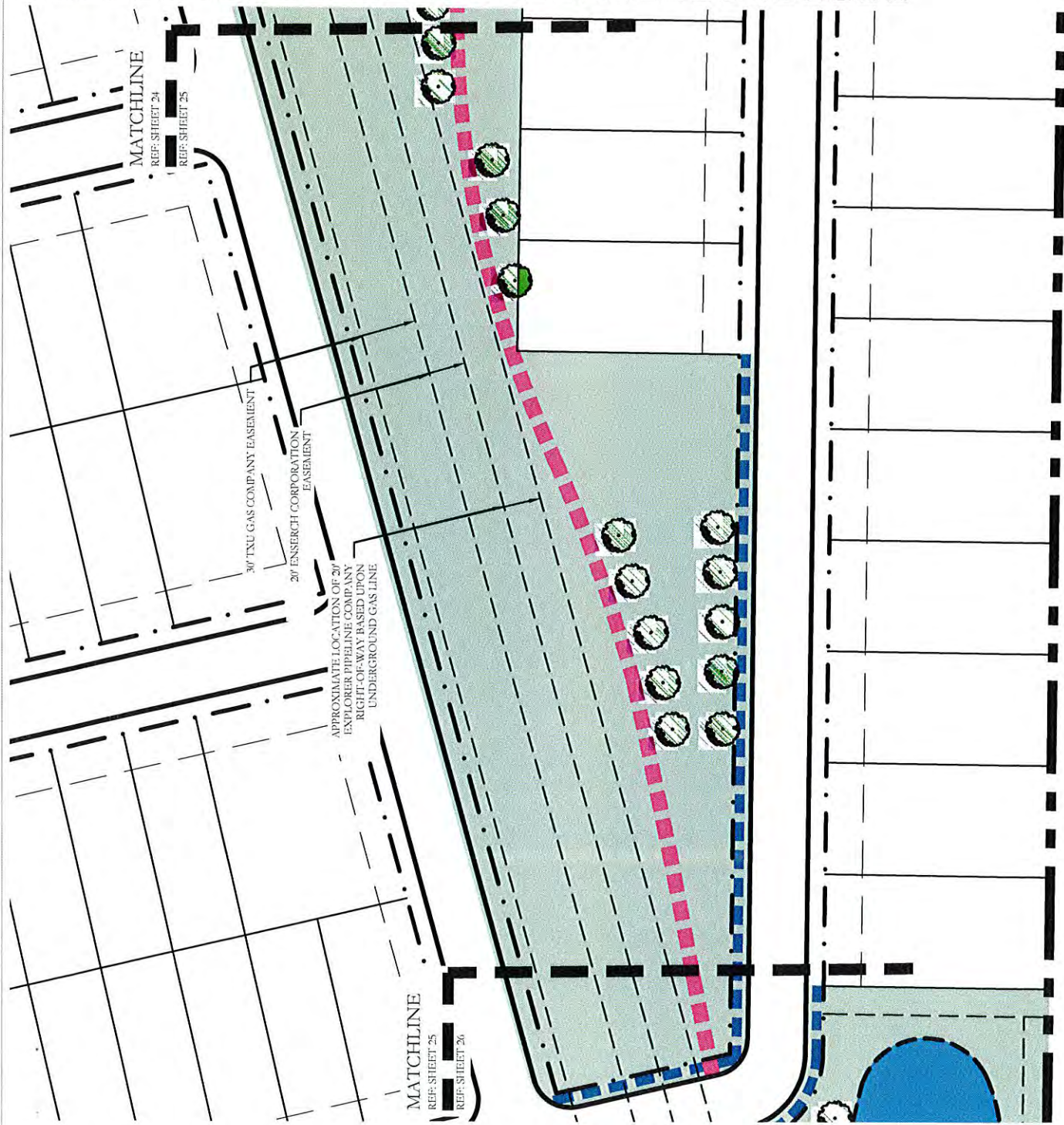
LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 24 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH
 SCALE: 1" = 80'-0"



CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR FERTILIZER IRRIGATION IN EASEMENT VMS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DEFENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10" CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
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9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH: (972) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 25 OF 30
 City Submittal 9-10-2021

Lavon, Texas



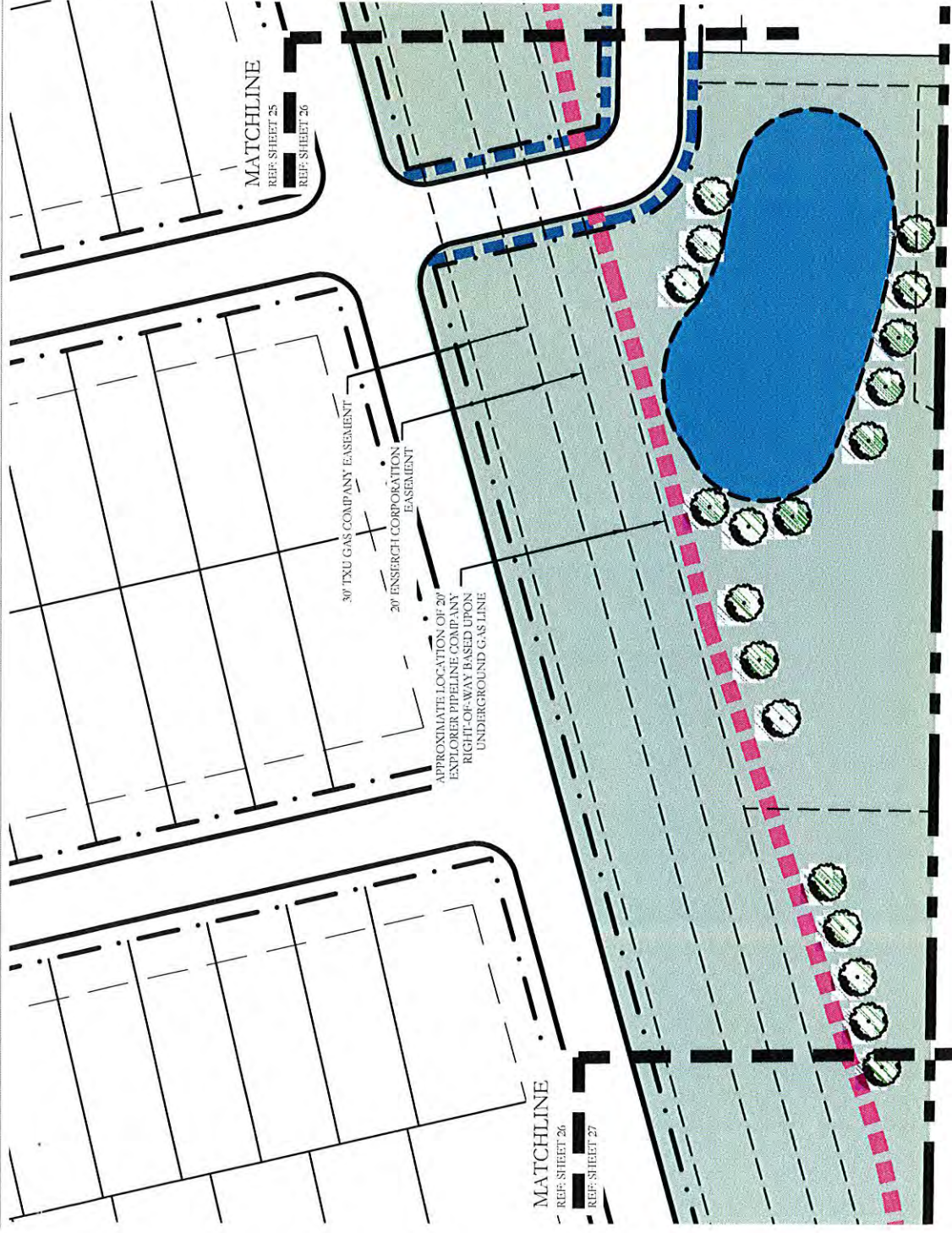
NORTH

SCALE: 1" = 80'-0"

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- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION, AND/OR LIGHTING WITH IRRIGATION IN EASEMENT AREA.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWNS)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLOPES WITH MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE.
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8'-6" WIDTH CONCRETE TRAIL.
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10" CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" HT BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

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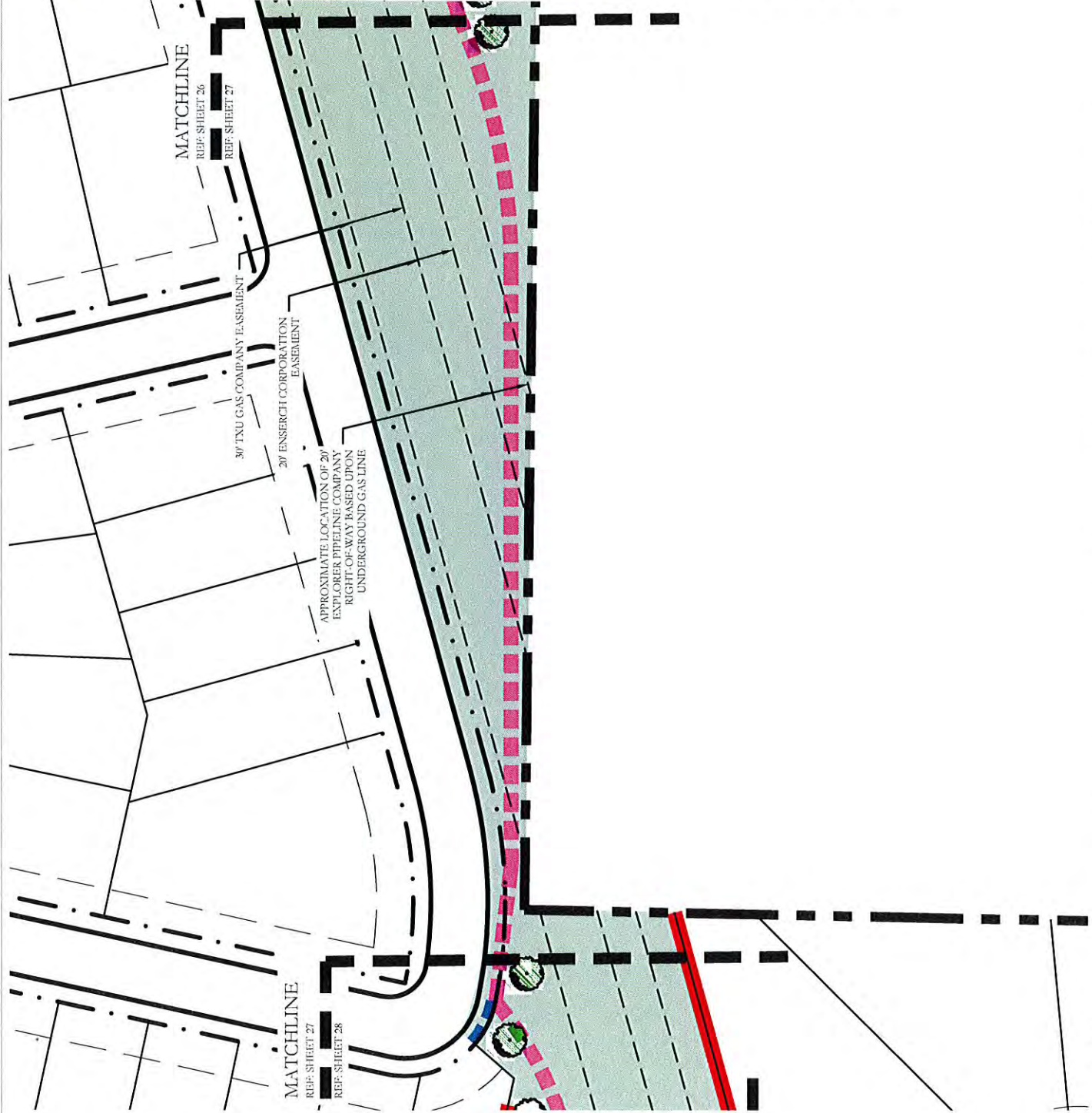
LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 26 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH
 SCALE: 1" = 80'-0"



CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING: PLAYGROUND, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE: IRRIGATION AND/OR TEMPORARY REGULATION IN EASEMENT AREAS
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING: PLAYGRUNDS, PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT.
- SECONDARY ENTRY SIGN MONUMENT.
- LOGO COLUMN.
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDERS WITHIN MANICURED LAWN AREA.
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE.
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.
- ART FEATURE
- ENHANCED CROSSWALK.
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL.
- MEANDERING 10'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- PROPOSED 10' CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 FT.

NOTE:
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 27 OF 30
City Submittal 9-10-2021

Lavon, Texas

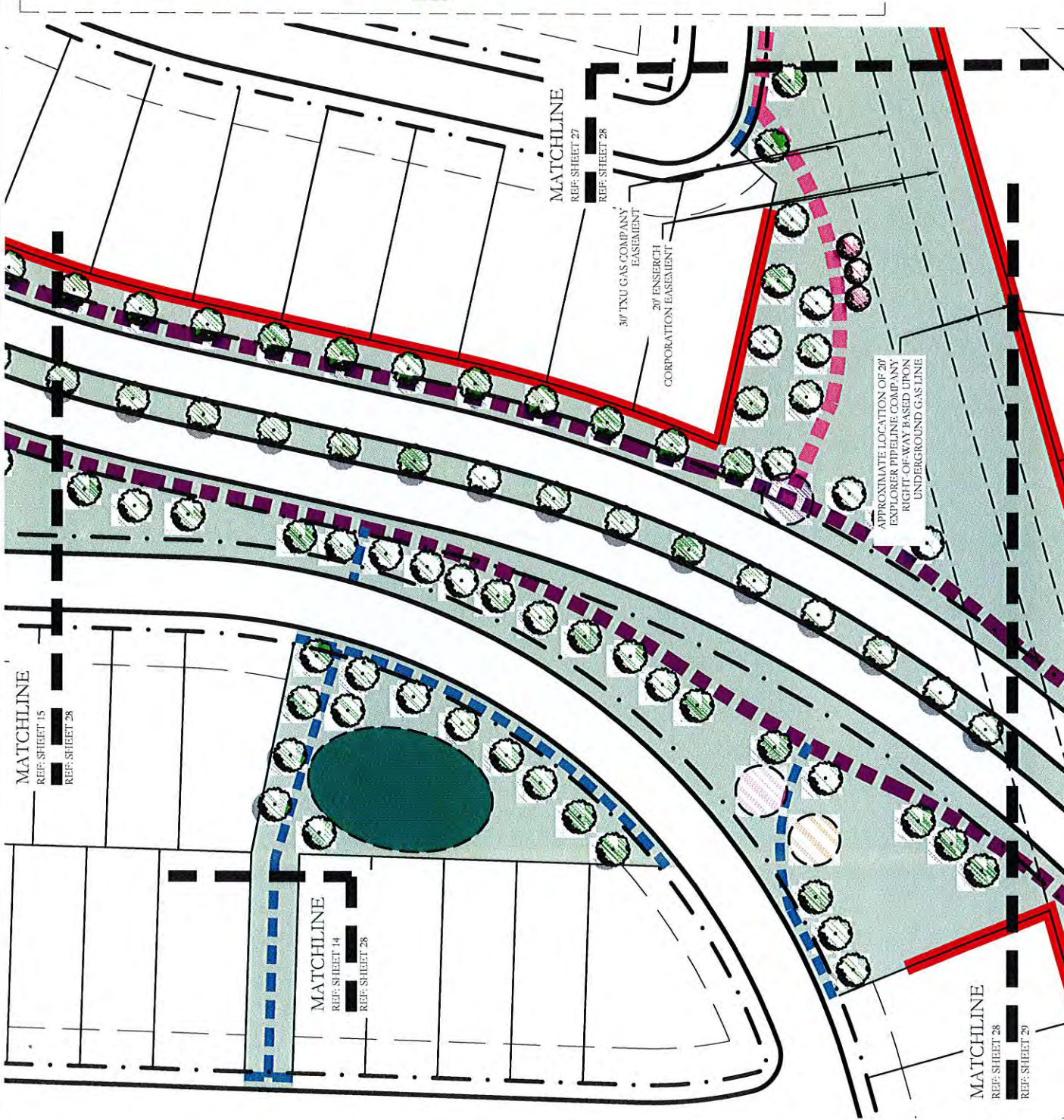


NORTH
SCALE: 1" = 80'-0"

CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR TEMPORARY IRRIGATION IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DETENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BEGRASS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDIESTRIAN NODE TO INCLUDE (2) BENCHES
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
- 5'-0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 16'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10" CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
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CALL-OUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHADE STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DEFENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES
- ART FEATURE
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- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD
- 5'-0" WIDTH CONCRETE SIDEWALK
- MEANDERING 8'-0" WIDTH CONCRETE TRAIL
- MEANDERING 16'-0" WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 16" CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF

NOTE:
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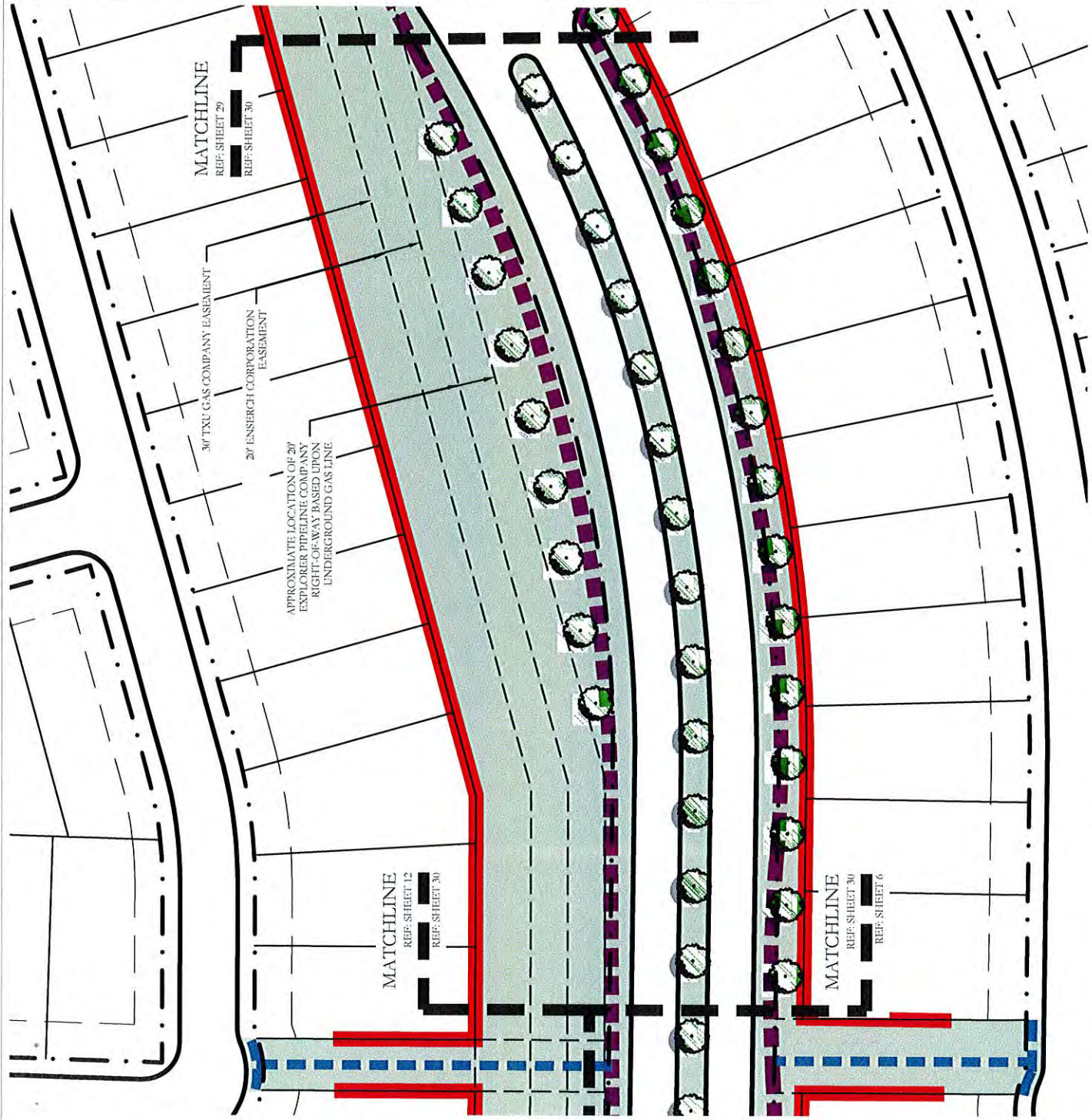
LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 29 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH
 SCALE: 1" = 80'-0"



CALLOUTS LEGEND:

- PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS: RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL, AREA, PLAYGROUND, AND SHEDS/STRUCTURES.
- LANDSCAPE AREA TO INCLUDE SOIL OR SEED, IRRIGATION AND/OR FERTILIZERS, AND IRRIGATION IN EASEMENT AREAS.
- PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENTS: PLAYGROUND FACILITY, SHADED PICNIC STRUCTURE, EVENT LAWN, AND SITE FURNITURE.
- DEFENTION POND AREA (LAWN)
- MAIN ENTRY SIGN MONUMENT
- SECONDARY ENTRY SIGN MONUMENT
- LOGO COLUMN
- ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA
- OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE
- TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION
- ENHANCED PEDESTRIAN NODE TO INCLUDE (C) BENCHES.
- ART FEATURE
- ENHANCED CROSSWALK
- PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.
- PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.
- PROPOSED 2" CALIPER ORNAMENTAL TREE, SPECIES TBD.
- 5'-0" WIDTH CONCRETE SIDEWALK.
- MEANDERING 8" W/ WIDTH CONCRETE TRAIL
- MEANDERING 16" W/ WIDTH CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- PROPOSED 10" CONCRETE TRAIL ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER
- 6'-0" FT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:
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LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

SHEET 30 OF 30
 City Submittal 9-10-2021

Lavon, Texas



NORTH
 SCALE: 1" = 80'-0"

EXHIBIT C-2
DEVELOPMENT STANDARDS – AMENITIES

An amenity center shall be provided at the location generally reflected on the Concept Plan. The amenity center shall be platted with Phase 1 of the development and completed prior to the issuance of PID Bonds for the second improvement area within the PID. The amenity center shall include, at a minimum, the following elements:

- Swimming Pool
- Children’s Pool Area
- Restroom Building
- Playground
- Shade Structure

A community park shall be provided at the location generally reflected on the Concept Plan. The park shall be platted with Phase 3 of the development. The park shall include, at a minimum, the following elements:

- Playground
- Shade Structure
- Event Lawn
- Site Furniture



CITY OF LAVON

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

PLAT APPLICATION

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

Company Making Submission			Property Owner		
Name: <u>Meritage Homes of Texas, LLC</u>			Name: <u>Roy Brian and Andrea Kay Webb</u>		
Address: <u>8840 Cypress Waters Blvd., Suite 100</u>			Address: <u>6445 Berkshire Cir.</u>		
City/State/Zip: <u>Dallas, Texas 75019</u>			City/State/Zip: <u>Cleburne, Texas 76033</u>		
Phone #: <u>972-580-6300</u>		Fax #: _____	Phone # _____		Fax # _____
Authorized Person: <u>David Aughinbaugh</u>			Authorized Person: _____		
Type of Submission		Date		Check List of Items Submitted	
<input checked="" type="checkbox"/> Preliminary Plat		July 9, 2021			
<input type="checkbox"/> Final Plat					
<input type="checkbox"/> Re-Submittal					
<input type="checkbox"/> Construction Plans					
<input type="checkbox"/> Other					
Pricing					
Preliminary Plat: C*D*		\$500.00 plus \$5.00 per lot (Plus engineer review costs)			
Final Plat: C*D*		\$500.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)			
Re-Plat: C*D*		\$325.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)			
Public Infrastructure Inspection: C*E*		4 percent of project or Cost (whichever is greater)			
<p><small>C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required. D* A deposit of \$500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation. E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.</small></p>					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name)		Authorized Representative (Signature)			Date:
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

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Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: July 9, 2021

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, ^{Webb} Roy Brian and ^{Campbell} Andrea Kay ~~Webb~~, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Meritage Homes of Texas, LLC ^{RBW, AKC} to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Roy Brian Webb
Signature (Owner)

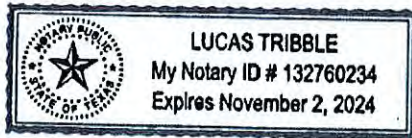
Andrea Kay Campbell
Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Brian Webb / Andrea Campbell
on this the 1st day of July, 2021.

[Handwritten Signature]



(notary seal)

Notary Public in and for Dallas County, Texas



CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: July 9, 2021

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Roy Brian Webb and Andrea Kay Campbell, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Roy Brian Webb
Signature (Owner)

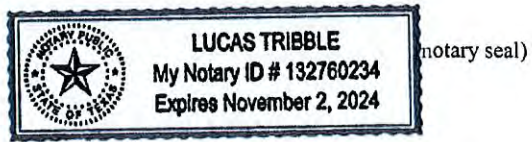
Andrea Kay Campbell
Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Brian Webb / Andrea Campbell
on this the 1st day of July, 2021.

[Signature]



Notary Public in and for Dallas County, Texas



CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: July 9, 2021

To the City of Lavon
Collin County, Texas

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

Blake B. McCartney
Signature (Owner)

Signature (Owner)

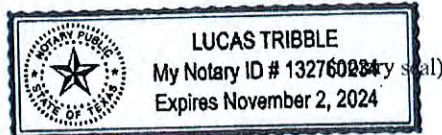
Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Blake McCartney,
on this the 6th day of July, 2021.

[Signature]

Notary Public in and for Dallas County, Texas





CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: July 9, 2021

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Blake McCartney, et al, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Meritage Homes of Texas, LLC to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Blake B McCartney
Signature (Owner)

Signature (Owner)

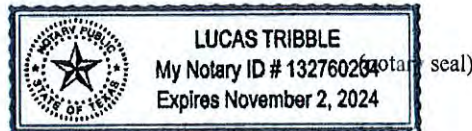
Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Blake McCartney,
on this the 6th day of July, 2021.

[Signature]

Notary Public in and for Dallas County, Texas





CITY OF LAVON

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

PLAT APPLICATION

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

Company Making Submission			Property Owner		
Name: <u>Meritage Homes of Texas, LLC</u>			Name: <u>Blake McCartney et al</u>		
Address: <u>8840 Cypress Waters Blvd., Suite 100</u>			Address: <u>3536 Mockingbird Ln.</u>		
City/State/Zip: <u>Dallas, Texas 75019</u>			City/State/Zip: <u>Dallas, Texas 75205</u>		
Phone #: <u>972-580-6300</u>		Fax #: _____	Phone # _____		Fax # _____
Authorized Person: <u>David Aughinbaugh</u>			Authorized Person: _____		
Type of Submission		Date		Check List of Items Submitted	
<input checked="" type="checkbox"/> Preliminary Plat		July 9, 2021			
<input type="checkbox"/> Final Plat					
<input type="checkbox"/> Re-Submittal					
<input type="checkbox"/> Construction Plans					
<input type="checkbox"/> Other					
Pricing					
Preliminary Plat: C*D*		\$500.00 plus \$5.00 per lot (Plus engineer review costs)			
Final Plat: C*D*		\$500.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)			
Re-Plat: C*D*		\$325.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)			
Public Infrastructure Inspection: C*E*		4 percent of project or Cost (whichever is greater)			
<p><small>C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required. D* A deposit of \$500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation. E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.</small></p>					
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>					
Authorized Representative (Printed Name)		Authorized Representative (Signature)			Date:
<u>Blake B. McCartney</u>		<u>Blake B. McCartney</u>			<u>7/6/2021</u>
To be completed by the City					
In Takers Name: _____					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments: _____					

Proposed Concept Plan – Table

Land Use Acreage Summary

Perimeter Thoroughfares Rights of Way	17.0
Commercial	10.1
Amenity Center/ Community Park	1.7
Open Space & Buffers	46.3
Residential Lots / Residential Rights of Way	127.5
Total	205.5

Open Space Acreage Summary

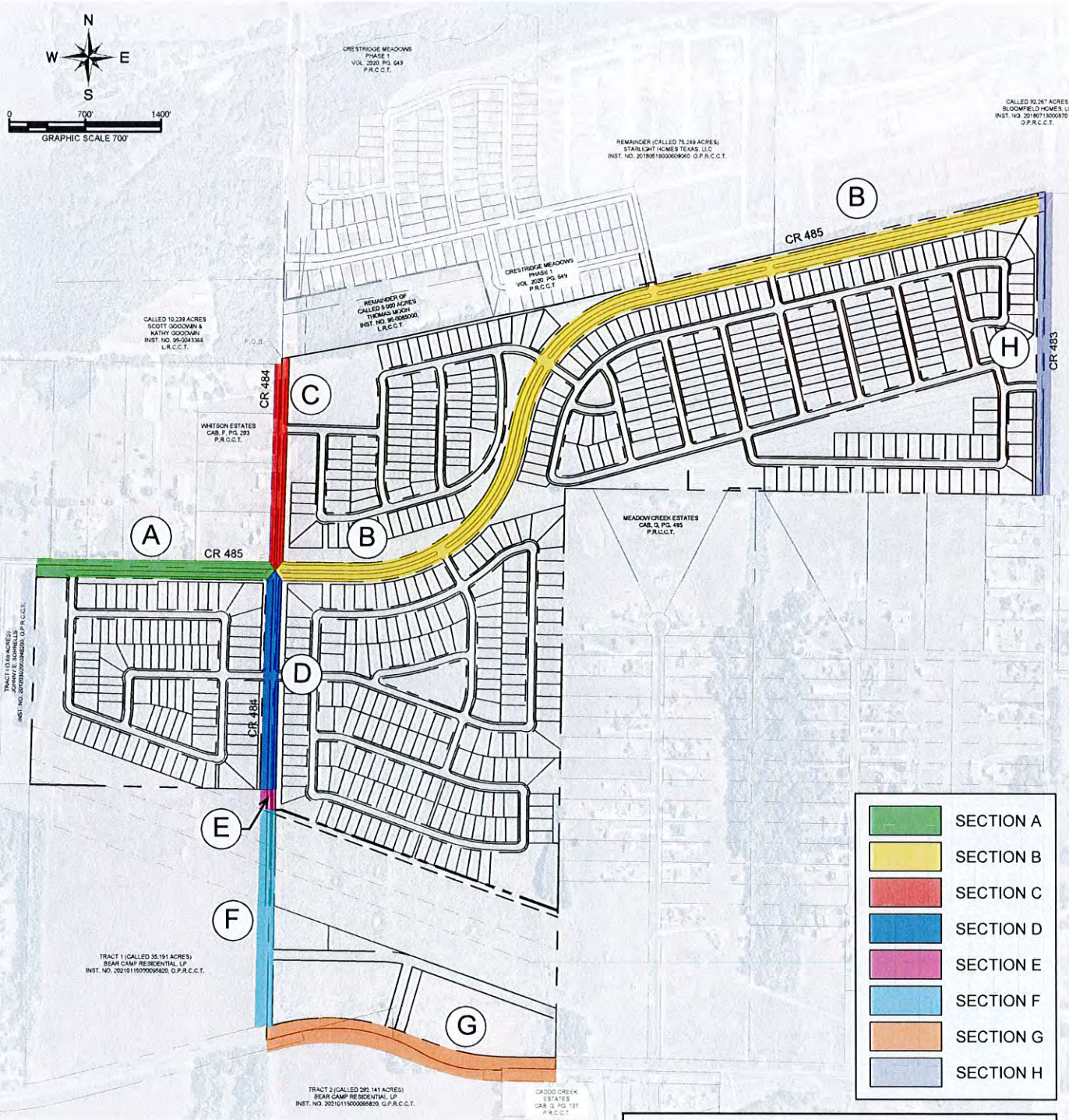
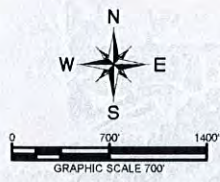
Open Space, Buffers & Amenity Center	48.0
Area (Net of Perimeter ROW)	188.5
Total Percent Open Space	25.5%

Lot Type Summary

40' x 110'	227
50' x 110'	350
60' x 120'	74
Total	651

Density Summary (Units per Acre)

Gross	3.2
Net of Perimeter ROW	3.4



	SECTION A
	SECTION B
	SECTION C
	SECTION D
	SECTION E
	SECTION F
	SECTION G
	SECTION H

NOTE: SEE SECTIONS A-F ON THE SUBSEQUENT SHEETS FOR RIGHT-OF-WAY DEDICATION AND PAVEMENT WIDTH DETAILS.

SECTION G WILL BE A VARIABLE WIDTH RIGHT-OF-WAY DEDICATION OUT OF THE ULTIMATE 120-FOOT RIGHT-OF-WAY SECTION.

SECTION H WILL BE A 35-FOOT RIGHT-OF-WAY DEDICATION OUT OF THE ULTIMATE 70-FOOT RIGHT-OF-WAY SECTION.

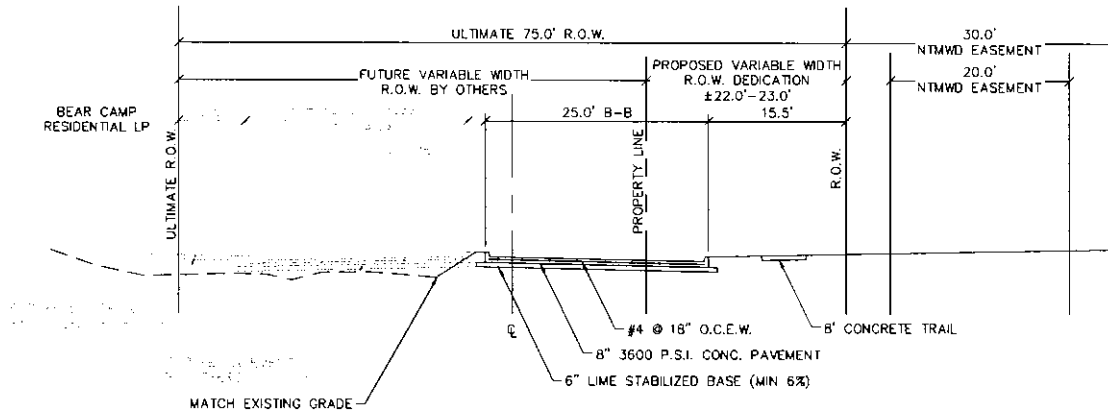
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 8/27/2021 12:48 PM

PLOTTED BY
 DWG NAME
 LAST SAVED

Exhibit E
Trails of Lavon
 ROADWAY IMPROVEMENT EXHIBIT - MASTER
 Lavon ETJ, Collin County, Texas
 June 2021

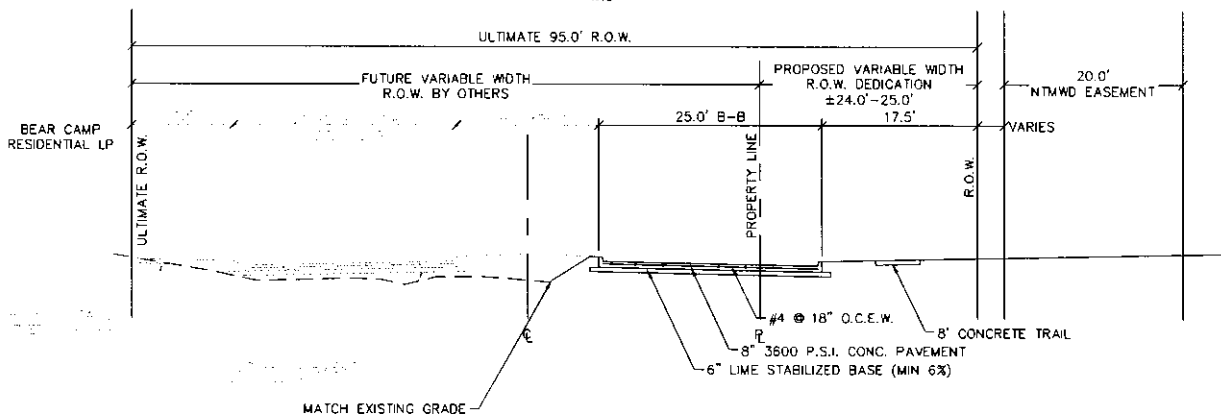
Kimley»Horn
 13455 Noel Road
 Suite 700
 Dallas, Texas 75034
 469-914-8611
 State of Texas Registration No. F-928

ROADWAY IMPROVEMENT EXHIBIT - LAVON TRACT (CADD PRELIMINARY) (DATE: 08/14/2021) (TIME: 4:50 PM)



SECTION E - CR 484 (SOUTH END OF RESIDENTIAL TO NORTH END OF ELECTRIC EASEMENT)

NTS



SECTION F - CR 484 (ELECTRIC EASEMENT SOUTH)

NOTE: THE R.O.W. DEDICATION AND CONSTRUCTION OF THE PORTION OF CR 484 ADJACENT TO THE COMMERCIAL TRACT SHALL BE COMPLETED BY THE COMMERCIAL DEVELOPER AT THE TIME OF DEVELOPMENT OF THE ADJACENT LAND

NTS

Exhibit E Trails of Lavon

ROADWAY IMPROVEMENT EXHIBIT
 Lavon ETJ, Collin County, Texas
 August 2021

Kimley»Horn

13455 Noel Road
 Suite 700
 Dallas, Texas 75034
 469-314-9611
 State of Texas Registration No. F-928

DATE: 08/14/2021 4:50 PM

Roadway Improvements – Trails of Lavon

(a) Roadway Improvements. As required by the City Regulations and as depicted in Exhibit E, Developer shall, at its sole cost and expense, design, and construct at no cost to the City, and in accordance with (1) the Traffic Impact Analysis dated May 17, 2021 prepared by Kimley Horn for the Property, attached hereto as Exhibit G (which Traffic Impact Analysis is subject to City approval) and (2) the standards contained in the City Regulations and this Agreement, the following roadway improvements:

(i) All roadway Onsite Public Improvements required by the City Regulations and needed to serve the Development, including those set forth in (ii), (iii), and (iv) below.

(ii) CR 485. The Developer shall construct CR 485 from the west property line to the east property line of the Development and transitioning to the existing west and east street sections, including integral curbs and gutters, sidewalk, and drainage, along the Property border as shown on Sections A and B on Exhibit E to the extent such roadway section lies within existing right-of-way, prescriptive right-of-way, or right-of-way dedicated by Developer pursuant to the terms of this Agreement. In the event right of way is not available, the Developer shall be required to construct only such portion of the referenced portion of CR 485 for which right-of-way is available. In the event drainage makes curb and gutter installation impractical, the city engineer may approve an alternative design at its discretion.

(A) Section A – The Developer shall construct one-half of the divided four (4) lane build out of CR 485 along the western portion of the Property, as shown on Section A as set forth in Exhibit E. The Developer will construct the concrete driveway approaches for existing driveways of the properties north of CR 485 to connect to the new constructed road in accordance with City regulations and requirements.

(B) Section B – The Developer shall construct the full four (4) lane build out of CR 485 lying between CR 484 and CR 483, all as shown on Section B as set forth in Exhibit E.

(C) Right of Way Dedication. Developer shall dedicate the portion of the right-of-way that lies within the Property to the City for construction of future CR 485 as shown on Section A on Exhibit E concurrently with final plat for the adjacent land.

(D) All design, engineering, and construction costs for improvements to CR 485 made by the Developer and the costs associated with offsite land acquisition shall be considered reimbursable PID Projects, however onsite rights-of-way shall not be a reimbursable PID Project Cost.

(iii) CR 484. The Developer shall construct the eastern twenty-four foot (24') wide roadway section of CR 484 from the south boundary of the powerline crossing

easement to the northern property line of the Development and transitioning to the existing north and south street sections, including integral curbs and gutters, sidewalk and drainage, along the Property border as shown on Sections C, D, E and F on **Exhibit E** to the extent such roadway section lies within existing right-of-way, prescriptive right-of-way, or right-of-way dedicated by Developer pursuant to the terms of this Agreement. In the event right of way is not available, the Developer shall be required to construct only such portion of the referenced portion of CR 484 for which right-of-way is available. In the event drainage makes curb and gutter installation impractical, the city engineer may approve an alternative design in its discretion. Developer is not required to construct the median or western section identified in **Exhibit E**.

(A) Section C – For the portion of CR 484 lying between CR 485 and the north property line of the east residential property, the Developer shall construct a 24' wide roadway as shown on Section C of **Exhibit E**. This includes the transition to the existing pavement section north of the property.

(B) Section D – For that portion of CR 484 lying between CR 485 and the south property line of the west residential property, the Developer shall construct a 24' wide pavement section as shown on Section D of **Exhibit E**. In addition, Developer shall also dedicate the portion of the ultimate right-of-way sufficient to allow the City to widen CR 484 in the future to the extent that ultimate right-of-way lies within the Property, all as shown on Section D set forth on **Exhibit E**.

(C) Section E – The portion of CR 484 south of the south property line of the west residential property to the north boundary of the existing power line easement, the Developer shall construct a 24' wide pavement section as shown on Section E of **Exhibit E** before the final plat of the final phase of the residential development. This includes the transition to the existing pavement section south of the power line easement.

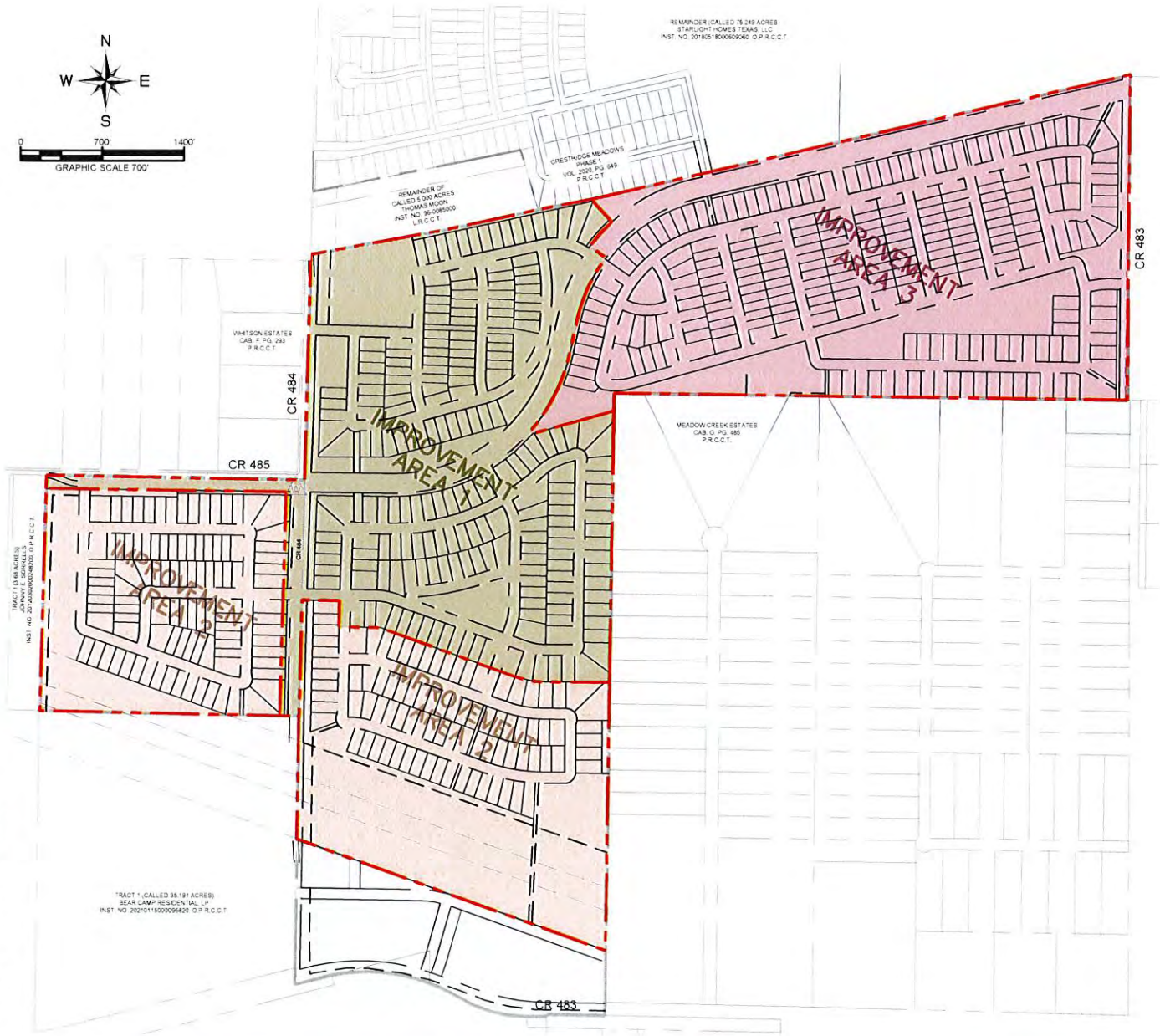
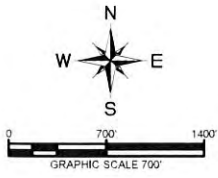
(D) Section F – The portion of CR 484 south of the north boundary of the existing power line easement to the south boundary of the existing power line easement, the Developer shall construct a 24' wide pavement section as shown on Section E of **Exhibit E** before the final plat of the final phase of the residential development. This includes the transition to the existing pavement section south of the power line easement.

The portion of CR 484 from the south boundary of the power line crossing through the commercial portion of the Property to CR 483, as shown on Section F as set forth on **Exhibit E**, shall be constructed by the Developer before the final plat for any commercial property.

(E) Right of Way Dedication. Developer shall dedicate the portion of the right-of-way that lies within the Property to the City for construction of future CR 484 as shown on Section D on **Exhibit E** concurrently with final plat for the adjacent land.

(F) All design, engineering, and construction costs for improvements to CR 484 made by the Developer and the costs associated with offsite land acquisition shall be considered reimbursable PID Projects, however onsite rights-of-way shall not be a reimbursable PID Project Cost.

(iv) CR 483. To the extent the right of way for CR 483 as set forth on **Exhibit E** lies within the Property, the Developer shall dedicate such right of way to the City upon final plat of Developer's adjacent property for Section G and Section H, as set forth on **Exhibit E**. The Developer will construct a five-foot (5') sidewalk along CR 483 for Section H as set forth on **Exhibit E**. The Developer will construct the intersection of CR 485, CR 483, and President's Boulevard, for which the City will reimburse reasonable actual costs for the oversizing. The Developer shall donate, in lieu of construction, funds for the construction of CR 483 (4-lane undivided) proportionate to the development for Section H, as set forth on **Exhibit E**. The proportionate share has been determined to be 5.5 % of total construction cost. In the event that the sidewalk installation is impractical, the cost for the sidewalk shall be donated, in lieu of construction, to the City. The use of funds donated in lieu of construction for CR 483 and sidewalks will be limited to such construction.



IMPROVEMENT AREA 1 LOT SUMMARY	
LOT TYPE	COUNT
40' x 110'	54
50' x 110'	134
60' x 120'	21
TOTAL	209

IMPROVEMENT AREA 3 LOT SUMMARY	
LOT TYPE	COUNT
40' x 110'	114
50' x 110'	94
60' x 120'	42
TOTAL	250

IMPROVEMENT AREA 2 LOT SUMMARY	
LOT TYPE	COUNT
40' x 110'	59
50' x 110'	122
60' x 120'	11
TOTAL	192

TOTAL IMPROVEMENT AREA SUMMARY	
LOT TYPE	COUNT
40' x 110'	227
50' x 110'	350
60' x 120'	74
TOTAL	651

CERQUEIRA, JOSEPH 9/10/2021 4:18 PM
 K:\LAVON\LA_VO_PROJ\USE_2020037 - LAVON TRACT\CAD\PRELIMINARY\EXHIBITS\OVERALL PHASING PLAN.DWG
 9/10/2021 4:18 PM

PLOTTED BY
 DWG NAME
 LAST SAVED

Lavon Tract

PHASING EXHIBIT
 Lavon ETJ, Collin County, Texas
 September 2021

Kimley»Horn
 13455 Noel Road
 Suite 700
 Dallas, Texas 75034
 469-914-9611
 State of Texas Registration No. F-928

 **Traffic Impact Analysis**

Lavon Tract Development
Lavon, Texas

DRAFT

July 1, 2021

Kimley-Horn and Associates, Inc.
Dallas, Texas

Registered Firm F-928

Kimley»Horn

Traffic Impact Analysis

**Lavon Tract Development
Lavon, Texas**

Prepared by:

Kimley-Horn and Associates, Inc.
13455 Noel Road, Two Galleria Tower, Suite 700
Dallas, Texas 75240
Registered Firm F-928

Contact:

Hiron Fernando, P.E.
Iman Rahim, E.I.T.
972-770-1300
May 17, 2021
Interim Revision: July 1, 2021

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EXECUTIVE SUMMARY

The proposed Lavon Tract development is located in Lavon, Texas, east of State Highway 205 along CR 485. The site is proposed to be built with 653 single family residential homes. This study is intended to identify traffic generation characteristics and to identify potential traffic related impacts on the local street system.

The following existing intersections were selected to be part of this study:

- State Highway 78 at State Highway 205
- State Highway 205 at CR 485
- State Highway 205 at CR 483
- CR 485 at CR 484
- Main Street at Presidents Boulevard

The analysis also included the eight proposed driveways having access in and out of the site.

Traffic operations were analyzed at the study intersections for existing volumes, 2026 and 2031 background traffic volumes, and 2026 and 2031 background plus site-generated traffic volumes. The future years correspond to the expected buildout year of the site and a key future study year. Conditions were analyzed for the weekday AM and PM peak hours.

The background traffic conditions included existing traffic with compound growth rates, plus explicit modeling of the following development in the vicinity:

- Crestridge Meadows site, a development that will be located just north of the Lavon Tract development. Although construction has started for the development, the site is currently generating very little traffic and its expected trip generation from the remaining 582 single-family residential homes was considered in the study years.

The Lavon Tract development is expected to generate approximately 468 new weekday AM peak hour one-way vehicle trips and 615 new weekday PM peak hour one-way vehicle trips at buildout. The distribution of the site-generated traffic volumes onto the street system was based on the surrounding roadway network, existing traffic patterns, and the project's proposed access locations.

Analysis of the existing conditions showed the need for regional roadway network improvements. The planned widening of State Highway 205 will significantly improve traffic operations at State Highway 78 at State Highway 205 which is currently operating with heavy delay, specifically for the northbound approach. The delay is only expected to increase due to general traffic growth in the area and additional surrounding developments. Therefore, the additional capacity on State Highway 205 is necessary at this intersection to accommodate the heavy volumes. Building out State Highway 205 to its thoroughfare potential of a six-lane roadway could even further increase capacity. Signal timing adjustments, such as an increased cycle length and adjustments to the signal control type, could allow for a more optimal phasing

that is favorable for the northbound approach. As stated in the report, running the intersection as actuated-coordinated and updating the phase sequence, can give more time for the heavy northbound approach. Other signal timing adjustments such as modifications to the existing splits, can also potentially improve traffic. However, since the majority of the traffic at this intersection is existing, the need for these intersection improvements is not due to the Lavon Tract development.

The existing study stop-controlled approaches along State Highway 205 are also currently experiencing heavy delay due to the heavy northbound and southbound volumes on State Highway 205. It is expected that by 2026, without the Lavon Tract development, the westbound approaches of CR 485 and CR 483 will be operating at LOS F. State Highway 205 at CR 485 is expected to be a major intersection for not only the Lavon Tract development, but also the Crestridge Meadows development that is currently under construction. However, with the widening of State Highway 205, geometric improvements may be implemented at its intersection at CR 485. However, if no improvements are made, the City of Lavon should review the intersection for further improvements through Texas Department of Transportation (TxDOT) to help mitigate the expected delay. Similarly, Main Street at Presidents Boulevard is currently experiencing heavy delay for the stop-controlled northbound approach, specifically in the AM peak hour. However, in the PM peak hour, the northbound approach operates with minimal delay which indicates that for the majority of the day, the intersection is expected to operate well.

The proposed site driveways provide the appropriate level of access for the development. All eight of the site driveways are expected to operate at LOS C or better after the full build-out of the site.

Based on the analysis presented in this report, the proposed Lavon Tract development, located in Lavon, Texas, can be successfully incorporated into the surrounding roadway network provided the site-specific recommendations made in this report are considered.

The following site-specific modification to the roadway network is recommended as part of the Lavon Tract development:

- Installation of an All-Way Stop Control (AWSC) at CR 485 and CR 484

The following modifications to the external roadway network should be considered at a regional level to help improve traffic operations in the vicinity of the development:

- Signal timing adjustments at State Highway 78 and State Highway 205
- Addition of an exclusive through lane at State Highway 78 and State Highway 205 to support signal timing improvements
- Intersection improvements at State Highway 205 and CR 485

I. INTRODUCTION

A. Purpose

Kimley-Horn was retained to conduct a Traffic Impact Analysis (TIA) of future traffic conditions associated with the development of the Lavon Tract site. A site vicinity map is provided as **Exhibit 1**. **Exhibit 2** shows the proposed conceptual site plan. This study is intended to identify traffic generation characteristics and to identify potential traffic related impacts on the local street system.

B. Methodology

Traffic operations were analyzed at the study intersections for AM and PM peak hours for the following scenarios:

- 2021 existing traffic
- 2026 background traffic
- 2026 background plus site traffic
- 2031 background traffic
- 2031 background plus site traffic

The capacity analyses were conducted using the *Synchro*[™] software package and its associated *Intersection* reports for signalized intersections and *Highway Capacity Manual* reports for unsignalized intersections.

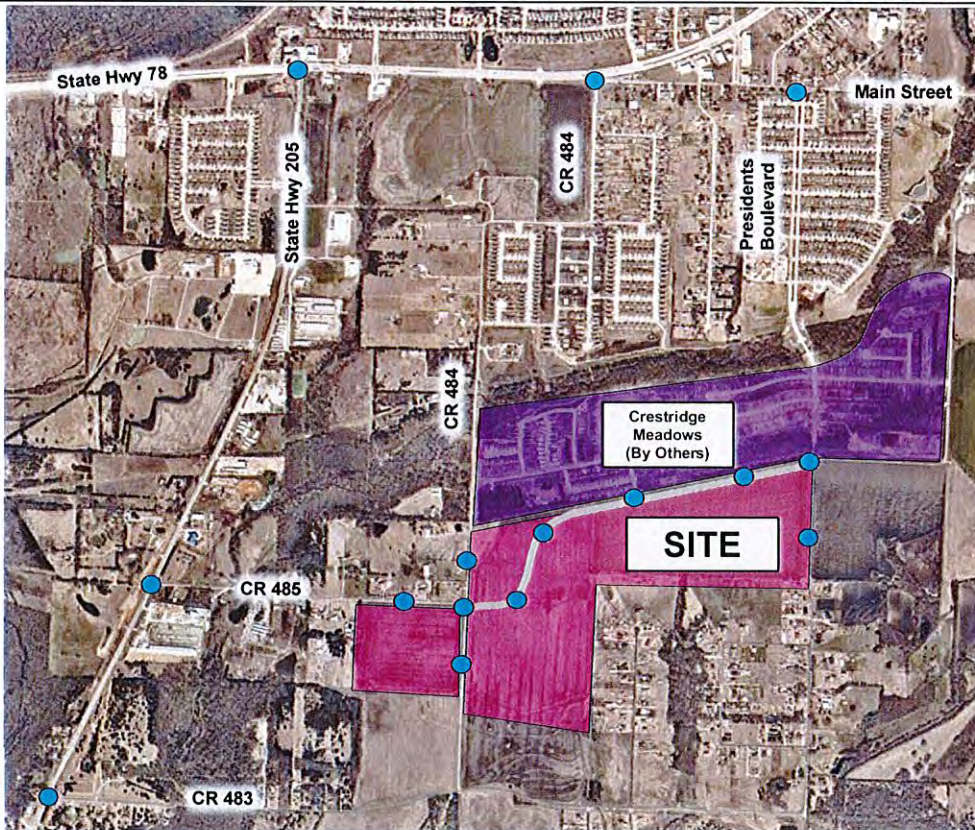


EXHIBIT 1
Vicinity Map

LEGEND:
● = Study Intersection

North
↑
Not To Scale

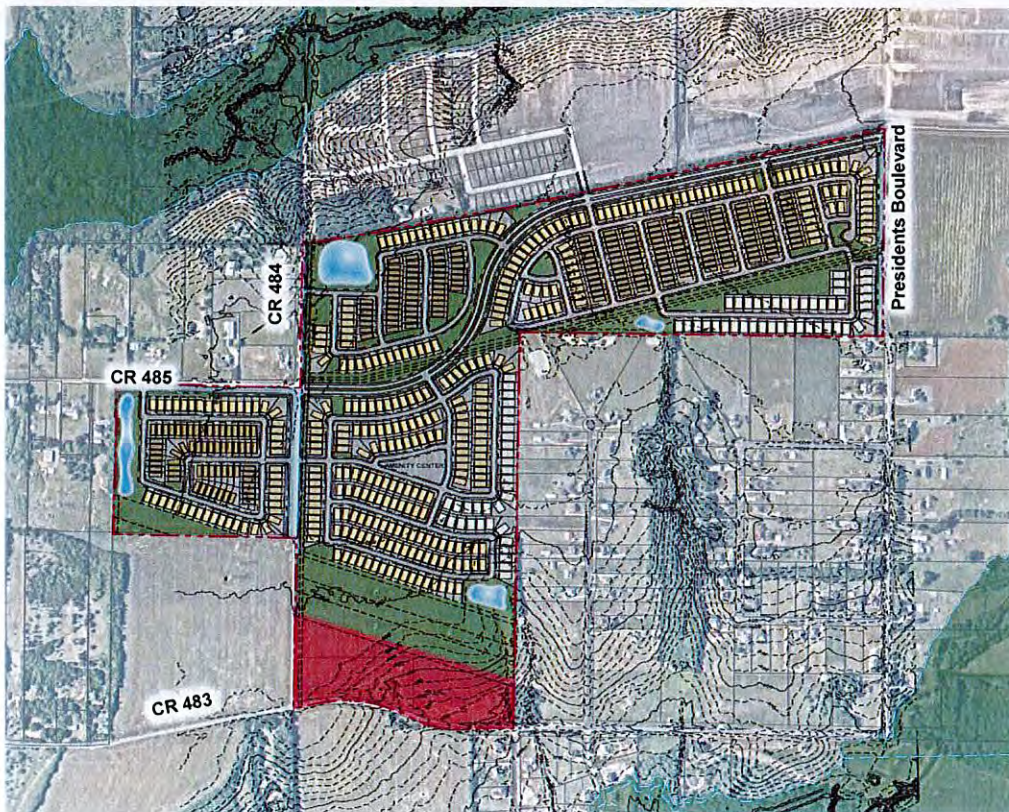


EXHIBIT 2
Conceptual Site Plan

North
↑
Not To Scale



September 2, 2021

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

RE: 2nd Review Comments – McCartney/Webb Tract – Concept Plan & Development Standards

Dear Ms. Dobbs:

We offer the following written responses to the comments on the Concept Plan and Development Standards provided via email on August 23, 2021.

With the updates made to the Concept Plan, we believe the development is consistent with the Lake Connector Corridor and certain key ideas coming from the City's Community Vision Assessment, namely the ideas of a walkable/bikeable community and providing lake-oriented art features. The extension and improvement of CR 485 through the proposed development will be designed as the Lake Connector street section as identified on the City's Master Thoroughfare Plan. 8' trails will be offered along both sides of CR 485 along with additional trails and sidewalks throughout the development, providing a walkable development with opportunities to extend these to future developments along the Lake Connector Corridor. Additionally, art features will be provided along CR 485 to provide interest to the corridor through the development and tie it into the Lake Connector Corridor.

CONCEPT PLAN

1. Potential park/gathering (noted 3 times).
Response: The updated Concept Plan and Conceptual Landscape Plans have been updated to clearly identify a Community Park Site.
2. Complete sidewalk loop for amenity space.
Response: A trail loop around the northern pond has been added as requested.
3. Label does not constitute approval of location or use without associated layout and development details.
Response: Comment acknowledged. A note has been added to the Concept Plan in regards to the Bear Creek Elevated Storage Tank lot reservation.
4. Missing 10' trail.
Response: A 10' trail has been added in the electric easement and will be constructed to the extent it is allowed by the easement owner.
5. Provide a sidewalk to complete the loop around the pond if possible without affecting trees.
Response: A trail loop around the southern pond has been added as requested and will be constructed to the extent possible without affecting trees.

6. Clarify locations of crosswalks (typ).
Response: The locations of enhanced crosswalks at intersections around the Amenity Center and at the Community Park have been added to the Concept Plan and Conceptual Landscape Plans.
7. Show sidewalks to indicate continuous pedestrian system (typ).
Response: All sidewalks/trails required to be constructed at the time of development have been added to the Concept Plan and Conceptual Landscape Plans. A note addressing the obligation of the homebuilder to construct the sidewalks along the frontage of all residential lots has been added to the Concept Plan. A continuous pedestrian system will be provided with the developer trails/sidewalks and homebuilder sidewalks,
8. Water Feature/Lake Connector Feature/Monument (noted 3 times)
Response: The locations of proposed art features, pedestrian nodes, trail head, and entry monuments were added to the Concept Plan and Conceptual Landscape Plans.
9. Median Design.
Response: The Conceptual Landscape Plans show the proposed tree planting in the median of CR 485.
10. Revise to be 8'-10' trail along the roadway on both sides.
Response: An 8' trail has been added to both sides of CR 485.
11. Clarify 8' trail proposed.
Response: An 8' trail has been added on the north side of CR 485.
12. Provide a legend.
Response: A legend has been added as requested.

DEVELOPMENT STANDARDS

1. Additional information required for review.
Response: The language has been added as requested addressing the Bear Creek elevated storage tank lot reservation.
2. Building lines will not be on the plat. Building setbacks are controlled by the zoning, but a setback exhibit can be prepared for development utilization. Building setback line for key lots is measured...
Response: Understood. The language referencing the "platted front building line" has been removed.
3. Define key lot.
Response: Language defining a key lot has been added to the footnote as requested.

Thank you for your help with this project. Please contact me at (469) 914-8720 or bryan.moody@kimley-horn.com should you have any questions.

Sincerely,



Bryan Moody, P.E.



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

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Request: Consider an application for a zoning change from Agricultural (A) District to a Planned Development (PD) District consisting of 251 single-family one-unit and two-unit residential structures on a 29.076-acre parcel of land, requested by 78 Straddle, L.P.

Property Description: Proposed Villas at Elevon addition, consisting of 29.076-acre parcel of land, identified as part of the Samuel M. Rainer Survey, A-740, Tract 1 (CCAD Prop ID 2542828), near 208 Moore Ln., northwest of the intersection of SH 78 and Moore Ln., Lavon, Texas.

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

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

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

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

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

Trails of Lavon - Zoning Notices

name	address	city	st	zip	Loc
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	580 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	574 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	568 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	560 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	554 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	548 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	542 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	536 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	530 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	524 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	518 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	512 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	506 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	500 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	503 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	509 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	515 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	521 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	527 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	533 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	539 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	545 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	551 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	557 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	536 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	569 London
Home 2 Rent, LLC	11 Dupont Cir NW 9th Fl	Washington	DC	20036-1027	575 London
Starlight Homes Texas, LLC	1800 Valley View Ln. Ste 100	Dallas	TX	52534-8944	825 Royal Dr.
Thomas & Jennifer Moon	10865 CR 484	Lavon	TX	75166	10865 CR 484
Scott Goodwin	P.O. Box 367	Lavon	TX	75166	10950 CR 484
Jack Hughes	P.O. Box 134	Lavon	TX	75166	10986 CR 484

George & Rosa Moslener	10984 SH 205	Lavon	TX	75166	CR 484
Donnie Corns	11060 CR 484	Lavon	TX	75166	11060 CR 484
Thomas & Lily Warren	11112 CR 484	Lavon	TX	75166	11112 CR 484
KJP Management	108 N. Dwyer Ave	Arlington Heights	IL	60005-1200	14879 CR 484
KJP Management	108 N. Dwyer Ave	Arlington Heights	IL	60005-1200	CR 485
Craig Sword	14777 CR 485	Lavon	TX	75166	14777 CR 485
Kurt & Shelley Van Doran	14697 CR 485	Lavon	TX	75166	CR 485
Johnny Sorrells	11174 SH 205	Lavon	TX	75166	14720 CR 485
Richard Carmen	12712 CR 483	Lavon	TX	75166	12712 CR 483
Bear Camp Residential LP	1210 N. Central Expy Ste 300	Dallas	TX	75231-3470	
Bear Camp Residential LP	1210 N. Central Expy Ste 300	Dallas	TX	75231-3470	
Robert & Paula Singleton	11961 Caddo Creek Dr.	Lavon	TX	75166	11961 Caddo Creek
Cassandra & Felipe Molina	11944 Caddo Creek Dr.	Lavon	TX	75166	11944 Caddo Creek Dr
Maryland Properties Inc.	P.O. Box 69	Rockwall	TX	75087-0069	11330 Morgan
Mary Heideman	11274 Morgan Dr.	Lavon	TX	75166	11274 Morgan
Mark Anderson	11242 Morgan Dr.	Lavon	TX	75166	11242 Morgan
Gregg & Larae Sprinkel	11220 Morgan Dr.	Lavon	TX	75166	11220 Morgan
William & Cheryl Clark	11200 Morgan Dr.	Lavon	TX	75166	11200 Morgan
Maryland Properties Inc.	P.O. Box 69	Rockwall	TX	75087-0069	11182 Morgan
Nicholas Okpamen	11164 Morgan Dr.	Lavon	TX	75166	11164 Morgan
Allan & Cynthia Gensler	11130 Morgan Dr.	Lavon	TX	75166	11130 Morgan
Angel Sambrana	1920 Rory Ln Unit 6	Simi Valley	CA	93063-4379	Morgan Dr.
Juan Rodriguez Delgado	11070 Morgan Dr.	Lavon	TX	75166	11070 Morgan
Jeff Nutt	11052 Morgan Dr.	Lavon	TX	75166	11052 Morgan
Herman & Nina Stork	11000 Morgan Dr.	Lavon	TX	75166	11000 Morgan
Carolyn Putney	620 Spring Miller Ct.	Arlington	TX	76002-4123	10990 Morgan
William Kaake	11001 Morgan Dr.	Lavon	TX	75166	11001 Morgan
Cheryl Thompson	11164 Mason Dr.	Lavon	TX	75166	11164 Mason
Michael Burns	11150 Mason Dr.	Lavon	TX	75166	11150 Mason
Steve Bogdan	11140 Mason Dr.	Lavon	TX	75166	11140 Mason
Chad Wallace	11072 Mason Dr.	Lavon	TX	75166	11072 Mason
Shawn Wheeler	11272 CR 483	Lavon	TX	75166	11272 CR 483
Robin & Kristi Roberts	11310 CR 483	Lavon	TX	75166	11310 CR 483
Allen Stelzel	11281 CR 483	Lavon	TX	75166	CR 483

Allen Stelzel	11281 CR 483	Lavon	TX	75166	11281 CR 483
Bloomfield Homes LP	1050 E.SH 114 Ste 210	Southlake	TX	76092-5255	CR 483
Bloomfield Homes LP	1050 E.SH 114 Ste 210	Southlake	TX	76092-5255	
Starlight Homes Texas, LLC	1800 Valley View Ln. Ste 100	Dallas	TX	52534-8944	CR 424



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Property Description: Proposed Trails of Lavon addition, consisting of 205.503 acres of land identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485, Collin County, Texas.

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

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

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

Reasons: (attach separate sheet(s) as needed) Too much traffic on my road

Signature: Jack Hughes

Name (printed): Jack Hughes

Address: 10986 CR 484

Phone: 214-663-2675 **Email Address:** _____

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

or via email to: CityHall@cityoflavon.org

10986 CR 484 WHITSON ESTATES (GCN), LOT 11

RECEIVED

OCT 07 2021

CITY OF LAVON



**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS BEFORE THE
PLANNING AND ZONING COMMISSION
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RECEIVED
SEP 28 2021
CITY OF LAVON

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

Reasons: (attach separate sheet(s) as needed) I prefer an 8 feet
Brick wall and minimum of 1,800 square feet
Homes

Signature: Nicholas Okpamen

Name (printed): Nicholas Okpamen

Address: _____

Phone: 469 789 6124 Email Address: billamen2001@yahoo.com

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

11164 Morgan MEADOW CREEK ESTATES (GCN), BLK A, LOT 81

Kim Dobbs

Subject: FW: Problems CR485

From: Samantha Sorrells <samantha.sorrells@yahoo.com>
Sent: Tuesday, September 28, 2021 12:17 PM
To: Kim Dobbs <kdobbs@lavontx.gov>
Subject: Problems CR485

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CITY OF LAVON

This is on field from 485 484 and 483 it effects several properties and this is a small rain and gets a lot worse. Neighborhood needs to correct all water coming over my property and my fellow neighbors to the west of the project Thank you Jarrett Sorrells







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

Reasons: (attach separate sheet(s) as needed) I don't understand the reason for commercial retail strip center being added to this development. why can't a strip center be developed off 205 instead of the center of subdivisions (see attached)

Signature: Mary Heideman
 Name (printed): Mary Heideman
 Address: 11274 Morgan Dr.
 Phone: 214-908-0017 Email Address: mahaideman2@gmail.com

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

11274 Morgan MEADOW CREEK ESTATES (GCN), BLK. 8, LOT 87

RECEIVED
SEP 28 2021
CITY OF LAVON

Kim Dobbs

From: Mary Heideman <maheideman2@gmail.com>
Sent: Tuesday, September 28, 2021 10:46 AM
To: City Hall
Subject: Planning and Zoning at CR484/CR483
Attachments: Lavon City Hall letter.pdf

Good Morning,

This is in continuation of my response to the letter received.(attached)

My concerns lean mostly toward the commercial zoning. Does anyone making the final decisions on this have something like it in their neighborhood? If so, I would like to hear the pros and cons. Is there a possibility of a park or swimming pool being put in versus a shopping strip?

Traffic is already building up out here and from what I've heard there aren't any plans on widening 483 or 484. It is a bit disheartening that our quiet little neighborhood is leading to a big city hustle. But I guess in the back of our minds we had a feeling something like that would happen.

Kindest Regards,
Mary Heideman



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

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

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

Signature: E.J. Wheeler & Sharon Wheeler
Name (printed): E.J. Wheeler (& Sharon Wheeler)
Address: 11272 CR 483, Lavon, TX 75166
Phone: 972-467-0844 Email Address: skandegw@aol.com

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

11272 CR 483 MEADOW CREEK ESTATES (GCN), BLK B, LOT 19

Attn: City of Lavon Planning and Zoning Commission and Lavon City Council

Please consider the following as opposition to the zoning change for the proposed Trails of Lavon addition. Details are included below for the reasons for opposition. Those of us who live here moved to the area to get away from the noise, traffic, crime, environmental hazards, and taxes of a city environment. As is evidenced in tax records, rarely are the homes in this area sold, because most of us have built our permanent homes and enjoy living in a rural environment. We appreciate quiet country living and built our lives here, so are opposed to being placed now in a city. The addition will also reduce the property values of the existing homes due to this encroachment of increased residential volume.

According to the documentation made available on the City of Lavon website (which I had to request since not readily found), the following areas have been highlighted to faster review with a red asterisk and excerpts below, with commentary in bold.

Page 63/Page 74– Floodplain – **no documentation of how water control is to be performed to prevent impact to surrounding properties or roadway. Only mention is from “an individual lot to a public Right-of-Way or to a drainage system contained in an associated drainage easement”. Due to the amount of concrete from structures and streets, the existing drainage easements will not support the additional runoff. No assessment has been completed other than those within the development itself, so no mention of affect to existing drainage easements which will be impacted. There is no penalty to the developer if water control is not provided for. No mention of impact to existing roadways.**

Page 63/Page 85– Road Connection – Road connection (also referenced in the study by Kimley Horn)

- “Developer to construct a 5’ sidewalk along CR 483.” **However, further in the same paragraph “In the event that the sidewalk installation is impractical, the cost for the sidewalk shall be donated, in lieu of construction, to the City.**
- “Developer shall donate, in lieu of construction, funds for the construction of CR 483 (4-lane undivided) proportionate to the development for Section H, as set for on Exhibit E. The proportionate share has been determined to be 5.5% of total construction cost. The use of funds donated in lieu of construction for CR 483 and sidewalks will be limited to such construction.”
- **In both of these statements, there is no indication of remainder of 483, 484 and 485 roadway construction. No indication of repairs due to construction equipment or higher weight/volume of traffic for existing roadways, speed zone changes, etc. Additionally, no time frame indicated for completion.**

Page 63/64 – Staff notes – “No notices have been returned”, **yet neighbors have indicated they have returned their opposition to the request.**

Page 73 – Intent to put a new “elevated storage tank” including screening and landscaping. **There is no ability to screen an “elevated storage tank”, so will result in an eyesore of an “elevated storage tank”**

Page 75 – “Amenity Center to be constructed”, **resulting in additional traffic and noise.**

Page 75 – Perimeter Arterial Open Space – Includes a “15’ landscape bugger which includes 1 large tree (3” caliper) every 40 feet.” **A 3” caliper tree is not “large”, nor does it screen anything with spacing of 40 feet.**

Additionally, a “6’ brick screening wall with masonry columns at ends and changes only”. **A 6” wall is easily scalable and doesn’t screen view or noise. Additionally, there is no soil study present, and the characteristics of the soil are not conducive to a very long wall with no structural integrity to compensate for ground movement, resulting in a failure of the wall and collapse.**

Page 77 – Non-repetition of Building Form – **Duplication of homes beyond 3 lots on same or opposite side of street is still very repetitive. The area is one of individual and unique custom homes, not duplicative homes within 4 houses.**

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RECEIVED
SEP 27 2021
CITY OF LAVON

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

Reasons: (attach separate sheet(s) as needed) THIS AREA IS BETTER SUITED TO HOMES WITH ACREAGE. ALSO ROADS IN THIS AREA ARE NOT SUITED FOR HEAVIER TRAFFIC.

Signature: Richard S. Carmen

Name (printed): RICHARD S. CARMEN

Address: 12712 COUNTY Rd 483, LAVON, TX 75166

Phone: 469 328 4453 Email-Address: TEXTS ONLY

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

12712 CR 483 ABS A0370 WILLIAM HOWARD SURVEY, TRACT 4, 4.7858 ACRES

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Property Description: Proposed Trails of Lavon addition, consisting of 205.503 acres of land identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485, Collin County, Texas.

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

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

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

Reasons: (attach separate sheet(s) as needed) SEE ATTACHED PAGE.

Signature: William Ernest Clark

Name (printed): WILLIAM ERNEST CLARK

Address: 11200 MORGAN DR.

Phone: 972-977-3882 Email Address: WILLIAMERNESTCLARK@GMAIL.COM

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

11200 Morgan MEADOW CREEK ESTATES (GCN), BLK A, LOT 83

Why I oppose and what would change my mind.

1. I would give it a green light if the fence between Meadow Creek Estates and Trails Of Lavon addition was a six to eight foot cinder block wall. The board-by-board wood fence would be a yellow light for me. But the wrought-iron or the tubular steel fences are a no go, red light. I do not like what Lavon has done with wrought-iron in other Lavon developments. I want privacy, I left suburbia for a better life style in a rural area and I don't want to lose the privacy.

2. I would prefer the smallest house was no smaller than 1800 square feet. But that is only a yellow light for me, as long as the houses that back up to my lot are at less 1800 square feet.



RECEIVED
SEP 23 2021
CITY OF LAVON

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

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

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

Signature: Karen Anderson

Name (printed): Karen Anderson

Address: 11242 Morgan Dr, Lavon, Tx 75166

Phone: 214 794 9339 Email Address: kernanderson@gmail.com

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

11242 Morgan MEADOW CREEK ESTATES (GCN), BLK A, LOT 85 & 86

Karen and Mark Anderson
11242 Morgan Dr
Lavon, TX 75166
kernanderson@gmail.com
214-794-9339

September 22, 2021

City of Lavon
PO Box 340
Lavon, TX 75166
cityhall@cityoflavon.org

Reference: Public Hearing regarding property at 484 and 483 (Trails of Lavon)

I would like to say that we are not totally opposed to the development but would like the following changes.

- Based on information received from Bill Clark (11200 Morgan Dr), the homes being proposed are a square footage of 1200 to 1800 square feet. We would like to see larger sized homes built. While Lavon is growing, a 1200 square foot home is relatively small, especially for a family. It is our understanding this development is to be marketed for families. We would prefer larger homes located behind the Morgan Dr homes.
- We would like to request a barrier (brick wall, wood fence) between our property and the homes that back up to our property. This barrier should not be a fence that the homeowner of the new home would be responsible for. This would be a barrier to separate the city property from the county property. Many subdivisions have this. Our concerns are people walking onto our property from the development. Also, if the fence is left to the homeowner, what assurance would we have if the homeowner does not maintain the fence?
- Our property has a very nice tree line. However, we do know our property only goes approximately halfway into the tree line. Will the builder be removing these trees that have been there for many years?
- Is it possible to get a copy of the City's Code of Ordinances for the Retail (R) district? I cannot locate it on your website.

We want to be reasonable concerning the development, but also do not want the values of our home decreased because of the development.

We look forward to attending the meeting on Tuesday, September 28th.

Sincerely,

Karen and Mark Anderson

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SEP 23 2021
CITY OF LAVON



**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS BEFORE THE
PLANNING AND ZONING COMMISSION
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

Reasons: (attach separate sheet(s) as needed) Questions I have for the meeting. Border line between Properties / How will This effect the Power Supply on utilities.

Signature: Allan F Gensler

Name (printed): Allan F Gensler

Address: 11130 Morgan Dr. Lavon TX 75166

Phone: 972-530-8294 Email Address: Cindy Gensler @ Gmail. Com

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

11130 Morgan MEADOW CREEK ESTATES (GCN), BLK A, LOT 79 & 80