AGENDA
JANUARY 7, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:00 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   Members may identify community events, functions, and other activities.
4. **CITIZENS COMMENTS**
   Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.)
5. **PROCLAMATIONS**

   School Board Appreciation Month - CISD

   Martin Luther King, Jr. Day
6. **CONSENT AGENDA**
   Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.

   A. Approve the minutes of the December 3, 2024 meeting.

   B. Approve Resolution No. **2025-01-01** accepting a Petition Requesting Annexation by Area Landowners for the voluntary annexation of property in the Samuel M. Rainer Survey, Abstract No. 740 consisting of 52.063 acres identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits of the City of Lavon; approving and authorizing the execution of a Municipal Services Agreement with the landowners for the purpose of offering municipal services; calling for a public hearing; and providing an effective date.

   C. Approve Ordinance No. **2025-01-01** amending Ordinance No. **2024-08-07**, that approved and adopted a budget for the City for the fiscal year October 1, 2024 through September 30, 2025 to amend adopted revenues and expenditures; and declaring an effective date.
7. **ITEMS FOR CONSIDERATION**

   A. Public Hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 "Zoning Ordinance" to amend Ordinance No. **2004-09-05** that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project generally situated northeast of the intersection of the intersection of SH 205 and SH 78 to reconcile and clarify parking requirements in Section 3.9 "Off-Street Parking Requirements".

   1) Presentation of proposed amendment.
   2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
   3) Discussion and action regarding the proposed amendment and accompanying Ordinance No. **2025-01-02**.

   B. Public Hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 "Zoning Ordinance" to revise Division 2 "Districts and Zoning District Map", Section 9.03.032 "Permitted Use Table", Figure 9.1.2.2 "Zoning Use Summary Table" to organize permitted uses and

conditional uses into a single location in the Zoning Use Summary Table; to delete duplicated permitted use and conditional use references from Division 5 "Regulations Applicable to Residential Districts" and Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" and renumber accordingly; and to amend Division 3 "Definitions", Section 9.03.061 "General" to clarify definitions referenced in the Zoning Use Summary Table.

1) Presentation of proposed amendment.
2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
3) Discussion and action regarding the proposed amendment and accompanying Ordinance No. **2025-01-03**.

C. Discussion and action regarding the site plan and landscape plan of the McDonalds project at 315 N. SH 78, Lot 2, Block B in the Elevon Commercial West Phase 3Addition Elevon Planned Development District, northwest of the intersection of Elevon Parkway and SH 78, City of Lavon, Collin County, Texas, (CCAD Property ID 2542828).

D. Receive and discuss a presentation by Maverick Water Group regarding opportunities for providing non-potable water systems to serve parks and other city facilities.

E. Receive and discuss the Phase 2 Final Report for the Collin County Future Mobility Study.

F. Discussion and action regarding the final plat of the Elevon, Section 2, Phase 2F Addition consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).

G. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 3-A Addition, generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and east of Elevon Section 2, Phase 2-E in the City's extraterritorial jurisdiction

H. Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 603 residential lots, 1 amenity center lot, 1 wastewater lift station lot, and 14 open space lots on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 1290203, 1290169, and 1290034).

I. Discussion and action regarding the preliminary plat of the Elevon Section 3B Addition, Phases 3B-1 and 3B-2 consisting of 241 residential lots, 1 wastewater lift station lot, and 7 open space lots on 51.875 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and northeast of the intersection of Noble Grove and Watkins Road in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2032794 and 1290132).

J. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 3-C Addition, generally situated north of CR 541 (Watkins Rd.) and east of Elevon Section 2, Phase 2D in the City's extraterritorial jurisdiction.

K. Discussion and action regarding the preliminary plat of the Elevon Section 3C Addition, Phases 3C-1, 3C-2, and Future Commercial consisting of 431 residential lots, 1 commercial lot, and 14 open space lots on 114.826 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Noble Grove, north of Watkins Road, and south of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 290132 and 1290034).

L. Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 4 Addition, generally situated southeast of the intersection of CR 541 (Watkins Rd.) and FM 2755 in the City's extraterritorial jurisdiction.

M. Discussion and action regarding Board and Commission appointments – Parks and Recreation Board.

N. Discussion and action regarding technology improvements in the City Council Chambers.

8. SET FUTURE MEETINGS AND AGENDA

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

January 21, 2025 – Regular Meeting

Branding Charrette – Joint Meeting with LEDC Corporation Board

9. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on January 3, 2025.

/ Rae Norton /

_____

Rae Norton, City Secretary

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

PROCLAMATION

City of Lavon, Texas

WHEREAS, the mission of Community Independent School District (CISD) is "*In partnership with an engaged community, we will create an uncompromising commitment to excellence by empowering learners in the Brave Nation where success is celebrated and everyone is valued*;" and

WHEREAS, the vision of CISD is "*Inspiring students, staff and the community to BELIEVE, LEAD, UNITE and EXCEL*;" and

WHEREAS, local school board members are responsible for ensuring the structure that provides a solid foundation for our school system and are responsible for communicating the needs of the school district to the public and the public's expectations to the district; and

WHEREAS, January 2025 is School Board Recognition Month;

NOW THEREFORE, be it proclaimed that January 2025 shall be recognized as "School Board Appreciation Month" and the City Council of the City of Lavon do hereby express our most sincere appreciation for the members of the

Community Independent School District Board of Trustees

and I urge all citizens to join me in recognizing the dedication and hard work of local school board members and in working with them to mold an education system that meets the needs of children, both today and tomorrow.

Be it so proclaimed, this 7th day of January 2025

_____

Vicki Sanson
Mayor

PROCLAMATION

City of Lavon, Texas

Dr. Martin Luther King Jr. Day 2025

WHEREAS, Dr. Martin Luther King Jr. devoted his life to advancing equality, social justice, and opportunity for all, and challenged all Americans to participate in the never-ending work of building a more perfect union; and

WHEREAS, in 1994, the United States Congress designated the Martin Luther King Jr. holiday as a national day of volunteer service; and

WHEREAS, we embrace Coretta Scott King's words, "The greatness of a community is most accurately measured by the compassionate actions of its members."

NOW THEREFORE, the City Council of the City of Lavon do hereby recognize

Martin Luther King Jr. Day

in the City of Lavon and encourage all residents of the City to pay tribute to the life and works of Dr. Martin Luther King Jr. and to recommit themselves to Dr. King's dream by engaging in acts of service to others, to their community, and to our great Nation.

Be it so proclaimed, this 7th day of January 2025

_____

Vicki Sanson
Mayor

MINUTES
DECEMBER 3, 2024
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2, MAYOR PRO TEM
KAY WRIGHT, PLACE 3
TED DILL, PLACE 4
LINDSEY HEDGE, PLACE 5

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND TED DILL DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATION**
   - Holiday Grease Roundup until 01/10/2024
   - Christmas Tree Lighting and Sip & Shop 12/6/2024 5:30pm-7:30pm
   - Breakfast with Santa and the Fire Department 12/14/2024
4. **CITIZENS COMMENTS**

   Rick Mann, 8311 PR 5397, requested more bicycle safety programs within the city and trail system.
5. **CONSENT AGENDA**

   A. Approve the minutes of the November 19, 2024, meeting.

   B. Approve and authorize execution of the Texas Settlement Subdivision Participation and Release Form for the Kroger Opioid Settlement Action.

   MOTION: APPROVE CONSENT AGENDA.
   MOTION MADE: COOK
   SECONDED: HEDGE
   APPROVED: UNANIMOUS
6. **ITEMS FOR CONSIDERATION**

   A. Public hearing, discussion and action regarding an application for a proposed amendment to Article 9.03 Zoning Ordinance of the City of Lavon Code of Ordinances to amend Ordinance No. 2022-10-03 that established the Planned Development regulations for commercial, business park and mixed uses in the Elevon development project, more specifically to amend the regulations for Land Use Parcel 8 and Land Use Parcel 9 to define the use of data center and amend associated screening, dimensional standards, building materials, and setback requirements on approximately 79.3 acres situated in the Drury Anglin Survey, Abstract No. 2, Tract 75, southwest of the intersection of FM 2755 (McClendon Road) and Watkins Road (CR 541), Lavon, Collin County, TX, (CCAD Property ID 2543097).

   Presentation of the proposed amendment.

   Kim Dobbs, City Manager, provided information regarding the proposed application for an amendment to the Planned Development Ordinance. Bennett See, Director, Lovett Industrial, presented details regarding the proposed project including a draft concept plan and elevations.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 7:02 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed amendment. Collin County residents Connie Richey, 9661 Sunset Dr., Shelby Strayhorn, 9841 CR 540, Larry Bickle, 17253 FM 2755, James Whitten, 9861 CR 540, Rick Mann, 8311 PR 5397 shared concerns regarding noise, traffic, water, energy usage, drainage and security. Mr. See provided plans for noise mitigation, use of majority gray water, number of employees expected, and added that no crypto currency/bit coin mining would take place at the facility. There being no further comments, Mayor Sanson closed the public hearing at 7:18p.m.

Discussion and action regarding the proposed amendment and accompanying Ordinance.

Ms. Dobbs noted that 25 neighbor notices were mailed to the owners of properties located within 200 feet of the applicant property, no notices were returned in favor or opposition of the request and that the Planning and Zoning Commission unanimously recommended approval.

MOTION: APPROVE AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO AMEND ORDINANCE NO. 2022-10-03 THAT ESTABLISHED THE PLANNED DEVELOPMENT REGULATIONS FOR COMMERCIAL, BUSINESS PARK AND MIXED USES IN THE ELEVON DEVELOPMENT PROJECT, MORE SPECIFICALLY TO AMEND THE REGULATIONS FOR LAND USE PARCEL 8 AND LAND USE PARCEL 9 TO DEFINE THE USE OF DATA CENTER AND AMEND ASSOCIATED SCREENING, DIMENSIONAL STANDARDS, BUILDING MATERIALS, AND SETBACK REQUIREMENTS ON APPROXIMATELY 79.3 ACRES SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TRACT 75, SOUTHWEST OF THE INTERSECTION OF FM 2755 (MCCLENDON ROAD) AND WATKINS ROAD (CR 541), LAVON, COLLIN COUNTY, TX, INCLUDING PROHIBITION OF CRYPTO CURRENCY MINING AND THE DEFINITION.
MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

B. Discussion, and action regarding the replat of Lot 29R, Block E, Lake Breeze Estates consisting of a single commercial lot on one acre northwest of the intersection of SH 78 and Oak Street, situated in the S. M. Rainer Survey, Abstract No. 740, Lavon, Collin County, Texas, (CCAD Property ID 2923357).

Ms. Dobbs provided information regarding the replat and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation for approval.

MOTIONS: APPROVE THE REPLAT OF LOT 29R, BLOCK E, LAKE BREEZE ESTATES CONSISTING OF A SINGLE COMMERCIAL LOT ON ONE ACRE NORTHWEST OF THE INTERSECTION OF SH 78 AND OAK STREET, SITUATED IN THE S. M. RAINER SURVEY, ABSTRACT NO. 740, LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: SHEPARD
SECONDED: DILL
APPROVED: UNANIMOUS

C. Discussion and action regarding the final plat of the Watercross Townhomes Addition consisting of four lots and one common area lot on 6.448 acres out of the Samuel M. Rainer Survey, Abstract No. 740 situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage Road, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2798568).

Ms. Dobbs provided information regarding the final plat including location exhibits and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation for approval.

MOTIONS: APPROVE THE FINAL PLAT OF THE WATERCROSS TOWNHOMES ADDITION CONSISTING OF FOUR LOTS AND ONE COMMON AREA LOT ON 6.448 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 SITUATED WEST OF THE LAKE BREEZE ADDITION, SOUTH OF GAGE ROAD IN THE VICINITY OF 2343 GAGE ROAD, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

D. Discussion and action regarding the preliminary plat of the Elevon Section 4 Addition consisting of 1,016 residential lots, 2 commercial lots, 1 amenity center lot, 1 wastewater treatment plant lot, and 29 common area lots on 220.879 acres out of the Drury Anglin Survey, Abstract No. 2, and the James P. Davis Survey, Abstract No. 249, situated adjacent to and southeast of the intersection of FM 2755 (McClendon Road) and CR 541 (Watkins Road), in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2543098, 1287164, 1287173, 1287182, 2137095, and 2137096).

Ms. Dobbs provided information regarding the preliminary plat including location exhibits and noted this item comes forward from the Planning and Zoning Commission with a unanimous recommendation. Daniel Dewey, JBI Partners, detailed road repairs planned for FM 2755/Watkins Rd.

MOTION: APPROVE THE PRELIMINARY PLAT OF THE ELEVON SECTION 4 ADDITION CONSISTING OF 1,016 RESIDENTIAL LOTS, 2 COMMERCIAL LOTS, 1 AMENITY CENTER LOT, 1 WASTEWATER TREATMENT PLANT LOT, AND 29 COMMON AREA LOTS ON 220.879 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, AND THE JAMES P. DAVIS SURVEY, ABSTRACT NO. 249, SITUATED ADJACENT TO AND SOUTHEAST OF THE INTERSECTION OF FM 2755 (MCCLENDON ROAD) AND CR 541 (WATKINS ROAD), IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO RESOLUTION OF THE CITY ENGINEER AND PLANNER COMMENTS.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS

E. Discussion and action regarding Board and Commission appointments – Parks and Recreation Board and Board of Adjustment.

MOTION: APPOINT PERRY ELLIOTT, SEAT 1, JOHN FRANCO, SEAT 3, MINDI SERKLAND, SEAT 5 AND JOANE MCCLENDON AS ALTERNATE TO THE BOARD OF ADJUSTMENT.

MOTION MADE: SANSON
SECONDED: DILL
APPROVED: UNANIMOUS

F. Discussion and action regarding Municipal Development Districts.

Ms. Dobbs provided detailed information regarding MDD's. The City Council generally expressed support for taking steps to place the matter on the next upcoming uniform election date.

7. EXECUTIVE SESSION

At 8:07 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property in the vicinity of 619 Main Street (Bus 78) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the

governmental body and with which the governmental body is conducting economic development negotiations; and Section 511.087 Deliberation Regarding Economic Development Negotiations (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

8. RECONVENE FROM EXECUTIVE SESSION

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson closed the executive session at 8:34 p.m. stating no action was taken in executive session and reconvened the regular meeting.

9. SET FUTURE MEETINGS AND AGENDA

December 17, 2024 – Regular Meeting beginning at 6:30 p.m. may be cancelled.

10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:36 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 7th day of January 2025.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: _6 – B _**

Item:

CONSENT AGENDA

Approve Resolution No. **2025-01-01** accepting a Petition Requesting Annexation by Area Landowners for the voluntary annexation of property in the Samuel M. Rainer Survey, Abstract No. 740 consisting of 52.063 acres identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits of the City of Lavon; approving and authorizing the execution of a Municipal Services Agreement with the landowners for the purpose of offering municipal services; calling for a public hearing; and providing an effective date.

Background:

The owner of the approximately 52.063 acres of property that is adjacent to and is in the extraterritorial jurisdiction (ETJ) of the City of Lavon has submitted a petition for the voluntary annexation of the property into the City. 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.

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, the governing body of the municipality must conduct one public hearing.

(c) During the public hearing, the governing body:

(1) must provide persons interested in the annexation the opportunity to be heard; and

(2) may adopt an ordinance annexing the area.

(d) The municipality must post notice of the hearing on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearing in a newspaper of general circulation in the municipality and in the area proposed for annexation. The notice for the hearing must be:

(1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(2) posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

The landowner has agreed to and executed a Municipal Services Agreement that sets out the provision of municipal services to the annexed area.

The City Council may direct that a public hearing be scheduled for the regular meeting on February 4, 2025. Per state law, upon completion of the prescribed public notice and public hearing, the annexation ordinance may be adopted on February 4, 2025.

Subsequent to annexation, an application for a zoning change from temporary Agricultural (A) to Planned Development (PD) District will be submitted by the landowner pursuant to the Amended & Restated Development Agreement between the City and the landowner.

Financial Implication:

It is anticipated that the costs related to the provision of services to the property can be accomplished within current budget parameters and with the provisions of the development agreement. The property will be subject to the same taxes and fees that are applicable within the city.

Staff Notes:

Approval is recommended.

Attachments:

1. Proposed Resolution including Petition for Annexation from Landowners and Municipal Services Agreement
2. Location exhibit and plat
3. Voluntary Annexation Timeline

CITY OF LAVON

RESOLUTION NO. 2025-01-01

Petition for Voluntary Annexation of 52.063 acres – Elevon Section 2, Ph 2F

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ACCEPTING A PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS FOR VOLUNTARY ANNEXATION OF PROPERTY IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 CONSISTING OF 52.063 ACRES IDENTIFIED AS ELEVON, SECTION 2, PHASE 2F, GENERALLY LOCATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E SITUATED IN COLLIN COUNTY WITHIN THE EXTRATERRITORIAL JURISDICTION OF AND ADJACENT TO THE CITY OF LAVON, TEXAS INTO THE CORPORATE LIMITS OF THE CITY OF LAVON; APPROVING AND AUTHORIZING THE EXECUTION OF A MUNICIPAL SERVICES AGREEMENT WITH THE LANDOWNERS FOR THE PURPOSE OF OFFERING MUNICIPAL SERVICES; CALLING FOR A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of certain property located within Collin County, Texas, have petitioned the City of Lavon, Texas, (the "City"), a Home Rule municipality, for voluntary annexation of said property, more particularly described in the Petition Requesting Annexation by Area Landowners attached as Exhibit "A" hereto (the "Subject Property"), into the corporate limits of the City; and

WHEREAS, the Subject Property is in the extraterritorial jurisdiction of the City and the property owners of the Subject Property, (the "Owners"), have made application for annexation; and

WHEREAS, the City and Owners desire to enter into a Municipal Services Agreement pursuant to Section 43.0672 of the Texas Local Government Code to address the provision of municipal services to be offered to the Owner's 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; and

WHEREAS, before the City may adopt an ordinance annexing property under Chapter 43 of the Texas Local Government Code, the City Council must conduct a public hearing to provide persons interested in the annexation the opportunity to be heard; and

WHEREAS, after review and consideration of such requests and petition of the Owners for annexation, the City Council finds that the Subject Property may be annexed pursuant to §43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioners have agreed and consented to the annexation of the Subject Property by the City and further agree to be bound by all acts, ordinances, and all other legal action now inforce and effect within the corporate limits of the City and all those which may be hereafter adopted.

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

Section 1. **Findings.** The foregoing recitals are hereby found to be true and correct and are

hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. **Proceedings.** The Petition Requesting Annexation by Area Landowners for annexation of the Subject Property shown in Exhibit "A", and the Municipal Services Agreements, including the draft services plan shown in Exhibit "B", are hereby accepted and the Mayor is authorized to execute the Municipal Services Agreements. A public hearing has been set for the date of February 4, 2025. Notice of such hearing shall be published and posted and the hearing shall be open to the public to accept public comment on the annexation request.

Section 3. **Severability.** Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. **Open Meetings.** It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of thetime, place, and purpose of said meeting was given as required by the Open Meetings Act, Chap.551, Tex. Gov't. Code.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 7th day of January 2025.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

EXHIBIT "A"

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)

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:

Attachment A

Attach a legal description of the property, including the metes and bounds if available

I/We certify that the above-described tract of land is located in the extraterritorial jurisdiction of the City of Lavon, Texas and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

MA ELEVON 429, LLC
a Texas limited liability company

_____

By: Allen Jones
Its: Manager

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Allen Jones 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 6th day of December, 2024.

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2026
Notary ID 131700550

_____
Notary Public in and for
Dallas County, Texas.

(provide additional executed Owner signatures as needed)

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

THENCE along the east line of said 429.321 acre tract as follows:

South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner I the northwest right-of-way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23

minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:

North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:

South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

THENCE along the north line of said Lot 7X as follows:

South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 acres of land.

BASIS OF BEARING:

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

EXHIBIT “B”

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 52.033 acres, 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 Manager
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:
MA Elevon 429, LLC
2121 Midway Road, Suite 240
Carrollton, Texas 75006
Attn: Allen Jones
Telephone: 972.715.6421
ajones@madev.com

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 ____ day of _____, 20___.

SIGNATURES ON FOLLOWING PAGE(S)

CITY OF LAVON

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

OWNER:

MA ELEVON 429, LLC
a Texas limited liability company

By: _____

Name: Allen Jones
Title: Manager
Date: December 6, 2024

THE STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on December 6th, 2024, by Allen Jones, owner of said Property.

_____
Notary Public in and for the State of TEXAS

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2026
Notary ID 131700550

EXHIBIT "A"
Property Description and Depiction

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

THENCE along the east line of said 429.321 acre tract as follows:

South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner I the northwest right-of-way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23

minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

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South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

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South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:

North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:

South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

THENCE along the north line of said Lot 7X as follows:

South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 acres of land.

BASIS OF BEARING:

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

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.

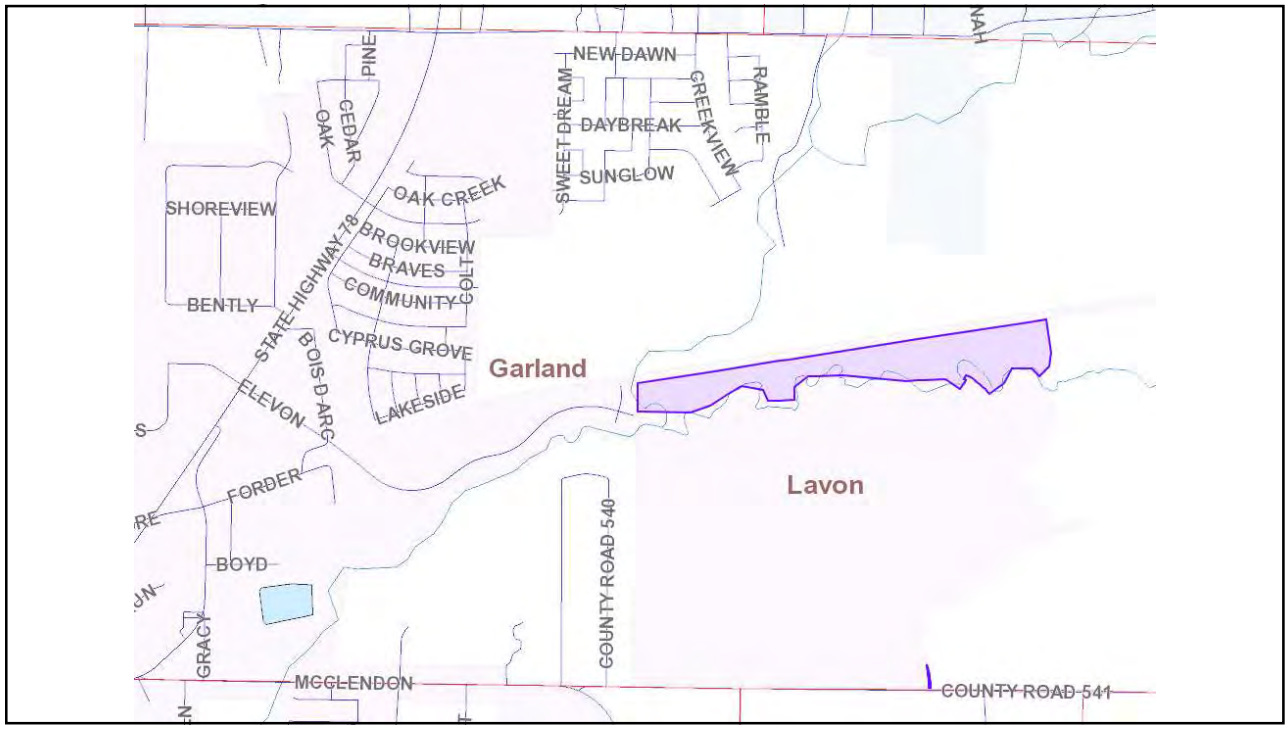
SANITARY SEWER SERVICES

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 and franchise 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.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OAK
CEDAR
NEW DAWN
SWEET DREAM
DAYBREAK
SUNGLOW
GREENVIEW
RAMBLE
OAK CREEK
SHOREVIEW
STATE HIGHWAY 78
BROOKVIEW
BRAVES
COLT
COMMUNITY
BENTLY
CYPRUS GROVE
Garland
BOIS D ARC
ELEVON
LAKESIDE
FORDER
Lavon
COUNTY ROAD 540
BOYD
GRACY
MCCLENDON
COUNTY ROAD 541

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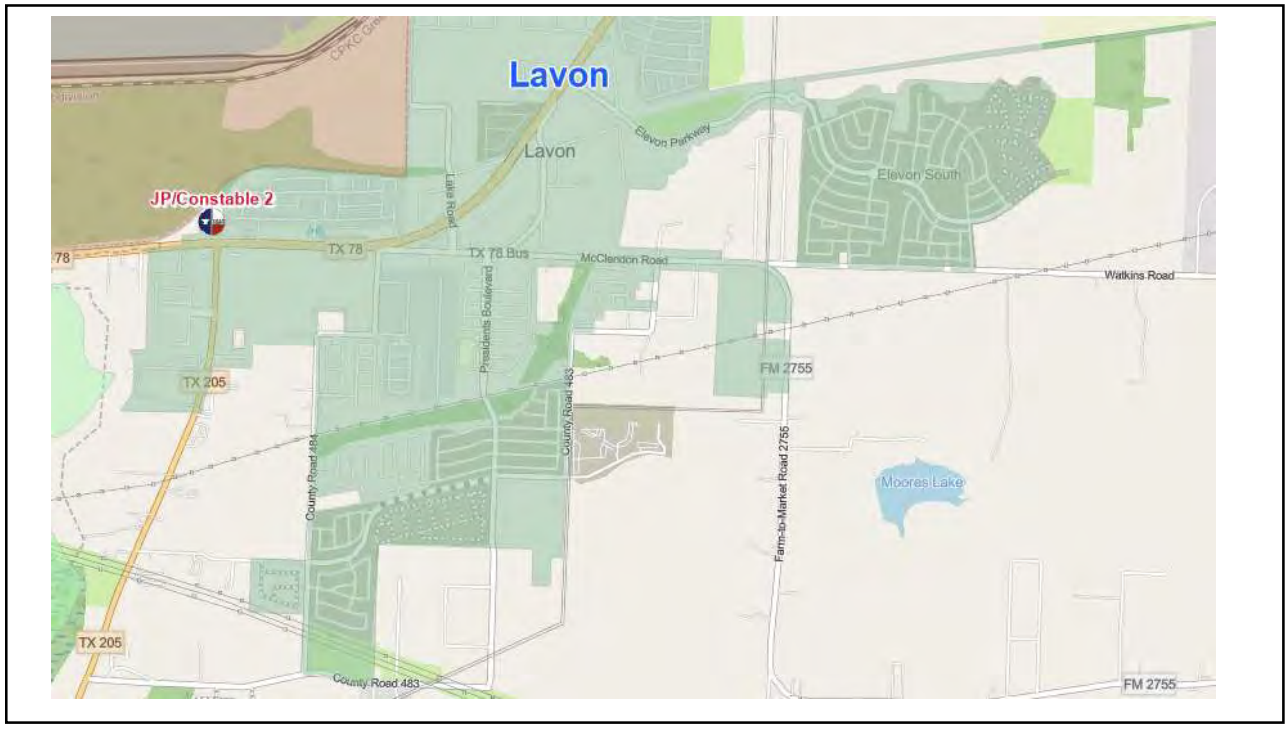
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Lavon
Elevon Parkway
Elevon South
JP/Constable 2
TX 78
TX 78 Bus
McClendon Road
Watkins Road
Lake Road
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TX 205
County Road 483
FM 2755
County Road 484
Farm-to-Market Road 2755
Moores Lake
TX 205
County Road 483
FM 2755

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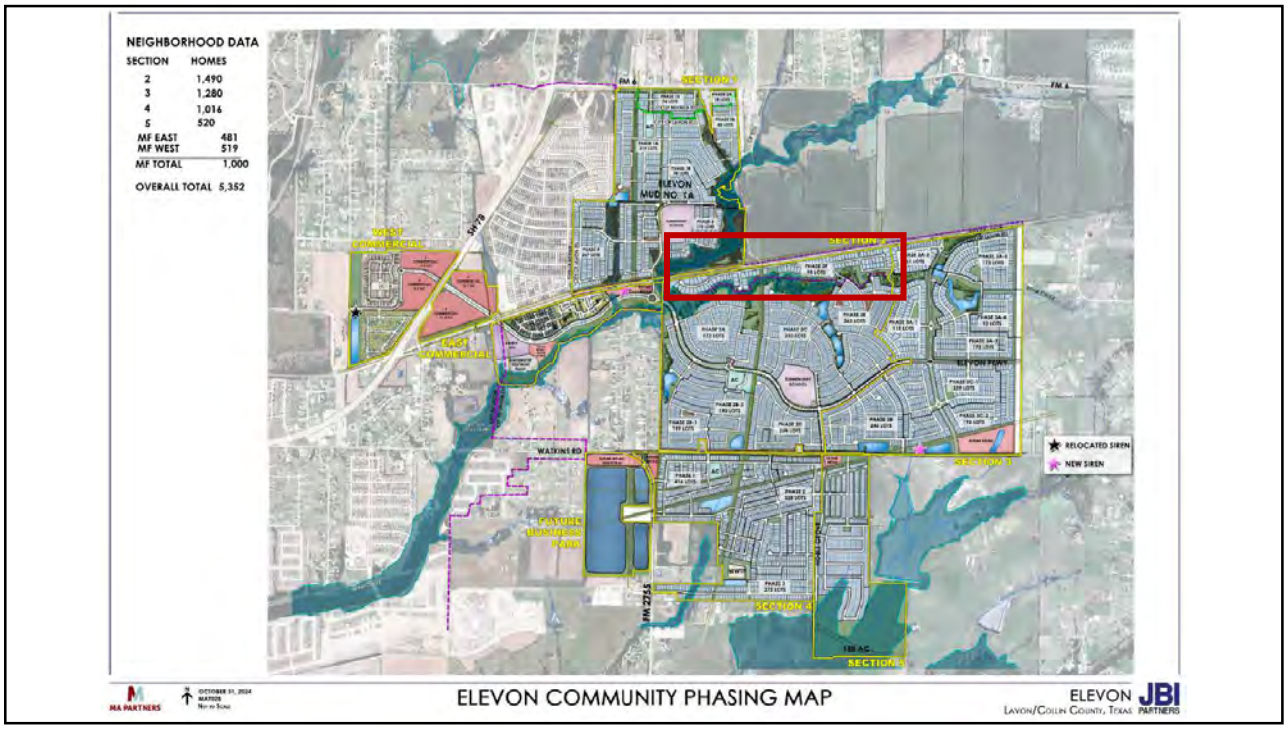
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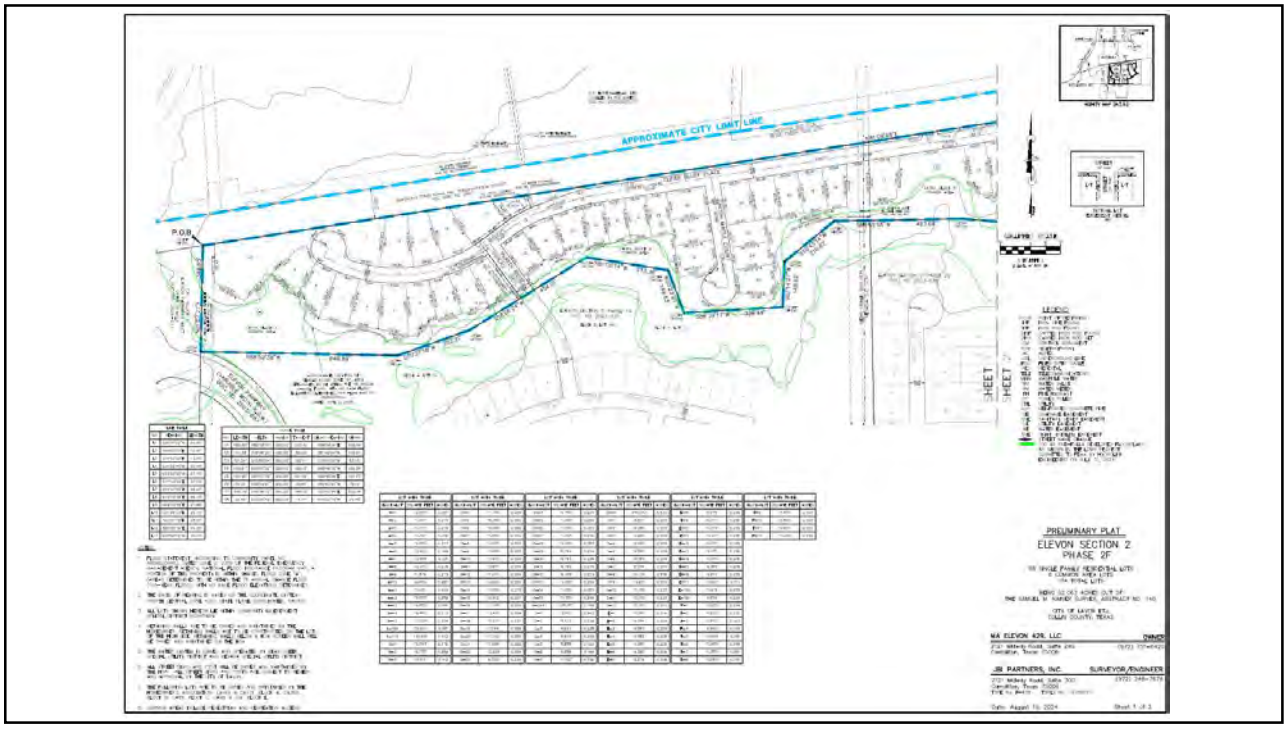
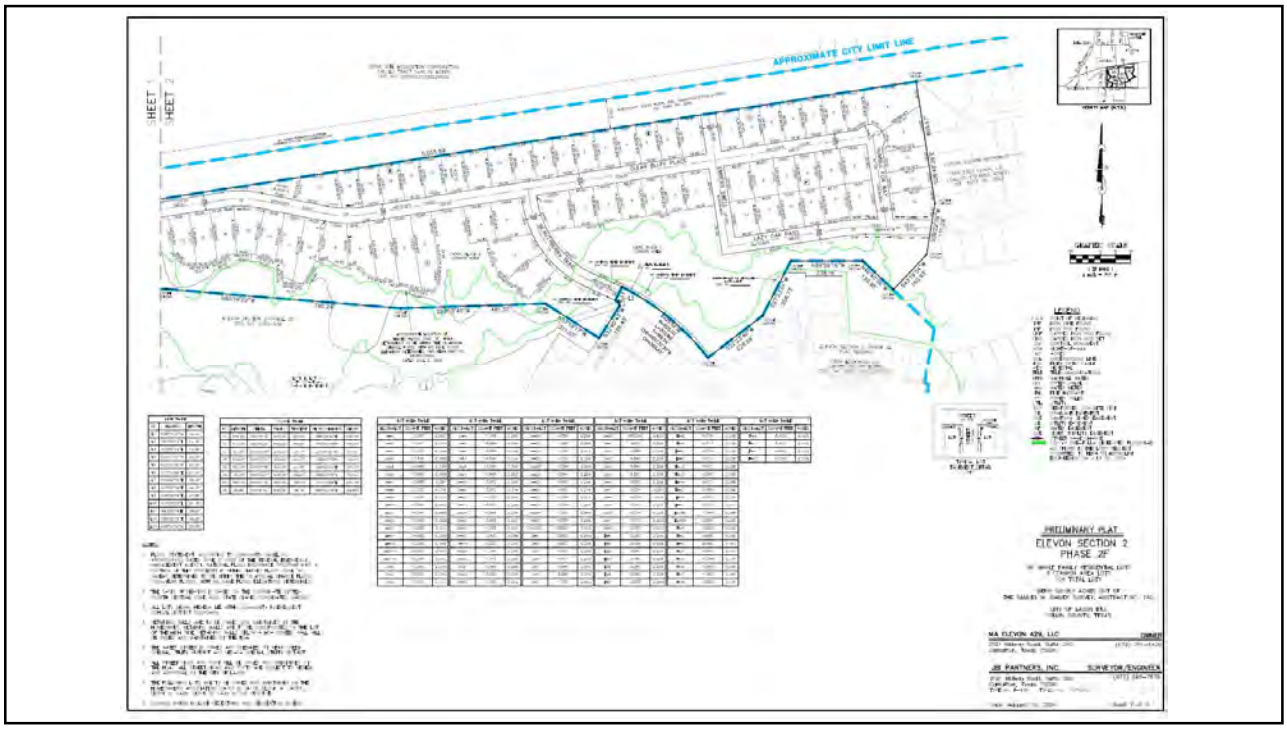
2 1,490
3 1,280
4 1,016
5 520
MF EAST 481
MF WEST 519
MF TOTAL 1,000
OVERALL TOTAL 5,352
ELEVON MUD NO. 1A
SECTION 5
SECTION 4
SECTION 3
SECTION 2
SECTION 1
WATKINS RD
FM 2755
SH 78
RELOCATED SIREN
NEW SIREN
ELEVON COMMUNITY PHASING MAP
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

6


APPROXIMATE CITY LIMIT LINE
P.O.B.
SHEET 2
SHEET 3
PRELIMINARY PLAT
ELEVON SECTION 2
PHASE 2F
MA ELEVON 429, LLC
JB PARTNERS, INC.
SURVEYOR/ENGINEER

7


APPROXIMATE CITY LIMIT LINE
SHEET 1
SHEET 2
PRELIMINARY PLAT
ELEVON SECTION 2
PHASE 2F

8

City of Lavon, Texas

ANNEXATION PETITION PROCESS

ELEVON SECTION 2, PHASE 2F

The City Council meets regularly on the first and third Tuesday of each month, except the first Tuesday in October or in the event of conflicting holidays.

Dec 6	Municipal Services Agreement submitted by landowner to the City
Dec 6	Annexation Petition submitted by landowner to the City
Jan 3	Post notice of City Council consideration of the Petition and Agreement
Jan 7	City Council consideration of Resolution accepting the Annexation Petition, approving Municipal Services Agreement, and calling a public hearing on February 4, 2025.
Jan 9	Publish notice of public hearing. Obtain required affidavit of publication.
	Send notifications per statute.
	Post notice of public hearing on website.
Jan 31	Post notice of City Council public hearing and consideration of Annexation proceeding
Feb 4	City Council conduct public hearing.
	City Council consider Annexation Ordinance.
Feb 13	Publish Ordinance caption

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 6 - C**

Item:

CONSENT AGENDA

Approve Ordinance No. **2025-01-01** amending Ordinance No. **2024-08-07**, that approved and adopted a budget for the City for the fiscal year October 1, 2024 through September 30, 2025 to amend adopted revenues and expenditures; and declaring an effective date.

Background:

The amendment is prepared for the General Fund to correct a formula error in the Development Services salary account, to increase the salary and related budget items related to the Police Department Step Plan approved by the City Council on October 15, 2024, and to adjust the workers compensation insurance premiums that were increased as a result of the carrier's annual review of the rates.

Financial Implications:

The proposed amendment represents and allocates funding appropriately.

Staff Notes:

Approval is recommended.

Attachments: Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2025-01-01

Budget Amendment #1 - Fiscal Year 2024-2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AMENDING ORDINANCE NO. 2024-08-07, THAT APPROVED AND ADOPTED A BUDGET FOR THE CITY FOR THE FISCAL YEAR OCTOBER 1, 2024 THROUGH SEPTEMBER 30, 2025 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 2024-25; and

WHEREAS, pursuant to the Home Rule Charter of the City, 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 2024-25 fiscal year budget, as amended and 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 chart of accounts, 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 7th day of January 2025.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

ORDINANCE NO. 2025-01-01

EXHIBIT A

City of Lavon

FY25 Budget Amendment

1/7/2025

	Budget As Adopted 8/20/2024	Budget Amendment Proposed	Changes
General Fund			
Revenues	6,815,390	6,815,390	-
Expense	10,036,040	10,228,000	191,960
Interest & Sinking Fund			
Revenues	2,067,960	2,067,960	-
Expense	2,050,250	2,050,250	-
Streets - Tax Funded			
Revenues	450,000	450,000	-
Expense	1,615,000	1,615,000	-
Streets - Fee Funded			
Revenues	-	-	-
Expense	275,000	275,000	-
Mun Court Security Fund			
Revenues	3,500	3,500	-
Expense	2,400	2,400	-
TIRZ 2 Fund			
Revenues	171,300	171,300	-
Expense	10,000	10,000	-
Utilities Fund			
Revenues	6,575,000	6,575,000	-
Expense	13,138,340	13,138,340	-
Total Revenues	16,083,150	16,083,150	-
Total Expenses	27,127,029	27,318,989	191,960

City of Lavon

Budget Amendment Detail

1/7/2025

	Budget	YTD	Proposed Amendment	Change
General Fund				
Other Funding	8,572,096	8,572,096	8,572,096	
Revenue	6,815,390	1,106,534	6,815,390	-
Expenses	10,036,040	1,353,395	10,228,000	191,960
Ending Resources	5,351,446	8,325,234	5,159,486	
Interest & Sinking				
Beginning Resources	433,155	433,155	433,155	
Revenue	2,067,960	72,271	2,067,960	-
Expenses	2,050,250	500	2,050,250	-
Ending Resources	450,865	504,926	450,865	
Streets - Tax Funded				
Beginning Resources	1,354,846	1,354,846	1,354,846	
Revenue	450,000	93,963	450,000	-
Expenses	1,615,000	-	1,615,000	-
Ending Resources	189,846	1,448,809	189,846	
Streets - Fee Funded				
Beginning Resources	415,570	415,570	415,570	
Revenue	-	-	-	-
Expenses	275,000	-	275,000	-
Ending Resources	140,570	415,570	140,570	
Municipal Court Security				
Beginning Resources	22,240	22,240	22,240	
Revenue	3,500	841	3,500	-
Expenses	2,400	-	2,400	-
Ending Resources	23,340	23,081	23,340	
TIRZ 2 Fund				
Beginning Resources	49,860	49,860	49,860	
Revenue	171,300	234	171,300	-
Expenses	10,000	668	10,000	-
Ending Resources	211,160	49,427	211,160	
Utilities				
Beginning Resources	13,926,509	13,926,509	13,926,509	
Revenue	6,575,000	1,798,925	6,575,000	-
Expenses	13,138,340	335,081	13,138,340	-
Ending Resources	7,363,170	15,390,353	7,363,170	

General Fund		ADOPTED/ AMENDED 2024-25	YTD 11/2024	Proposed Amendment	Change
ESTIMATED BEGINNING RESOURCES					
	Est. Beg. Resources - Unrestricted	2,228,503	2,228,503	2,228,503	-
	Est. Beg. Resources - Assigned for Capital	6,343,593	6,343,593	6,343,593	-
REVENUES					
Taxes					
10-00-4001	Property Taxes	2,445,150	84,962	2,445,150	-
10-00-4040	Sales & Use Tax	900,000	187,926	900,000	-
10-00-4045	Mixed Beverage Sales Tax	2,500	564	2,500	-
10-00-4060	Franchise Fees	220,750	7,325	220,750	-
	Total Taxes	**3,568,400**	**280,777**	**3,568,400**	**-**
Other General Government					
10-00-4500	Interest Income	150,000	22,207	150,000	-
10-00-4690	Sale of Property	-	170	-	-
10-00-4799	Miscellaneous Revenue	1,000	-	1,000	-
	Total Other General Government	**151,000**	**22,377**	**151,000**	**-**
Transfers In					
10-00-4801	Transfer from Utility Fund - Sewer	695,000	-	695,000	-
10-00-4802	Transfer from Utility Fund - Solid Waste	144,000	-	144,000	-
10-00-4808	Transfer from Utility Fund - Sewer (Debt)	418,340	-	418,340	-
	Total Transfers	**1,257,340**	**-**	**1,257,340**	**-**
Administration					
10-10-4101	PID Administrative Services	30,000	-	30,000	-
10-10-4405	Building Rent - LEDC	6,000	6,000	6,000	-
	Total Administration	**36,000**	**6,000**	**36,000**	**-**
Municipal Court					
10-25-4215	Court Fees	3,000	880	3,000	-
10-25-4219	Court - Payment Plan Fees	-	217	-	-
	Total Municipal Court	**3,000**	**1,097**	**3,000**	**-**
Police Department					
10-45-4195	Program Fees	-	-	-	-
10-45-4240	Police - Fines/Fees	75,000	9,439	75,000	-
10-45-4245	Police - Warrant Fees/Fines	1,500	121	1,500	-
10-45-4455	Grant Revenue	-	-	-	-
10-45-4602	Donations - Police	-	-	-	-
	Total Police Department	**76,500**	**9,560**	**76,500**	**-**
Fire Department					
10-55-4160	Fire Service Contract	150,000	16,791	150,000	-
10-55-4161	Surefire Reimbursements	30,000	-	30,000	-
10-55-4455	Grant Revenue	-	-	-	-
10-55-4602	Donations	-	654	-	-
	Total Fire Department	**180,000**	**17,444**	**180,000**	**-**
Parks & Rec Department					
10-65-4130	Facility Rental	-	140	-	-
10-65-4440	Lavon EDC Funding	-	-	-	-
	Total Parks & Rec Department	**-**	**140**	**-**	**-**
Development Services					
10-75-4271	Residential Rental Property Registration	17,000	8,275	17,000	-
10-75-4305	General Permits	250,000	67,326	250,000	-
10-75-4310	Land Use Application Fees	45,000	31,997	45,000	-
10-75-4315	New Building Permits	725,000	661,165	725,000	-
10-75-4325	Food Service Inspection Permits	5,750	(125)	5,750	-
10-75-4350	OSSF Permits	400	-	400	-
10-75-4355	Infrastructure Inspection Fees	500,000	500	500,000	-
	Total Development Services	**1,543,150**	**769,139**	**1,543,150**	**-**
Total General Fund Revenues		**6,815,390**	**1,106,534**	**6,815,390**	**-**
Total Source of Funds		**15,387,486**	**9,678,630**	**15,387,486**	**-**

General Fund		ADOPTED/ AMENDED 2024-25	YTD 11/2024	Proposed Amendment	Change
EXPENDITURES					
Administration Services					
10-10-5000	Salaries & Wages	428,400	73,184	428,400	-
10-10-5011	Overtime	1,000	113	1,000	-
10-10-5025	Health Insurance	63,000	7,774	63,000	-
10-10-5030	Payroll Taxes	32,850	6,809	32,850	-
10-10-5035	Retirement	72,230	15,681	72,230	-
10-10-5040	Texas Workforce Commission	900	-	900	-
10-10-5045	Workers Comp	700	605	1,050	350
10-10-5100	Office Supplies	4,500	16	4,500	-
10-10-5101	Council Supplies	1,500	368	1,500	-
10-10-5107	Community Event Supplies	25,500	3,980	25,500	-
10-10-5190	Furniture & Office Equipment	3,000	500	3,000	-
10-10-5401	Attorney	45,000	-	45,000	-
10-10-5410	Auditor	20,000	-	20,000	-
10-10-5425	Tax Assessor/Collector	5,000	-	5,000	-
10-10-5430	Central Appraisal District	32,000	-	32,000	-
10-10-5440	Professional Services - Other	74,000	2,738	74,000	-
10-10-5510	Advertising & Legal Notices	18,000	2,930	18,000	-
10-10-5520	SAAS Contracts (software/app service)	8,100	1	8,100	-
10-10-5545	Election Services	8,000	-	8,000	-
10-10-5700	Membership Dues & Fees	6,000	4,852	6,000	-
10-10-5720	Travel & Meals	3,500	1,503	3,500	-
10-10-5725	Training & Licenses	4,500	390	4,500	-
10-10-5730	Staff Development	3,500	-	3,500	-
10-10-5735	Council Training & Travel	7,500	3,022	7,500	-
	Total Administration Operations	**868,680**	**124,466**	**869,030**	**350**
Admin Capital Outlay					
10-10-9103	Improvements	-	-	-	-
	Total Admin Capital Outlay	**-**	**-**	**-**	**-**
	Total Admin Services	**868,680**	**124,466**	**869,030**	**350**
Non-Departmental					
10-15-5100	Office Supplies	10,000	1,055	10,000	-
10-15-5200	Phone, Internet	19,500	690	19,500	-
10-15-5210	Electricity	6,500	1,154	6,500	-
10-15-5220	Natural Gas	6,500	188	6,500	-
10-15-5230	Water	750	139	750	-
10-15-5305	Building Maintenance	10,000	3,754	10,000	-
10-15-5310	Grounds Maintenance	2,000	115	2,000	-
10-15-5440	Professional Services - Other	75,540	-	75,540	-
10-15-5460	Insurance - Management Liability	6,020	7,124	6,020	-
10-15-5470	Insurance - Facilities	36,300	32,337	36,300	-
10-15-5475	Insurance - Vehicles & Equipment	28,820	29,721	28,820	-
10-15-5520	SAAS Contracts (software/app service)	19,200	-	19,200	-
10-15-5525	Technology Services Contract	23,500	7,732	23,500	-
10-15-5540	Cleaning Service	7,000	1,142	7,000	-
10-15-5601	Office/Equipment Leases	5,000	754	5,000	-
	Total Non-Departmental Operations	**256,630**	**85,904**	**256,630**	**-**
Non-Departmental Capital Outlay					
10-15-9103	Improvements	25,000	-	25,000	-
	Total Non-Departmental Capital Outlay	**25,000**	**-**	**25,000**	**-**
	Total Non-Departmental	**281,630**	**85,904**	**281,630**	**-**

General Fund		ADOPTED/ AMENDED 2024-25	YTD 11/2024	Proposed Amendment	Change
Municipal Court Services					
10-25-5000	Salaries & Wages	60,375	10,265	60,375	-
10-25-5011	Overtime	1,000	-	1,000	-
10-25-5025	Health Insurance	12,600	1,926	12,600	-
10-25-5030	Payroll Taxes	4,695	943	4,695	-
10-25-5035	Retirement	10,325	2,163	10,325	-
10-25-5040	Texas Workforce Commission	180	-	180	-
10-25-5045	Workers Comp	200	121	200	-
10-25-5100	Office Supplies	2,000	536	2,000	-
10-25-5402	Judge	8,500	750	8,500	-
10-25-5403	Prosecutor	13,000	1,313	13,000	-
10-25-5515	Credit Card Contract	100	-	100	-
10-25-5546	Jury Service	250	-	250	-
10-25-5725	Training & Licenses	1,000	-	1,000	-
	Total Municipal Court	**114,225**	**18,016**	**114,225**	**-**
Police Services					
10-45-5000	Salaries & Wages	1,549,565	222,468	1,610,000	60,435
10-45-5011	Overtime	61,800	6,254	70,000	8,200
10-45-5025	Health Insurance	264,600	31,692	264,600	-
10-45-5030	Payroll Taxes	123,270	21,056	128,525	5,255
10-45-5035	Retirement	271,030	46,225	282,575	11,545
10-45-5040	Texas Workforce Commission	3,680	238	3,680	-
10-45-5045	Workers Comp	27,800	26,342	42,355	14,555
10-45-5100	Office Supplies	8,500	1,974	8,500	-
10-45-5103	Community Policing Supplies	13,000	3,651	13,000	-
10-45-5105	Child Abuse Interlocal - Supplies	1,500	-	1,500	-
10-45-5125	Operating Supplies	8,500	32	8,500	-
10-45-5155	Uniforms	20,500	619	20,500	-
10-45-5160	Personal Protection Equipment	13,500	2,762	13,500	-
10-45-5190	Furniture & Office Equipment	15,000	-	15,000	-
10-45-5195	Tools & Equipment - not cap	30,000	9,457	30,000	-
10-45-5200	Phone, Internet	35,000	1,523	35,000	-
10-45-5210	Electricity	12,000	1,252	12,000	-
10-45-5230	Water	1,000	53	1,000	-
10-45-5240	Fuel	51,500	5,816	51,500	-
10-45-5305	Building Maintenance	8,000	2,792	8,000	-
10-45-5315	Vehicle Maintenance	45,500	6,225	45,500	-
10-45-5325	Equipment Maintenance	5,000	-	5,000	-
10-45-5465	Insurance - Law Enforcement Liability	19,300	18,802	19,300	-
10-45-5520	SAAS Contracts (software/app service)	90,500	45,451	90,500	-
10-45-5530	Medical Services	2,000	-	2,000	-
10-45-5540	Cleaning Service	13,000	1,930	13,000	-
10-45-5548	Dispatch Service	115,000	27,720	115,000	-
10-45-5551	Inmate Boarding Contract	12,000	-	12,000	-
10-45-5552	Animal Control Service	7,000	1,563	7,000	-
10-45-5700	Membership Dues & Fees	2,500	-	2,500	-
10-45-5720	Travel & Meals	7,000	439	7,000	-
10-45-5725	Training & Licenses	19,500	412	19,500	-
	Total Police Operations	**2,858,045**	**486,747**	**2,958,035**	**99,990**
	Police Capital Outlay				
10-45-9220	Vehicle	270,000	-	270,000	-
10-45-9224	Radios	36,000	33,227	36,000	-
	Total Police Capital Outlay	**306,000**	**33,227**	**306,000**	**-**
	Total Police Services	**3,164,045**	**519,974**	**3,264,035**	**99,990**

General Fund		ADOPTED/ AMENDED 2024-25	YTD 11/2024	Proposed Amendment	Change
Fire Services					
10-55-5000	Salaries & Wages	1,021,395	146,340	1,021,395	-
10-55-5001	Part-time Wages	129,000	-	129,000	-
10-55-5011	Overtime	51,500	5,844	51,500	-
10-55-5025	Health Insurance	176,400	20,860	176,400	-
10-55-5030	Payroll Taxes	91,945	14,438	91,945	-
10-55-5035	Retirement	202,160	33,073	202,160	-
10-55-5040	Texas Workforce Commission	2,570	-	2,570	-
10-55-5045	Workers Comp	20,200	15,490	30,015	9,815
10-55-5100	Office Supplies	5,000	619	5,000	-
10-55-5125	Operating Supplies	20,000	959	20,000	-
10-55-5130	EMS Supplies	40,000	10,889	40,000	-
10-55-5155	Uniforms	41,100	-	41,100	-
10-55-5160	Personal Protection Equipment	29,500	877	29,500	-
10-55-5190	Furniture & Office Equipment	2,000	-	2,000	-
10-55-5195	Tools & Equipment	10,000	4,385	10,000	-
10-55-5200	Phone, Internet	7,200	-	7,200	-
10-55-5210	Electricity	10,000	1,009	10,000	-
10-55-5220	Natural Gas	4,000	184	4,000	-
10-55-5230	Water	2,000	102	2,000	-
10-55-5240	Fuel	18,000	2,191	18,000	-
10-55-5305	Building Maintenance	10,000	3,159	10,000	-
10-55-5315	Vehicle Maintenance	5,000	1,579	5,000	-
10-55-5316	Apparatus Maintenance	65,000	1,997	65,000	-
10-55-5325	Equipment Maintenance	9,000	1,375	9,000	-
10-55-5330	Storm Siren O&M	1,500	19	1,500	-
10-55-5440	Professional Services - Other	3,000	-	3,000	-
10-55-5520	SAAS Contracts (software/app service)	29,000	8,814	29,000	-
10-55-5530	Medical Services	25,000	-	25,000	-
10-55-5536	Ambulance Service	155,000	37,784	155,000	-
10-55-5540	Cleaning Service	3,900	514	3,900	-
10-55-5547	Fire Marshal Contract	2,000	-	2,000	-
10-55-5549	Fire Alarm Monitoring Service	1,000	-	1,000	-
10-55-5560	Contract Labor	25,000	11,900	25,000	-
10-55-5700	Membership Dues & Fees	4,000	1,558	4,000	-
10-55-5720	Travel & Meals	7,000	172	7,000	-
10-55-5725	Training & Licenses	17,000	465	17,000	-
	Total Fire Operations	**2,246,370**	**326,595**	**2,256,185**	**9,815**
Fire Capital Outlay					
10-55-9103	Improvements	25,000	-	25,000	-
10-55-9104	Furnishings	20,000	2,440	20,000	-
10-55-9221	Equipment	10,000	-	10,000	-
10-55-9223	CIP-19 Fire Engine	1,414,000	-	1,414,000	-
10-55-9225	CIP-22 Outdoor Warning Siren Improvments	20,000	-	20,000	-
	Total Fire Capital Outlay	**1,489,000**	**2,440**	**1,489,000**	**-**
	Total Fire Services	**3,735,370**	**329,035**	**3,745,185**	**9,815**
Parks & Rec Department					
10-65-5310	Grounds Maintenance	15,000	300	15,000	-
	Total Parks & Rec Operations	**15,000**	**300**	**15,000**	**-**
Parks & Rec Capital Outlay					
10-65-9103	Improvements	30,000	-	30,000	-
	Total Parks & Rec Capital	**30,000**	**-**	**30,000**	**-**
	Total Parks & Rec Department	**45,000**	**300**	**45,000**	**-**

General Fund		ADOPTED/ AMENDED 2024-25	YTD 11/2024	Proposed Amendment	Change
Development Services					
10-75-5000	Salaries & Wages	-	11,808	76,440	76,440
10-75-5001	Part-time Wages	35,000	-	35,000	-
10-75-5011	Overtime	3,000	1,185	3,000	-
10-75-5025	Health Insurance	12,600	-	12,600	-
10-75-5030	Payroll Taxes	8,755	-	8,755	-
10-75-5035	Retirement	19,250	-	19,250	-
10-75-5040	Texas Workforce Commission	100	-	100	-
10-75-5045	Workers Comp	2,200	-	2,200	-
10-75-5155	Uniforms	600	-	600	-
10-75-5190	Furniture & Office Equipment	5,000	-	5,000	-
10-75-5200	Phone, Internet	600	-	600	-
10-75-5240	Fuel	3,000	-	3,000	-
10-75-5315	Vehicle Maintenance	1,500	-	1,500	-
10-75-5415	Engineer	100,000	5,063	100,000	-
10-75-5440	Professional Services - Other	46,000	13,996	46,000	-
10-75-5520	SAAS Contracts (software/app service)	16,000	-	16,000	-
10-75-5570	Inspection Services - Buildings	425,000	111,425	425,000	-
10-75-5571	Inspection Services - Infrastructure	105,000	3,468	105,000	-
10-75-5589	Sales Tax Incentive Rebate	90,000	-	90,000	-
10-75-5720	Employee Travel	1,000	-	1,000	-
10-75-5725	Employee Training	1,000	-	1,000	-
	Total Development Services Operations	**875,605**	**146,944**	**952,045**	
Development Services Capital Outlay					
10-80-9103	Improvements	30,000	-	30,000	-
	Total Development Services Capital Outlay	**30,000**	**-**	**30,000**	
	Total Development Services	**905,605**	**146,944**	**982,045**	**76,440**

General Fund		ADOPTED/ AMENDED 2024-25	YTD 11/2024	Proposed Amendment	Change
Public Works Services					
10-80-5000	Salaries & Wages	343,035	52,317	343,035	-
10-80-5001	Part-time Wages	20,000	-	20,000	-
10-80-5011	Overtime	3,000	1,803	3,000	-
10-80-5025	Health Insurance	75,600	13,464	75,600	-
10-80-5030	Payroll Taxes	28,010	6,355	28,010	-
10-80-5035	Retirement	61,570	14,352	61,570	-
10-80-5040	Texas Workforce Commission	1,340	34	1,340	-
10-80-5045	Workers Comp	8,400	9,228	13,765	5,365
10-80-5100	Office Supplies	1,500	-	1,500	-
10-80-5102	MS-4 Educational Supplies	250	-	250	-
10-80-5125	Operating Supplies	4,200	259	4,200	-
10-80-5155	Uniforms	5,500	997	5,500	-
10-80-5190	Furniture & Office Equipment	500	-	500	-
10-80-5195	Tools & Equipment	6,000	18	6,000	-
10-80-5200	Phone, Internet	3,430	-	3,430	-
10-80-5210	Electricity	1,800	205	1,800	-
10-80-5211	Electricity - Street Lights	100,000	17,190	100,000	-
10-80-5230	Water	1,500	47	1,500	-
10-80-5240	Fuel	15,000	1,534	15,000	-
10-80-5305	Building Maintenance	5,000	-	5,000	-
10-80-5310	Grounds Maintenance	17,000	2,000	17,000	-
10-80-5315	Vehicle Maintenance	3,650	284	3,650	-
10-80-5325	Equipment Maintenance	8,000	6,412	8,000	-
10-80-5335	Street Maintenance	20,000	-	20,000	-
10-80-5340	Sign Maintenance	7,500	-	7,500	-
10-80-5355	Drainage Maintenance	25,000	-	25,000	-
10-80-5385	Mosquito Control	22,000	2,220	22,000	-
10-80-5395	Septic System Maintenance	700	-	700	-
10-80-5530	Medical Services	350	-	350	-
10-80-5540	Cleaning Service	1,000	-	1,000	-
10-80-5565	Code Enforcement Services	10,000	-	10,000	-
10-80-5700	Membership Dues & Fees	150	-	150	-
10-80-5720	Travel & Meals	500	36	500	-
10-80-5725	Training & Licenses	5,000	-	5,000	-
	Total Public Works Operations	**806,485**	**128,756**	**811,850**	**5,365**
	Public Works Capital Outlay				
10-80-9220	Vehicle	80,000	-	80,000	-
10-80-9221	Equipment	35,000	-	35,000	-
	Total Capital Outlay	**115,000**	**-**	**115,000**	**-**
	Total Public Works Services	**921,485**	**128,756**	**926,850**	**5,365**
Total General Fund Expenditures		**10,036,040**	**1,353,395**	**10,228,000**	**191,960**
Change in Financial Position		**(3,220,650)**	**(246,862)**	**(3,412,610)**	**(191,960)**
ESTIMATED ENDING RESOURCES (Net)		**5,351,446**	**8,325,234**	**5,159,486**	

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: _7 – A__**

Item:

Public Hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 "Zoning Ordinance" to amend Ordinance No. **2004-09-05** that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project generally situated northeast of the intersection of the intersection of SH 205 and SH 78 to reconcile and clarify parking requirements in Section 3.9 "Off-Street Parking Requirements."

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

Background:

A possible conflict was recently discovered in Ordinance No. **2004-09-05** regulating the Grand Heritage Planned Development District (PD) with respect to parking restrictions in the setbacks. The primary property owner of property in the commercial planning areas requested that a text clarification be explored.

The Grand Heritage PD identified specific geographic planning sections and established regulations for residential, commercial, and flex planning areas.

In ARTICLE III "DEVELOPMENT STANDARDS", CHAPTER 3.6 "SETBACKS FOR FRONT REAR, AND SIDE YARDS", Section 3.6.2 "Commercial Planning Area Setbacks", Subsection 3.6.2.1 "Front yard" provides that "Off-street parking shall not be located in the required front yard setback of lots within the Flex Planning Area." The Flex Planning Area refers to West Flex B.

In another part of ARTICLE III, CHAPTER 3.9 "OFF-STREET PARKING REQUIREMENTS" provides that "No off-street parking spaces shall be located within a front, side, or rear yard setback when the yard in question is located adjacent to State Highway 78 or State Highway 205."

Because Section 3.6.2.1 could be interpreted as being inconsistent with Article 3.9, the amendment proposes to clarify that the off-street parking setback restrictions are applicable to the Flex Planning Area.

In 2022, the City Council adopted Ordinance No. **2022-09-03** that changed the West Commercial C-1 and West Commercial C-2 parcels from PD to Retail District (R). Consequently, the proposed clarification will generally affect the parcels situated in West Commercial A.

Existing development has occurred in terms consistent with the proposed amendment. By clarifying the text, the proposed amendment is designed to improve the zoning application and review process.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE AMENDMENT TO THE ZONING ORDINANCE ARTICLE 9.03 "ZONING ORDINANCE" TO AMEND ORDINANCE NO. 2004-09-05 THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT GENERALLY SITUATED NORTHEAST OF THE INTERSECTION OF THE INTERSECTION OF SH 205 AND SH 78 TO RECONCILE AND CLARIFY PARKING REQUIREMENTS IN SECTION 3.9 "OFF-STREET PARKING REQUIREMENTS".
MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. The proposed application is consistent with the Future Land Use Plan and the Comprehensive Plan. Approval is recommended.

Attachment: 1) Proposed Ordinance

CITY OF LAVON

ORDINANCE NO. 2025-01-02

Amendment to PD Zoning – Grand Heritage Commercial Planning Area Parking

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO AMEND ORDINANCE NO. 2004-09-05 THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT GENERALLY SITUATED NORTHEAST OF THE INTERSECTION OF SH 205 AND SH 78 TO RECONCILE AND CLARIFY PARKING REQUIREMENTS IN SECTION 3.9 "OFF-STREET PARKING REQUIREMENTS"; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon, Texas (hereinafter referred to as "**City**") is a Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City Council of the City (the "**City Council**"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "**Zoning Ordinance**"); and

WHEREAS, the City Council approved Ordinance No. **20004-09-05** setting out Planned Development District regulations for the Commercial Planning Areas within the Grand Heritage development project; and

WHEREAS, reconciliation and clarification of provisions restricting parking in the front, side, and rear yard setbacks established in Ordinance No. **2004-09-05** , in Section 3.9 OFF-STREET PARKING is in order as applicable to property generally depicted in **Exhibit "A"** (the "**Property**"); and

WHEREAS, this proposed zoning code amendment is in accordance with the adopted comprehensive plan of the City; and

WHEREAS, the Zoning Ordinance may incorporate design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings, and such standards substantially further the preservation of property values and the promotion of economic development within the City, and establish the character of community development and embody architecturally and, in

some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, 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 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 Zoning Ordinance should be amended.

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

SECTION 1. **Incorporation of Premises.** That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Definitions. Definitions shall be those contained in the Zoning Ordinance, Division 3. "Definitions", as amended, unless specifically defined herein.

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to amend the zoning of the Property as established in Exhibit B, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

SECTION 4. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending

prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 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.

SECTION 8. Open 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, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 9. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this _____ day of _____ , _____.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

EXHIBIT A. MAP

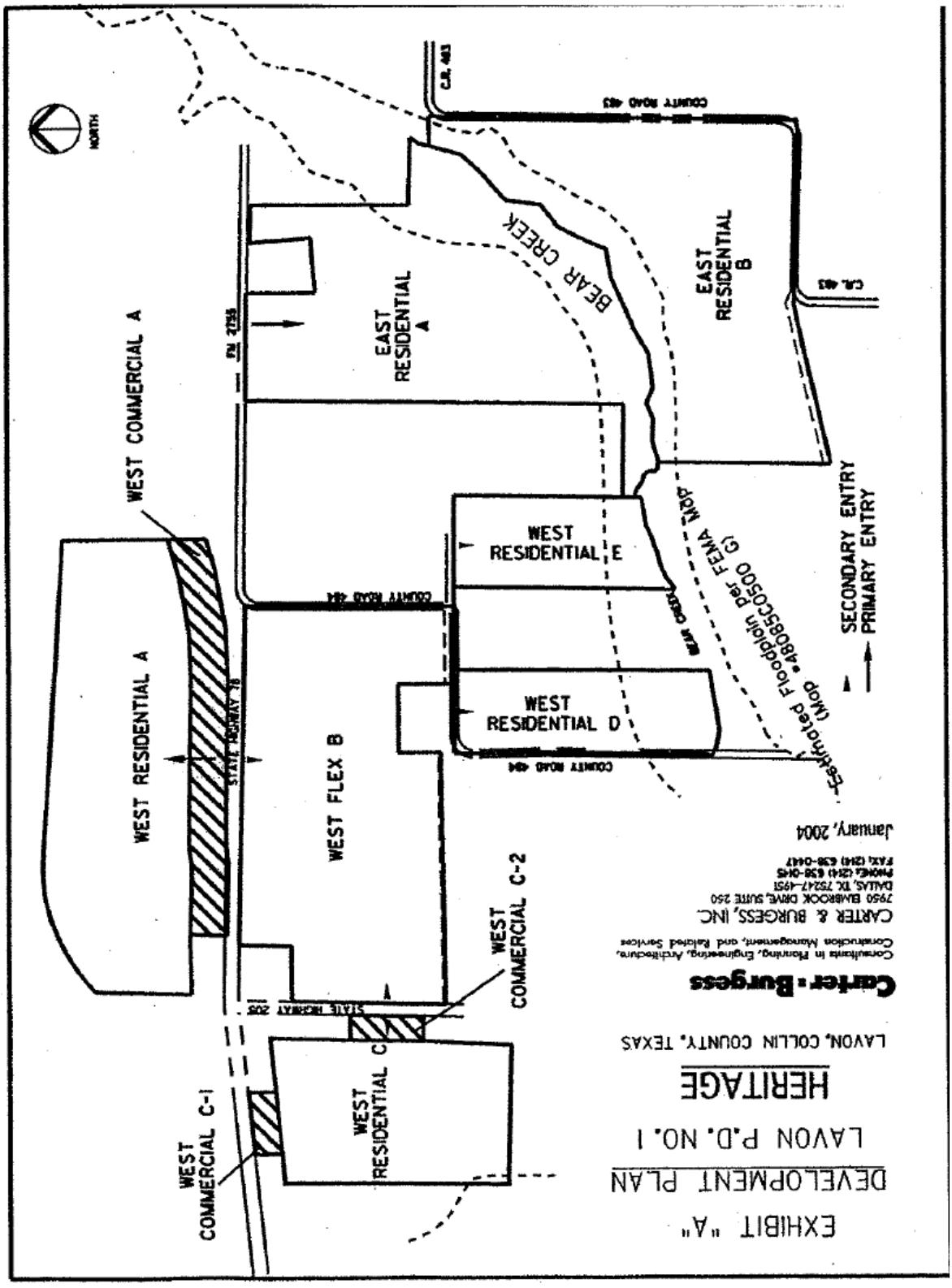


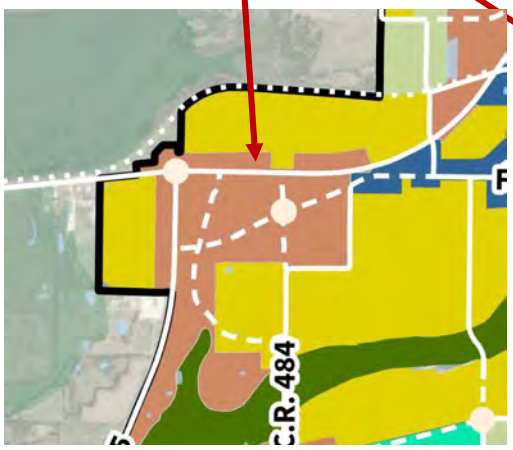
EXHIBIT B. AMENDMENT

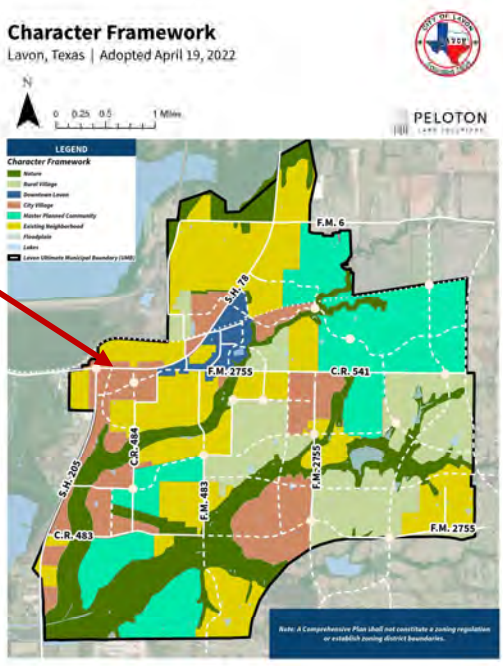
Red connotes the addition of text and strikethrough connotes the deletion of text.

ORDINANCE NO. **2004-09-05**

Section 3.9 OFF-STREET PARKING REQUIREMENTS Parking spaces must be a minimum of nine (9) feet in width and 18 feet in length. Handicap parking space and route design standards shall comply with ADA standards. No off-street parking spaces shall be located within a front, side, or rear yard setback when the yard in question is located adjacent to State Highway 78 or State Highway 205 in the Flex Planning Area. The minimum number of off-street parking spaces required for a use is as follows…

Future Land Use Plan





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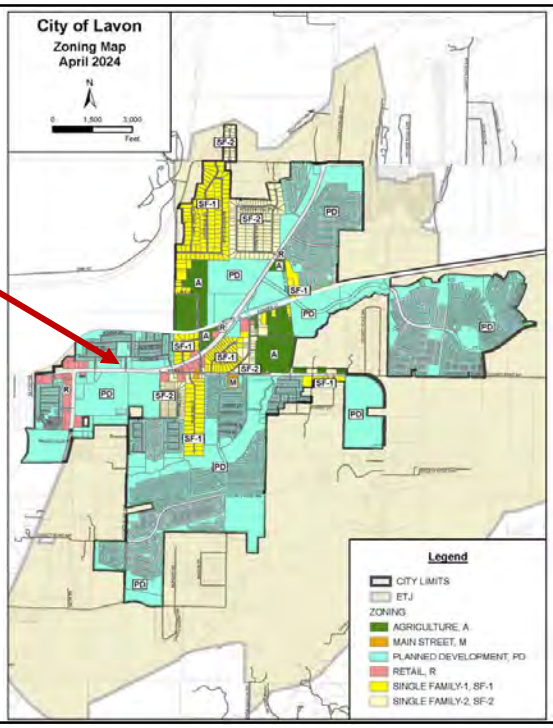
Zoning Map



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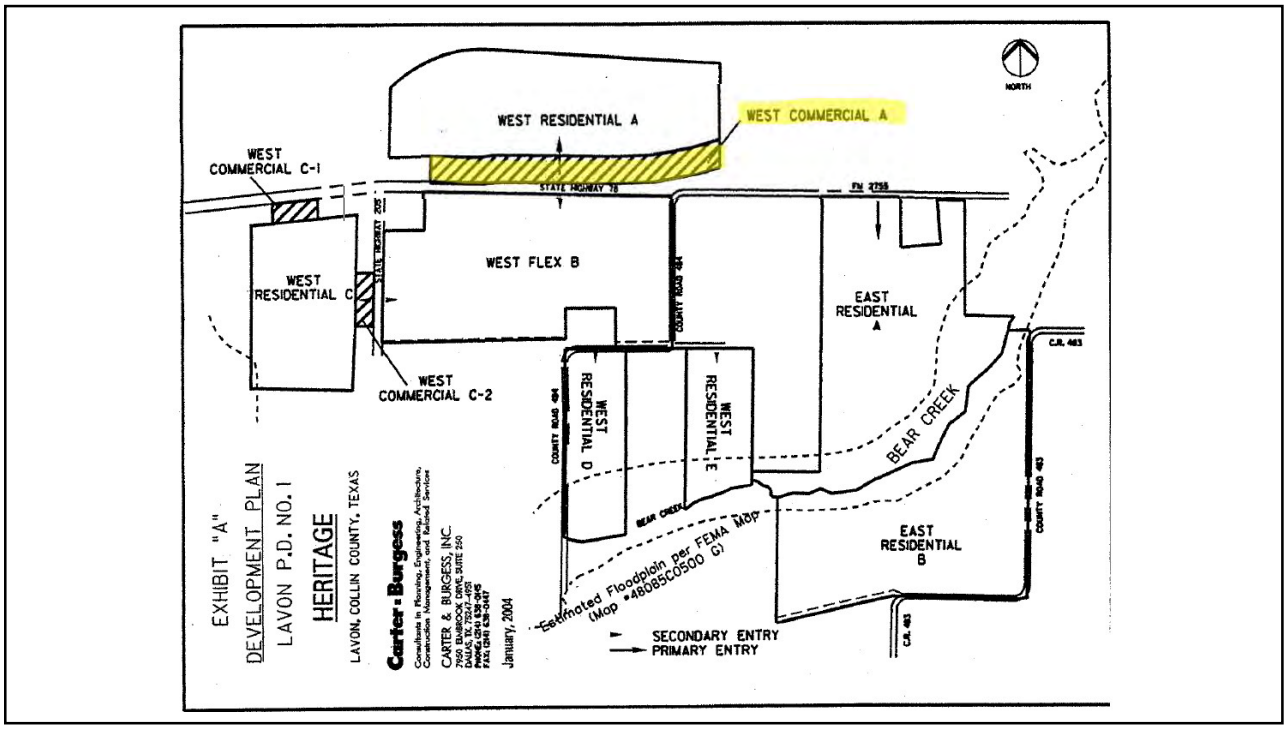
WEST RESIDENTIAL A
WEST COMMERCIAL A
WEST COMMERCIAL C-1
STATE HIGHWAY 78
FM 2755
WEST RESIDENTIAL C
STATE HIGHWAY 205
WEST FLEX B
COUNTY ROAD 484
EAST RESIDENTIAL A
C.R. 483
WEST COMMERCIAL C-2
WEST RESIDENTIAL D
WEST RESIDENTIAL E
BEAR CREEK
EAST RESIDENTIAL B
COUNTY ROAD 483
Estimated Floodplain per FEMA Map (Map #48085C0500 G)
SECONDARY ENTRY
PRIMARY ENTRY
NORTH
EXHIBIT "A"
DEVELOPMENT PLAN
LAVON P.D. NO. 1
HERITAGE
LAVON, COLLIN COUNTY, TEXAS
Carter • Burgess
CARTER & BURGESS, INC.
January, 2004

6

CITY OF LAVON

ORDINANCE NO. _____

Amendment to PD Zoning – Grand Heritage Commercial Planning Area Parking

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO AMEND ORDINANCE NO. 2004-09-05 THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT GENERALLY SITUATED NORTHEAST OF THE INTERSECTION OF SH 205 AND SH 78 TO RECONCILE AND CLARIFY PARKING REQUIREMENTS IN SECTION 3.9 "OFF-STREET PARKING REQUIREMENTS"; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon, Texas (hereinafter referred to as "**City**") is a Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City Council of the City (the "**City Council**"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "**Zoning Ordinance**"); and

WHEREAS, the City Council approved Ordinance No. **20004-09-05** setting out Planned Development District regulations for the Commercial Planning Areas within the Grand Heritage development project; and

WHEREAS, reconciliation and clarification of provisions restricting parking in the front, side, and rear yard setbacks established in Ordinance No. **2004-09-05** , in Section 3.9 OFF-STREET PARKING is in order as applicable to property generally depicted in **Exhibit "A"** (the "**Property**"); and

WHEREAS, this proposed zoning code amendment is in accordance with the adopted comprehensive plan of the City; and

WHEREAS, the Zoning Ordinance may incorporate design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings, and such standards substantially further the preservation of property values and the promotion of economic development within the City, and establish the character of community development and embody architecturally and, in

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some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, 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 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 Zoning Ordinance should be amended.

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

SECTION 1. Incorporation of Premises. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Definitions. Definitions shall be those contained in the Zoning Ordinance, Division 3. "Definitions", as amended, unless specifically defined herein.

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to amend the zoning of the Property as established in Exhibit B, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

SECTION 4. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending

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prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 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.

SECTION 8. Open 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, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 9. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this _____ day of _____ , _____.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

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EXHIBIT A. MAP

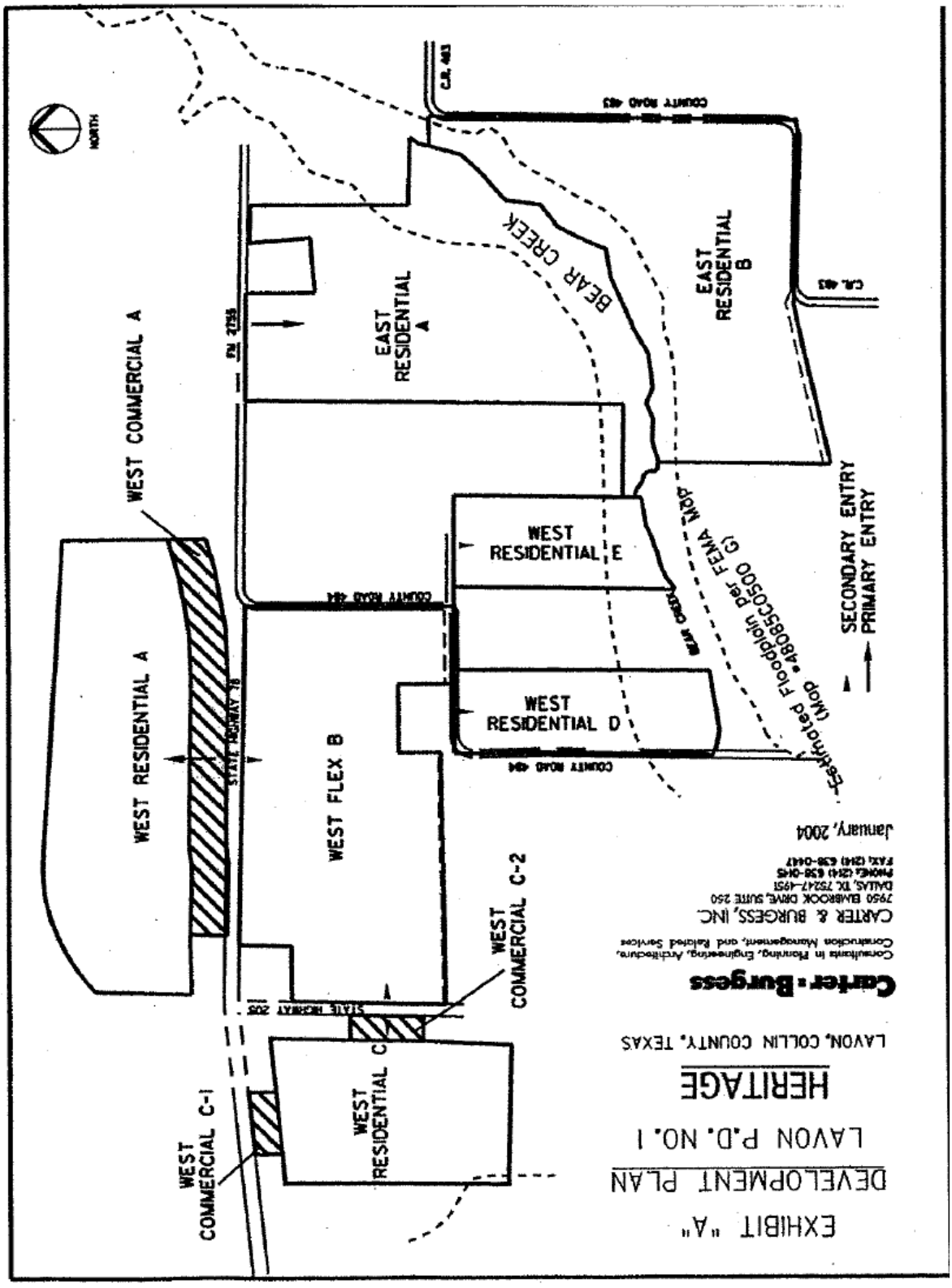

EXHIBIT B. AMENDMENT

Red connotes the addition of text and strikethrough connotes the deletion of text.

ORDINANCE NO. **2004-09-05**

Section 3.9 OFF-STREET PARKING REQUIREMENTS Parking spaces must be a minimum of nine (9) feet in width and 18 feet in length. Handicap parking space and route design standards shall comply with ADA standards. No off-street parking spaces shall be located within a front, side, or rear yard setback when the yard in question is located adjacent to State Highway 78 or State Highway 205 in the Flex Planning Area. The minimum number of off-street parking spaces required for a use is as follows…

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CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: _7 – B__**

Item:

Public Hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 "Zoning Ordinance" to revise Division 2 "Districts and Zoning District Map", Section 9.03.032 "Permitted Use Table", Figure 9.1.2.2 "Zoning Use Summary Table" to organize permitted uses and conditional uses into a single location in the Zoning Use Summary Table; to delete duplicated permitted use and conditional use references from Division 5 "Regulations Applicable to Residential Districts" and Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" and renumber accordingly; and to amend Division 3 "Definitions", Section 9.03.061 "General" to clarify definitions referenced in the Zoning Use Summary Table."

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

Background:

In the current City of Lavon Code of Ordinances, Chapter 9 ZONING ORDINANCE, there are duplicated references in the Permitted Use Table and the District regulations. The proposed amendment consolidates duplicated information into a single location, the Figure 9.1.2.2 "Zoning Use Summary Table" and in Division 3 "Definitions", offers clarification of certain definitions referenced in the "Zoning Use Summary Table" and District Regulations.

Within the "ZONING ORDINANCE", Division 5 "Regulations Applicable to Residential Districts" and Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" contain the appropriate Districts. Within the Divisions, each District is generally organized as follows:

(a) Purpose
(b) Permitted Uses
(c) Conditional Uses
(d) Area Requirements
(e) Building, Placement, Orientation, and Site Design

The proposed amendment is designed to simplify and improve the zoning application and review process.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF A PROPOSED AMENDMENT TO THE ZONING ORDINANCE ARTICLE 9.03 "ZONING ORDINANCE" TO REVISE DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP", SECTION 9.03.032 "PERMITTED USE TABLE", FIGURE 9.1.2.2 "ZONING USE SUMMARY TABLE" TO ORGANIZE PERMITTED USES AND CONDITIONAL USES INTO A SINGLE LOCATION IN THE ZONING USE SUMMARY TABLE; TO DELETE DUPLICATED PERMITTED USE AND CONDITIONAL USE REFERENCES FROM DIVISION 5 "REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS" AND DIVISION 6 "REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS" AND RENUMBER ACCORDINGLY; AND TO AMEND DIVISION 3 "DEFINITIONS", SECTION 9.03.061 "GENERAL" TO CLARIFY DEFINITIONS REFERENCED IN THE ZONING USE SUMMARY TABLE.
MOTION MADE: **NABORS**
SECONDED: **COX**
APPROVED: **UNANIMOUS**

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. The proposed application is consistent with the Future Land Use Plan and the Comprehensive Plan. Approval is recommended.

Attachment: 1) Proposed Amendment – redline
2) Proposed Ordinance

Permitted Use Table, Regulations Applicable to Residential Districts, Regulations Applicable to Mixed Use and Nonresidential Districts, and Definitions (Zoning Amendment)

Purpose:

- To update the Permitted Use Table to include any missing uses reflected in Division 5 and Division 6 of the Code of Ordinances.
- To remove repetitive language from Division 5 and Division 6 of the Code of Ordinances that is currently reflected in the Permitted Use Table.
- To relocate the standards, within the Permitted or Conditional uses section, to the Additional provisions section within each district in Division 5 and Division 6.
- To modify and/or add use definitions to coincide with uses listed in the Permitted Use Table.

Key:

Text	addition
~~Text~~	deleted
Text	new to Permitted Use Table
~~Text~~	moved to Permitted Use Table
Text	new to additional provisions or definition section
~~Text~~	moved to additional provisions or definition section
~~Text~~	repeated text included in existing Permitted Use Table or elsewhere in Code

Proposed standards:

DIVISION 2 DISTRICTS AND ZONING DISTRICT MAP

...

§ 9.03.032 Permitted use table.

Figure 9.1.2.2		
PERMITTED USE TABLE		
P = Permitted Use	C = Conditional Use	-- = Not Permitted

	RESIDENTIAL DISTRICTS				**NONRESIDENTIAL & SPECIAL DISTRICTS**		
RESIDENTIAL USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Single family (SF) detached dwelling	P	P	P	P	--	P[1]	--
Home based business within a SF dwelling (i.e. home occupation)	P	P	P	P	--	P[1]	--
Single family - zero lot line	--	--	--	--	--	--	--
Single family attached - townhomes	--	--	--	--	--	P[1]	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RESIDENTIAL USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Duplex	--	--	--	--	--	--	--
Multi-family dwelling	--	--	--	--	--	C	--
Real estate model home	--	C	C	C	--	--	--
Vertically mixed use multifamily residential and retail	--	--	--	--	--	P[1]	--
Bed and Breakfast	--	--	--	--	--	C	--
Manufactured home detached dwelling park of two or more dwellings	C	--	--	--	--	--	--
Guest house, caretaker or security quarters for SF dwelling	P	P	--	--	--	--	--
Accessory structure with restrictions	P	P	P	P	--	--	--
Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court)	P[2]	P[2]	P[2]	P[3]	--	--	--
~~SF parking garage~~	~~P~~	~~P~~	~~P~~	~~P~~	~~--~~	~~--~~	~~--~~
~~SF swimming pool~~	~~P~~	~~P~~	~~P~~	~~P~~	~~--~~	~~--~~	~~--~~
~~SF hobby shed~~	~~P~~	~~P~~	~~P~~	~~P~~	~~--~~	~~--~~	~~--~~
~~SF tennis court~~	~~P~~	~~P~~	~~P~~	~~P~~	~~--~~	~~--~~	~~--~~

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RETAIL, COMMERVCIAL, PERSONAL SERVICE USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Alcohol: mixed beverage sales (on-premises consumption) [1]	--	--	--	--	P[1, 4]	P[1, 4]	P[4]
Alcohol: wine and malt beverage sales (on-premises consumption) [1]	--	--	--	--	P[1, 4]	P[1, 4]	P[4]
Alcohol: mixed beverage package store (on- and/or off-premises consumption)	--	--	--	--	C[4]	--	--
Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)	--	--	--	--	C[4]	--	--
Amusement establishment	--	--	--	--	C	C	--
Animal boarding, kennel or shelter	C	--	--	--	--	--	--
Automobile fueling and gasoline filling station	--	--	--	--	C	--	--
Automobile service establishment	--	--	--	--	C	--	P
Bakery/confectionery retail establishment	--	--	--	--	C	C	--
Building material sales	--	--	--	--	C		--
Business service and sales	--	--	--	--	P[1]	P[1]	--
Carwash	--	--	--	--	C	--	--
Cash and retail lending service establishment	--	--	--	--	C[5]	--	--
Commercial greenhouse or nursery (wholesale and retail)	C	--	--	--	--	--	--
Commercial stable	C	C	--	--	--	--	--
Dry-cleaning retail establishment with no processing on site	--	--	--	--	C	C	--
Exercise and sports establishment	--	--	--	--	C	C	--
Financial institution	--	--	--	--	P[1]	P[1]	--
Home and residence services	--	--	--	--	P[1]	P[1]	--
Hotel	--	--	--	--	C	--	--
Insurance	--	--	--	--	P[1]	P[1]	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RETAIL, COMMERVCIAL, PERSONAL SERVICE USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Medical and state licensed health services	--	--	--	--	P[1]	P[1]	--
Merchandise rental	--	--	--	--	C	--	--
Nursery, garden, landscape material sales	--	--	--	--	C	--	--
Outdoor, drive-in or drive-thru sales or service activity, including rear yard patios	--	--	--	--	C	C[6]	--
Personal services	--	--	--	--	P[1]	P[1]	C
Pet grooming and care services	--	--	--	--	C	C	--
Pharmacy	--	--	--	--	P[1]	P[1]	--
Private clubs and organizations (indoor)	--	--	--	--	C	--	--
Professional service and sales	--	--	--	--	P[1]	P[1]	--
Recreational vehicle park of two or more vehicles	C	--	--	--	--	--	--
Real estate	--	--	--	--	P[1]	P[1]	--
Restaurant	--	--	--	--	P[1]	P[1]	--
Retail sales	--	--	--	--	P[1]	P[1]	--
Second-hand/used goods/pawn shop	--	--	--	--	C[5]	--	--
Smoke/tobacco/CBD store	--	--	--	--	C	C	--
Storage, self-service	--	--	--	--	C	--	P[1]
Tattoo service and similar body artwork	--	--	--	--	C[5]	--	--
Technical service and sales	--	--	--	--	P[1]	P[1]	--
Theater	--	--	--	--	C	C	--
Vapor smoking services	--	--	--	--	C	C	--
Vehicle display and sales	--	--	--	--	--	--	--
Vehicle parking garage	--	--	--	--	--	--	--
Vertically mixed use retail and multifamily residential	--	--	--	--	--	P[1]	--
Veterinarian service, animal clinic	C	--	--	--	C	C	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
INSTITUTIONAL & CIVIC USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Cemetery or mausoleum	P	P	P	--	--	--	--
Church or place of worship	P	P	P	P	C	C	--
Community recreational use	--	C	C	C	--	--	--
Community swimming pool	--	C	C	C	--	--	--
Country club	--	C	C	C	--	--	--
Day care and educational facility - privately-owned	C	C	C	C	P[1]	P[1]	--
Educational facility - public	P	P	P	P	--	--	--
Federal, state or city owned or controlled facilities or utilities	P	P	P	P	P[1]	P[1]	P[1]
Franchise-holding facilities and utilities holding a franchise under the authorization of the city	C	C	C	C	--	--	--
Golf course	--	C	C	C	--	--	--
Municipal uses	P	P	P	P	P	P	P[1]
Nursing home or assisted living facility	--	--	--	--	--	--	--
Open Space Preserves	P	P	P	P	P	--	P[1]
Public parks and playgrounds	--	P	P	P	P	--	P[1]
Public recreational facilities	--	P	P	P	P	--	P[1]
Wind energy, utility or telecommunication tower	C	C	C	C	--	--	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
AGRICULTURAL USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Animal husbandry, livestock	P	P	--	--	--	--	--
Crop cultivation, forestry, farming	P	P	--	--	--	--	--
Uses related to animal husbandry and raising of crops on unplotted land	P	P	--	--	--	--	--
Dairy farm	P	--	--	--	--	--	--
Wholesale plant nursery	P	--	--	--	--	--	--
Horse stables, riding academies and equestrian boarding	P	C	--	--	--	--	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
INDUSTRIAL USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Alcohol: brewpub (on- and/or off-premises consumption)[1]	--	--	--	--	C[4]	--	C[4]
Alcohol: manufacturing and distribution (on- and/or off-premises consumption) [1]	--	--	--	--	--	--	C[1, 4]
Auto, tool or equipment rental	--	--	--	--	--	--	--
Automobile and truck repairs and service	--	--	--	--	--	--	P[1]
Commercial cleaning or laundry plant	--	--	--	--	--	--	--
Data center and software design	--	--	--	--	--	--	--
Information assembly, broadcasting, carriers	--	--	--	--	--	--	P[1]
Information data processing	--	--	--	--	--	--	P[1]
Information distribution, publication, production	--	--	--	--	--	--	P[1]
Information telecommunication, sellers	--	--	--	--	--	--	P[1]
Machinery, heavy equipment, truck sales and service	--	--	--	--	--	--	--
Manufacturing - appliance, instrument, controller	--	--	--	--	--	--	P[1]

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
INDUSTRIAL USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**
Manufacturing - device, parts, vehicle	--	--	--	--	--	--	P[1]
Manufacturing - die, tooling, equipment, machinery	--	--	--	--	--	--	P[1]
Manufacturing - other	--	--	--	--	--	--	C[1]
Materials bending, cutting, machining, molding, welding	--	--	--	--	--	--	P[1]
Medical or scientific laboratory	--	--	--	--	--	--	--
Open storage and open processing operations	--	--	--	--	--	--	C[1, 7]
Outside sales and storage	--	--	--	--	--	--	--
Packaging of parts and materials prev manufactured	--	--	--	--	--	--	P[1]
Parts assembly, materials sorting prev manufactured	--	--	--	--	--	--	P[1]
Professional, scientific and technical services	--	--	--	--	--	--	P[1]
Storage of flammable liquids and materials	--	--	--	--	--	--	C[1]
Temporary concrete batch plant	--	C[8]	C[8]	C[8]	--	--	--
Trade contractor office and dispatch	--	--	--	--	--	--	--
Warehousing and distribution facilities	--	--	--	--	--	--	P[1]
Wholesale enterprises w/o materials storage and distrib	--	--	--	--	--	--	P[1]

[1] Conducted entirely within the interior of a building.

[2] Two (2) accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

[3] One (1) accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

[4] Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

[5] Provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street.

[6] Any outdoor, drive-in or drive-through sales or service activity including rear yard patios requir~~inges~~ limited service hours and limited noise/entertainment levels and limited hours.

[7] Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall not leave the property nor be transported across the boundary property line of the tract on which the use is located.

[8] Temporary concrete batch plants shall be limited to no more than six (6) months, however the limit on the temporary permit may be extended for one (1) additional six (6) month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official.

The table does not supersede the zoning ordinance. There may be restrictions for permitted and conditional uses.

Uses not identified as permitted or conditional are prohibited.

DIVISION 3 DEFINITIONS
§ 9.03.061 General.

...

Kennel. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are ~~groomed,~~ bred, trained, sold, or boarded in indoor and outdoor facilities. ~~Pet retail stores where animals are offered for sale as a secondary use, and where grooming, small animal medicine, surgery and/or training is conducted as secondary to the retail selling of pet goods and supplies are not included within the definition of kennel.~~

Manufacturing-other. Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any other manufacturing use not explicitly listed in the Permitted Uses Table herein.

Pet grooming and care services. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are groomed, trained, and/or boarded in an indoor facility.

Veterinarian service, animal clinic. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are diagnosed and/or treated. Pet boarding in an indoor facility and/or grooming, conducted as a secondary service, are included within this definition.

...

DIVISION 5 REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS
§ 9.03.111 Agricultural district (A)

...

~~(b) Permitted uses~~

~~(1) Agricultural uses~~

~~(2) Uses including structures related to animal husbandry and raising of crops~~

~~(3) Single family detached dwelling~~

~~(4) Home based business or occupation within the single family detached dwelling~~

~~(5) Accessory buildings limited to no more than ten percent (10%) of the lot area and a minimum of fifty (50) feet from a lot or property line~~

~~(6) Federal, state or city owned or controlled facilities, utilities, parks, playgrounds, recreational facilities, open space preserves and municipal uses~~

~~(7) Public educational facility~~

~~(8) Cemetery or mausoleum provided the principal or accessory structures are a minimum of fifty (50) feet from a lot or property line~~

~~(9) Churches and places of worship~~

~~(10) Guest house, caretakers quarters, security quarters provided said facility shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard~~

~~(11) Two (2) accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court and hobby shed~~

~~(c) Conditional uses.~~

~~(1) Animal clinic, shelter, boarding and kennel with inside pens and outside pens provided that outside pens shall be a minimum of fifty (50) feet from a lot or property line~~

~~(2) Commercial greenhouse or nursery (wholesale and retail) provided the retail use and any structure shall be a minimum of fifty (50) feet from a lot or property line~~

~~(3) Commercial stable provided the structure is a minimum of fifty (50) feet from a lot or property line~~

~~(4) Manufactured home detached dwelling park of two (2) or more dwellings~~

~~(5) Recreational vehicle park of two or more vehicles~~

~~(6) Privately owned educational and day care facility~~

~~(7) Wind energy, utility or telecommunication tower provided such structure is a minimum of fifty (50) feet from a lot or property line~~

~~(8) Franchise holding facilities and utilities holding a franchise under the city~~

...

(~~e~~ c) Additional provisions

...

(2) A minimum setback of fifty (50) feet from the property line shall be provided for any agricultural building or structure.

...

(5) Accessory buildings shall be limited to no more than ten percent (10%) of the lot area.

(6) Guest house, caretakers quarters, security quarters ~~provided said facility~~ shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard.

§ 9.03.112 Single Family-1 acre district (SF-1)

...

~~(b) Permitted uses.~~

~~(1) Single family detached dwelling~~

~~(2) Home based business or occupation within the single family detached dwelling~~

~~(3) Federal, state or city owned or controlled facilities, utilities, parks, playgrounds, recreational facilities, open space preserves and municipal uses~~

~~(4) Public educational facility~~

~~(5) Cemetery or mausoleum provided the principal or accessory structures are a minimum of fifty (50) feet from a lot or property line~~

~~(6) Churches and places of worship~~

~~(7) Uses related to animal husbandry and raising of crops on unplatted land~~

~~(8) One (1) agricultural related accessory building limited to no more than ten percent (10%) of the lot area and a minimum of fifty (50) feet from a lot or property line~~

~~(9) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard~~

~~(10) Two (2) accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court and hobby shed~~

~~(c) Conditional uses.~~

~~(1) Community or neighborhood swimming pool or recreational use provided the use and structures are a minimum of fifty (50) feet from a lot, yard or property line~~

~~(2) Commercial or privately used stable provided the structure is on a minimum ten (10) acre lot and a minimum of fifty (50) feet from a lot or property line~~

~~(3) Real estate model home~~

~~(4) Privately owned educational and day care facility~~

~~(5) Golf course or country club~~

~~(6) Wind energy, utility or telecommunication tower, used for noncommercial purposes, provided such structure is no less than fifty (50) feet from a lot or property line and in every case no less than its height from the property line~~

~~(7) Franchise holding facilities and utilities holding a franchise under the city~~

~~(8) Temporary concrete batch plants limited to no more than six (6) months, however the limit on the temporary permit may be extended for one (1) additional six (6) month period, by the building official as necessary to complete construction for the project under which~~

~~the temporary permit was granted; the location of the batch plant is subject to the approval of the building official~~

...

(~~e~~ c) Additional provisions

...

(2) A minimum setback of fifty (50) feet from the property line shall be provided for any agricultural building, community or neighborhood swimming pool, recreational use, commercial or privately used stable, and wind energy, utility or telecommunication tower, used for noncommercial purposes.

...

(6) One (1) agricultural related accessory building limited to no more than ten percent (10%) of the lot area is permitted.

(7) Guest house, caretakers quarters, security quarters ~~provided said facility~~ shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard.

(9) Commercial or privately used stable ~~provided the~~ structures shall be ~~is~~ on a minimum ten (10) acre lot.

(10) Wind energy, utility or telecommunication tower structures, used for noncommercial purposes, ~~provided such structure is~~ shall, in every case, be no less than its height from the property line.

§ 9.03.113 Single family - 2 district (SF-2).

...

~~(b) Permitted Uses.~~

~~(1) Single family detached dwelling~~

~~(2) Home based business or occupation within the single family detached dwelling~~

~~(3) Federal, state or city owned or controlled facilities, utilities, parks, playgrounds, recreational facilities, open space preserves and municipal uses~~

~~(4) Public educational facility~~

~~(5) Cemetery or mausoleum provided the principal or accessory structures are a minimum of 50 feet from a lot or property line~~

~~(6) Churches and places of worship~~

~~(7) Two (2) accessory uses customarily associated with a single family detached dwelling limited to parking garage, swimming pool, unlit tennis court, unlit sports court and hobby shed~~

~~(c) Conditional uses.~~

~~(1) Community or neighborhood swimming pool or recreational use provided the use and structures are a minimum of fifty (50) feet from a lot, yard or property line~~

~~(2) Real estate model home~~

(~~3) Privately owned educational and day care facility~~

~~(4) Golf course or country club~~

~~(5) Wind energy, utility or telecommunication tower, to be used for noncommercial purpose, provided such structure is no less than fifty (50) feet from a lot or property line and in every case no less than its height from the property line~~

~~(6) Franchise holding facilities and utilities holding a franchise under the city~~

~~(7) Temporary concrete batch plants limited to no more than six (6) months however the limit on the temporary permit may be extended to one (1) additional six (6) month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted~~

...

(~~e~~ c) Additional provisions

...

(~~3~~) A minimum setback of fifty (50) feet from the property line shall be provided for any, cemetery or mausoleum, community or neighborhood swimming pool, recreational use, and wind energy, utility or telecommunication tower, used for noncommercial purposes.

(4) Wind energy, utility or telecommunication tower structures, to be used for noncommercial purposes, ~~provided such structure is~~ shall, in every case, be no less than its height from the property line.

§ 9.03.114 Single family - 4 district (SF-4).

...

~~(b) Permitted uses.~~

~~(1) Single family detached dwelling.~~

~~(2) Home based business or occupation within the single family detached dwelling~~

~~(3) Federal, state or city owned or controlled facilities, utilities, parks, playgrounds, recreational facilities, open space preserves and municipal uses~~

~~(4) Public educational facility~~

~~(5) Churches and places of worship~~

~~(6) One (1) accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court and hobby shed~~

~~(c) Conditional uses.~~

~~(1) Community or neighborhood swimming pool or recreational use provided the use and structures are a minimum of twenty (20) feet from a lot, yard or property line~~

~~(2) Real estate model home~~

~~(3) Privately owned educational and day care facility provided minimum lot shall be one acre (43,506 square feet)~~

~~(4) Golf course or country club~~

~~(5) Wind energy, utility or telecommunication tower, to be used for noncommercial purpose, provided such structure is no less than fifty (50) feet from a lot or property line and in every case no less than its height from a lot or property line~~

~~(6) Franchise holding facilities and utilities holding a franchise under the authorization of the city~~

~~(7) Temporary concrete batch plants limited to no more than six (6) months however the limit on the temporary permit may be extended one (1) additional (6) six month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official~~

...

(~~e~~ c) Additional provisions

...

(3) Community or neighborhood swimming pool or recreational ~~use provided the use and~~ structures ~~are~~ shall be a minimum of twenty (20) feet from a lot, yard or property line.

(4) Privately owned educational and day care facility shall be on a ~~provided~~ minimum ~~shall be~~ one acre (43,506 square feet) lot.

(5) Wind energy, utility or telecommunication tower structures, to be used for noncommercial purposes, ~~provided such structure is~~ shall be no less than fifty (50) feet from a lot or property line and in every case no less than its height from a lot or property line

DIVISION 6 REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS
§ 9.03.131 Retail district (R).

...

~~(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building. A permitted use does not include a use when it is identified as a conditional use herein.~~

~~(1) Business, professional and technical service and sales~~

~~(2) Financial institution, insurance, real estate~~

~~(3) Medical, pharmacy and state licensed health services~~

~~(4) Personal service, and service for home and residence~~

~~(5) Retail sales in individual buildings or in planned centers of retail users~~

~~(6) Restaurant~~

~~(7) Privately owned educational and day-care facility~~

~~(8) Federal, state or local governmental use~~

~~(9) Alcohol: mixed beverage sales (on-premises consumption)*~~

~~(10) Alcohol: wine and malt beverage sales (on-premises consumption)*~~

~~* Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross~~

~~receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).~~

~~(c) Conditional uses.~~

~~(1) Automobile fueling and gasoline filling station~~

~~(2) Automobile service establishment~~

~~(3) Car wash~~

~~(4) Outdoor, drive-in or drive-through sales or service activity~~

~~(5) Amusement, theater, exercise and sports establishment~~

~~(6) Bakery/confectionery retail establishment~~

~~(7) Building materials sales~~

~~(8) Church or place of worship at free standing or individual sites~~

~~(9) Dry-cleaning retail establishments with no processing on site~~

~~(10) Hotel~~

~~(11) Landscaping material sales~~

~~(12) Merchandise rental~~

~~(13) Pet grooming and care services~~

~~(14) Veterinarian services~~

~~(15) Vapor smoking services~~

~~(16) Storage, self-service~~

~~(17) Private clubs and organizations (indoor)~~

~~(18) Second hand/used goods/pawn shop provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street~~

~~(19) Cash and retail lending service establishment provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street~~

~~(20) Tattoo service and similar body artwork establishment provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street~~

~~(21) Alcohol: mixed beverage package store (on- and/or off-premises consumption)*~~

~~(22) Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*~~

~~(23) Alcohol: brewpub (on- and/or off-premises consumption)*~~

~~* Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel,~~

restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

...

§ 9.03.132 Main Street District (M)

...

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Business, professional and technical service and sales

(2) Financial institution, insurance, real estate

(3) Medical, pharmacy and state licensed health services

(4) Personal service and services for home and residence

(5) Day care for child and adult and educational services

(6) Retail sales as individual enterprises within individual and separate structures

(7) Planned centers of more than one individual retail uses

(8) Restaurant

(9) Single family detached dwelling

(10) Townhouse

(11) Home based business within single family detached dwelling

(12) Federal, state or local governmental use

(13) Vertically mixed use retail and multi-family residential

(14) Alcohol: mixed beverage sales (on-premises consumption)*

(15) Alcohol: wine and malt beverage sales (on-premises consumption)*

* Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

(c) Conditional uses.

(1) An outdoor, drive-in or drive-through sales or service activity including rear yard patios requiring limited service hours and limited noise/entertainment levels and limited hours

(2) Amusement, theater, exercise and sports establishment

(3) Bakery/confectionery retail establishment

(4) Church or place of worship at free standing or individual site

(5) Dry-cleaning retail establishment with no processing on site

(6) Pet grooming and care services

(7) Veterinarian services

(8) Vapor smoking services

...

§ 9.03.133 Business park district (B).

...

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building which is a minimum of fifteen thousand (15,000) square feet.

(1) Appliance, instrument, controller, device, parts, and vehicle manufacturing

(2) Automobile and truck repairs and service

(3) Die, tooling, equipment and machinery manufacturing

(4) Federal, state or city owned or controlled facilities, utilities, parks, playgrounds, recreational facilities, open space preserves and municipal uses

(5) Information assembly, broadcasting, carriers, distribution, publication, production, telecommunication, information sellers, data processing

(6) Materials bending, cutting, machining, molding, and welding

(7) Parts assembly, materials sorting previously manufactured

(8) Packaging of parts and materials previously manufactured

(9) Professional, scientific and technical services

(10) Storage - self service

(11) Wholesale enterprises without materials storage and distribution

(12) Warehousing and distribution facilities

(c) Conditional uses. Conditional uses include the following uses when such uses are conducted entirely within the interior of a building. Equipment necessary to the manufacturing process outside of the building shall be screened from the public street and adjoining property. Building shall be minimum of fifteen thousand (15,000) square feet.

(1) Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any process not identified, provided any such process is conducted entirely within a building and provided no emission or contaminants shall leave the property. Such process shall meet all permitting requirements of the U.S. Environmental Protection Agency, Texas Commission [on] Environmental Quality and similar regulating federal and state agencies. Waste handling, disposal and pretreatment studies and certifications shall be required for all products, by-products and waste materials produced.

The emission of particulate matter from all sources shall not exceed the level specified by the Texas Commission on Environmental Quality or regulations specified by the Texas Department of Health. Proof that emissions comply with applicable permitting requirements shall be provided to city.

(2) Storage of all flammable liquids and materials.

(3) Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall

~~not leave the property nor be transported across the boundary property line of the tract on which the use is located.~~

~~(4) Alcohol: manufacturing and distribution (on- and/or off-premises consumption).*~~

~~* Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).~~

...

(d) Additional provisions

(1) Equipment necessary to the manufacturing process outside of ~~the~~ a building shall be screened from the public street and adjoining property.

(2) Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any process not identified, ~~provided any such process is~~ shall be conducted entirely within a building and ~~provided~~ no emission or contaminants shall leave the property. Such process shall meet all permitting requirements of the U.S. Environmental Protection Agency, Texas Commission [on] Environmental Quality and similar regulating federal and state agencies. Waste handling, disposal and pretreatment studies and certifications shall be required for all products, by-products and waste materials produced.

The emission of particulate matter from all sources shall not exceed the level specified by the Texas Commission on Environmental Quality or regulations specified by the Texas Department of Health. Proof that emissions comply with applicable permitting requirements shall be provided to city.

CITY OF LAVON

ORDINANCE NO. 2025-01-03

Amendment to Zoning – Organization and Clarification of Uses and Definitions

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO REVISE DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP", SECTION 9.03.032 "PERMITTED USE TABLE", FIGURE 9.1.2.2 "ZONING USE SUMMARY TABLE" TO ORGANIZE PERMITTED USES AND CONDITIONAL USES INTO A SINGLE LOCATION IN THE ZONING USE SUMMARY TABLE; TO DELETE DUPLICATED PERMITTED USE AND CONDITIONAL USE REFERENCES FROM DIVISION 5 "REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS" AND DIVISION 6 "REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS" AND RENUMBER ACCORDINGLY; AND TO AMEND DIVISION 3 "DEFINITIONS", SECTION 9.03.061 "GENERAL" TO CLARIFY DEFINITIONS REFERENCED IN THE ZONING USE SUMMARY TABLE; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon, Texas (hereinafter referred to as "**City**") is a Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City Council of the City (the "**City Council**"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "**Zoning Ordinance**"); and

WHEREAS, the organization of permitted uses and conditional uses into a single location in the Zoning Use Summary Table, deleting duplicated permitted use and conditional use references, and clarifying definitions referenced in the Zoning Use Summary Table is in order; and

WHEREAS, this proposed zoning code amendment is in accordance with the adopted comprehensive plan of the City; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, 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 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

Zoning Ordinance should be amended.

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

SECTION 1. **Incorporation of Premises.** That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Definitions. Definitions shall be those contained in the Zoning Ordinance, Division 3. "Definitions", as amended, unless specifically defined herein.

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended as established in Exhibit A, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

SECTION 4. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 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.

SECTION 8. Open 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, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 9. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this _____ day of _____ , _____.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

EXHIBIT A.

Permitted Use Table, Regulations Applicable to Residential Districts, Regulations Applicable to Mixed Use and Nonresidential Districts, and Definitions (Zoning Amendment)

Purpose:

- To update the Permitted Use Table to include any missing uses reflected in Division 5 and Division 6 of the Code of Ordinances.
- To remove repetitive language from Division 5 and Division 6 of the Code of Ordinances that is currently reflected in the Permitted Use Table.
- To relocate the standards, within the Permitted or Conditional uses section, to the Additional provisions section within each district in Division 5 and Division 6.
- To modify and/or add use definitions to coincide with uses listed in the Permitted Use Table.

Proposed standards:

DIVISION 2 DISTRICTS AND ZONING DISTRICT MAP

...

§ 9.03.032 Permitted use table.

Figure 9.1.2.2		
PERMITTED USE TABLE		
P = Permitted Use	C = Conditional Use	-- = Not Permitted

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RESIDENTIAL USES	A	SF-1	SF-2	SF-4	R	M	B
Single family (SF) detached dwelling	P	P	P	P	--	P[1]	--
Home based business within a SF dwelling (i.e. home occupation)	P	P	P	P	--	P[1]	--
Single family - zero lot line	--	--	--	--	--	--	--
Single family attached - townhomes	--	--	--	--	--	P[1]	--
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RESIDENTIAL USES	A	SF-1	SF-2	SF-4	R	M	B
Duplex	--	--	--	--	--	--	--
Multi-family dwelling	--	--	--	--	--	C	--
Real estate model home	--	C	C	C	--	--	--
Vertically mixed use multifamily residential and retail	--	--	--	--	--	P[1]	--

Bed and Breakfast	--	--	--	--	--	C	--
Manufactured home detached dwelling park of two or more dwellings	C	--	--	--	--	--	--
Guest house, caretaker or security quarters for SF dwelling	P	P	--	--	--	--	--
Accessory structure with restrictions	P	P	P	P	--	--	--
Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court)	P[2]	P[2]	P[2]	P[3]	--	--	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RETAIL, COMMERVCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B
Alcohol: mixed beverage sales (on-premises consumption) [1]	--	--	--	--	P[1, 4]	P[1, 4]	P[4]
Alcohol: wine and malt beverage sales (on-premises consumption) [1]	--	--	--	--	P[1, 4]	P[1, 4]	P[4]
Alcohol: mixed beverage package store (on- and/or off-premises consumption)	--	--	--	--	C[4]	--	--
Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)	--	--	--	--	C[4]	--	--
Amusement establishment	--	--	--	--	C	C	--
Animal boarding, kennel or shelter	C	--	--	--	--	--	--
Automobile fueling and gasoline filling station	--	--	--	--	C	--	--
Automobile service establishment	--	--	--	--	C	--	P
Bakery/confectionery retail establishment	--	--	--	--	C	C	--
Building material sales	--	--	--	--	C		--
Business service and sales	--	--	--	--	P[1]	P[1]	--
Carwash	--	--	--	--	C	--	--
Cash and retail lending service establishment	--	--	--	--	C[5]	--	--
Commercial greenhouse or nursery (wholesale and retail)	C	--	--	--	--	--	--
Commercial stable	C	C	--	--	--	--	--
Dry-cleaning retail establishment with no processing on site	--	--	--	--	C	C	--
Exercise and sports establishment	--	--	--	--	C	C	--
Financial institution	--	--	--	--	P[1]	P[1]	--
Home and residence services	--	--	--	--	P[1]	P[1]	--
Hotel	--	--	--	--	C	--	--
Insurance	--	--	--	--	P[1]	P[1]	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
RETAIL, COMMERVCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B
Medical and state licensed health services	--	--	--	--	P[1]	P[1]	--
Merchandise rental	--	--	--	--	C	--	--
Nursery, garden, landscape material sales	--	--	--	--	C	--	--
Outdoor, drive-in or drive-thru sales or service activity, including rear yard patios	--	--	--	--	C	C[6]	--
Personal services	--	--	--	--	P[1]	P[1]	C
Pet grooming and care services	--	--	--	--	C	C	--
Pharmacy	--	--	--	--	P[1]	P[1]	--
Private clubs and organizations (indoor)	--	--	--	--	C	--	--
Professional service and sales	--	--	--	--	P[1]	P[1]	--
Recreational vehicle park of two or more vehicles	C	--	--	--	--	--	--
Real estate	--	--	--	--	P[1]	P[1]	--
Restaurant	--	--	--	--	P[1]	P[1]	--
Retail sales	--	--	--	--	P[1]	P[1]	--
Second-hand/used goods/pawn shop	--	--	--	--	C[5]	--	--
Smoke/tobacco/CBD store	--	--	--	--	C	C	--
Storage, self-service	--	--	--	--	C	--	P[1]
Tattoo service and similar body artwork	--	--	--	--	C[5]	--	--
Technical service and sales	--	--	--	--	P[1]	P[1]	--
Theater	--	--	--	--	C	C	--
Vapor smoking services	--	--	--	--	C	C	--
Vehicle display and sales	--	--	--	--	--	--	--
Vehicle parking garage	--	--	--	--	--	--	--
Vertically mixed use retail and multifamily residential	--	--	--	--	--	P[1]	--
Veterinarian service, animal clinic	C	--	--	--	C	C	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	SF-4	R	M	B
Cemetery or mausoleum	P	P	P	--	--	--	--
Church or place of worship	P	P	P	P	C	C	--
Community recreational use	--	C	C	C	--	--	--
Community swimming pool	--	C	C	C	--	--	--
Country club	--	C	C	C	--	--	--
Day care and educational facility - privately-owned	C	C	C	C	P[1]	P[1]	--
Educational facility - public	P	P	P	P	--	--	--
Federal, state or city owned or controlled facilities or utilities	P	P	P	P	P[1]	P[1]	P[1]
Franchise-holding facilities and utilities holding a franchise under the authorization of the city	C	C	C	C	--	--	--
Golf course	--	C	C	C	--	--	--
Municipal uses	P	P	P	P	P	P	P[1]
Nursing home or assisted living facility	--	--	--	--	--	--	--
Open Space Preserves	P	P	P	P	P	--	P[1]
Public parks and playgrounds	--	P	P	P	P	--	P[1]
Public recreational facilities	--	P	P	P	P	--	P[1]
Wind energy, utility or telecommunication tower	C	C	C	C	--	--	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
AGRICULTURAL USES	A	SF-1	SF-2	SF-4	R	M	B
Animal husbandry, livestock	P	P	--	--	--	--	--
Crop cultivation, forestry, farming	P	P	--	--	--	--	--
Uses related to animal husbandry and raising of crops on unplotted land	P	P	--	--	--	--	--
Dairy farm	P	--	--	--	--	--	--
Wholesale plant nursery	P	--	--	--	--	--	--
Horse stables, riding academies and equestrian boarding	P	C	--	--	--	--	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
INDUSTRIAL USES	A	SF-1	SF-2	SF-4	R	M	B
Alcohol: brewpub (on- and/or off-premises consumption)[1]	--	--	--	--	C[4]	--	C[4]
Alcohol: manufacturing and distribution (on- and/or off-premises consumption) [1]	--	--	--	--	--	--	C[1, 4]
Auto, tool or equipment rental	--	--	--	--	--	--	--
Automobile and truck repairs and service	--	--	--	--	--	--	P[1]
Commercial cleaning or laundry plant	--	--	--	--	--	--	--
Data center and software design	--	--	--	--	--	--	--
Information assembly, broadcasting, carriers	--	--	--	--	--	--	P[1]
Information data processing	--	--	--	--	--	--	P[1]
Information distribution, publication, production	--	--	--	--	--	--	P[1]
Information telecommunication, sellers	--	--	--	--	--	--	P[1]
Machinery, heavy equipment, truck sales and service	--	--	--	--	--	--	--
Manufacturing - appliance, instrument, controller	--	--	--	--	--	--	P[1]
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		

INDUSTRIAL USES	A	SF-1	SF-2	SF-4	R	M	B
Manufacturing - device, parts, vehicle	--	--	--	--	--	--	P[1]
Manufacturing - die, tooling, equipment, machinery	--	--	--	--	--	--	P[1]
Manufacturing - other	--	--	--	--	--	--	C[1]
Materials bending, cutting, machining, molding, welding	--	--	--	--	--	--	P[1]
Medical or scientific laboratory	--	--	--	--	--	--	--
Open storage and open processing operations	--	--	--	--	--	--	C[1, 7]
Outside sales and storage	--	--	--	--	--	--	--
Packaging of parts and materials prev manufactured	--	--	--	--	--	--	P[1]
Parts assembly, materials sorting prev manufactured	--	--	--	--	--	--	P[1]
Professional, scientific and technical services	--	--	--	--	--	--	P[1]
Storage of flammable liquids and materials	--	--	--	--	--	--	C[1]
Temporary concrete batch plant	--	C[8]	C[8]	C[8]	--	--	--
Trade contractor office and dispatch	--	--	--	--	--	--	--
Warehousing and distribution facilities	--	--	--	--	--	--	P[1]
Wholesale enterprises w/o materials storage and distrib	--	--	--	--	--	--	P[1]

[1] Conducted entirely within the interior of a building.

[2] Two (2) accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

[3] One (1) accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

[4] Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

[5] Provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street.

[6]Any outdoor, drive-in or drive-through sales or service activity including rear yard patios requires limited service hours and limited noise/entertainment levels and limited hours.

[7] Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall not leave the property nor be transported across the boundary property line of the tract on which the use is located.

[8] Temporary concrete batch plants shall be limited to no more than six (6) months, however the limit on the temporary permit may be extended for one (1) additional six (6) month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official.

The table does not supersede the zoning ordinance. There may be restrictions for permitted and conditional uses.

Uses not identified as permitted or conditional are prohibited.

DIVISION 3 DEFINITIONS
§ 9.03.061 General.

...

Kennel. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are bred, trained, sold, or boarded in indoor and outdoor facilities.

Manufacturing-other. Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any other manufacturing use not explicitly listed in the Permitted Uses Table herein.

Pet grooming and care services. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are groomed, trained, and/or boarded in an indoor facility.

Veterinarian service, animal clinic. Any location where four (4) or more dogs or cats aged six (6) months or older and other household pets are diagnosed and/or treated. Pet boarding in an indoor facility and/or grooming, conducted as a secondary service, are included within this definition.

...

DIVISION 5 REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS
§ 9.03.111 Agricultural district (A)

...

(c) Additional provisions

...

(2) A minimum setback of fifty (50) feet from the property line shall be provided for any agricultural building or structure.

...

(5) Accessory buildings shall be limited to no more than ten percent (10%) of the lot area.

(6) Guest house, caretakers quarters, security quarters shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard.

§ 9.03.112 Single Family-1 acre district (SF-1)

...

(c) Additional provisions

...

(2) A minimum setback of fifty (50) feet from the property line shall be provided for any agricultural building, community or neighborhood swimming pool, recreational use, commercial or privately used stable, and wind energy, utility or telecommunication tower, used for noncommercial purposes.

...

(6) One (1) agricultural related accessory building limited to no more than ten percent (10%) of the lot area is permitted.

(7) Guest house, caretakers quarters, security quarters shall be a minimum of one thousand two hundred (1,200) square feet, have separate access to a public road or street, and have a minimum of twenty (20) feet front, side and rear yard.

(9) Commercial or privately used stable structures shall be on a minimum ten (10) acre lot.

(10) Wind energy, utility or telecommunication tower structures, used for noncommercial purposes, shall, in every case, be no less than its height from the property line.

§ 9.03.113 Single family - 2 district (SF-2).

...

(c) Additional provisions

...

(3) A minimum setback of fifty (50) feet from the property line shall be provided for any, cemetery or mausoleum, community or neighborhood swimming pool, recreational use, and wind energy, utility or telecommunication tower, used for noncommercial purposes.

(4) Wind energy, utility or telecommunication tower structures, to be used for noncommercial purposes, shall, in every case, be no less than its height from the property line.

§ 9.03.114 Single family - 4 district (SF-4).

...

(c) Additional provisions

...

(3) Community or neighborhood swimming pool or recreational structures shall be a minimum of twenty (20) feet from a lot, yard or property line.

(4) Privately owned educational and day care facility shall be on a minimum one-acre (43,506 square feet) lot.

(5) Wind energy, utility or telecommunication tower structures, to be used for noncommercial purposes, shall be no less than fifty (50) feet from a lot or property line and in every case no less than its height from a lot or property line

DIVISION 6 REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS
§ 9.03.131 Retail district (R).

...

(b) Area requirements

...

(c) Building placement, orientation and site design

§ 9.03.132 Main Street District (M)

...

(b) Area requirements

...

(c) Building placement, orientation and site design

§ 9.03.133 Business park district (B).

...

(d) Additional provisions

(1) Equipment necessary to the manufacturing process outside of a building shall be screened from the public street and adjoining property.

(2) Manufacturing processes that bake, blend, coat, dip, draw, distill, extract, extrude, heat, mill, refine, reclaim, recycle, roll and any process not identified, shall be conducted entirely within a building and no emission or contaminants shall leave the property. Such process shall meet all permitting requirements of the U.S. Environmental Protection Agency, Texas Commission [on] Environmental Quality and similar regulating federal and state agencies. Waste handling, disposal and pretreatment studies and certifications shall be required for all products, by-products and waste materials produced.

The emission of particulate matter from all sources shall not exceed the level specified by the Texas Commission on Environmental Quality or regulations specified by the Texas Department of Health. Proof that emissions comply with applicable permitting requirements shall be provided to city.

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: _7 – C_**

Item:

Discussion and action regarding the site plan and landscape plan of the McDonalds project at 315 N. SH 78, Lot 2, Block B of the Elevon Commercial West Phase 3 Addition in the Elevon Planned Development District, northwest of the intersection of Elevon Parkway and SH 78, City of Lavon, Collin County, Texas, (CCAD Property ID 2542828).

Application Information

Owner(s): MA Land Holdings, LLC

Applicant: Danielle Carter

Location: 315 N. SH 78, northwest of the intersection of Elevon Parkway and SH 78

Description: Lot 2, Block B in the Elevon Commercial West Phase 3 Addition, (CCAD Property ID 2542828)

Current Zoning: Planned Development

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a McDonalds Restaurant that is approximately 3,694 square feet in area.

The site will be developed in accordance with the Elevon Planned Development District regulations, Ordinance No. **2022-10-03**, as amended that established the Planned Development zoning for the property.

Code Excerpt:

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

9.03.151 PURPOSE

The purpose of this Section is to regulate the manner in which land in the City of Lavon is used and developed, minimize adverse effects on surrounding property or the general

public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

9.03.154 CRITERIA FOR APPROVAL

a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.

b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.

c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

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

Platting: The property will require final platting prior to building permit.

Access: Access is provided on via access easements from Elevon Parkway.

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

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

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE MCDONALDS PROJECT AT 315 N. SH 78, LOT 2, BLOCK B IN THE ELEVON COMMERCIAL WEST PHASE 3ADDITION ELEVON PLANNED DEVELOPMENT DISTRICT, NORTHWEST OF THE INTERSECTION OF ELEVON PARKWAY AND SH 78, CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS

Staff Notes:

The proposed applications were reviewed by the planning consultant and staff development review committee (DRC).

The site plan consideration does not include signage.

Approval of the site plan and landscape plan are recommended.

Attachments:
1. Application and Site Plan; Building Elevations
2. Landscape Plan
3. Location exhibits
4. Planning review comments

CITY OF LAVON
SITE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Danielle Carter

Address: 1008 Macon St., Ste 101, Fort Worth, TX 76102

Telephone Number: 682-300-5003

Email Address: danielle@ofichito.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
Lot 2, Block B, Elevon Commercial Phase 3

SUBDIVISION NAME: (*approved plat is prerequisite*) Elevon Commercial Phase 3

ZONING: PD

LEGAL OWNER OF PROPERTY INVOLVED: MA Land Holdings, LLC

If Applicant is NOT the Owner, Relationship to Owner: _____

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

Signature: Danielle Carter
Owner / Authorized Agent

10/21/2024
Date

Printed Name: Danielle Carter
Owner / Authorized Agent

Title: Entitlements Coordinator

Company: Ofi Chito

City Office Use Only:

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

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/1/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared John Marlin,

on this the 7th day of October, 2024.

RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

(notary seal)

Ruishu Xie

Notary Public in and for Dallas County, Texas

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CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 10/7/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared John Marlin,

on this the 7th day of October, 2024.

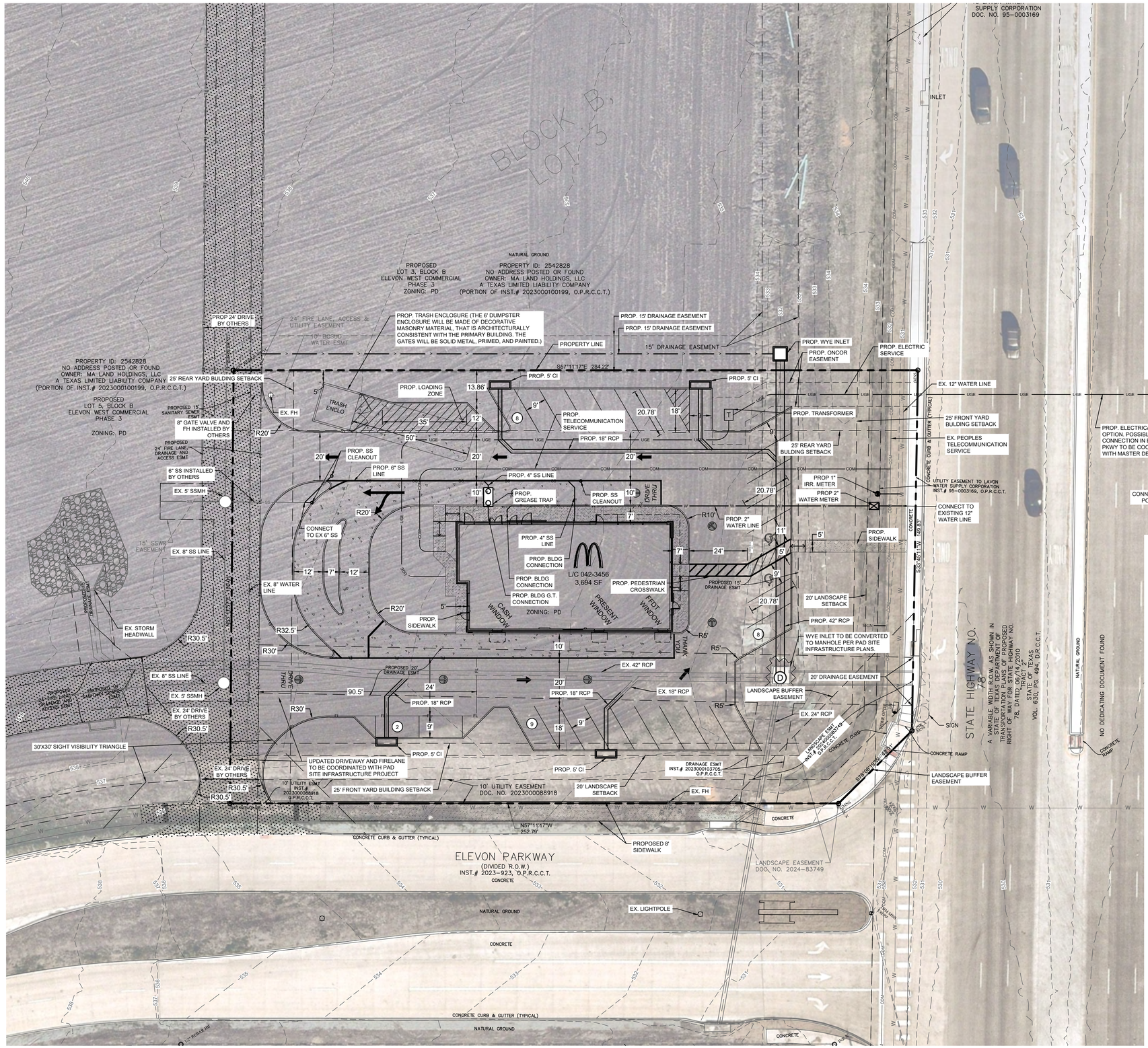
RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

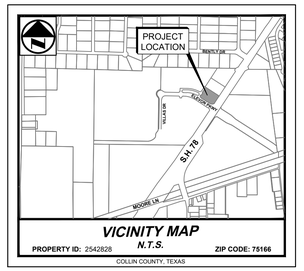
(notary seal)

Ruishu Xie

Notary Public in and for Dallas County, Texas

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20

SITE DATA

ADDRESS:	TX-78 LAVON, TX 75166, UNITED STATES	
ZONING:	PLANNED ZONING (RETAIL DISTRICT)	
LAND USE:	RESTAURANT, DRIVE-THRU	
SITE AREA:	51,032 SF	1.17 AC
LOT COVERAGE:	EXISTING	PROPOSED
BUILDING AREA:	0 SF	3,859 SF 7.5%
IMPERVIOUS AREA:	0 SF	28,255 SF 55.4%
PERVIOUS AREA :	51,032 SF	18,918 SF 37.1%
BUILDING SETBACKS:	REQUIRED	
FRONT/STREET (EAST)	25'	
FRONT/STREET (SOUTH)	25'	
REAR (WEST)	25'	
REAR (NORTH)	25'	
PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD	25	25
ACCESSIBLE PER ADA	2	2
LOADING	1	1
TOTAL PARKING	27 SPACES	27 SPACES
PARKING RATIO	1 SP FOR EVERY 3 SEATS & 1-1/2 SP PER EMPLOYEE	1 SP FOR EVERY 3 SEATS & 1-1/2 SP PER EMPLOYEE

LEGEND

- PROPOSED SIDEWALK
- PROPOSED DRIVE-THRU & DUMPSTER ENCLOSURE PAVING
- PAVING BY OTHERS
- EXISTING RIP RAP
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- (X) NUMBER OF PARKING SPACES
- WM WATER METER (AND VAULT)
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- T TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- LIGHT POLE

TYP	TYPICAL
SSE	SANITARY SEWER EASEMENT
WE	WATER EASEMENT
DE	DRAINAGE EASEMENT
BFR	BARRIER FREE RAMP
SW	SIDEWALK
BL	BUILDING LINE/SETBACK
CI	CURB INLET
GI	GRATE INLET
WI	WYE INLET
JB	JUNCTION BOX
MH	MANHOLE
EX	EXISTING
PROP.	PROPOSED
LA	LANDSCAPE AREA

NOTE

REFERENCE PAD SITE INFRASTRUCTURE, PHASE 1 ENGINEERING PLANS PREPARED BY JBI PARTNERS AND DATED 10/4/2024.

SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. OPEN SPACE REQUIREMENT IS MET WITH OVERALL DEVELOPMENT. REF. INCLUDED OPEN SPACE PLAN.
4. THE 6-FOOT DUMPSTER ENCLOSURE WILL BE MADE OF DECORATIVE MASONRY MATERIAL, THAT IS ARCHITECTURALLY CONSISTENT WITH THE PRIMARY BUILDING.
5. THE GATES OF DUMPSTER ENCLOSURE WILL BE SOLID METAL, PRIMED, AND PAINTED.

Know what's below. Call before you dig.

BCSUD UTILITIES LOCATED BY BCSUD NOT 811
NTMWD UTILITIES LOCATED BY NTMWD NOT 811
SEWER UTILITIES LOCATED BY CITY OF LAVON NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE. SUITE 1100
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer CALLIE AAKER, P.E.
P.E. No. 131266 Date 12/13/2024

KHA PROJECT	064613005
DATE	12/13/2024
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	CRA

SITE PLAN

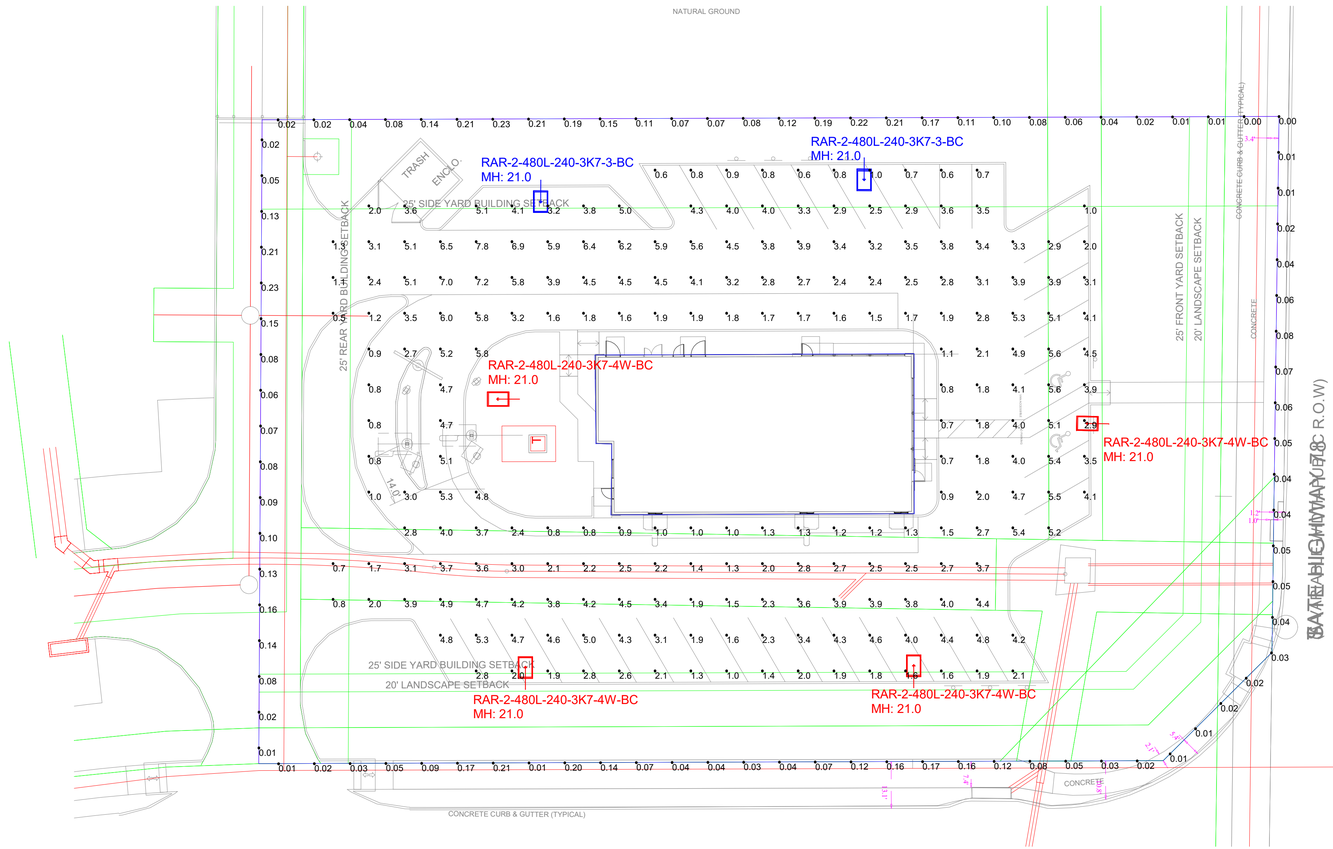
LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

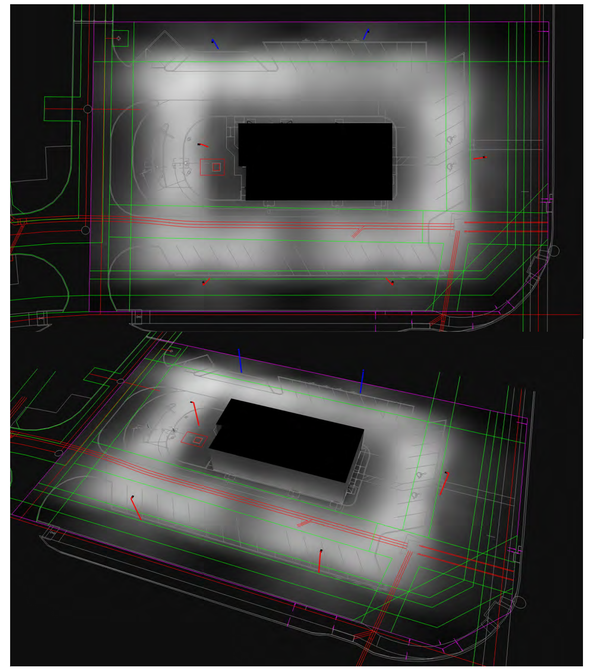
SHEET NUMBER

NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.

2. DISTANCE BETWEEN READINGS 10'





Pole Fixtures Are Full Cutoff
Tilt=0
Calculation Grids Are At Grade
Pole Light Mounting Height=21ft
(18' Pole + 3' Base)

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PAVED SURFACE READINGS	Illuminance	Fc	3.07	7.8	0.5	6.14	15.60
Properrtline	Illuminance	Fc	0.08	0.23	0.00	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Watts	EPA	Mtg Height	Pole Type
	4	RAR-2-480L-240-3K7-4W-BC	Single	0.850	RAR-2-480L-240-3K7-4W-BC	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")
	2	RAR-2-480L-240-3K7-3-BC	Single	0.850	RAR-2-480L-240-3K7-3-BC	226.9	0.607	21	SES-18-40-1-TA-GL-xx (4")

PROJECT WIND LOAD CRITERIA BASED ON:
ASCE 7-10 WIND SPEEDS (3-SEC PEAK GUST MPH)
50 YEAR MEAN RECURRENCE INTERVAL
ALLOWED EPA 13.6 @ WIND LOAD 90 MPH

Regional Drawing
42-3456

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS TO SECURITY LIGHTING SYSTEMS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AID. FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, MOUNTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.

2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.

3. CONFORMANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

4. THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO E COMPLIANT WITH TITLE 24 OR OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS DRAWING MEETS OR EXCEEDS McDONALDS CURRENT ILLUMINATION SPECIFICATIONS OF A 3-4 FOOTCANDLE AVERAGE, UNLESS SUPERSEDED BY OTHER REQUIREMENTS.

SECURITY LIGHTING™
2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-4848

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

SCALE 1"=20' 0"

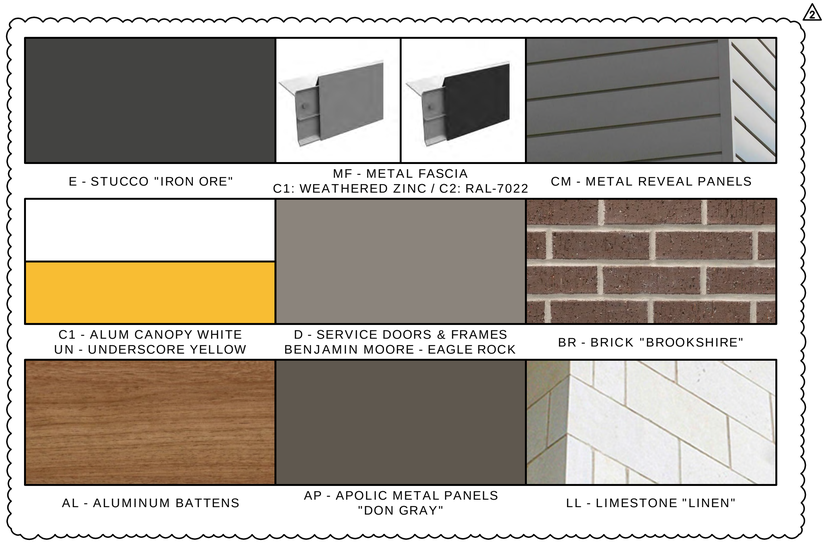
DRAWN BY CLB

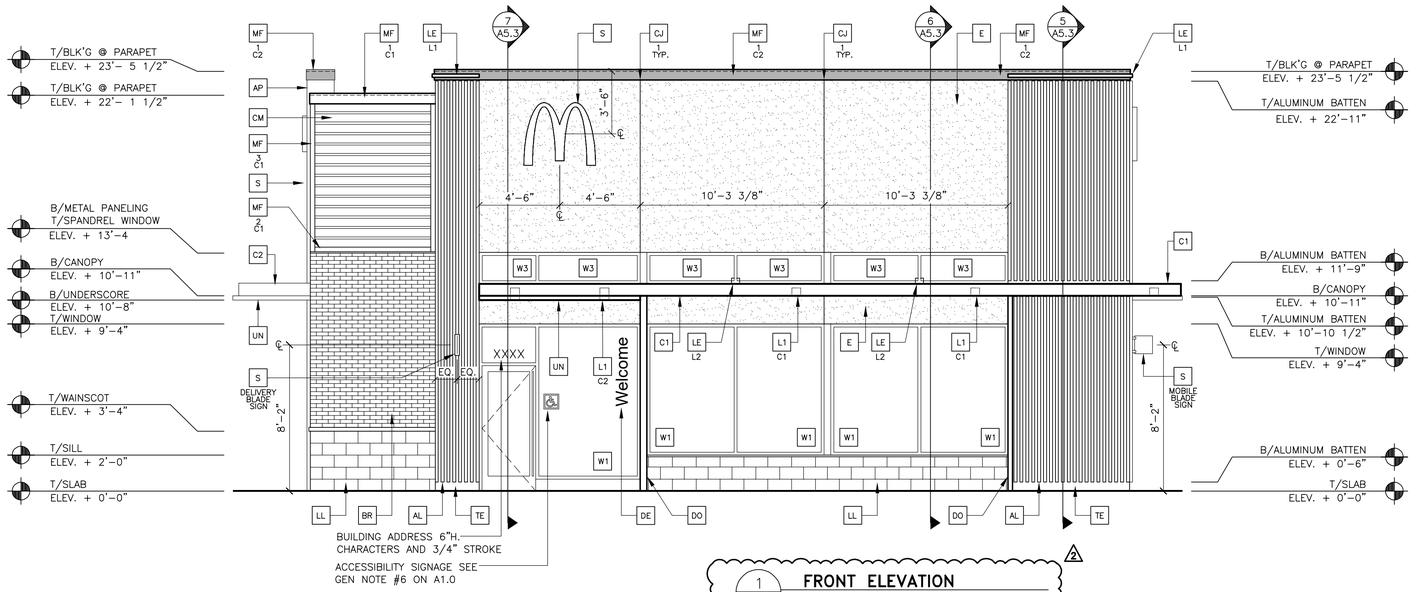
POINT-BY-POINT FOOTCANDLE PLOT FOR
MCDONALDS
2HJ8+VM LAVON, TX 75166

NATIONAL STORE NUMBER
41253

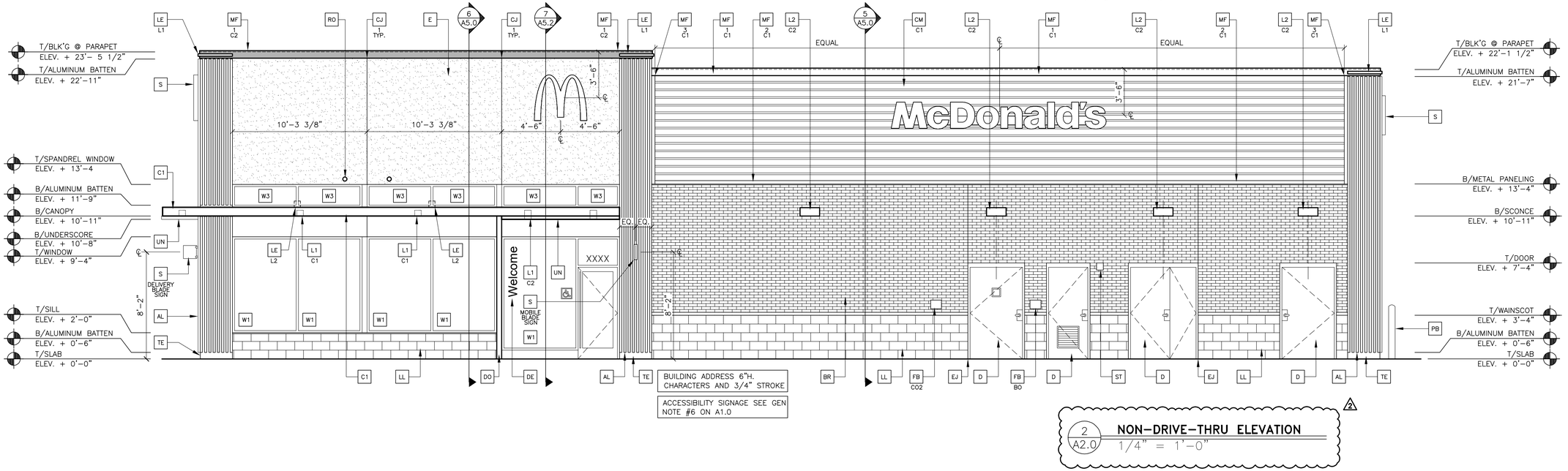
DATE 11/18/2024

DRAWING NUMBER A242256C.AGI





1 A2.0 **FRONT ELEVATION** 1/4" = 1'-0"



2 A2.0 **NON-DRIVE-THRU ELEVATION** 1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE COLOR: WOOD GRAIN "EARL WALNUT"
  BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: DON GRAY)
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- CJ — CONTROL JOINT
  1 —TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "EAGLE ROCK" BM-1469 BY BENJAMIN MOORE.
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- E — 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- DO — 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
  COLOR: RAL 7022
- FB — C02 — CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- PB — PIPE BOLLARD – PAINTED YELLOW
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  C1 — COLOR:
  C1= WHITE OR C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1 — LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = UP ONLY FLOOD FIXTURE
- LL — NATURAL LIMESTONE BY SALADO LIMESTONE
  (ARCHITECTURAL CUT) RUNNING BOND SIZE: 8"X16"X4"
  COLOR: LINEN FINISH: BRUSHED

  LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS
  (MORTAR COLORS TO BE LIGHT GRAY/IVORY)
  SUBMIT TO ARCHITECT FOR APPROVAL
- MF — PRE-FAB ANCHOR-TITE FASCIA
  C1 — COLOR:
  C1= WEATHERED ZINC OR C2= RAL 7022
- BR — MODULAR FACE BRICK
  COLOR: "BROOKSHIRE" BY ACME BRICK
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
  C1 — COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN — METAL UNDERSCORE
  COLOR: GOLD
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  USE STAINLESS STEEL OR GALVANIZED STEEL
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  XX — MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- W3 — EXTERIOR WINDOW ASSEMBLY – TEMPERED "SPANDREL"
  GLAZING MULLION COLOR: DARK BRONZE
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  COLOR: WEATHERED ZINC

REV	DATE	DESCRIPTION	BY
1	10/17/24	UPDATED FOUNDATION DESIGN PER SOILS REPORT & MCD QC COMMENTS	
2	11/20/24	PLANNING & ZONING DEPARTMENT COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS 27928 STATE OF TEXAS

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone: 817-703-3387
Email: jeremy@jaw-arch.com

PREPARED FOR:
McDonald's USA, LLC

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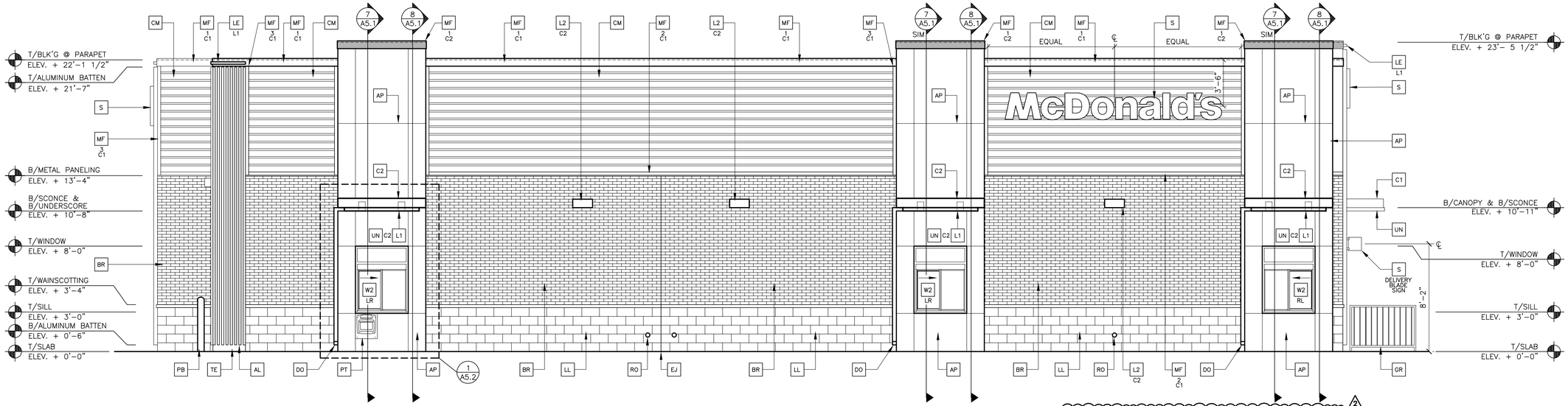
DRAWN BY	JAW
STD ISSUE DATE	2024
REVIEWED BY	JAW
DATE ISSUED	07/26/2024

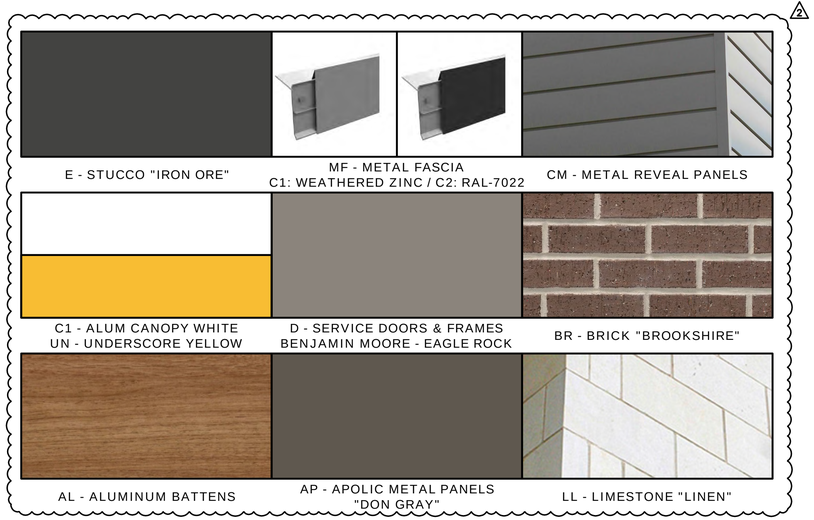
TITLE: 2024 STANDARD BUILDING – BB20
4584-WOOD/WOOD

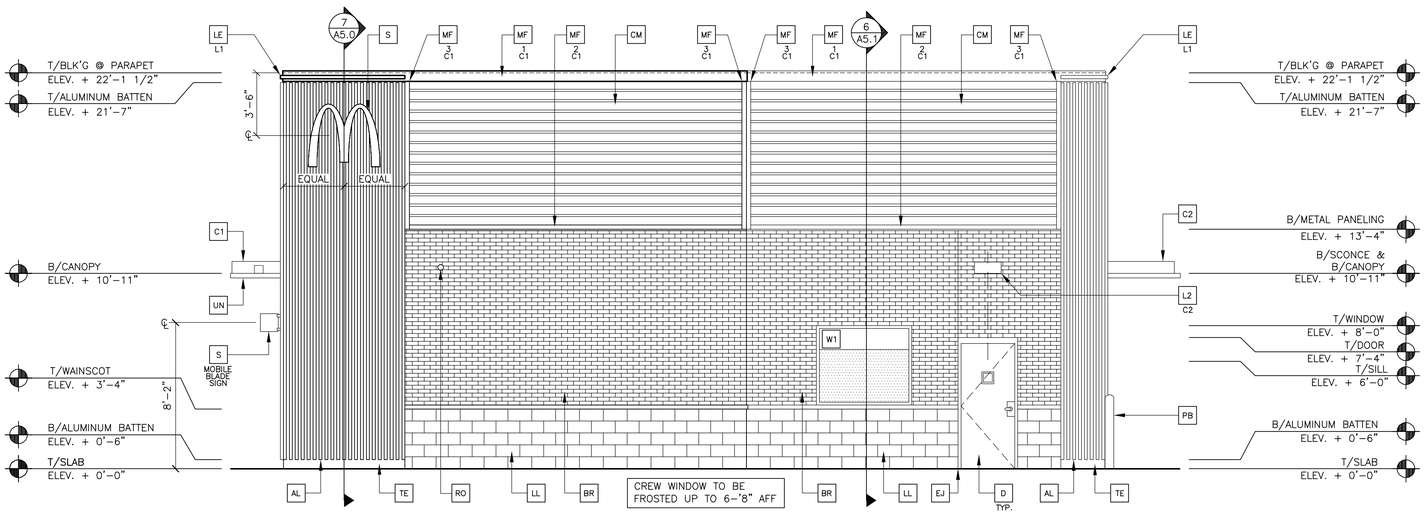
DESCRIPTION	WOOD BEARING WALLS WITH HARDIE SIDING
	WOOD ROOF TRUSS FRAMING
	EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES
SITE ID	SITE ADDRESS
042-3456	NWC OF ELEVON PARKWAY & STATE HIGHWAY 78, LAVON TEXAS

SHEET NO. JAWA 24-0074
A2.0
ELEVATIONS



1 A2.1 **DRIVE THRU ELEVATION**
1/4" = 1'-0"





2 A2.1 **REAR ELEVATION**
1/4" = 1'-0"

KEY NOTES:

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  SIZE: 2"X2" PROFILE COLOR: WOOD GRAIN "EARL WALNUT"
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  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP — ALPOLIC METAL PANEL (COLOR: DON GRAY)
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- CJ — CONTROL JOINT
  1 —TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "EAGLE ROCK" BM-1469 BY BENJAMIN MOORE.
- DE — DECAL BY GRAPHICS SUPPLIER
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  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
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  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- PB — PIPE BOLLARD – PAINTED YELLOW
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  C1— COLOR:
  C1= WHITE OR C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1— LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = UP ONLY FLOOD FIXTURE
- LL — NATURAL LIMESTONE BY SALADO LIMESTONE
  (ARCHITECTURAL CUT) RUNNING BOND SIZE: 8"X16"X4"
  COLOR: LINEN FINISH: BRUSHED

  LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT GRAY/IVORY) SUBMIT TO ARCHITECT FOR APPROVAL
- MF — PRE-FAB ANCHOR-TITE FASCIA
  C1— COLOR:
  C1= WEATHERED ZINC OR C2= RAL 7022
- BR — MODULAR FACE BRICK
  COLOR: "BROOKSHIRE" BY ACME BRICK
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
  C1— COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
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  COLOR: GOLD
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  USE STAINLESS STEEL OR GALVANIZED STEEL
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX— COLOR: DEEP BRONZE
  SLIDE DIRECTION: RL = RIGHT TO LEFT
  LR = LEFT TO RIGHT
- W3 — EXTERIOR WINDOW ASSEMBLY – TEMPERED "SPANDREL" GLAZING MULLION COLOR: DARK BRONZE
- CM — 7" REVEAL METAL WALL PANEL SYSTEM BY METAL ERA
  COLOR: WEATHERED ZINC

REV	DATE	DESCRIPTION
1	10/17/24	UPDATED FOUNDATION DESIGN PER SOILS REPORT & MCD QC COMMENTS
2	11/20/24	PLANNING & ZONING DEPARTMENT COMMENTS

REGISTERED ARCHITECT JEREMY WILLIAMS 79276 STATE OF TEXAS

JAW Architects, Inc.
Jeremy Williams, Architect
Phone 817-703-3387
Email: jeremy@jaw-work.com

PREPARED FOR: McDonald's USA, LLC

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PREPARED BY:

DRAWN BY	STD ISSUE DATE
JAW	2024

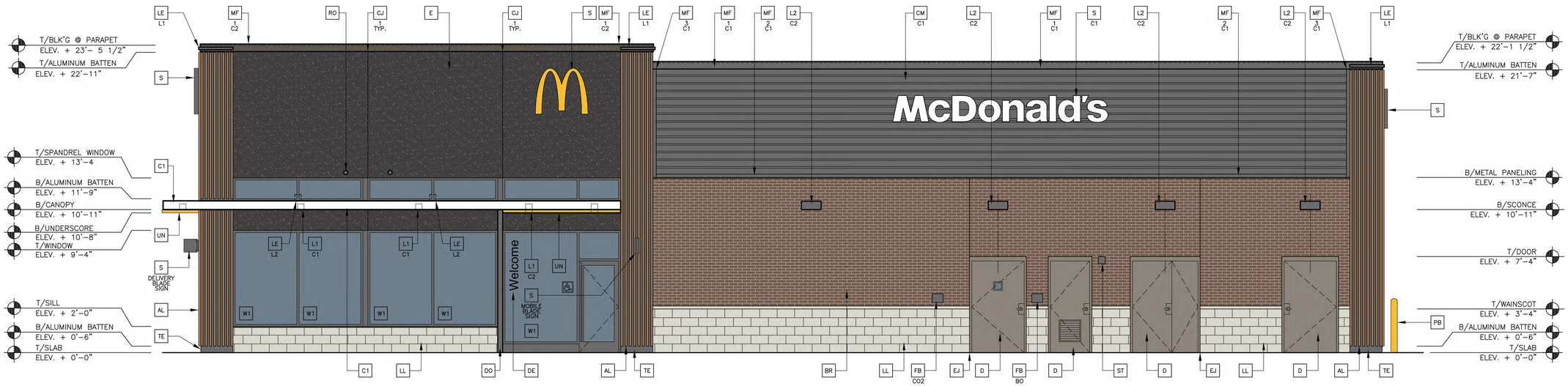
REVIEWED BY	DATE ISSUED
JAW	07/26/2024

TITLE: 2024 STANDARD BUILDING – BB20
4584-WOOD/WOOD

DESCRIPTION	
WOOD BEARING WALLS WITH HARDIE SIDING	
WOOD ROOF TRUSS FRAMING	
EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES	
SITE ID	SITE ADDRESS
042-3456	NWC OF ELEVON PARKWAY & STATE HIGHWAY 78, LAVON TEXAS

SHEET NO.
JAWA 24-0074
A2.1
ELEVATIONS

1 A2.0 **FRONT ELEVATION**
1/4" = 1'-0"



2 A2.0 **NON-DRIVE-THRU ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- AL — ALUMINUM BATTEN SYSTEM
  SIZE: 2"X2" PROFILE COLOR: WOOD GRAIN "EARL WALNUT"
  BACKRAIL UNFINISHED, ENDCAP PAINTED TO MATCH
  SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BB, GROUP 1, HDO BOTH FACES, APA TRADEMARKED.
  COURSE GRIT SAND SURFACES PRIOR TO PRIMING. PRIME AND PAINT BOTH SIDES AND ALL EDGES PRIOR TO INSTALLATION.
  SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP — APLOIC METAL PANEL (COLOR: DON GRAY)
- C1 — ALUMINUM CANOPY SYSTEM
  COLOR: WHITE
- C2 — ALUMINUM CANOPY SYSTEM
  COLOR: RAL 7022
- EJ — EXPANSION JOINT, SEE DETAIL 7/A4.1
- CJ — CONTROL JOINT
  1 —TYPE: 1 = EIFS
- D — HOLLOW METAL DOOR
  PAINT: "EAGLE ROCK" BM-1469 BY BENJAMIN MOORE.
- DE — DECAL BY GRAPHICS SUPPLIER
  SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED.
  SUPPLIERS:
  VOMELA (865) 330-7337, ann.bowen@vomela.com
  GFX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gfxi.com
- E — 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- DO — 3" DOWNSPOUT BY CANOPY SYSTEM MANUFACTURER
  COLOR: RAL 7022
- FB
  C02— C02 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00)
  BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
- PB — PIPE BOLLARD – PAINTED YELLOW
- L1 — RECESSED DOWN LIGHT FIXTURE – SEE ELECTRICAL
  C1—COLOR:
  C1= WHITE OR C2= GOLD
- L2 — RADIAL SCONCE LIGHT FIXTURE – SEE ELECTRICAL
  COLOR: PLATINUM SILVER
- LE — ACCENT LIGHTING – SEE ELECTRICAL
  L1—LED LIGHT:
  L1 = SLIM LED (DOWN ONLY)
  L2 = UP ONLY FLOOD FIXTURE
- LL — NATURAL LIMESTONE BY SALADO LIMESTONE
  (ARCHITECTURAL CUT) RUNNING BOND SIZE: 8"X16"X4"
  COLOR: LINEN FINISH: BRUSHED

  LIMESTONE TO HAVE 1/4" RAKED MORTAR JOINTS (MORTAR COLORS TO BE LIGHT GRAY/IVORY) SUBMIT TO ARCHITECT FOR APPROVAL
- MF — PRE-FAB ANCHOR-TITE FASCIA
  C1— COLOR:
  C1= WEATHERED ZINC OR C2= RAL 7022
- BR — MODULAR FACE BRICK
  COLOR: "BROOKSHIRE" BY ACME BRICK
- PT — (RMHC) COIN COLLECTOR
  MODEL: #WPT STD
  CALL 1-888-743-7435 TO ORDER
- RO — ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
  C1— COLOR:
  C1= WEATHERED ZINC RACEWAY
  C2= RAL 7022 RACEWAY
- ST — CO2 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
- TE — TRU EXTERIOR 1"X6" TRIM, PAINTED ON SITE
  COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN — METAL UNDERSCORE
  COLOR: GOLD
- GR — GUARD RAIL –SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
  USE STAINLESS STEEL OR GALVANIZED STEEL
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS
  COLOR: DARK BRONZE
- W2 — DRIVE-THRU WINDOW BY READY ACCESS
  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
  XX
  COLOR: DEEP BRONZE
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REV	DATE	DESCRIPTION	BY
1	10/17/24	UPDATED FOUNDATION DESIGN PER SOILS REPORT & MCD QC COMMENTS	
2	11/20/24	PLANNING & ZONING DEPARTMENT COMMENTS	

REGISTERED ARCHITECT JEREMY WILLIAMS STATE OF TEXAS 7926
PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone 817.705.3387
Email jeremy@jaw-architects.com

PREPARED FOR:
McDonald's USA, LLC

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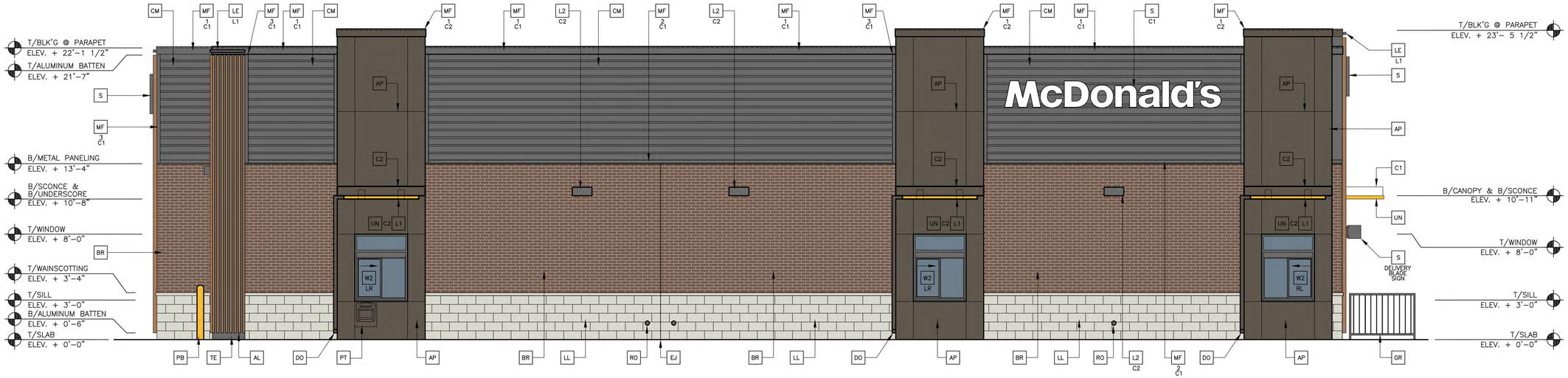
DRAWN BY	STD ISSUE DATE
JAW	2024
REVIEWED BY	DATE ISSUED
JAW	07/26/2024

TITLE: 2024 STANDARD BUILDING – BB20
4584-WOOD/WOOD

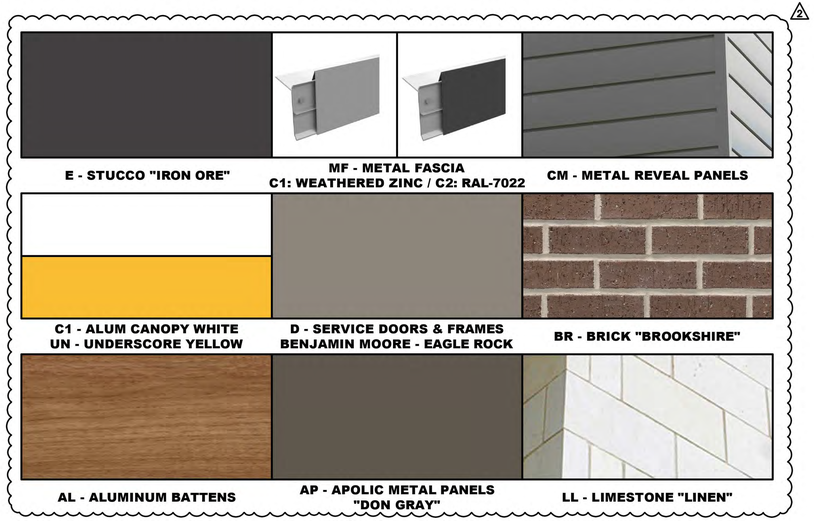
DESCRIPTION
WOOD BEARING WALLS WITH HARDIE SIDING
WOOD ROOF TRUSS FRAMING
EIFS/BATTEN/METAL/HARDIE SIDING EXTERIOR FINISHES

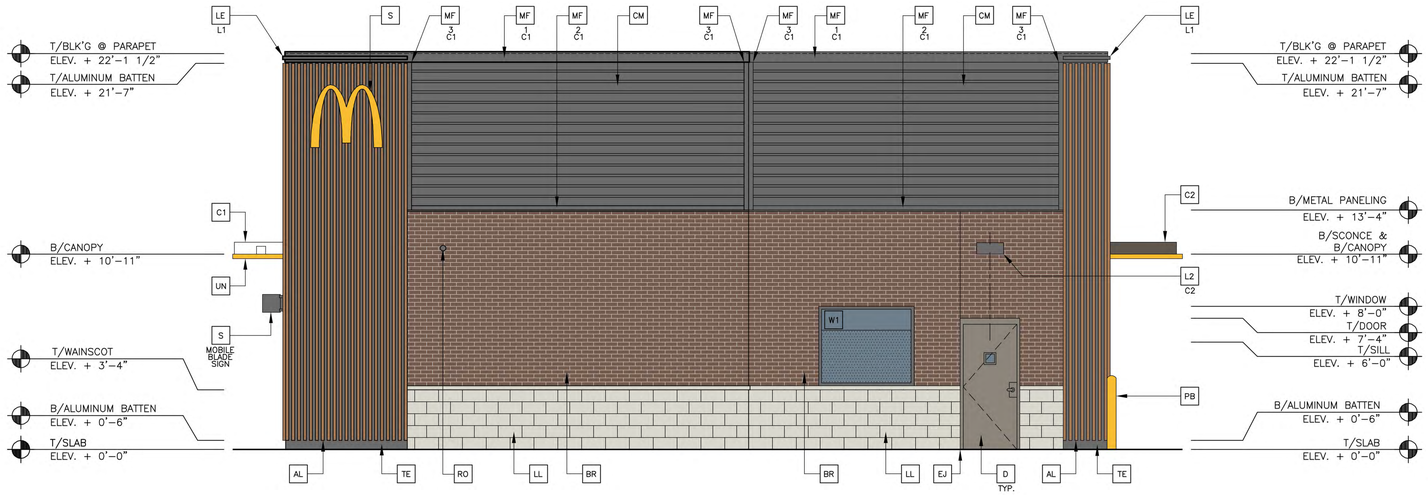
SITE ID: 042-3456
SITE ADDRESS: NWC OF ELEVON PARKWAY & STATE HIGHWAY 78, LAVON TEXAS

SHEET NO.
JAWA 24-0074
A2.2
ELEVATIONS



1 A2.1 **DRIVE THRU ELEVATION** 1/4" = 1'-0" 2





2 A2.1 **REAR ELEVATION** 1/4" = 1'-0" 2

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  MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE
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REGISTERED ARCHITECT JEREMY WILLIAMS 79276 STATE OF TEXAS

PREPARED BY:
JAW Architects, Inc.
Jeremy Williams, Architect
Phone 817.705.3387
Email jeremy@jaw-architecture.com

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PREPARED FOR: McDonald's USA, LLC

DRAWN BY: JAW
STD ISSUE DATE: 2024
REVIEWED BY: JAW
DATE ISSUED: 07/26/2024

TITLE: 2024 STANDARD BUILDING – BB20
4584-WOOD/WOOD

DESCRIPTION	
WOOD BEARING WALLS WITH HARDIE SIDING	
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SITE ID	SITE ADDRESS
042-3456	NWC OF ELEVON PARKWAY & STATE HIGHWAY 78, LAVON TEXAS

SHEET NO.: JAWA 24-0074 A2.3
ELEVATIONS

CITY OF LAVON
LANDSCAPE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Danielle Carter

Address: 1008 Macon St., Ste 101, Fort Worth, TX 76102

Telephone Number: 682-300-5003

Email Address: danielle@ofichito.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
Lot 2, Block B, Elevon Commercial Phase 3

SUBDIVISION NAME: (*approved plat is prerequisite*) Elevon Commercial Phase 3

ZONING: PD

LEGAL OWNER OF PROPERTY INVOLVED: MA Land Holdings, LLC

If Applicant is NOT the Owner, Relationship to Owner: Entitlements Consultant

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

Signature: Danielle Carter
Owner / Authorized Agent

10/21/2024
Date

Printed Name: Danielle Carter
Owner / Authorized Agent

Title: Entitlements Coordinator

Company: Ofi Chito

City Office Use Only:

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

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/1/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared John Marlin,

on this the 7th day of October, 2024.

RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

(notary seal)

Ruishu Xie

Notary Public in and for Dallas County, Texas

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

PDF-XChange Editor Click to BUY NOW! www.pdf-xchange.com

PLAT APPLICATION

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

Declaration of Ownership

Date: 10/7/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared John Marlin,

on this the 7th day of October, 2024.

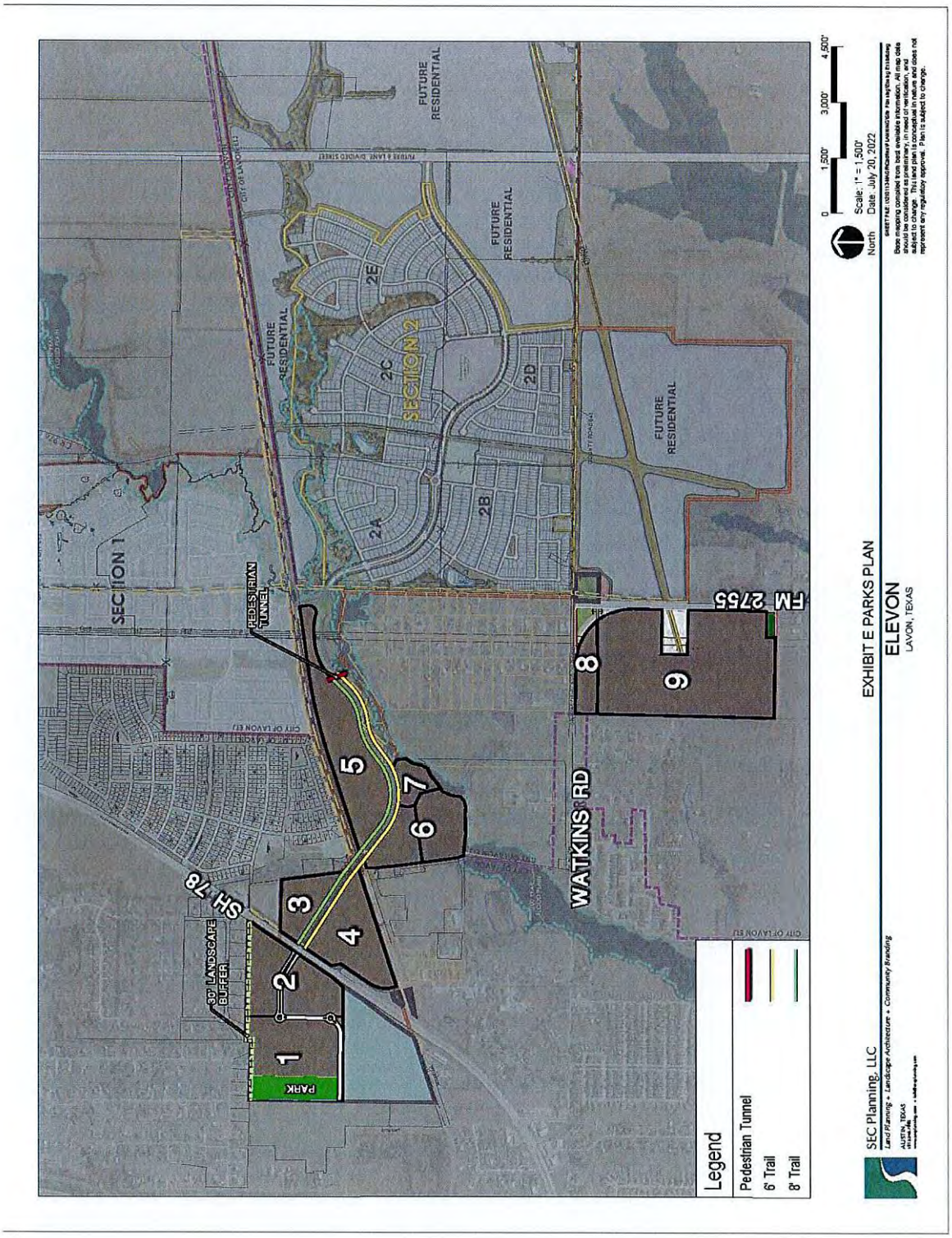
RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

(notary seal)

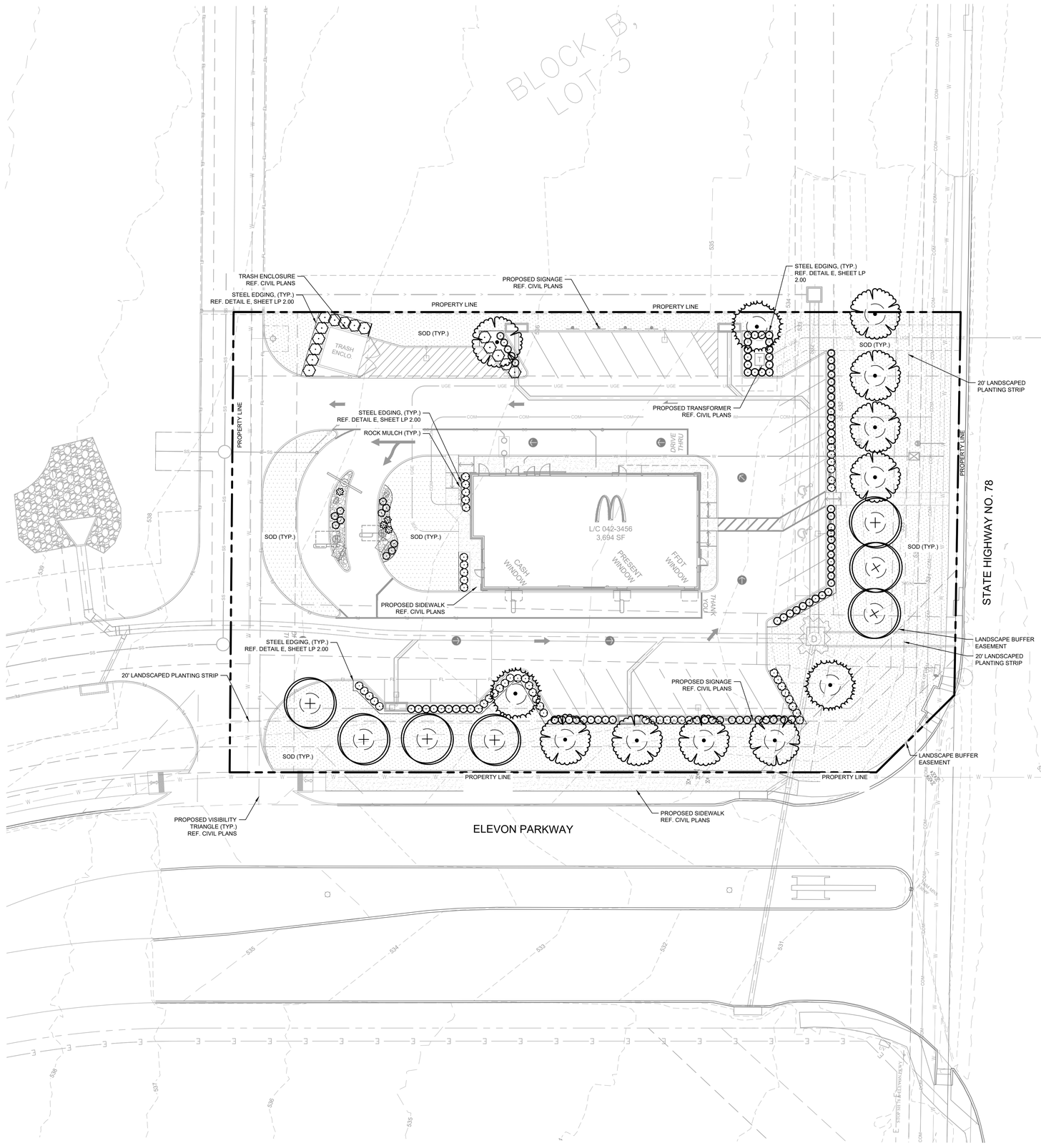
Ruishu Xie

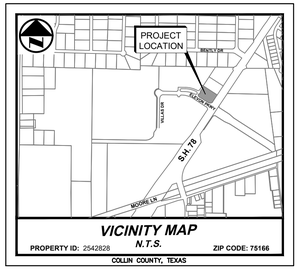
Notary Public in and for Dallas County, Texas

EXHIBIT E. PARKS/OPEN SPACE



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20

City of Lavon - Landscape Plannded Development Zoning		
TOTAL SITE AREA: 1.17 AC (51,032 SF)		
	REQUIRED	PROVIDED
Planned Development Zoning - Elevon Commercial, Business park, and Mixed Uses		
1.3.1 Landscape Design		
1.3.7.1 Community Buffers		
1.3.7.1.1 Primary Roads		
A minimum 20 ft. wide landscape buffer shall be provided along both sides of the primary roads.	Yes	Yes
Pervious groundcover shall be planted throughout the buffer. Groundcover includes but is not limited to shrubs, grasses, and/or mulched planter beds.	Yes	Yes
1.3.7.1.4 Buffer Vegetation		
Shade Trees shall be 3" caliper minimum in size.	Yes	Yes
Ornamental trees shall be a minimum of 30-gallon container and shall be native or native adapted species.	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size at the time of planting and shall attain a minimum height of 3 ft. within two growing seasons.	Yes	Yes
Elevon Planned Development - Compatibility Screening		
1.1.6 Compatibility Landscape Buffer		
Where a screening device is required as noted herein, the proposed development shall provide a landscaped area/buffer of at least 20 feet in width along the common property line, planted with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. these trees may not be clustered. Connection to the adjacent neighborhood shall be provided via a sidewalk or trail through the Compatibility Landscape Buffer and screening device where practicable, leading to an adjacent right-of-way, sidewalk, and/or trail as applicable to provide connectivity to any adjacent neighborhoods or other developments.		
Elevon Pkwy 265 LF / 30 LF = 9 Trees	9 Trees	9 Trees
State Hwy 78 186 LF / 30 LF = 7 Trees	7 Trees	7 Trees

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL.	SIZE	REMARKS
TREES							
	UC	3	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	3" CAL. MIN.	14`-16` HT.	FULL, STRAIGHT, SINGLE LEADER
	QV	7	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	B & B	3" CAL. MIN.	14`-16` HT.	FULL, STRAIGHT, SINGLE LEADER
	QB	9	QUERCUS BUCKLEYI / TEXAS RED OAK	B & B	3" CAL. MIN.	14`-16` HT.	FULL, STRAIGHT, SINGLE LEADER

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
SHRUBS							
	AG	51	ABELIA GRAEBNERIANA / ABELIA	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	ICH	19	ILEX CORNUTA `CARISSA` / CARISSA HOLLY	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	IC	15	ILEX X CHRISTMAS JEWEL / CHRISTMAS JEWEL HOLLY	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	RI	64	RAPHIOLEPIS INDICA 'CLARA' / INDIAN HAWTHORNE	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	MX	10	MISCANTHUS X 'GRACILLIMUS' / MAIDEN GRASS	3 GAL.	36" HT.	36" O.C.	FULL AND MATCHING
	HP	4	HESPERALOE PARVIFLORA / RED YUCCA	3 GAL.	18" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS							
	RG	334 SF	RIVER GRAVEL	ROCK	N/A	N/A	2-3" DIAMETER BRAZOS RIVER GRAVEL MULCH
	SOD	17,077 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.
	SE	527 LF	STEEL EDGING				3/16" X 6", BLACK (CONTRACTOR SHALL INSTALL IN ALL LANDSCAPE BEDS ADJACENT TO SOD.)
	MULCH	TBD	SHREDDED HARDWOOD MULCH				COLOR: NATURAL INSTALL: PER PLANTING DETAILS AT A MIN. 3" DEPTH.

NOTE: SEED LIMITS SHOWN FOR CLARIFY. CONTRACTOR SHALL SEED TO LIMITS OF DISTURBANCE.

ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AUTOMATED IRRIGATION SYSTEMS AND INCLUDE AN EVAPOTRANSPIRATION WEATHER-BASED CONTROLLER. . TREES AND SHRUBS SHALL BE IRRIGATED BY DRIP IRRIGATION LINES. ALL OTHER LANDSCAPING MAY BE IRRIGATION BY SPRAY, ROTARY, OR ROTOR TYPE IRRIGATION.

811 Know what's **below.** **Call** before you dig.

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE, SUITE 1100
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. KYLE W. SCHELLHORN
L.A. No. 3545 Date 12/13/2024

KHA PROJECT 064613005
DATE 12/13/2024
SCALE AS SHOWN
DESIGNED BY CJG
DRAWN BY RES
CHECKED BY KWS

LANDSCAPE PLAN

LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

SHEET NUMBER
LP 1.00

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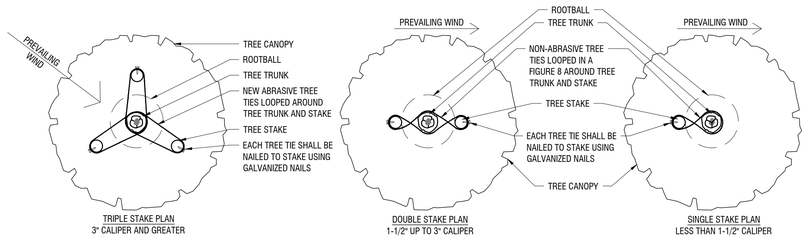
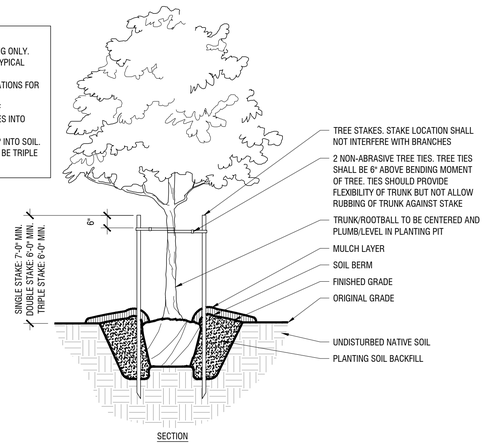


TRIPLE STAKE PLAN
3" CALIPER AND GREATER

DOUBLE STAKE PLAN
1-1/2" UP TO 3" CALIPER

SINGLE STAKE PLAN
LESS THAN 1-1/2" CALIPER

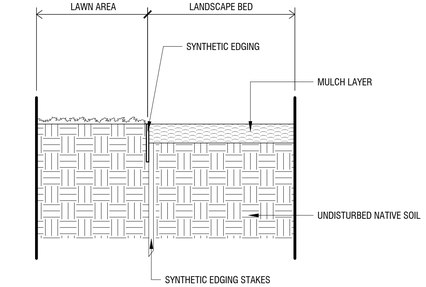
NOTES:
1. THIS DETAIL IS FOR TREE STAKING ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.
2. REFERENCE PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
4. STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
5. ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



SECTION

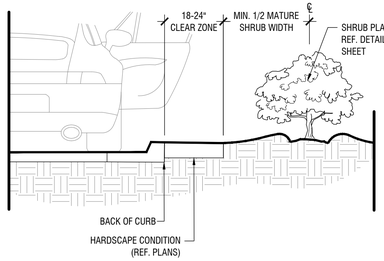
TYPICAL TREE STAKING (WITH ABOVE GRADE STAKING) G

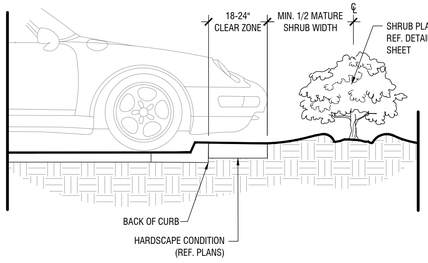
Scale: NTS



STEEL EDGING AT LANDSCAPE BED E

Scale: 1 1/2" = 1'-0"

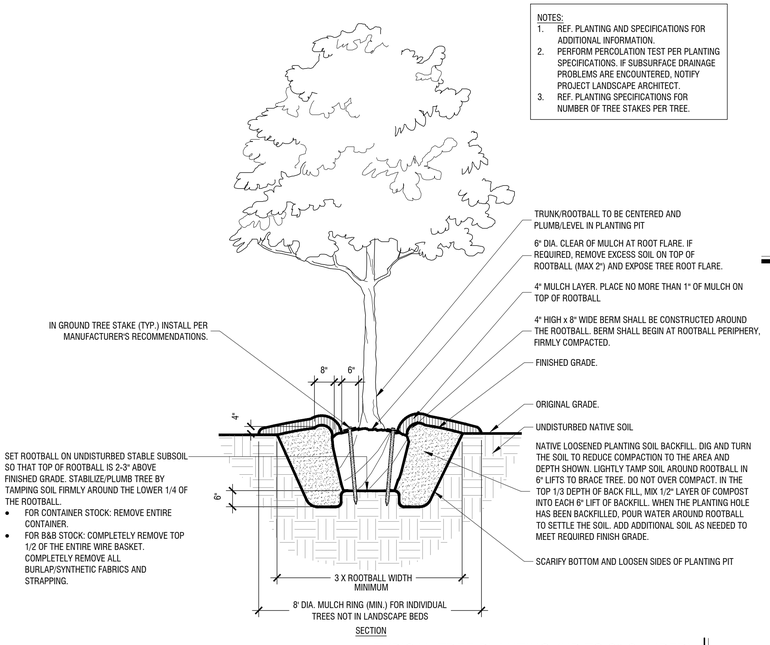




SHRUB PLANTING AT CURB D

Scale: NTS

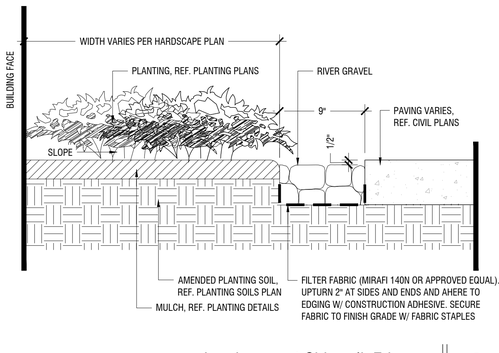
NOTES:
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.
3. REF. PLANTING SPECIFICATIONS FOR NUMBER OF TREE STAKES PER TREE.



SECTION

TYPICAL TREE PLANTING (UP TO 3" CALIPER) F

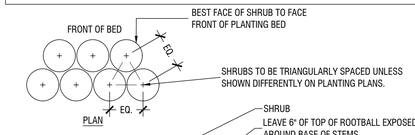
Scale:1/2" = 1'-0"



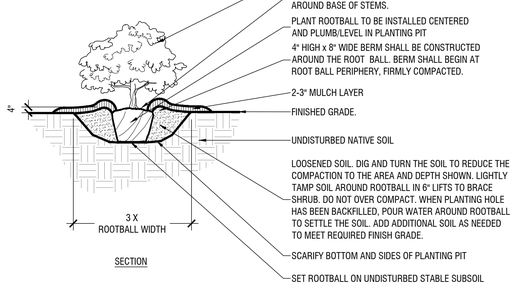
Landscape at Sidewalk Edge C

Scale: 1 1/2"=1'-0"

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. WHEN SHRUBS MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. SOIL MANAGEMENT PLANS AND SPECIFICATIONS)
3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.



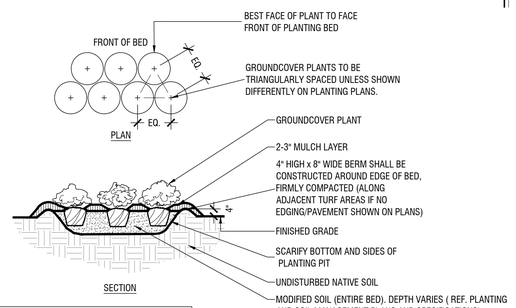
PLAN



SECTION

TYPICAL SHRUB PLANTING B

Scale: NTS



PLAN

SECTION

NOTES:
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. REF. PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

TYPICAL GROUNDCOVER PLANTING A

Scale: NTS

No.	REVISIONS	DATE	BY

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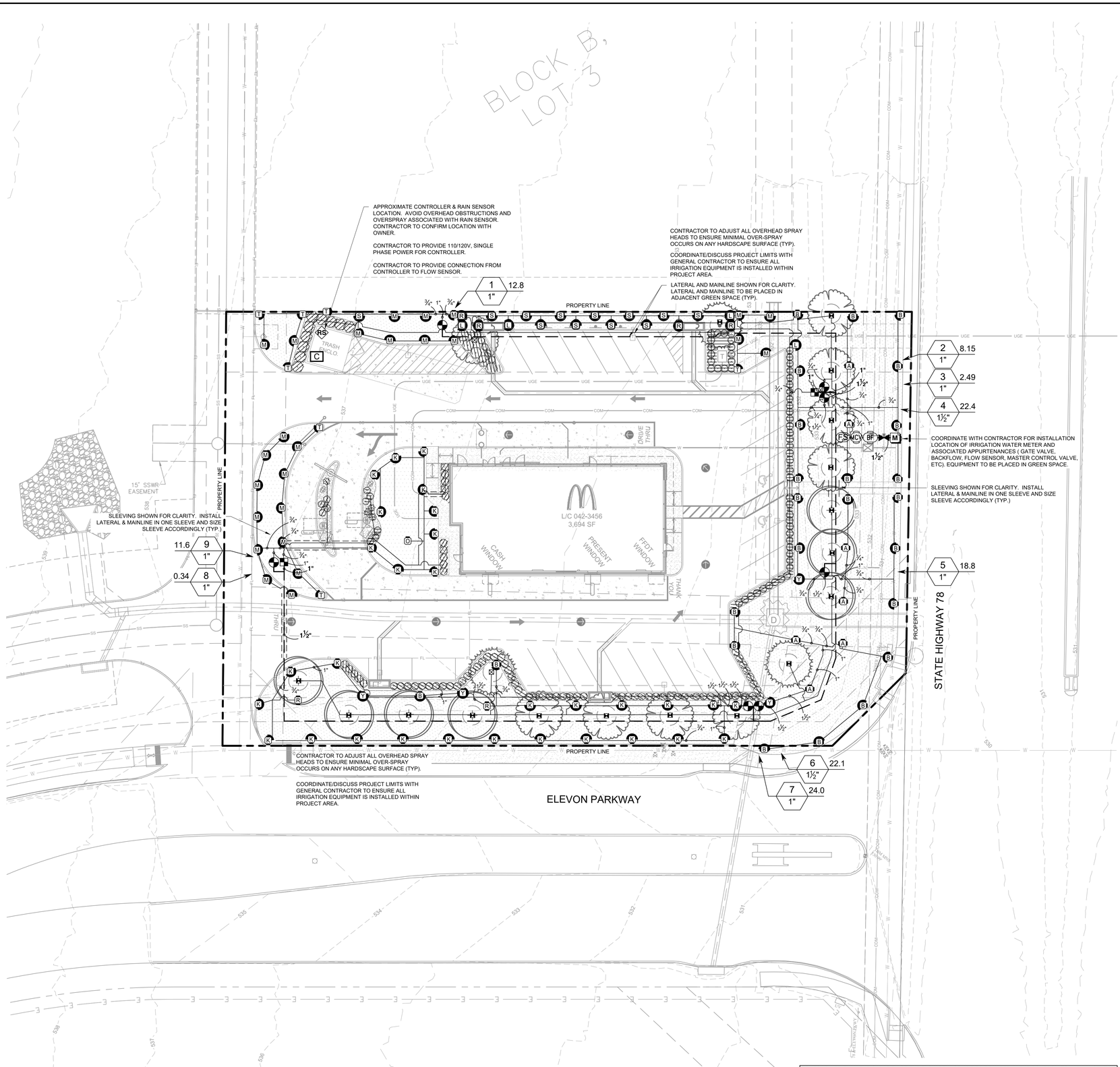
Kimley»Horn
R.L.A. KYLE W. SCHELLHORN
L.A. No. 3545 Date 12/13/2024

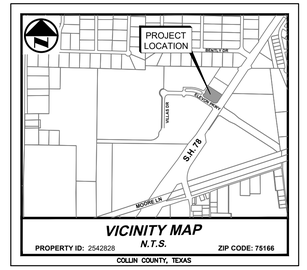
KHA PROJECT	064613005
DATE	12/13/2024
SCALE	AS SHOWN
DESIGNED BY	CJG
DRAWN BY	RES
CHECKED BY	KWS

PLANTING DETAILS

LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

SHEET NUMBER
LP 2.00





NORTH

GRAPHIC SCALE IN FEET
0 10 20 40
SCALE: 1" = 20

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
T	HUNTER MP CORNER PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	7
L S R LST SST RST	HUNTER MP STRIP PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	19
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	27
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	32
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	35
25 50 10 20	TORO 570S-FB-PC PRESSURE-COMPENSATING FLOOD BUBBLER NOZZLE.	19

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25-LF (REMOTE VALVE) DRIP CONTROL ZONE KIT. 1IN. ICV GLOBE VALVE WITH 1IN. HY100 FILTER SYSTEM. PRESSURE REGULATION: 25 PSI. FLOW RANGE: .5 GPM - 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	2
	AREA TO RECEIVE DRIPLINE NETAFIM TLCV-026-18 TECHLINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH CHECK VALVE. 0.26 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.	928.3 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICV-G (REMOTE VALVE) PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. SIZED PER IRRIGATION PLAN ZONE CALLOUTS	7
	SHUT OFF VALVE/ISOLATION VALVE	1
MCV	HUNTER ICV-G (MASTER VALVE) 1-1/2" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. SIZED TO MATCH BACKFLOW.	1
BF	FEBCO 850 (DC) 1" DOUBLE CHECK BACKFLOW PREVENTION, SIZED AS NOTED.	1
C	HUNTER I2C-2400-M 24 STATION OUTDOOR MODULAR CONTROLLER. WITH TWO ICM-800 MODULE. COMMERCIAL USE. METAL CABINET.	1
RS	HUNTER WRF-CLIK RAIN/FREEZE SENSOR, INSTALL WITHIN 1000 FT OF CONTROLLER, IN LINE OF SIGHT. 22-28 VAC/VDC 100 MA POWER FROM TIMER TRANSFORMER. MOUNT AS NOTED. INCLUDES GUTTER MOUNT.	1
FS	TORO TFS 1" PLASTIC TEE SIZES. EFFECTIVE FLOW MONITORING, EVEN IN FLOWS LESS THAN 5 GPM. COMPATIBLE WITH TORO AND COMPETITIVE CONTROLLERS. IMPELLER-BASED, PVC DESIGN. SIZE PER DESIGN CRITIERIA NOT MAINLINE SIZE.	1
M	WATER METER 1" REF. CIVIL PLANS	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4" MIN.	3,233 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 1" MIN.	676.8 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	79.1 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

ABOVE QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

HUNTER ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.

THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 65 PSI AND 25 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

No.	REVISIONS	DATE	BY

Kimley»Horn

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Kimley»Horn
LI ___ KYLE W. SCHELLHORN
LI No. 0026713 DATE 12/13/2024

KHA PROJECT 064613005
DATE 12/13/2024
SCALE AS SHOWN
DESIGNED BY RES
DRAWN BY RES
CHECKED BY KWS

IRRIGATION PLAN

LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

SHEET NUMBER
LI 1.00

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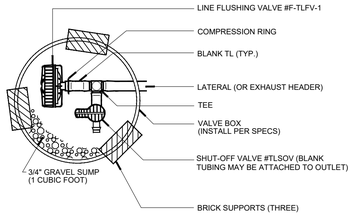
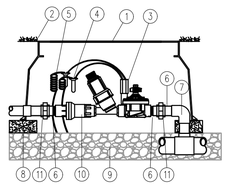


Line Flushing Valve (W/ Shut-off Valve) K

Scale: N.T.S.

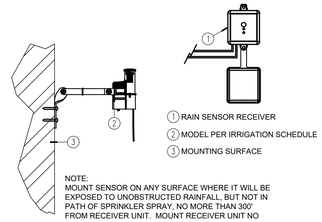
VALVE BOX TO BE INSTALLED 12-18" FROM BACK OF CURB



1. JUMBO VALVE BOX
2. FINISH GRADE
3. DRIP ZONE KIT MODEL ICZ-101-25 TIP FILTER 45 DEGREES
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. REGULATOR: 25 PSI
11. PVC SLIP UNIONS (2)

Drip Control Zone Kit H

Scale: N.T.S.



1. RAIN SENSOR RECEIVER
2. MODEL PER IRRIGATION SCHEDULE
3. MOUNTING SURFACE

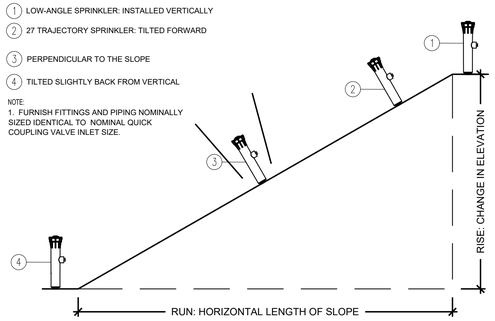
NOTE:
MOUNT SENSOR ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY, NO MORE THAN 300' FROM RECEIVER UNIT. MOUNT RECEIVER UNIT NO FURTHER THAN 6' FROM CONTROLLER.

Wireless Rain/Freeze Sensor D

Scale: N.T.S.

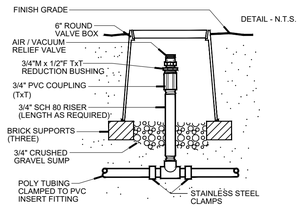
1. LOW-ANGLE SPRINKLER: INSTALLED VERTICALLY
2. 27 TRAJECTORY SPRINKLER: TILTED FORWARD
3. PERPENDICULAR TO THE SLOPE
4. TILTED SLIGHTLY BACK FROM VERTICAL

NOTE:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.



EQUIPMENT ON SLOPE N

Scale: N.T.S.

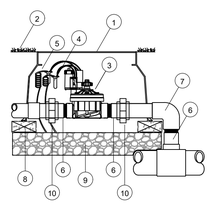


DETAIL - N.T.S.

Air/Vacuum Relief (Plumbed to Poly) J

Scale: N.T.S.

VALVE BOX TO BE INSTALLED 12-18" FROM BACK OF CURB

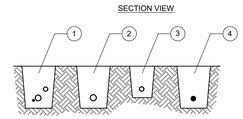


1. STANDARD VALVE BOX
2. FINISH GRADE
3. REMOTE CONTROL VALVE MODEL ICV ACCUSET
4. WATERPROOF CONNECTORS (2)
5. 18-24" COILED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" MINUS WASHED GRAVEL
10. PVC SLIP UNIONS

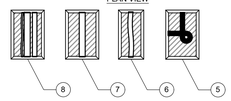
Electric Remote Control Valve G

Scale: N.T.S.

SECTION VIEW



PLAN VIEW

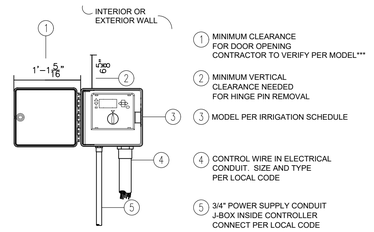


1. MAINLINE, LATERAL AND WIRING IN THE SAME TRENCH - 18" MIN. DEPTH
2. MAINLINE PIPE - 18" MIN. DEPTH
3. LATERAL PIPE - 12" MIN. DEPTH
4. WIRING IN CONDUIT - 12" MIN. DEPTH
5. TIE A 24-INCH LOOP IN ALL WIRING AT CHANGES OF DIRECTION OF 30° OR GREATER. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. ALL SOLVENT WELD PLASTIC PIPING TO BE SNAKED IN TRENCH AS SHOWN.
7. ALL SOLVENT WELD PLASTIC PIPING TO BE RAN IN TRENCH AS SHOWN.
8. RUN WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.

NOTES:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHD. 40 PVC TWICE THE DIAMETER OF THE PIPE OR WITH BUNDLE WITHIN.
2. FOR PIPE AND WIRE BURIAL DEPTHS SEE SPECIFICATIONS.

Pipe and Wire Trenching C

Scale: N.T.S.



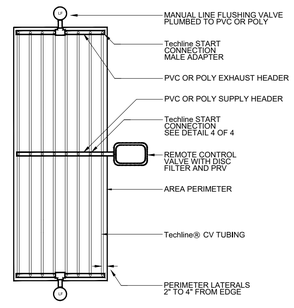
1. MINIMUM CLEARANCE FOR DOOR OPENING CONTRACTOR TO VERIFY PER MODEL***
2. MINIMUM VERTICAL CLEARANCE NEEDED FOR HINGE PIN REMOVAL
3. MODEL PER IRRIGATION SCHEDULE
4. CONTROL WIRE IN ELECTRICAL CONDUIT. SIZE AND TYPE PER LOCAL CODE
5. 3/4" POWER SUPPLY CONDUIT J-BOX INSIDE CONTROLLER CONNECT PER LOCAL CODE

NOTE
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL.
CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

Controller M

Scale: N.T.S.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

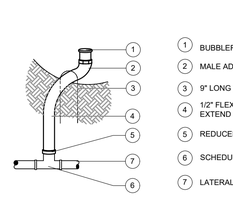


ALL BARBED FITTINGS TO UTILIZE EITHER STAINLESS STEEL HOSE CLAMPS, STEEL CRIMP, OR COMPRESSION RING.

TECHLINE CV-MAXIMUM LENGTH OF A SINGLE LATERAL (FEET)										
TECHLINE DRIPPER SPACING	12"				18"				24"	
DRIPPER FLOW RATE (GPH)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9
INLET PRESSURE (PSI)										
20	331	242	190	144	468	344	270	204	342	260
25	413	302	238	180	584	429	338	257	430	326
35	518	380	299	227	737	540	426	323	542	412
45	594	436	343	260	845	620	489	371	622	472
55	655	480	378	287	932	684	539	410	686	522
60	681	580	393	298	969	713	561	426	716	544

Techline CV Center Feed Layout I

Scale: N.T.S.

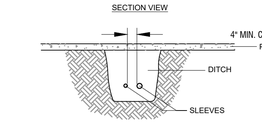


1. BUBBLER HEAD AS SPECIFIED
2. MALE ADAPTER
3. 9" LONG (12 GAUGE) WIRE STAPLE
4. 1/2" FLEX POLY (18" - 24" LONG) TO EXTEND TO TRUNK OF EACH TREE
5. REDUCER BUSHING AS REQUIRED
6. SCHEDULE 40 PVC TEE (S X S X S)
7. LATERAL LINE (CLASS 200 PVC)

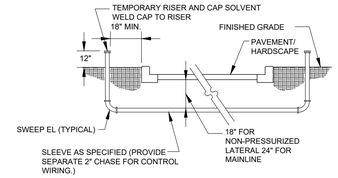
Bubbler Assembly F

Scale: N.T.S.

SECTION VIEW



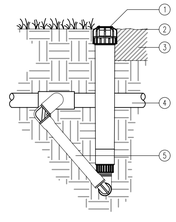
NOTES:
1. ALL IRRIGATION SLEEVES TO BE SCHEDULE 40 PVC.
2. ALL JOINTS TO BE SOLVENT WELDED AND WATERTIGHT.
3. WHERE THERE IS MORE THAN ONE SLEEVE: EXTEND THE SMALLER SLEEVE TO 24-INCHES MINIMUM ABOVE FINISHED GRADE.
4. MECHANICALLY TAMP TO 95° PROCTOR.



Sleeve Detail B

Scale: N.T.S.

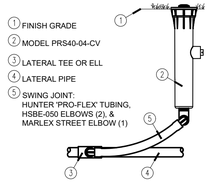
DRIP INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.



1. ECO INDICATOR
2. FINISHED GRADE
3. ADJACENT MULCH
4. PVC LATERAL PIPE
5. SWING JOINT

ECO INDICATOR - SWING JOINT L

Scale: N.T.S.



MP Rotator Sprinkler E

Scale: N.T.S.

PVC PIPE SIZE	SOLVENT WELD SCH. 40 FITTINGS	BELL AND GASKET FITTINGS	SOCKETED PIPE
1/2"	2"	--	2"
3/4"	2"	--	2"
1"	2 1/2"	--	2 1/2"
1 1/4"	3"	--	3"
1 1/2"	3"	3"	3"
2"	4"	4"	4"
2 1/2"	6"	6"	6"
3"	6"	6"	6"
4"	8"	8"	8"

Sleeve Schedule A

Scale: N.T.S.

No.	REVISIONS	DATE	BY

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Kimley»Horn
LI ___ KYLE W. SCHELLHORN
LI No. 0026713 DATE 12/13/2024

KHA PROJECT	064613005
DATE	12/13/2024
SCALE	AS SHOWN
DESIGNED BY	RES
DRAWN BY	RES
CHECKED BY	KWS

IRRIGATION DETAILS

LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

SHEET NUMBER
LI 2.00

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GENERAL IRRIGATION NOTES

1. IRRIGATION CONTRACTOR SHALL TEST EXISTING STATIC PRESSURE ON SITE PRIOR TO CONSTRUCTION. SHOULD EXISTING SITE PRESSURE BE BELOW 65 PSI, CONTRACTOR SHALL CONTACT THE IRRIGATION DESIGNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. COORDINATE IRRIGATION INSTALLATION WITH PLANTING PLAN AND SITE CONDITIONS TO PROVIDE COMPLETE 100% COVERAGE WITH MINIMUM OVERSPRAY. THE IRRIGATION CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS TO ENSURE PROPER COVERAGE AT NO ADDITIONAL COST TO THE OWNER.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS PRIOR TO COMMENCEMENT OF OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.
5. LATERAL PIPE SHALL BE INSTALLED AT A MINIMUM DEPTH OF 12 INCHES. MAINLINE PIPE AND WIRES SHALL BE INSTALLED AT A MINIMUM DEPTH OF 18 INCHES.
6. ELECTRICAL POWER SHALL BE PROVIDED WITHIN 5 FEET OF CONTROLLER LOCATION BY GENERAL CONTRACTOR. LICENSED IRRIGATION CONTRACTOR TO PROVIDE FINAL HARD WIRE TO CONTROLLER.
7. 24 VOLT VALVE WIRE SHALL BE A MINIMUM OF 14 GAUGE, U.L. APPROVED FOR DIRECT BURIAL, SINGLE CONDUCTOR "IRRIGATION WIRE". CONTRACTOR TO CONFIRM WIRE SIZE PRIOR TO INSTALLATION. WIRE SPLICES SHALL BE ENCASED IN A WATERPROOF WIRE CONNECTOR UL APPROVED AND FILLED WITH SILICONE.
8. IRRIGATION VALVES AND VALVE BOXES SHALL BE LOCATED IN LANDSCAPE BEDS OR GROUNDCOVER AREAS WHENEVER POSSIBLE. ALL REMOTE VALVE BOXES SHALL BE SET FLUSH WITH FINISHED GRADE AND CONTAIN ONE CUBIC FOOT OF CLEAN GRAVEL BENEATH VALVE. LABEL REMOTE BOXES WITH ONE-INCH ALPHA NUMERIC NOTATION CORRESPONDING TO THE APPLICABLE ALPHA CONTROLLER AND NUMERIC STATION. USE 10" ROUND VALVE BOXES FOR ELECTRIC VALVES AND QUICK COUPLING VALVES. USE 15" X 9.5" RECTANGULAR BOX FOR DRIP VALVES UNLESS NOTED OTHERWISE. DOUBLE CHECK ASSEMBLY SHALL BE BOXED ACCORDING TO LOCAL CODES.
9. USE PVC SWING JOINT ASSEMBLIES TO CONNECT ALL SPRAY AND ROTOR HEADS.
10. CONTRACTOR IS TO CONTACT APPROPRIATE AUTHORITIES AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
11. SLEEVES SHALL BE INSTALLED BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVE MATERIAL SHALL BE PVC, SCHD. 40. CONTRACTOR SHALL EXTEND SLEEVES 18 INCHES BEYOND EDGE OF ALL PAVEMENT. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL. ALL PRESSURE MAINLINES UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED.
12. DRIP LINE SHALL BE PLACED A MINIMUM OF 2" UNDER MULCH AND SECURE TO THE GROUND WITH DRIP IRRIGATION TUBING STAKES.
13. LICENSED IRRIGATION CONTRACTOR SHALL ADJUST SPRAY NOZZLES FOR "HEAD-TO-HEAD" COVERAGE AND ADJUST FOR MINIMUM OVERSPRAY ONTO PAVEMENT. NO OVERSPRAY IS PERMITTED ONTO STREETS OR SIDEWALKS.
14. IRRIGATION CONTRACTOR SHALL SUPPLY AND CONSTRUCT IRRIGATION SYSTEM WITH ALL MATERIALS AND PER MANUFACTURER SPECIFICATIONS SHOWN ON THIS PLAN. IF CONTRACTOR PREFERS MATERIALS THAT DIFFER FROM THE THIS PLAN, THEY SHALL BE APPROVED BY THE IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
15. VERIFY CONTROLLER AND RAIN SENSOR LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.
16. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
17. IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
18. SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
19. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
20. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
21. MAINLINE, VALVES, AND WIRING ARE SHOWN ON DRAWINGS FOR CLARITY, SHOULD BE LOCATED IN ACCESSIBLE GREEN SPACE. CONTRACTOR TO COORDINATE WITH ALL DISCIPLINES TO AVOID CONFLICTS WITH UTILITIES/ STRUCTURES, ETC.
22. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.
23. SET SPRAY HEADS 4" FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
24. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT. "AS-BUILT" DRAWINGS TO BE COLOR CODED BY ZONE ON 8.5" X 11", LAMINATED, AND PLACED IN CONTROLLER.
25. ALL DRIP ZONES SHALL BE INSTALLED WITH A SELF-FLUSHING DISC FILTER, OR APPROVED EQUAL.
26. INSTALL ALL IRRIGATION COMPONENTS AS PER MANUFACTURERS REQUIREMENTS.
27. IRRIGATION HEADS AND COMPONENTS SHALL BE LOCATED A MINIMUM OF 24" FROM ALL BUILDINGS TO AVOID ADVERSE PERFORMANCE OF FOUNDATIONS AND SLABS.
28. NO LATERALS LESS THAN 3/4" DIAMETER.

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

A. EXTENT:

INCLUDES FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT FOR THE PROPER INSTALLATION OF THE IRRIGATION SYSTEM. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING: (1) TRENCHING AND BACKFILL, (2) AUTOMATICALLY CONTROLLED LOW VOLUME IRRIGATION SYSTEM, (3) TEST ALL SYSTEMS AND MAKE OPERATIVE, (4) "AS-BUILT" DRAWINGS.

B. GENERAL:

1. PERMITS AND FEES: OBTAIN ALL PERMITS AND PAY REQUIRED FEES TO ANY GOVERNMENTAL AGENCY HAVING JURISDICTION OVER THE WORK. INSPECTIONS REQUIRED BY LOCAL ORDINANCES DURING THE COURSE OF CONSTRUCTION SHALL BE ARRANGED AS REQUIRED. ON COMPLETION OF THE WORK, SATISFACTORY EVIDENCE SHALL BE FURNISHED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE TO SHOW THAT ALL WORK HAS BEEN INSTALLED IN ACCORDANCE WITH THE STATE AND LOCAL BUILDING/ PLUMBING CODE AND ALL OTHER CODE REQUIREMENTS.

2. APPROVAL: WHEREVER THE TERMS "APPROVE" OR "APPROVED" ARE USED IN THE SPECIFICATIONS, THEY SHALL MEAN THE APPROVAL OF THE OWNER'S CONSTRUCTION REPRESENTATIVE IN WRITING.

3. BEFORE ANY WORK IS STARTED, A CONFERENCE SHALL BE HELD BETWEEN THE CONTRACTOR AND THE OWNER'S CONSTRUCTION REPRESENTATIVE CONCERNING THE WORK UNDER THIS CONTRACT.

4. COORDINATION: COORDINATE AND COOPERATE WITH OTHER CONTRACTORS TO ENABLE THE WORK TO PROCEED AS RAPIDLY AND EFFICIENTLY AS POSSIBLE

5. INSPECTION OF SITE:

A. CONTRACTOR SHALL ACQUAINT THEMSELVES WITH ALL SITE CONDITIONS. SUBMISSION OF THEIR PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE EXAMINATION HAS BEEN CONDUCTED. SHOULD UTILITIES NOT SHOWN ON THE PLANS BE FOUND DURING EXCAVATIONS, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR INSTRUCTIONS AS TO FURTHER ACTION. FAILURE TO DO SO WILL MAKE CONTRACTOR LIABLE FOR ANY AND ALL DAMAGE THERETO ARISING FROM HIS OPERATIONS SUBSEQUENT TO DISCOVERY OF SUCH UTILITIES NOT SHOWN IN PLANS.

B. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS IN THE LAYOUT AS MAY BE REQUIRED TO CONNECT TO EXISTING STUBOUTS. SHOULD SUCH STUBS NOT BE LOCATED EXACTLY AS SHOWN, AND AS MAY BE REQUIRED TO WORK AROUND EXISTING WORK AT NO INCREASE IN COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.

6. PROTECTION OF EXISTING PLANTS AND SITE CONDITIONS: THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT SITE CONDITIONS TO REMAIN. SHOULD DAMAGE BE INCURRED, THE CONTRACTOR SHALL REPAIR THE DAMAGE TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

7. THE OWNER RESERVES THE RIGHT TO SUBSTITUTE, ADD, OR DELETE ANY MATERIAL OR WORK AS THE WORK PROGRESSES. ADJUSTMENTS TO THE CONTRACT PRICE SHALL BE NEGOTIATED IF DEEMED NECESSARY BY THE OWNER ON A PER DIEM BASIS.

8. THE OWNER RESERVES THE RIGHT TO REJECT MATERIAL OR WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AT THE EARLIEST TIME POSSIBLE.

9. WORK SCHEDULE: WITHIN 10 DAYS AFTER AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE OWNER A WORK SCHEDULE.

10. "AS-BUILT" IRRIGATION DRAWINGS: PREPARE AN "AS-BUILT" DRAWING ON A FULL-SIZE PLAN SET WHICH SHALL SHOW DEVIATIONS FROM THE BID DOCUMENTS MADE DURING CONSTRUCTION AFFECTING THE MAIN LINE PIPE, CONTROLLER LOCATIONS, REMOTE CONTROL VALVES AND QUICK COUPLING VALVES. THE DRAWINGS SHALL ALSO INDICATE AND SHOW APPROVED SUBSTITUTIONS OF SIZE, MATERIAL AND MANUFACTURERS NAME AND CATALOG NAME AND CATALOG NUMBER. THE DRAWINGS SHALL BE DELIVERED TO THE TENANT'S CONSTRUCTION REPRESENTATIVE BEFORE FINAL ACCEPTANCE OF WORK

11. FINAL ACCEPTANCE: FINAL ACCEPTANCE OF THE WORK MAY BE OBTAINED FROM THE OWNER'S CONSTRUCTION REPRESENTATIVE UPON THE SATISFACTORY COMPLETION OF ALL WORK.

12. GUARANTEE: ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF ACCEPTANCE AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR OF DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP TO THE SATISFACTION OF THE TENANT'S CONSTRUCTION REPRESENTATIVE. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AT NO COST TO THE OWNER.

13. A LAMINATED PLAN (8 1/2 X 11) SHOWING THE DIFFERENT IRRIGATION ZONES IN COLOR, PREPARED BY THE IRRIGATION CONTRACTOR, SHALL BE POSTED IN THE MECHANICAL ROOM OR WITHIN CONTROLLER CABINET.

C. MATERIALS:

1. GENERAL: ALL MATERIALS THROUGHOUT THE SYSTEM SHALL BE NEW AND IN PERFECT CONDITION.

2. PLASTIC PIPING: ALL MAIN LINES AND LATERAL LINES SHALL BE CLASS 200 POLYVINYL CHLORIDE (PVC) PIPE AND SHALL COMPLY WITH ONE OF THE FOLLOWING STANDARDS: ASTM D 1785, ASTM D-2241, AWWA C-900, OR AWWA C-905. SDR-PR PIPE SHALL HAVE A MINIMUM WALL THICKNESS AS REQUIRED BY SDR-26. PVC GASKETS FITTINGS SHALL CONFORMING TO ASTM D 3139. GASKETS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. THREADED PVC PIPE FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2464. CONFORMING TO ASTM D-1784 AND D-2241

3. PLASTIC FITTINGS: ALL SOLVENT-WELD PVC FITTINGS SHALL MEET THE REQUIREMENTS OF SCHEDULE 40 AS SET FORTH IN ASTM D 2466. SCHEDULE 40 SOLVENT-WELD, POLYVINYL CHLORIDE (PVC) STANDARD WEIGHT AS MANUFACTURED BY SLOANE, LASCO, OR APPROVED EQUAL.

4. SOLVENT CEMENT: PVC CEMENT SHALL MEET ASTM D 2564 AND PVC CLEANER-TYPE SHALL MEET ASTM F 656.

5. SPRINKLER HEAD RISERS: SCHEDULE 40 PVC FOR RISERS. PIPE SHALL BE CUT WITH A STANDARD PIPE CUTTING TOOL WITH SHARP CUTTERS. REAM ONLY TO FULL DIAMETER OF PIPE AND CLEAN ALL ROUGH EDGES OR BURRS. CUT ALL THREADS ACCURATELY WITH SHARP DIES. NOT MORE THAN THREE(3) FULL THREADS SHALL SHOW BEYOND FITTINGS WHEN PIPE IS MADE UP. ASSEMBLIES SHALL BE AS DETAILED.

6. AUTOMATIC CONTROLLER: SEE LEGEND

7. REMOTE CONTROL VALVES: SEE LEGEND

8. CONTROL WIRING: CONVENTIONAL SYSTEMS TO USE 24 VOLT SOLID UL APPROVED FOR DIRECT BURIAL IN GROUND. MINIMUM WIRE SIZE: 14 GAUGE. ALL SPLICES SHALL BE MADE WITHIN VALVE BOX. TWO-WIRE SYSTEMS TO UTILIZE CONTROL WIRING PER MANUFACTURER STANDARDS.

9. SLEEVES FOR CONTROL WIRING: UNDER ALL WALKS AND PAVED AREAS AND WHERE INDICATED ON DRAWINGS. MINIMUM PVC SCHEDULE 40 PLASTIC PIPE.

10. SPRINKLER HEADS/ DRIP LINE: SEE LEGEND

11. QUICK COUPLING VALVES: SHALL BE NOTED ON DRAWINGS.

D. WORKMANSHIP:

1. LAY OUT WORK AS ACCURATELY AS POSSIBLE TO THE DRAWINGS. THE DRAWINGS, THOUGH CAREFULLY DRAWN, ARE GENERALLY DIAGRAMMATIC TO THE EXTENT THAT SWING JOINTS, OFFSETS, AND ALL FITTINGS ARE NOT SHOWN.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL AND COMPLETE COVERAGE OF ALL IRRIGATED AREAS AND SHALL MAKE ANY NECESSARY MINOR ADJUSTMENTS AT NO ADDITIONAL COST TO THE OWNER'S CONSTRUCTION REPRESENTATIVE.

3. ANY MAJOR REVISIONS TO THE IRRIGATION SYSTEM MUST BE SUBMITTED AND ANSWERED IN WRITTEN FORM, ALONG WITH ANY CHANGE IN CONTRACT PRICE.

E. INSTALLATION:

1. EXCAVATION AND TRENCHING:

A. PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDING UNDER THIS SECTION, INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER APPROVED BY THE OWNER.

B. TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:

1) 24" MINIMUM BELOW BOTTOM PAVEMENT PER SLEEVING INSTALLATION DETAIL FOR MAIN LINE.18" MINIMUM FOR NON-PRESSURIZED LATERALS.

2) MINIMUM COVER OVER IRRIGATION LINES TO HEADS/ DRIPLINE EXCEPT VEHICLE TRAFFIC AREAS ARE AS FOLLOWS:

12" COVER OVER LATERALS
18" COVER OVER MAINLINE

C. MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED BY THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.

2. PIPE LINE ASSEMBLY:

A. INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL, PLACE NO CLOSER THAN 12-18 INCHES TO WALK EDGES, WALLS, AND OTHER PAVEMENTS. PLACE A MINIMUM OF 24" FROM BUILDINGS.

B. PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUFACTURER OF THE PIPE, EXCEPT WHERE SCREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT WITH A NON-SYNTHETIC BRISTLE BRUSH.

C. PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.

D. MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.

E. JOINTS:

1. PIPE SIZES 2 1/2 INCH OR SMALLER SHALL HAVE BELL AND SOCKET JOINTS.
2. PIPE SIZES LARGER THAN 2 1/2 INCH SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
3. THRUST BLOCKING SHALL BE REQUIRED WHEN PIPE SIZE IS 4" OR GREATER.

3. SPRINKLER HEADS/ DRIPLINE:

A. INSTALL ALL SPRINKLERS/ DRIPLINE AS DETAILED ON DRAWINGS.
B. DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.

4. CLOSING OF PIPE AND FLUSHING LINES:

A. CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.

B. THOROUGHLY FLUSH OUT ALL WATER LINES BEFORE INSTALLING HEADS, DRIPLINE, VALVES AND OTHER HYDRANTS.

C. TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS.

D. UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.

5. INSPECTIONS:

A. SPRINKLER/ DRIPLINE LAYOUT AND SPACING INSPECTION: VERIFICATION THAT THE IRRIGATION DESIGN IS ACCURATELY INSTALLED IN THE FIELD. IT WILL ALSO PROVIDE FOR ALTERATION OR MODIFICATION OF THE SYSTEM TO MEET FIELD CONDITIONS. SPACING SHOULD BE WITHIN 5% OF THE DESIGN SPACING.

B. PIPE INSTALLATION DEPTH INSPECTION: ALL PIPES IN THE SYSTEM SHALL BE INSTALLED TO DEPTHS AS PREVIOUSLY DESCRIBED IN SECTION 'E' OF THESE SPECIFICATIONS.

C. OPEN TRENCH INSPECTION: THE TRENCH AND ALL JOINTS AND EVERY TRANSITION IN PIPE SIZE, WILL BE OPEN WHERE OPEN TRENCH INSPECTION IS REQUIRED.

D. INSPECTIONS WILL BE PERFORMED THROUGHOUT THE DURATION OF THE INSTALLATION. INSPECTION MAY BE MADE BY THE GOVERNING AGENCY/ OWNER TO ENSURE COMPLIANCE WITH DESIGN INTENT, SPECIFICATIONS, AND THE IRRIGATION CODES.

6. HYDROSTATIC TESTS:

A. REQUEST THE PRESENCE OF THE OWNER AND/OR OWNERS REPRESENTATIVE IN WRITING AT LEAST 48 HOURS IN ADVANCE OF TESTING.

B. TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE OWNER.

C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.

D. APPLYING A CONTINUOUS AND STATIC WATER PRESSURE OF 125 PSI WHEN WELDED PLASTIC JOINTS HAVE CURED AT LEAST 3 HOURS AND WITH THE RISERS CAPPED AS FOLLOWS:

1) MAIN LINES AND SUBMAINS TO BE TESTED FOR 2 HOURS.
2) NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAINLINE/ PIPE.

E. FOR PVC AND O-RING GASKET PIPE THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

$L = NPD^{1/2} / 1,850$

IN WHICH: L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
N=NUMBER OF JOINTS
D=PIPE DIAMETER IN INCHES
P=AVERAGE TEST PRESSURE IN PSI GAUGE

F. REPAIR LEAKS RESULTING FROM TESTS.

7. AUTOMATIC CONTROLLERS:

A. CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.

8. AUTOMATIC CONTROL WIRING:

A. INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.

B. INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISHED GRADE AND SNAKE WIRE SIDE TO SIDE IN TRENCH BELOW MAIN LINE. EXPANSION CURLS SHALL BE PROVIDED WITHIN THREE (3') FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300') FEET IN LENGTH. (EXPANSION CURLS ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD).

C. CONTROL WIRE SPLICES WILL BE ALLOWED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE IN VALVE BOX AND LOCATION TO BE SHOWN ON AS-BUILT PLANS.

D. ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 24" BEYOND EDGES OF PAVING OR CONSTRUCTION.

E. CONTRACTOR SHALL RUN TWO SPARE WIRES IN EACH DIRECTION FROM CONTROLLER TO FARTHEST VALVE TO SERVE AS BACKUP WIRES.

9. BACKFILL AND COMPACTING:

A. AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FREE OF ROCKS OR STONES LARGER THAN ONE INCH IN DIAMETER FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LARGER THAN 3 INCHES IN DIAMETER.

B. BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY.

C. COMPACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL. JETTING PROCESS MAY BE USED IN THOSE AREAS.

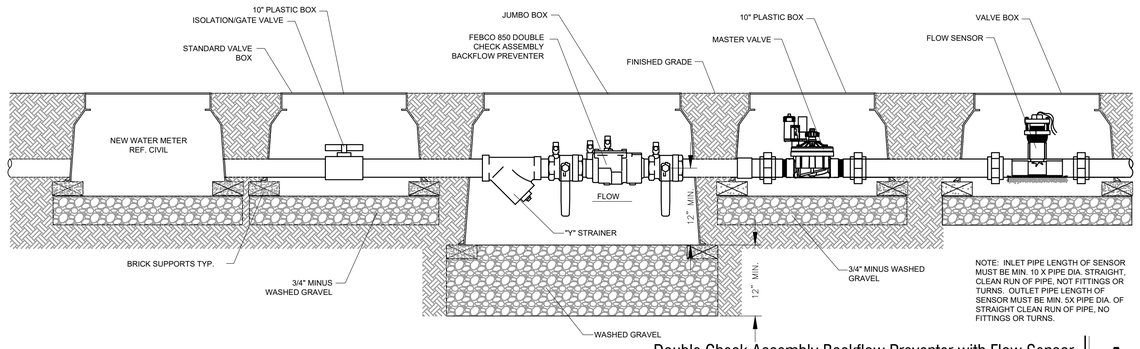
D. DRESS OFF ALL AREAS TO FINISH GRADES.

10. PROTECTIVE RADIUS OF EXISTING TREES:

A. AN AUGER IS TO BE USED TO TUNNEL UNDER EXISTING TREES IF IRRIGATION IS INSTALLED WITHIN THE PROTECTIVE RADIUS OF EXISTING TREES AND ONLY IF THERE IS NO OTHER OPTION OR TO DO SO CREATES AN UNREASONABLE HARDSHIP.

F. CLEAN-UP:

1. REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.



Double Check Assembly Backflow Preventer with Flow Sensor

Scale: N.T.S.

A

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE. SUITE 1100
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
LI.: KYLE W. SCHELLHORN
LI. No. 0026713 DATE 12/13/2024

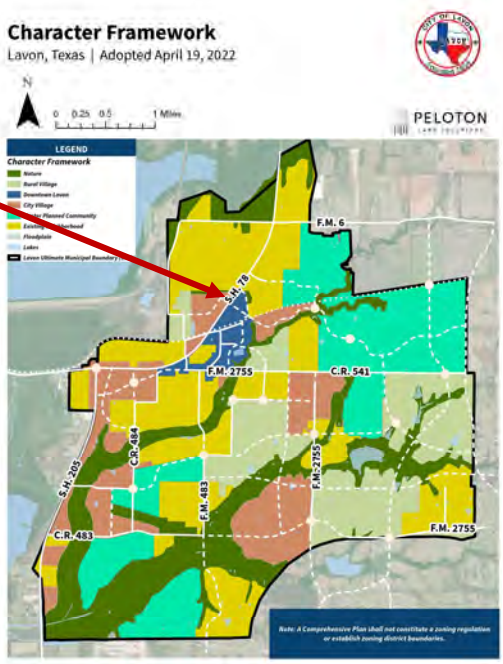
KHA PROJECT 064613005
DATE 12/13/2024
SCALE AS SHOWN
DESIGNED BY RES
DRAWN BY RES
CHECKED BY KWS

IRRIGATION DETAIL & SPECIFICATIONS

LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

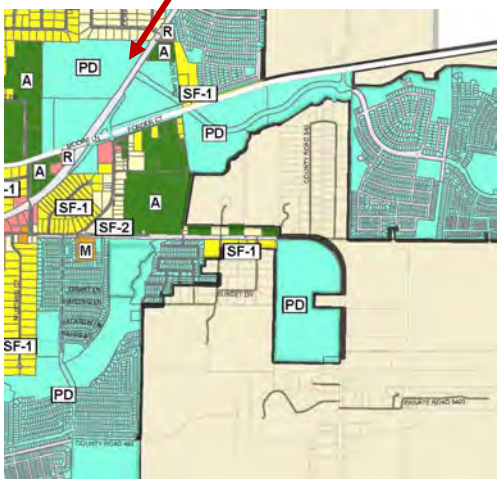
SHEET NUMBER
LI 2.01

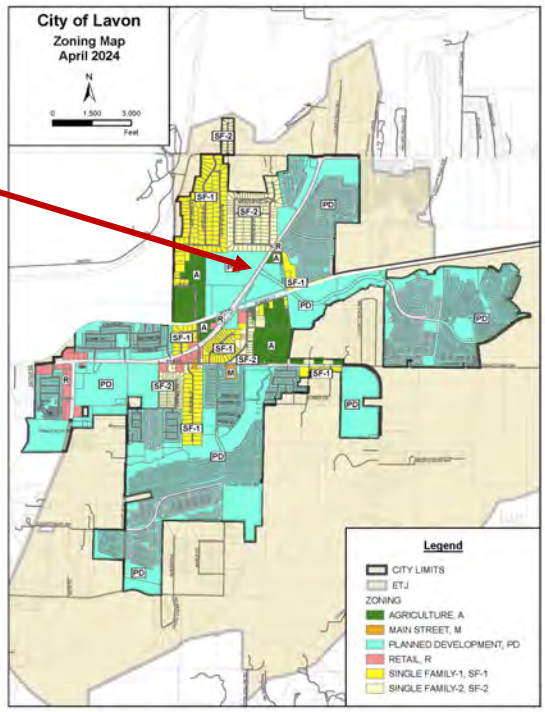
Future Land Use Plan



46

Zoning Map





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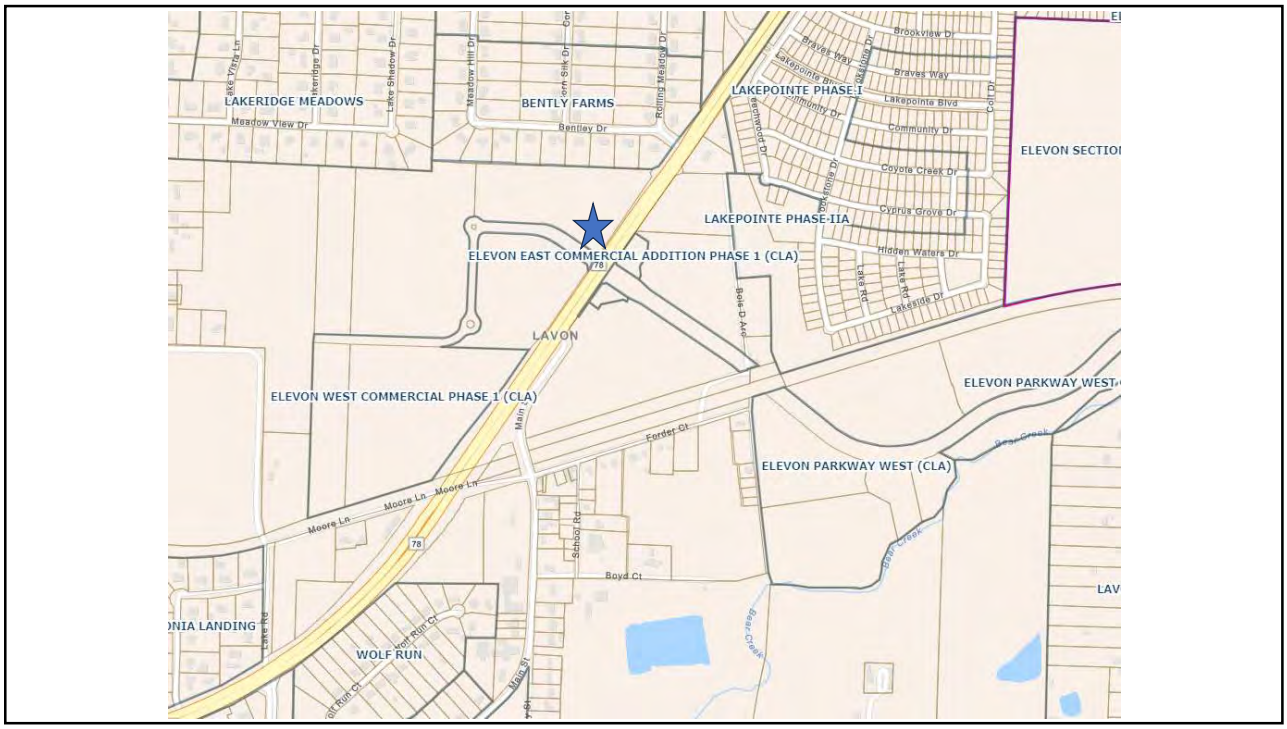
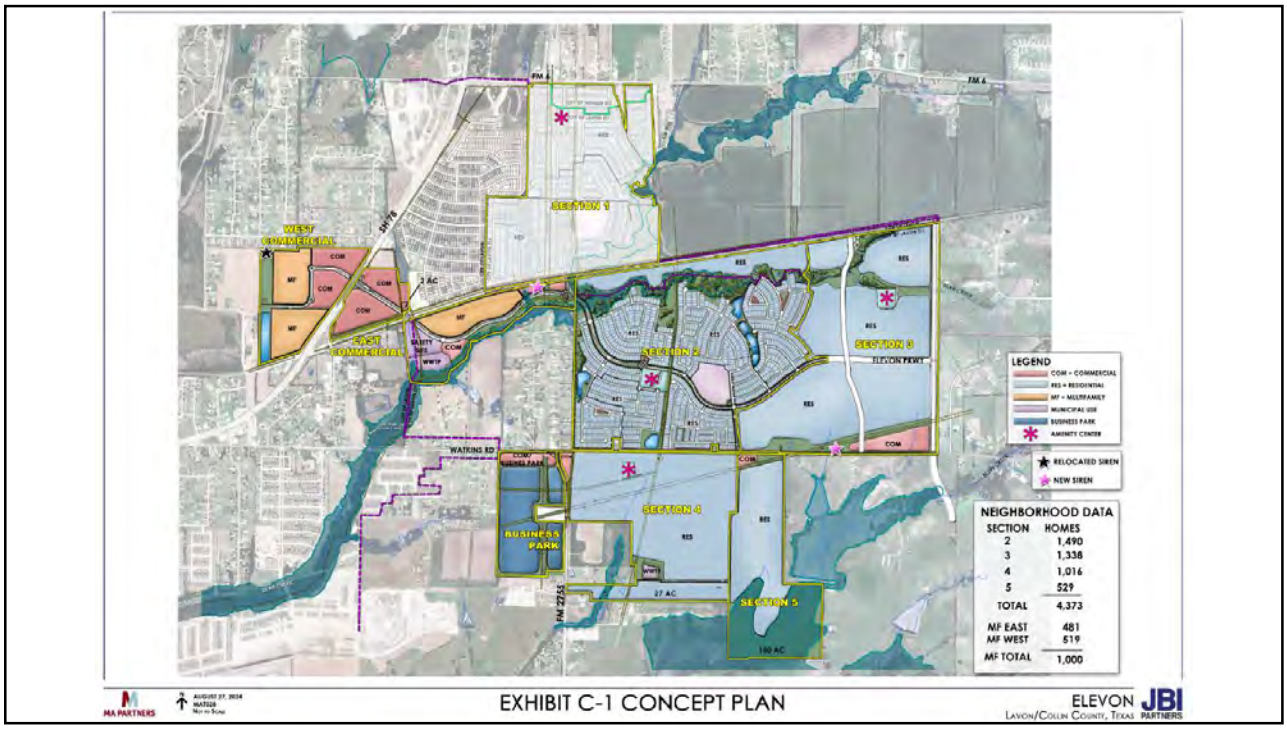

LAKERIDGE MEADOWS
Meadow View Dr
Lake Shadow Dr
Meadow Hill Dr
BENTLY FARMS
Bentley Dr
Rolling Meadow Dr
LAKEPOINTE PHASE 1
Braves Way
Brookview Dr
Lakepointe Blvd
Community Dr
Coyote Creek Dr
Cyprus Grove Dr
Hidden Waters Dr
Lakeside Dr
LAKEPOINTE PHASE-IIA
ELEVON EAST COMMERCIAL ADDITION PHASE 1 (CLA)
78
LAVON
ELEVON WEST COMMERCIAL PHASE 1 (CLA)
Main St
Forder Ct
ELEVON PARKWAY WEST (CLA)
Moore Ln
School Rd
Boyd Ct
Bois D Arc
WOLF RUN
Wolf Run Ct
Lake Rd

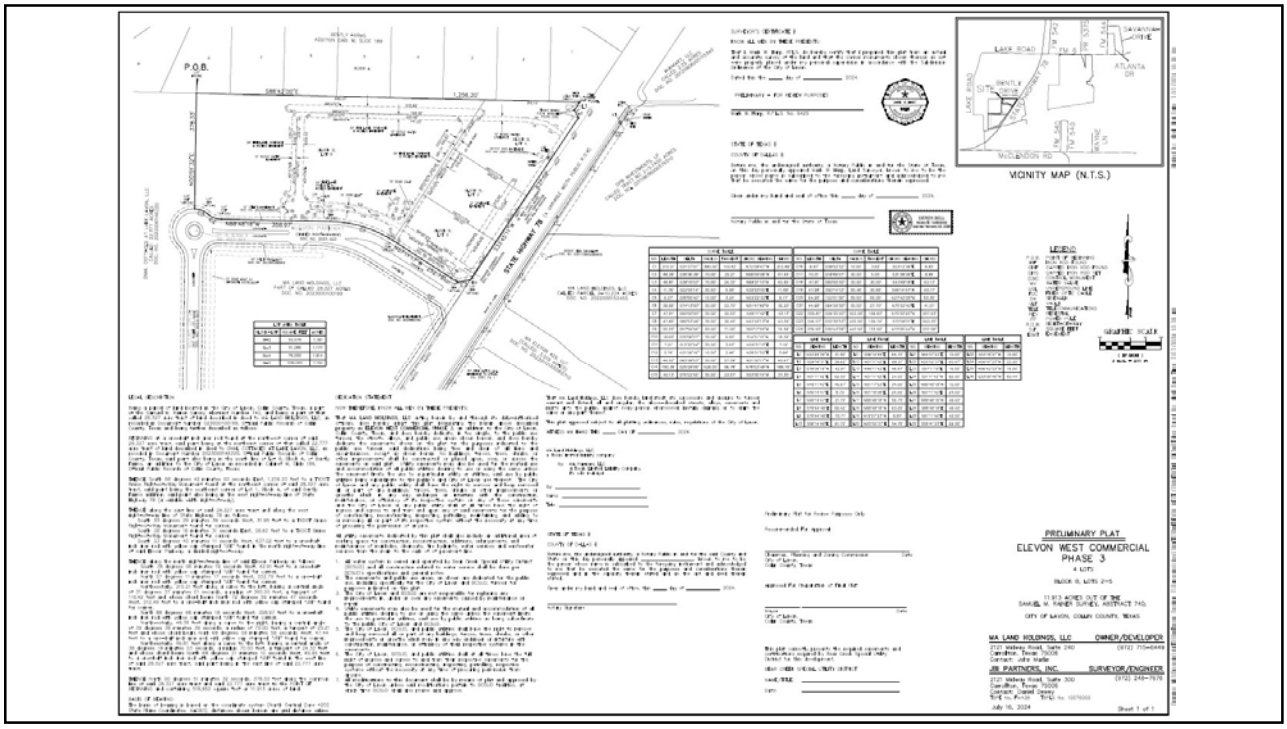
48

Meadow View Dr
LAKERIDGE MEADOWS
Bentley Dr
78
Not Public Rd
111
110
LAVON
ELEVON WEST COMMERCIAL PHASE 1 (CLA)
200
Lake Rd
Main St
Forder Ct
Bois D Arc

49


WEST COMMERCIAL
EAST COMMERCIAL
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
BUSINESS PARK
WATKINS RD
FM 2755
ELEVON PKWY
3 AC
27 AC
110 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

50


P.O.B.
VICINITY MAP (N.T.S.)
PRELIMINARY PLAT
ELEVON WEST COMMERCIAL
PHASE 3
OWNER/DEVELOPER
SURVEYOR/ENGINEER

51

December 13, 2024

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

Re: Elevon West Commercial, Phase 3 – Lavon McDonald's 42-3456
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated December 13, 2024 as prepared by Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located within Elevon West Commercial, Phase 3, Block B Lot 2 per the Preliminary Plat, at the northwest corner of SH 78 and Elevon Parkway. City Planning comments have been provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

1. A fire lane extension has been added on the south side of the property. The Fire Marshal has reviewed, and this is acceptable. The site meets the required code for fire access.

2. A drainage easement is shown for the proposed swale north of the property. A copy of the easement should be provided to the City for its records prior to final acceptance.

3. The limits of paving construction between the "Pad Site Infrastructure, Phase 1" Engineering Plans as prepared by JBI Partners dated October 4, 2024 and this project should be labelled/shown.

This concludes our review of the above referenced revised Site Plan. **We recommend APPROVAL of the Site Plan, subject to addressing item 3 above.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Elevon\West Commercial - McDonalds\Elevon West Commercial - McDonalds Site Plan - Rev 2.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 11, 2024

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

Re: McDonald's
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: December 2, 2024

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

We have no further comments and recommend approval.

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

Thank you,

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

December 13, 2024

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

RE: ***Elevon West Commercial, Phase 3 – Lavon McDonald's 42-3456***
Site Plan Review
Response to City Review Comments #2

Dear Ms. Dobbs:

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated December 9, 2024. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Freeman-Millican, Inc comment response:

SITE PLAN:

1. A fire lane (24' width, 30' min radius) must be provided on-site. For safety reasons, emergency apparatus parking and responder access from SH 78 and Elevon Parkway is not acceptable. Per IFC 504.1 "An approved access walkway leading from the fire apparatus roads to exterior openings shall be provided." With adjacent traffic, curbs, landscaping, etc. along the streets, Elevon Parkway and SH 78 would not be considered an "approved access."
   Response: KH revised the site layout to have a 90.5' long, 24' wide dead end fire lane with 30' radius.

2. A drainage swale is shown north of the property. A drainage easement will be required.

   Response: KH revised the site layout to have a 15' drainage easement north of the property.

3. The existing wye inlet will be modified to a manhole top as part of this project per the "Pad Site Infrastructure, Phase 1" Engineering Plans as prepared by JBI Partners dated October 4, 2024.

   Response: KH revised the site layout to show the proposed manhole and added a callout describing the change.

4. The limits of paving construction between the “Pad Site Infrastructure, Phase 1” Engineering Plans as prepared by JBI Partners dated October 4, 2024 and this project should be labeled/shown.

   Response: KH revised the site layout to show the limits of paving done by the “Pad Site Infrastructure, Phase 1” Engineering Plans.

5. There is a note stating that the NTMWD is not part of the “811” utility location. It should also be noted that Bear Creek SUD (water) and City of Lavon (sewer) are not part of “811”, either.

   Response: KH noted that BCSUD utilities and sewer utilities are not located by “811”.

Please contact me at (972) 776-1774 or callie.aaker@kimley-horn.com should you have any questions.

Sincerely,
Callie Aaker, P.E.
Kimley-Horn

December 9, 2024

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

Re: Elevon West Commercial, Phase 3 – Lavon McDonald's 42-3456
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated November 26, 2024 as prepared by Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located within Elevon West Commercial, Phase 3, Block B Lot 2 per the Preliminary Plat, at the northwest corner of SH 78 and Elevon Parkway. City Planning comments have been provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

1. A fire lane (24' width, 30' min radius) must be provided on-site. For safety reasons, emergency apparatus parking and responder access from SH 78 and Elevon Parkway is not acceptable. Per IFC 504.1 "An approved access walkway leading from fire apparatus roads to exterior openings shall be provided". With adjacent traffic, curbs, landscaping, etc. along the streets, Elevon Parkway and SH 78 would not be considered an "approved access".

2. A drainage swale is shown north of the property. A drainage easement will be required.

3. The existing wye inlet will be modified to a manhole top as part of this project per the "Pad Site Infrastructure, Phase 1" Engineering Plans as prepared by JBI Partners dated October 4, 2024.

4. The limits of paving construction between the "Pad Site Infrastructure, Phase 1" Engineering Plans as prepared by JBI Partners dated October 4, 2024 and this project should be labelled/shown.

5. There is a note stating that NTMWD is not part of the "811" utility location. It should also be noted that Bear Creek SUD (water) and City of Lavon (sanitary sewer) are not part of "811", either.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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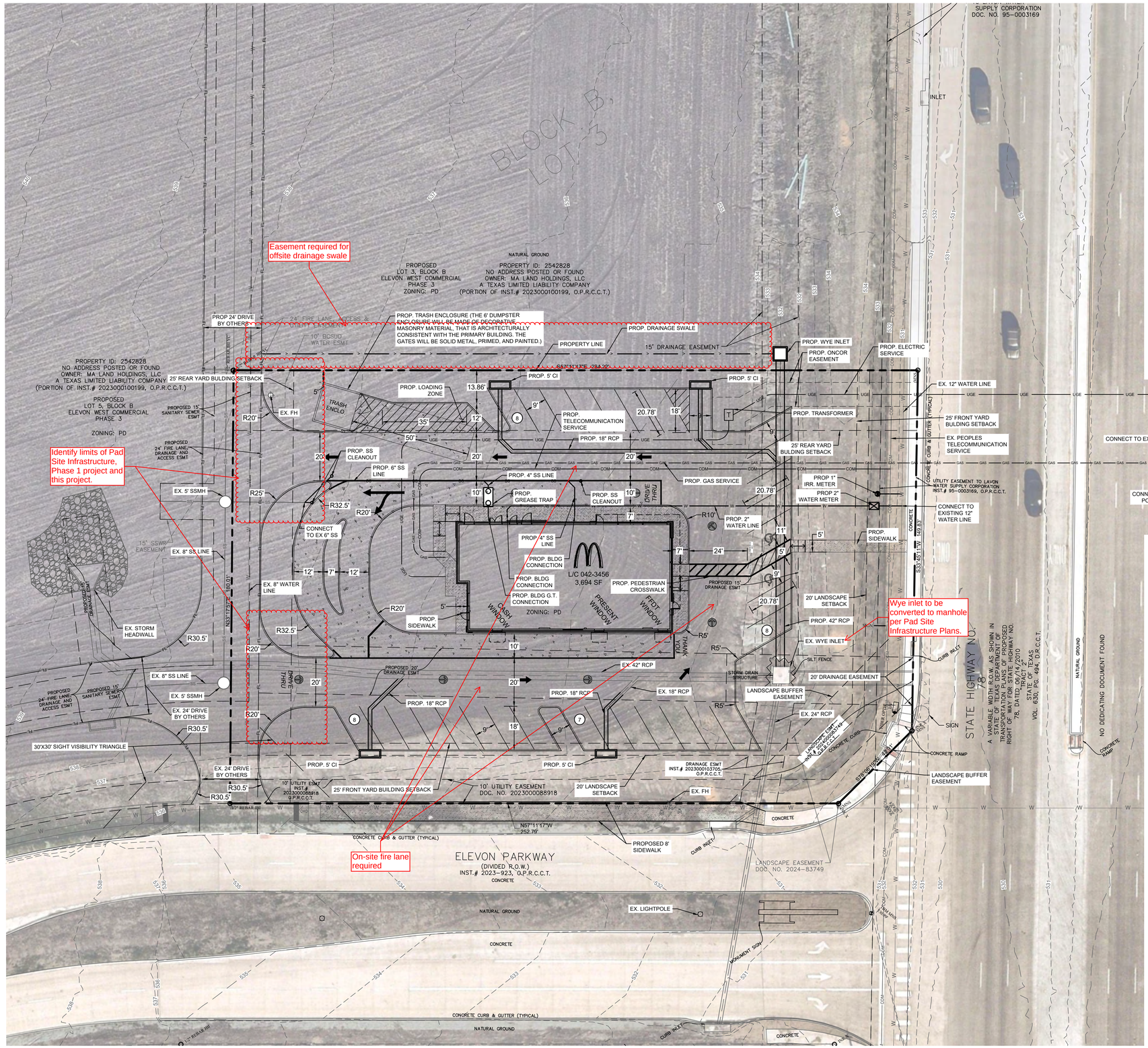
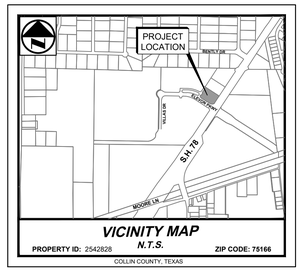




SITE DATA

ADDRESS:	TX-78 LAVON, TX 75166, UNITED STATES	
ZONING:	PLANNED ZONING (RETAIL DISTRICT)	
LAND USE:	RESTAURANT, DRIVE-THRU	
SITE AREA:	51,032 SF	1.17 AC

LOT COVERAGE:	EXISTING	PROPOSED	
BUILDING AREA:	0 SF	3,859 SF	7.5%
IMPERVIOUS AREA:	0 SF	28,255 SF	55.4%
PERVIOUS AREA :	51,032 SF	18,918 SF	37.1%

BUILDING SETBACKS:	REQUIRED
FRONT/STREET (EAST)	25'
FRONT/STREET (SOUTH)	25'
REAR (WEST)	25'
REAR (NORTH)	25'

PARKING SUMMARY	REQUIRED	PROVIDED
STANDARD	25	29
ACCESSIBLE PER ADA	2	2
LOADING	1	1
TOTAL PARKING	27 SPACES	31 SPACES
PARKING RATIO	1 SP FOR EVERY 3 SEATS & 1-1/2 SP PER EMPLOYEE	1 SP FOR EVERY 3 SEATS & 1-1/2 SP PER EMPLOYEE

LEGEND

- PROPOSED SIDEWALK
- PROPOSED DRIVE-THRU & DUMPSTER ENCLOSURE
- EXISTING RIP RAP
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WM — WATER METER (AND VAULT)
- FH — FIRE HYDRANT
- FDC — FIRE DEPARTMENT CONNECTION
- SANITARY SEWER MANHOLE
- T — TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- LIGHT POLE
- TYP — TYPICAL
- SSE — SANITARY SEWER EASEMENT
- WE — WATER EASEMENT
- DE — DRAINAGE EASEMENT
- BFR — BARRIER FREE RAMP
- SW — SIDEWALK
- BL — BUILDING LINE/SETBACK
- CI — CURB INLET
- GI — GRATE INLET
- WI — WYE INLET
- JB — JUNCTION BOX
- MH — MANHOLE
- EX — EXISTING
- PROP. — PROPOSED
- LA — LANDSCAPE AREA

SITE NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. OPEN SPACE REQUIREMENT IS MET WITH OVERALL DEVELOPMENT. REF. INCLUDED OPEN SPACE PLAN.
4. THE 6-FOOT DUMPSTER ENCLOSURE WILL BE MADE OF DECORATIVE MASONRY MATERIAL, THAT IS ARCHITECTURALLY CONSISTENT WITH THE PRIMARY BUILDING.
5. THE GATES OF DUMPSTER ENCLOSURE WILL BE SOLID METAL, PRIMED, AND PAINTED.

this also applies to BCSUD for water and City of Lavon for sewer

NTMWD UTILITIES LOCATED BY NTMWD NOT 811

Know what's below. Call before you dig.

CAUTION!!!
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
2500 PACIFIC AVE. SUITE 1100
PHONE: 469-718-8849
WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM NO. F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer CALLIE AAKER, P.E.
P.E. No. 131266 Date 11/26/2024

KHA PROJECT 064613005			
DATE	11/26/2024		
SCALE	AS SHOWN	DESIGNED BY	JDH
		DRAWN BY	JDH
		CHECKED BY	CRA

SITE PLAN

LAVON MCDONALD'S 42-3456
PREPARED FOR
MCDONALD'S USA LLC

SHEET NUMBER

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

November 26, 2024

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

RE: ***Elevon West Commercial, Phase 3 – Lavon McDonald's 42-3456***
Site Plan Review
Response to City Review Comments #1

Dear Ms. Dobbs:

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated November 12, 2024. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Freeman-Millican, Inc comment response:

GENERAL:

1. The property has not been Final Platted

   Response: Acknowledged. The landowner is preliminary platting the lot and the developer will final plat the subject lot.

2. Offsite infrastructure, including water, sanitary sewer, drainage and access road/fire lane, is currently under construction by others.

   Response: Acknowledged. These plans have been coordinated with JBI.

3. Water service to be provided by Bear Creek SUD

   Response: Acknowledged.

SITE PLAN:

4. The fire lane should be shown. A minimum of 30' radius required on all fire lanes.

   Response: There are no on-site fire lanes proposed. Fire lane striping is noted on the N/S road by others, west of the site. Elevon Parkway and State Highway No. 78 will also be used as fire lanes since they are ROW. The site plan was updated to provide radius dimensions for all sections of the proposed fire lane. Each radius meets the required minimum value of 30'.

5. The location of the trash enclosure will require the truck to enter the site against the flow of traffic. The truck will have to exit in reverse since it cannot go around the building against traffic to access road This should be reviewed further.

   Response: KH revised the site layout to have the trash enclosure facing the proposed flow of traffic. The trash enclosure was rotated to provide an opening towards the loading zone.

6. Drainage improvements are shown north of the property. A drainage easement will be required.

   Response: There is an existing drainage easement that covers the proposed storm pipe and wye inlet on the north property. Drainage easement label added on site plan.

7. The sanitary sewer service line shows two (2) 45- deg bends. We recommend that cleanouts be provided for ease of maintenance.

   Response: Two cleanouts are now proposed following the 2-45° bends that connect into the existing sanitary sewer system.

QUEUING ANALYSIS:

8. The Queuing Analysis identifies a total stacking capacity of 17 vehicles and a maximum anticipated queue of 15 vehicles (90%).

   Response: Acknowledged.

9. The Queuing Analysis adequately supports the drive thru length relative to anticipated vehicle traffic.

   Response: Acknowledged.

LJA comment response:

PLANNING & DESIGN:

1. Revise the Site Plan to remove the symbols and labeling of signage, landscaping, and lighting. These items are reviewed on separate Signage, Landscape, and Illumination Plans.

   Response: KH revised the Site Plan to remove all symbols and labeling of signage, landscaping, and lighting.

2. The governing PD requires special paving that identifies intersections and crosswalks. Revise the Site Plan to identify the locations and materials for this special paving.

   Response: A callout has been provided at the location of the pedestrian crosswalk within our site. No callouts were added to the intersections within the property, as the drive running through the site is outside of the scope of this project.

3. The governing PD requires articulated wall surfaces and richness of building surface and texture. The northern, western, and southern elevations show a large amount of blank, unarticulated surface. Revise the Building Elevations to provide architectural "richness" (through texture, materials, and/or articulation) on these elevations.

   Response: Building Elevations have been revised with added features.

4. The governing PD states the following:

   - Materials which may be incorporated include native stone, brick, stucco, textured concrete. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered, subject to review and approval by the City Administrator or their designee.

   The proposed primary building materials are Hardie Siding and EIFS. Provide the material specifications to confirm the proposed materials will provide similar quality and maintenance as the masonry materials listed in the PD standard above.

   Response: Provided.

5. Revise the Site Plan to correct the southern building setback label to state "25-Front Yard Building Setback," and update the labels on the Site Plan and Building Elevations to be consistent accordingly.

   Response: The setback label on the Site Plan has been corrected to state "25' Front Yard Building Setback." Elevations updated.

   The minimum setback for a dumpster enclosure is 5 feet. It does not appear that the dumpster enclosure location meets the requirement. Revise the Site Plan to adjust the location of the dumpster enclosure accordingly.

   Response: KH revised the Site Plan to provide a 5' buffer between the property line and the exterior of the trash enclosure and labeled the setback distance.

6. The governing PD requires decorative masonry dumpster enclosures with a solid metal gate. The construction material of the dumpster enclosure must match the material used on the building. Revise the Site Plan to add a label stating: "The 6-foot dumpster enclosure will be made of decorative masonry material, that is architecturally consistent with the primary building. The gates will be solid metal, primed, and painted."

   Response: The Site Plan has been revised to include this note on the trash enclosure.

7. Dumpster enclosures are required to provide a minimum 50 feet of backing distance, per CWD requirements. Revise the Site Plan to dimension this backing distance, from the enclosure gate, accordingly.

   Response: The backing distance for the dumpster enclosure was increased from 40' to 50' as requested and dimensioned on the Site Plan.

8. Fire lanes are required to have a minimum 30-feet turning radius. Revise the Site Plan to provide the minimum turning radius accordingly. Additionally, please confirm with the Fire Marshal that no additional fire lanes are required.

Response: There are no on-site fire lanes proposed. Fire lane striping is noted on the N/S road by others, west of the site. Elevon Parkway and State Highway No. 78 will also be used as fire lanes since they are ROW. The site plan was updated to provide radius dimensions for all sections of the proposed fire lane. Each radius meets the required minimum value of 30'.

9. The maximum light trespass is 0.25 footcandles at the property line. Revise the Illumination Plan to reduce light trespass levels accordingly.

   Response: Revised.

10. Staff recommends revising the Site Plan and Landscape Plan to provide landscape islands with canopy trees every seven parking spaces and at the terminus of every parking row.

    Response: The site layout was revised to provide an additional landscape island in the middle of the parking row along the southern portion of the site.

11. Revise the Landscape Plan to adjust the tree locations, that are shown in the visibility triangle at the intersection of SH 78 and Elevon Parkway, to be outside of the landscape buffer easement.

    Response: Noted. The trees have been relocated outside the landscape buffer easement and adjacent utility easements.

12. Revise the Landscape Plan note to add clarification that the irrigation will have evapotranspiration weather-based controllers.

    Response: Noted. The landscape plans have been updated accordingly.

13. Maiden Grass and Red Yucca shrubs are not on the City of Lavon's approved plant list. Revise the Landscape Plan to provide plantings that are permitted accordingly.

    Response: Per 9.039.19.M of the landscape ordinances – "All required plant material shall be from the approved plant list." The Maiden Grass and Red Yucca are not required per code and provided as additional enhancement. As the shrubs are not required – they do not need to be selected from the approved plant list.

14. FYI: An irrigation plan will need to be submitted showing the layout of the sprinkler system.

    Response: Noted. Irrigation plans have been included within the resubmitted package.

Please contact me at (972) 776-1774 or callie.aaker@kimley-horn.com should you have any questions.

Sincerely,
Callie Aaker, P.E.
Kimley-Horn

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 12, 2024

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

Re: McDonald's
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: October 21, 2024

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

PLANNING + DESIGN COMMENTS

1. Revise the Site Plan to remove the symbols and labeling of signage, landscaping, and lighting. These items are reviewed on separate Signage, Landscape, and Illumination Plans.

2. The governing PD requires special paving that identifies intersections and crosswalks. Revise the Site Plan to identify the locations and materials for this special paving.

3. The governing PD requires articulated wall surfaces and richness of building surface and texture. The northern, western, and southern elevations show a large amount of blank, unarticulated surface. Revise the Building Elevations to provide architectural "richness" (through texture, materials, and/or articulation) on these elevations.

4. The governing PD states the following:

   - Materials which may be incorporated include: native stone, brick, stucco, textured concrete. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered, subject to review and approval by the City Administrator or their designee.

   The proposed primary building materials are Hardie Siding and EIFS. Provide the material specifications to confirm the proposed materials will provide similar quality and maintenance as the masonry materials listed in the PD standard above.

5. Revise the Site Plan to correct the southern building setback label to state "25' Front Yard Building Setback," and update the labels on the Site Plan and Building Elevations to be consistent accordingly.

6. The minimum setback for a dumpster enclosure is 5 feet. It does not appear that the dumpster enclosure location meets this requirement. Revise the Site Plan to adjust the location of the dumpster enclosure accordingly.

7. The governing PD requires decorative masonry dumpster enclosures with a solid metal gate. The construction material of the dumpster enclosure must match material used on the building. Revise the Site Plan to add a label stating: “The 6-foot dumpster enclosure will be made of decorative masonry material, that is architecturally consistent with the primary building. The gates will be solid metal, primed, and painted.”

8. Dumpster enclosures are required to provide a minimum 50 feet of backing distance, per CWD requirements. Revise the Site Plan to dimension this backing distance, from the enclosure gate, accordingly.

9. Fire lanes are required to have a minimum 30-foot turning radius. Revise the Site Plan to provide the minimum turning radius accordingly. Additionally, please confirm with the Fire Marshal that no additional fire lanes are required.

10. The maximum light trespass is 0.25 footcandles at the property line. Revise the Illumination Plan to reduce the light trespass levels accordingly.

11. Staff recommends revising the Site Plan and Landscape Plan to provide landscape islands with canopy trees every seven parking spaces and at the terminus of every parking row.

12. Revise the Landscape Plan to adjust the tree locations, that are shown in the visibility triangle at the intersection of SH 78 and Elevon Parkway, to be outside of the landscape buffer easement.

13. Revise the Landscape Plan note to add clarification that the irrigation will have evapotranspiration weather-based controllers.

14. Maiden Grass and Red Yucca shrubs are not on the City of Lavon’s approved plant list. Revise the Landscape Plan to provide plantings that are permitted accordingly.

15. FYI: The subject property is unplatted. A plat will be required prior to issuance of a building permit or commencement of development.

16. FYI: An irrigation plan will need to be submitted showing the layout of the sprinkler system.

17. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

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

Quality check by:

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

November 12, 2024

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

Re: Elevon West Commercial, Phase 3 – Lavon McDonald's 42-3456
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan and associated Queuing Analysis dated October 18, 2024 as prepared by Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located within Elevon West Commercial, Phase 3, Block B Lot 2 per the Preliminary Plat, at the northwest corner of SH 78 and Elevon Parkway. City Planning comments have been provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

GENERAL

1. The property has not been Final Platted.

2. Offsite infrastructure, including water, sanitary sewer, drainage and access road/fire lane, is currently under construction by others.

3. Water service to be provided by Bear Creek SUD.

Site Plan

4. The fire lane should be shown. A minimum 30' radius is required on all fire lanes.

5. The location of the trash enclosure will require the truck to enter the site against the flow of traffic. The truck will have to exit in reverse since it cannot go around the building against traffic to the access road. This should be reviewed further.

6. Drainage improvements are shown north of the property. A drainage easement will be required.

7. The sanitary sewer service line shows two (2) 45-deg bends. We recommend that cleanouts be provided for ease of maintenance.

Queuing Analysis

8. The Queuing Analysis identifies a total stacking capacity of 17 vehicles and a maximum anticipated queue of 15 vehicles (90%).

9. The Queuing Analysis adequately supports the drive thru length relative to anticipated vehicle traffic.

This concludes our review of the above referenced Site Plan and associated Queuing Analysis.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Elevon\West Commercial - McDonalds\Elevon West Commercial - McDonalds Site Plan - Rev 0.docx

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 7 - D**

Item:

Receive and discuss a presentation by Maverick Water Group regarding opportunities for providing non-potable water systems to serve parks and other city facilities.

Background:

In planning for the city park near city hall, the staff, planners, and engineer have long discussed the potential use of non-potable water for irrigation.

The Maverick Water Group provides similar services in Elevon and City Engineer Mark Hill invited them to make a presentation to the City Council regarding the opportunities.

Financial Implications:

The specific financial implication is unknown at this point, but the expectation is that water re-use most likely poses a net positive option.

Attachments: 1) Company Information
2) Area Map

MAVERICK
WATER GROUP

Maverick Water Group, based in Houston, Texas, is a revolutionary water infrastructure development and asset management company that offers sustainable, efficient, and economic water solutions for high water users in an increasing water scarce environment.

Maverick develops water infrastructure to serve substantial water consumption needs in markets with expensive water rates and scarce resources. To date, the Company has focused on **Design-Build-Own-Operate-Maintain ("DBOOM")** private water infrastructure solution (Alternate Water System) that is fit for purpose (non-potable) and underpinned with a water supply agreement.

The result of this solution has provided our customers:

- **Infrastructure cost avoidance and reduced water expense** into perpetuity of the contract because of a guaranteed discount to an equivalent offset
- **System uptime guarantee** through System redundancies and ongoing monitoring and maintenance
- **Reduced regulatory burden** by owning the permitting, reporting, and compliance processes
- **Return on time** through MVRK owning the end-to-end workstreams and expediting the water System development timeline
- **Reduced freshwater (potable) usage**

Vision:

Leveraging our capital to provide sustainable solutions that overcome today and tomorrow's water challenges

Mission:

Create economic and sustainable outcomes through effective water stewardship

Core Values:

- Rooted in one true purpose
- Love what you do and who you do it with
- Act with integrity
- Practice stewardship
- Embrace authenticity
- Be the man in the arena

Target Markets:

- Real Estate
- Energy
- Industrial/Commercial
- Government

General Vicinity of City Park and Lavon North Wastewater Treatment Plant

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 7 - E**

Item:

Receive and discuss the Phase 2 Final Report for the Collin County Future Mobility Study.

Background:

On December 23, 2024, Collin County released the Phase 2 Final Report for the Future Mobility Study, including an Executive Summary, marking a significant milestone in planning for the region's transportation needs. Building on Phase 1 findings, Phase 2 identifies actionable solutions, including:

- A comprehensive thoroughfare network plan to support growth.
- Multimodal considerations for improved connectivity and transportation options.
- Proposed freeway and express lane concepts to address congestion hotspots and future mobility challenges.

According to Collin County, the Collin County Future Mobility Study (CCFMS) reflects years of analysis, community feedback, and collaboration to help Collin County remain connected, accessible, and prepared for the future. The entire Phase 2 Report with Appendices and Executive Summary can be found at the CCFMS website here: https://www.ccfuturemobility.com/.

The following recommendations are included in the Report.

Recommendations

Based on data presented in this phase of the study, including the increased growth that is expected for the study area, it is recommended that Collin County undertake the following initiatives to plan for future needs in a rapidly changing study area:

- Adopt the recommendations from this study for major and principal arterial revisions into the Collin County Thoroughfare Plan.
- When implementing the adopted Thoroughfare Plan, consider the following multi-modal principles for safe and accessible mobility options:
  - Provide more direct routes and fewer barriers that prevent people from accessing transit stops easily.
  - Incorporate sidewalks with connections to and from transit stops.

    - Provide sidewalks, trails, wide paths, and protected bike lanes on new and improved county facilities where feasible.
    - Create direct routes and connections to key destinations.
    - Develop and connect trails between cities.
- Partner with NCTCOG to improve and perform Travel Demand Model (TDM) runs for Mobility 2050, including official 2045 NCTCOG TDM, the 2045 Modified TDM, and Collin County's full buildout model.
- Consider findings and recommendations from other studies, including the Collin County Regional Trails Master Plan, Collin County Transit Study, and Collin County Outer Loop Feasibility Study to achieve a wholistic multi-modal system.
- Develop a recommendation of short-term, mid-term and long-term projects to advance the phased implementation of the Thoroughfare Plan.
- Consider immediate improvements to the existing SH 78 and SH 205 intersection to improve traffic operations in the near future.
- Coordinate with USACE to consider improvements to SH 78 between the lakes to address flooding concerns and improve roadway resiliency in a high-water release event.
- Develop strategies for counties and cities to preserve right-of-way in areas needed for future improvements.
- Coordinate with TxDOT to conduct Feasibility Studies for corridor/freeway options presented in this report.
- Identify possible funding sources for proposed projects.
- Consider Emerging Technologies in future planning efforts.
- Evaluate changing densities.

Throughout the entirety of the first and second phases of the CCFMS, the City of Lavon has actively participated at every opportunity and has remained engaged, in part because the future of SH 78 so significantly affects the fabric and vitality of the City.

Financial Implications:

The specific financial implications are unknown.

Staff Notes:

The purpose of the item is to introduce the report, provide information, discuss future steps, and gather feedback and direction.

Attachments: 1) Collin County Phase 2 Final Report for the Future Mobility Study - Executive Summary
2) 01/2025 Memorandum re Phase 2 CCFMS Final Report
3) 12/2022 Memorandum re Phase 2 CCFMS – Lavon Feedback

Executive Summary
Collin County Future Mobility Study

Planning for the Future

Collin County is one of the fastest growing counties in the state and nation. The Collin County Future Mobility Study was initiated to identify transportation needs and develop a plan to accommodate population and employment growth in the eastern part of the county.

Developing a cohesive roadway network and planning for future corridors and other transportation improvements can require years of advance planning and development, which is why the County must plan now for growth it expects in the next 30 years and beyond.

Phase 1 of the study was conducted from Summer 2020 to Fall 2021 and included preliminary data collection and analysis as well as stakeholder and public outreach. *The Phase 1 Report can be viewed in Appendix A of the final report.*

The Final Report summarizes Phase 2 of the Collin County Future Mobility Study, which began in the Fall of 2021. Phase 2 built on Phase 1, and focused on assessing county infrastructure, conducting route studies, and developing recommendations for future mobility improvements.

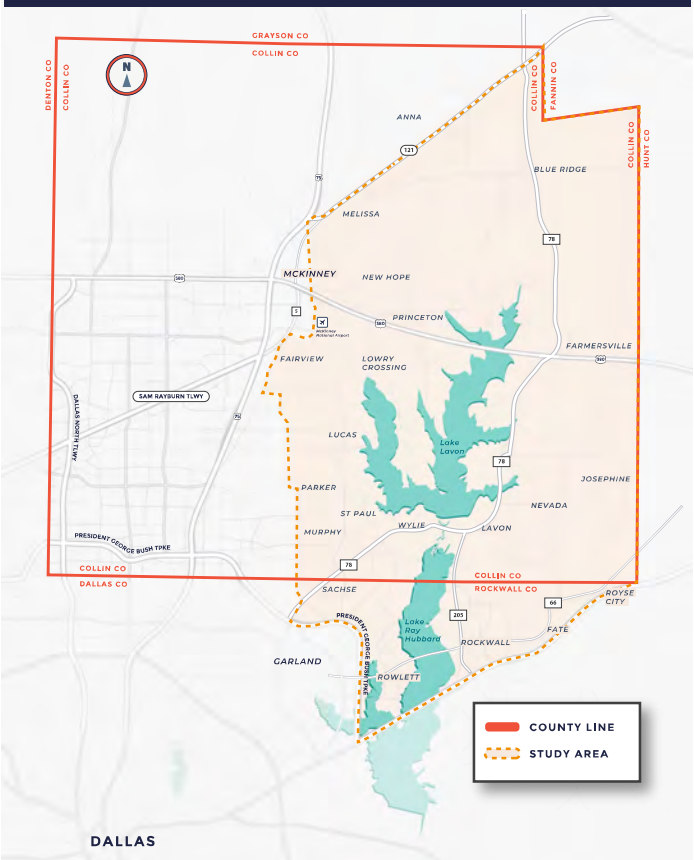
Phase 1 Recommendation

Based on data presented in the initial phase of the study, including the increased growth that is expected for the study area, it is recommended that Collin County begin to identify improvements and route studies to support future project implementation decisions and preserve land needed for improvements.

TIMELINE OF PUBLIC AND STAKEHOLDER OUTREACH

- **November 2021 - Research and Planning**
  Phase 2 data analysis focused on assessing county infrastructure and identifying specific transportation improvements.
- **Spring - Summer 2022 - Stakeholder Meetings**
  Phase 2 kickoff meeting (April 2022) and technical work sessions (Summer 2022) were held with study area stakeholders.
- **Summer 2022 - January 2023 - Preliminary Recomendations Developed**
- **November 2022 - Public Meeting #1**
  A draft plan for future county roadways and other transportation improvements were shared at in-person and virtual public meetings to gather community input.
- **January 2023 - Early 2024- Recommendations Refined**
- **Summer 2023 - Stakeholder Meetings**
  Meetings were held with study area municipalities and regional agencies to share preliminary recommendations.
- **October 2023 - Public Meeting #2**
  Proposed transportation improvements and study recommendations were shared at in-person and virtual public meetings to gather community input.
- **Spring 2024 - Recommendations and Phase 2 Report Finalized**

COLLIN COUNTY FUTURE MOBILITY STUDY AREA



STUDY AREA

The study includes parts of Dallas, Rockwall and Hunt Counties to help ensure a regional approach to transportation planning.

Recommendations Summary

Recommendations were developed based on data analysis, traffic modeling, engineering environmental considerations and public and stakeholder input received throughout this study process.

RECOMMENDATIONS SUPPORTED BY THIS REPORT INCLUDE:

Implementation of an updated, comprehensive thoroughfare system across the study area

Multimodal considerations

Further study of a potential new freeway in the area north of Princeton

Further study of a potential new freeway or express lanes facility in the area east of Lavon Lake, across Lake Ray Hubbard connecting to the President George Bush Turnpike (PGBT)

RECOMMENDATION: THOROUGHFARE NETWORK UPDATES

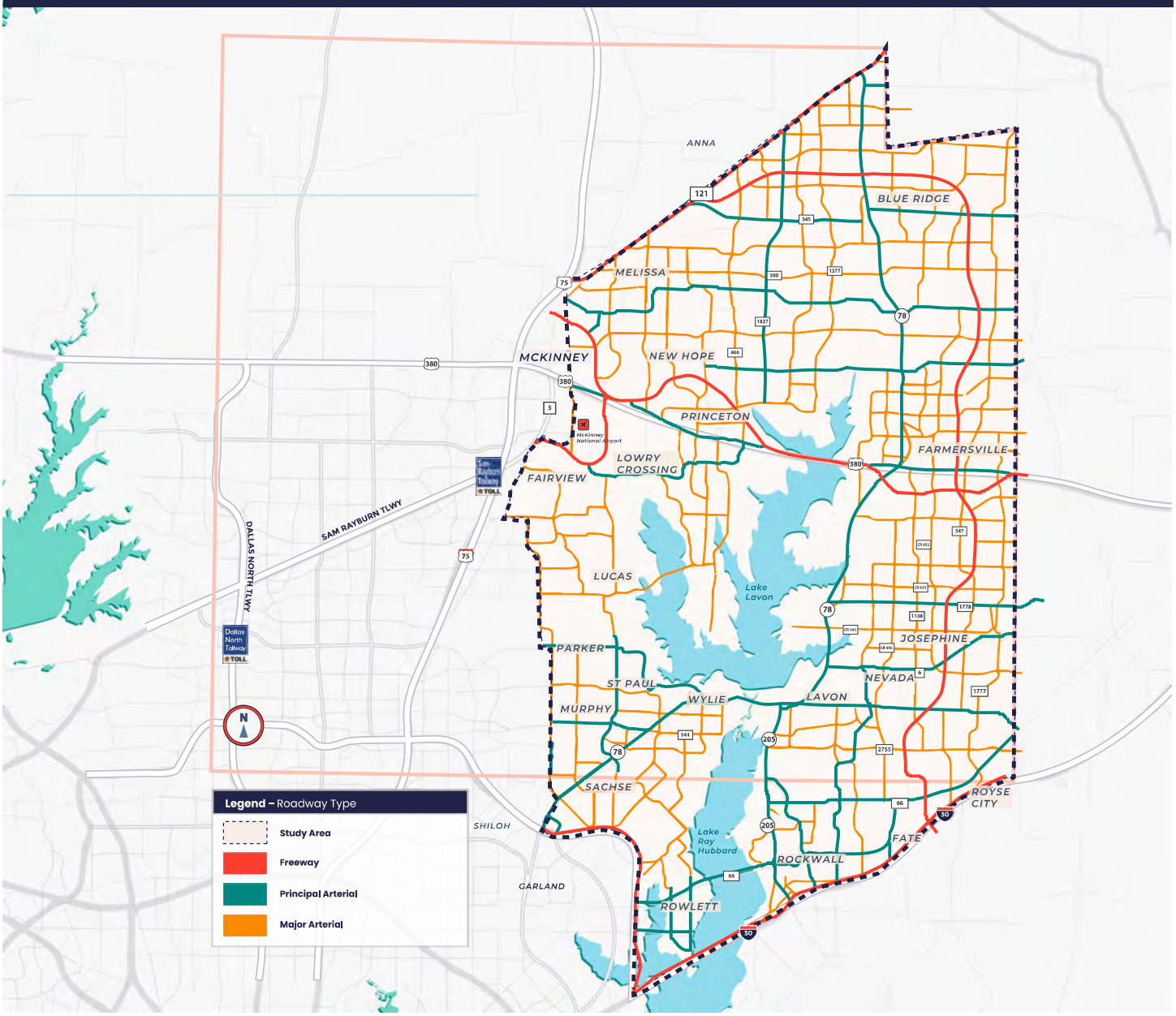
Collin County coordinated directly with cities, surrounding counties, NCTCOG and TxDOT to develop a coordinated plan for the buildout of future roads that aligns with their thoroughfare buildout plans and other planning efforts. Proposed updates utilized the currently adopted Collin County Thoroughfare plan as a base to develop an updated plan that addresses expected growth.

The Future Mobility Study is recommending the addition of 73 miles of arterial roads, the modification of 295 miles of arterial roads, and the removal of 145 miles of arterial roads from the Collin County Thoroughfare Plan.

Considerations

- **Follow existing roadways**
- **Improve connectivity between roadways**
- **Follow property lines**
- **Eliminate offset interactions where feasible**
- **Incorporate other projects and planning efforts**
- **Minimize impact to developments**
- **Avoid floodplains**
- **Conform to city and adjacent county plans**

PROPOSED UPDATED COLLIN COUNTY THOROUGHFARE PLAN IN STUDY AREA



FUTURE TRAFFIC ANALYSIS

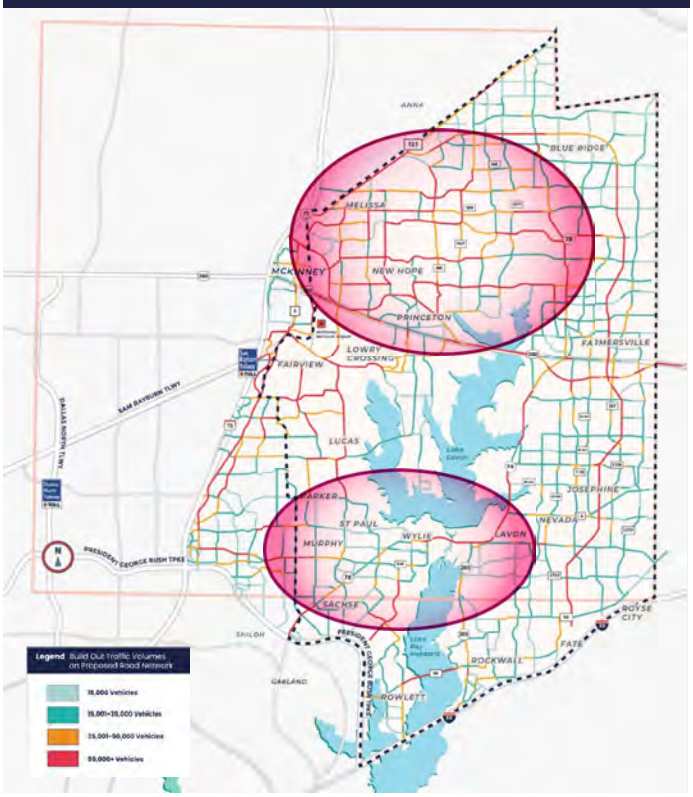
A traffic analysis was performed to estimate future traffic volumes and model travel demand on the proposed network to understand whether the updated Thoroughfare Plan would provide the capacity needed to address future growth, or whether additional improvements might be needed.

Results indicated that the proposed roadways will greatly improve mobility and traffic flow, with a few exceptions. Areas north of Princeton and south of SH 121, as well as along the SH 78 corridor between the lakes will continue to experience high volumes of traffic and congestion. It was determined that additional transportation improvements will be needed to address mobility and connectivity issues within the study area.

RECOMMENDATION: NEW FREEWAY AND EXPRESS LANES CONCEPTS FOR FURTHER STUDY

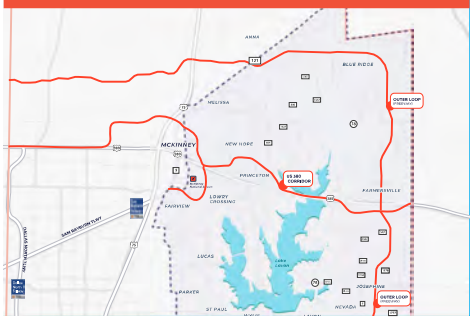
To address the future mobility challenges described above, the study team developed and evaluated concepts for additional transportation improvements, including new limited access roadways that could provide additional capacity to the roadway network in the study area.

FUTURE MOBILITY CHALLENGE AREA AT FULL BUILDOUT



NORTH OF US 380

CONCEPT 1
Outer Loop Freeway

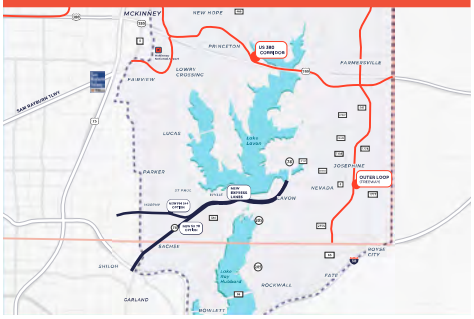


CONCEPT 2
New North Freeway
Outer Loop as Arterial Road

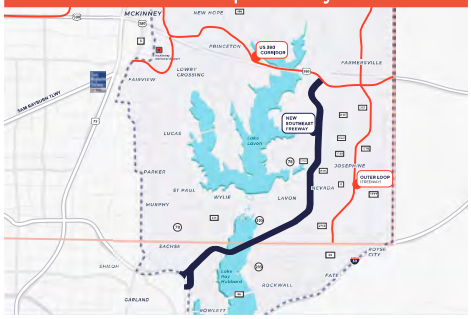
CONCEPT 3
New North Freeway
Outer Loop Freeway

SOUTH OF US 380

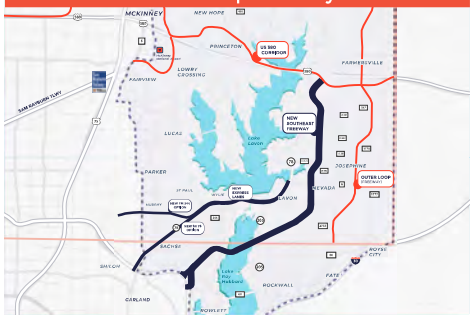
CONCEPT 4
New Express Lanes
Outer Loop Freeway



CONCEPT 5
New Southeast Freeway
SH78 as a 6-Lane Arterial
Outer Loop Freeway



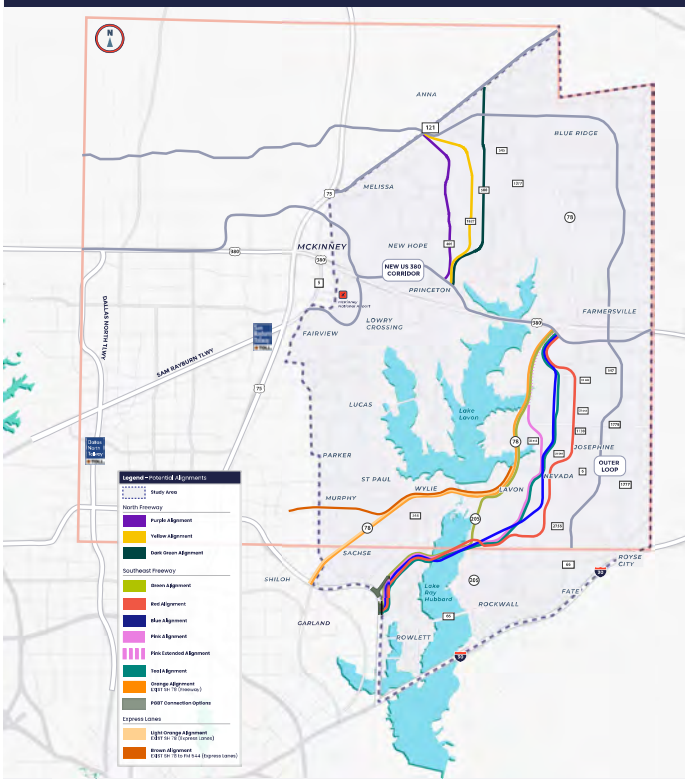
CONCEPT 6
New Southeast Freeway
New Express Lanes
Outer Loop Freeway



PRELIMINARY ALIGNMENTS

Many potential freeway alignments were developed and a high-level evaluation conducted to determine if the potential new freeways or express lanes in the general locations identified were possible, given existing constraints in the study area. Several potential alignments were identified as possible and recommended for further study, including options north of US 380 between Princeton and SH 121, as well as east of Lavon Lake across Lake Ray Hubbard to PGBT. These alignments are preliminary and subject to change upon further recommended study.

ALIGNMENTS RECOMMENDED FOR FURTHER STUDY



Study Recommendations and Next Steps

- **Adopt study recommendations into the Collin County Thoroughfare Plan**
- **Coordinate with TxDOT to conduct Feasibility Studies for Corridor/Freeway options presented in this report.**
- **Consider multimodal principles, emerging technologies and changing densities in future planning**
- **Partner with NCTCOG on Mobility 2050 updates**
- **Develop short-term, mid-term and long-term projects for phased implementation of the Thoroughfare Plan**
- **Consider immediate improvements to SH 78 and SH 205 intersection**
- **Coordinate with USACE on improvements to SH 78 between the lakes to address flooding concerns**
- **Develop strategies to preserve ROW and identify funding sources for future improvements**

EVALUATION CATEGORIES

- OVERALL LENGTH (MI)
- ESTIMATED CONSTRUCTION COSTS*
- MINIMIZES IMPACTS TO PROPERTY
- MINIMIZES IMPACTS TO EXISTING STRUCTURES
- MINIMIZES IMPACTS TO ENVIRONMENTAL JUSTICE COMMUNITIES
- MINIMIZES IMPACTS TO PLANNED FUTURE DEVELOPMENTS
- MINIMIZES IMPACTS TO PARKLAND
- MINIMIZES IMPACTS TO FLOODPLAINS
- POTENTIAL IMPACTS TO U.S. ARMY CORPS OF ENGINEERS PROPERTY
- SUPPORTS TRAFFIC DEMAND**

** Construction costs include high level estimates of roadway and bridge costs only.*

*** Traffic Demand is a relative measure of effectiveness of the alignment to attract traffic compared to other alignment options.*

Many Factors were considered to analyze the identified alignments at this initial stage.

ADDITIONAL TRAVEL DEMAND ANALYSIS

Traffic scenario modeling was conducted to determine which concepts for potential new freeways or express lanes may be needed to support the anticipated growth in Collin County. Potential scenarios for evaluation were identified based on different configurations of the freeway and express lanes concepts presented above.

The following conclusions were developed based on the results of this analysis:

- **A new North Freeway between US 380 and SH 121/Outer Loop is needed to proivde relief to the east-west and north-south arterials in that area.**
- **A new Southeast Freeway between the PGBT and SH 78/US 380 will address east-west mobility challenges in this area and provide needed relief to the SH 78 corridor.**
- **The addition of express lanes along SH 78, between FM 6 and FM 544, then along FM 544 from SH 78 to the E Plano Pkwy split will bring more capacity through the areas of Lavon, Sachse, and Wylie without significant impacts to right-of-way.**
- **The Outer Loop Freeway north of US 380 can likely operate acceptably as a six-lane arterial until at least 2045 if the other investments listed above are made. Conversion to a full freeway will be needed at full buildout.**

January 3, 2025

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

Re: *Review notes from Collin County Future Mobility Study Final Report*

Dear Ms. Dobbs:

Per your request, I have reviewed the Collin County Future Mobility Study Final Report dated December 2024. Here are the highlights that impact Lavon and the area around Lavon as I see them:

The Phase 2 report builds on the Phase 1 Collin County Future Mobility Study completed in 2021.

The report also utilizes information from prior study efforts, including:

- 2012 Collin County Regional Trails Master Plan
- 2014 Collin County Mobility Plan – updated in 2016
- 2018 NCTCOG Collin County Strategic Roadway Plan
- 2020 Collin County Thoroughfare Plan
- 2021 Collin County Transit Study

Key Recommendations that impact the Lavon area include:

- Implementation of an updated, comprehensive thoroughfare system across the study area
- Further study of a combination of a freeway extending from the President George Bush Turnpike (PGBT) across Lake Ray Hubbard and into Northeast Collin County and express lanes along SH 78 and FM 544.
- A recommendation was included to consider immediate improvements to the SH 78 at SH 205 intersection.

The study found that the updated thoroughfare plan will improve mobility in the area, but the SH 78 corridor will still be a bottleneck without additional improvements. Additional improvements considered included express lanes along/within the SH 78 and FM 544 corridors and several alternate alignments for a freeway corridor extending from the PGBT into Northeast Collin County.

The Phase 2 effort included several stakeholder and public meetings. The City of Lavon participated in those meeting and provided comments.

- The proposed updated Thoroughfare Plan map on page 7 appears to have captured comments provided by the City of Lavon for roadway alignments within Lavon. The scale of

the map is such that the map does not capture precise alignment details. The Main Street/Watkins corridor is shown as a Principal Arterial in the proposed County Plan rather than as a Minor Arterial as shown in the city of Lavon Plan.

- The city specifically asked about the John King Blvd bridge across Lake Ray Hubbard. The roadway extension and bridge are not included in the proposed Thoroughfare Plan map. The connection appears to be part of the potential freeway corridor referenced above recommended for further study.
- The city requested that planned roadways be included in the travel demand model as well as a refined Traffic Analysis Zone (TAZ) structure and updated TAZ data. That appears to have been done and presented in Figure 23.
- The city asked if the NETEX corridor was included in the study. It does not appear to be included in the study.
- The city asked that the study include consideration of Multimodal elements. There is a section on page 32 that addresses multimodal elements of the transportation system. Figure 14 on page 32 summarizes the current commute mode share (walk and bike) by city. Most shares are very low. One value that appears to be an outlier in the table is the 14% bike share shown for Lavon. This may be a typo.

The study includes a City-to-City analysis on page 23 that shows there is a desire for travel between Lavon and origins and destinations along the PGBT and US 75.

The study includes an observation on page 26 that Collin County is projected to have similar levels of population and employment to Dallas and Tarrant Counties but has significantly less transportation infrastructure, particularly controlled access/freeway type facilities, planned than those counties.

Figures 27 and 28 show the conceptual alignments considered to provide additional capacity for the area. No recommended/preferred alignment has been identified. (Editorial comment – all of the alignments extend north and parallel to the outer loop to connect to US 380. I think they should consider a route that extends east and connects to the Outer Loop, maybe near Josephine.)

We appreciate the opportunity to provide services to the city of Lavon. If you have any questions, or would like to discuss any of these comments, please contact me at (972) 248-3006.

Sincerely,

Digitally signed by
Joseph T. Short
Date: 2025.01.03
15:57:53-06'00'

Joseph T. Short, P.E., PTOE
President
Lee Engineering, LLC

CITY OF LAVON

P.O. Box 340 120 School Road
Lavon, TX 75166
(972) 843-4220
www.cityoflavon.com

Memorandum

To: Collin County, Texas
Attention: Clarence Daugherty, PE, Director of Engineering
From: The City of Lavon, Texas
Date: December 15, 2022
Subject: Collin County Future Mobility Study Phase 2 – City of Lavon Response

Introduction

On November 1, 2022, in preparation of public meetings, Collin County and its partners circulated materials for Phase Two of the Future Mobility Study. The materials stated that this Phase is focused on recommending specific transportation improvements using data and public feedback received during Phase One. Following a thorough examination of the meeting materials by the City's Leadership, Staff, and Consultants, the City of Lavon politely requests additional assessment, analysis, and clarification of the following components utilized to generate the conclusions and recommendations within this Study:

John King Boulevard Bridge;
Future Traffic Projections and Design;
Engagement with Lavon Stakeholders; and
Planned Network Variations.

These components are detailed below.

John King Boulevard Bridge

Within the Rockwall County Master Thoroughfare Plan, adopted in February of 2019, the proposed John King Boulevard Bridge provides an additional east-west connection between Dallas County and Rockwall County across Lake Ray Hubbard and is projected to carry over 55,000 vehicles per day at LOS F in 2045. According to Rockwall County, this connection is set to reduce congestion on IH 30 by 10 percent and SH 66 by 20 percent by 2045. This four-lane bridge will extend from John King Boulevard and connect to Troy Road in Wylie, with the proposed roadways being two-to-four-lane principal arterials with 100-to-120-feet of right-of-way (ROW).

This connection is not currently depicted in the Collin County's Future Mobility Study published materials (ex. page 23 of subject document). While Lavon understands the challenges of navigating large roadways and avoiding residential areas, we believe it is crucial to ensure that connections are

not removed without proper consideration, feedback, modeling, and analysis. If this connection is unable to occur at the initially intended location owing to new circumstances, it may be possible to connect at an alternative location and maintain the same level of service for commuters. This connection is essential to the mobility and connectivity needs for the City of Lavon, Collin County, and the region. The City of Lavon would be grateful to participate in any meetings and discussions with affected cities and counties that could occur on this important topic.

City of Lavon Request: Include John King Boulevard Bridge in the Study with associated consideration, modeling, and analysis. Provide associated data and outcomes accordingly. Clarify any impacts to previously provided materials. Discuss with neighbors the implication of not supporting it.

Future Traffic Projections and Design

The data utilized to calculate future traffic does not appear to include the modeling outcomes of planned future roadway capacities. The data presented in the materials provided and meetings held reflect utilization of only the capacities and future trip distribution/congestion based on existing thoroughfares. For example, the information provided does not appear to include the north-south principal arterial proposed in the Elevon development, which has been a key mobility and connectivity topic between the developer, the City of Lavon, and Collin County.

In the Collin County Future Mobility Study Phase Two Kick-off meeting held on April 6, 2022, the City of Lavon requested clarification on (1) whether the TDM Runs for SH 78 incorporated planned future roadways, such as Collin County Outer Loop and the north-south Elevon principal arterial, and (2) when the refined TDM Runs with updated TAZ data, relevant capacity enhancements, and other scenarios would be completed during the process. Both questions were answered with insufficient detail or explanation. On page 23 of the most recently published public meeting materials, there are multiple concerning statements, such as "Future traffic along SH 78 is projected to exceed capacity of a 6-lane arterial roadway. There are limited alternative routes east of Lavon Lake today." Without the aforementioned two items sufficiently answered or addressed, it appears that some of the conclusions in the Study have not been fully analyzed or considered and could be misleading to the public and local governments within Collin County.

The City of Lavon continues seeking clarification on how multi-modal design/improvements, mode choice, and public transit have been included in any modeling and planning. Insufficient details or answers have been provided to date. According to published materials, Phase Two of the Collin County Future Mobility Study will "identify specific transportation improvements to support population and employment growth," but data, discussion, and recommendations presented/published have not incorporated best practices or relevant solutions in this regard. The information presented in the materials provided and meetings held concentrates mostly on lane-building for single-occupant vehicles, with only brief and conceptual mention of CV/AV, public transit, and multi-modal accommodations. Statements such as "Few Collin County residents walk, bike, or use transit to get to their destinations today," are in the materials but do not take into consideration or mention that walking, biking, and transit options are sparse in Collin County, especially within Collin County's facilities or rights-of-way. As stated in the Collin County Transit Study in 2021, produced through NCTCOG and the Regional Transportation Council, "While land

use patterns, demographics, and many other factors affect transit ridership, the largest factor, by a significant margin, is the quantity and quality of transit service provided."

There is no incorporation of these topics, the Collin County Transit Study strategies from 2021, or Access North Texas from 2022 in this Collin County Future Mobility Study that have been communicated to the City of Lavon or the public other than some informational infographics on their importance and mentioning private investment and beneficial connections that are not recommended to be provided by the County in the Study to date. Also, there does not appear to be discussion or inclusion of previously planned and designed public transit facilities, such as the 100-foot public transit corridor in the 500-foot future Collin County Outer Loop ROW, still published on the Collin County website today. Not planning and designing consistent with prior efforts and regional plans and studies can result in unpreferred outcomes, waste of taxpayer money, and ineligibility for potential funding partnerships (ex. NCTCOG, TxDOT, etc.).

City of Lavon Request: Incorporate planned future roadways, such as Collin County Outer Loop and the north-south Elevon principal arterial, in refined TDM Runs for SH 78 and generate revised conclusions, graphics, and recommendations. Republish and redistribute results accordingly.

City of Lavon Request: Perform refined TDM Runs with updated TAZ data, relevant capacity enhancements, and other scenarios that include multi-modal accommodations and public transit and incorporate them in revised conclusions, graphics, and recommendations. Republish and redistribute results accordingly.

City of Lavon Request: Incorporate City of Lavon and other Collin County municipalities' planning and design efforts in the analysis, specifically needs for multi-modal accommodations and public transit as applicable, and update conclusions, graphics, and recommendations. Republish and redistribute results accordingly.

Engagement with Lavon Stakeholders

The provided materials and meetings mention a County-wide survey, but the City of Lavon has not seen information regarding the number or responses or where the respondents were located. It is also unclear to what extent or methodology of engagement with Lavon stakeholders and property owners has been completed to develop the proposed mobility data or recommendations. The public meetings held have been important, but there may not have been sufficient participation by affected owners.

Lavon's stakeholders and property owners could see and experience dramatic effects with the proposed roadways and associated recommendations, and they may not be informed of expansion or impacts on their properties, neighborhoods, developments, the community, the County, or the region.

During the Comprehensive Plan process, we went to great lengths to inform the community of the planning efforts and collaborate with them on the potential solutions and associated recommendations that resulted. This involved newspapers, mailers, social media, emails, signs,

community events, flyers, stakeholder interviews, press releases, design focus groups, etc., which comprised a broad public involvement strategy and extensive information campaigns.

City of Lavon Request: Develop and implement a broad and meaningful public involvement strategy that ensures that the residents of Lavon (and the County) are informed of the process, its potential impacts to them, and their opportunities (which should be collaborative) to engage. Incorporate associated feedback in revised conclusions, graphics, and recommendations as applicable. Republish and redistribute results accordingly.

Planned Network Variations

There are some approved future Lavon roadways on the City's Master Thoroughfare Plan that vary from what has been provided on Collin County's proposed roadway network. We have attached a map reflecting these variations. For example, Main Street/FM 2755/CR 541 is designated as a four-lane divided arterial on the Lavon MTP, and it is proposed as a Major Arterial.

During the development of the City of Lavon's MTP during the Comprehensive Plan process (approved in April 2022), community and stakeholder feedback, existing and planned development, needed key connections, Collin County's approved MTP, and design best practices were incorporated.

City of Lavon Request: Please clarify the variations, their reasoning, and the associated methodology behind their development and/or update the proposed roadway network, update the Study, and republish and redistribute the results accordingly.

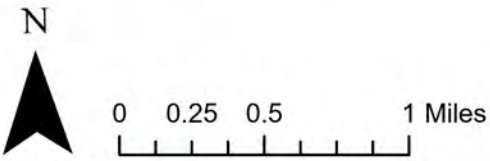
Page Specific Questions

1. Page 8: Due to the potential for freight and/or passenger service, does NETEX belong on the graphic shown? Has it been incorporated in the Study?
2. Page 9: Can you please clarify why FM 544 is not shown? A portion of FM 1378 is six lanes in Wylie.
3. Page 14: An existing on-street trail is shown along SH 205 but does not exist. Can you please clarify if an on-street or off-street facility is proposed or if it is an opportunity?
4. Page 15: Can you please clarify what is a "significant portion" and how long is a short trip as referenced?

Thank you for the opportunity to share feedback and questions. The City of Lavon remains a supportive partner in this process and we value the collaborative relationship we share with Collin County. We look forward to continuing to partner to accomplish great things for our residents and future generations.

Lavon & Collin County MTP Comparison

November 29, 2022



PELOTON LAND SOLUTIONS

LEGEND

Master Thoroughfare Plan

- Existing 6LD Principal Arterial (120' ROW)
- Proposed 6LD Principal Arterial (120' ROW)
- Existing 4LD Minor Arterial (90' ROW)
- Proposed 4LD Minor Arterial (90' ROW)
- Existing 4L Collector (70' ROW)
- Proposed 4L Collector (70' ROW)
- Existing 2L Collector (60' ROW)
- Proposed 2L Collector (60' ROW)
- NETEX
- Special Consideration Intersections
- Lakes
- Floodplain
- Lavon Ultimate Municipal Boundary (UMB)
- Existing Street

Collin County Future Mobility Study

- Freeway
- Principal Arterial
- Major Arterial

Note: Roadway alignments shown are preliminary and for planning purposes only. Actual roadway system alignments shall conform to AASHTO, TxDOT, and City engineering criteria. Roadway alignments will be reviewed and determined at the time of development.

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 7 - F**

Item:

Discussion and action regarding the final plat of the Elevon, Section 2, Phase 2F Addition consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).

Application Information

Owner(s): MA Elevon 429, LLC

Applicant: JBI Partners

Location: Samuel M. Rainer Survey, Abstract No. 740, generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E

Description: Approximately 52.063 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Parcel ID 2850242)

Current Zoning: No zoning in the ETJ

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of a subdivision consisting of 98 residential lots and 6 common area open space lots on approximately 52.063 acres. The intended use of the property is the development of residential. The preliminary plat was approved by the City Council on November 5, 2024.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

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

Floodplain: The city engineer is reviewing the flood study in coordination with future phases.

Road Connection: The property has frontage along will take access from Purity Rudge and Beautyberry Trail with additional road extensions into Section 3.

The final plat is prepared in accordance with the City's Subdivision Ordinance. The application and plans generally satisfy the criteria for approval.

A petition for the voluntary annexation of the property has been received and is pending consideration by the City Council.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF ELEVON, SECTION 2, PHASE 2F ADDITION CONSISTING OF 98 RESIDENTIAL LOTS AND 6 COMMON AREA LOTS ON 52.063 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 GENERALLY SITUATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER FINAL APPROVAL.
MOTION MADE: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS

Staff Notes:

Approval of the final plat is recommended, subject to the city engineer's final review and approval of the civil plans.

Attachments:
1. Application and Final Plat
2. Location Exhibits
3. Engineering and planning correspondence

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner	
Name:	JBI Partners	Name:	MA Elevon 429, LLC
Address:	2121 Midway Road, Suite 300	Address:	2121 Midway Road, Suite 240
City/State/Zip:	Carrollton/TX/75006	City/State/Zip:	Carrollton/TX/75006
Phone #:	972.738.0243	Fax #:	
Phone #:	972.751.6420	Fax #:	
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	Allen Jones

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 2, Phase 2F)	10-10-24
☐ Re-Submittal	
☐ Construction Plans	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
- ☒ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		10-14-2024

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/15/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA ELevon 429, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize JBI Partners to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 15th day of October, 2024.

(notary seal)

Ruishu Xie

Notary Public in and for Dallas County, Texas

RUISHU XIE
ID #131164942
My Commission Expires
June 08, 2025

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 10/15/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA ELevon 429, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 15th day of October, 2024.

(notary seal)

RUISHU XIE
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Ruishu Xie

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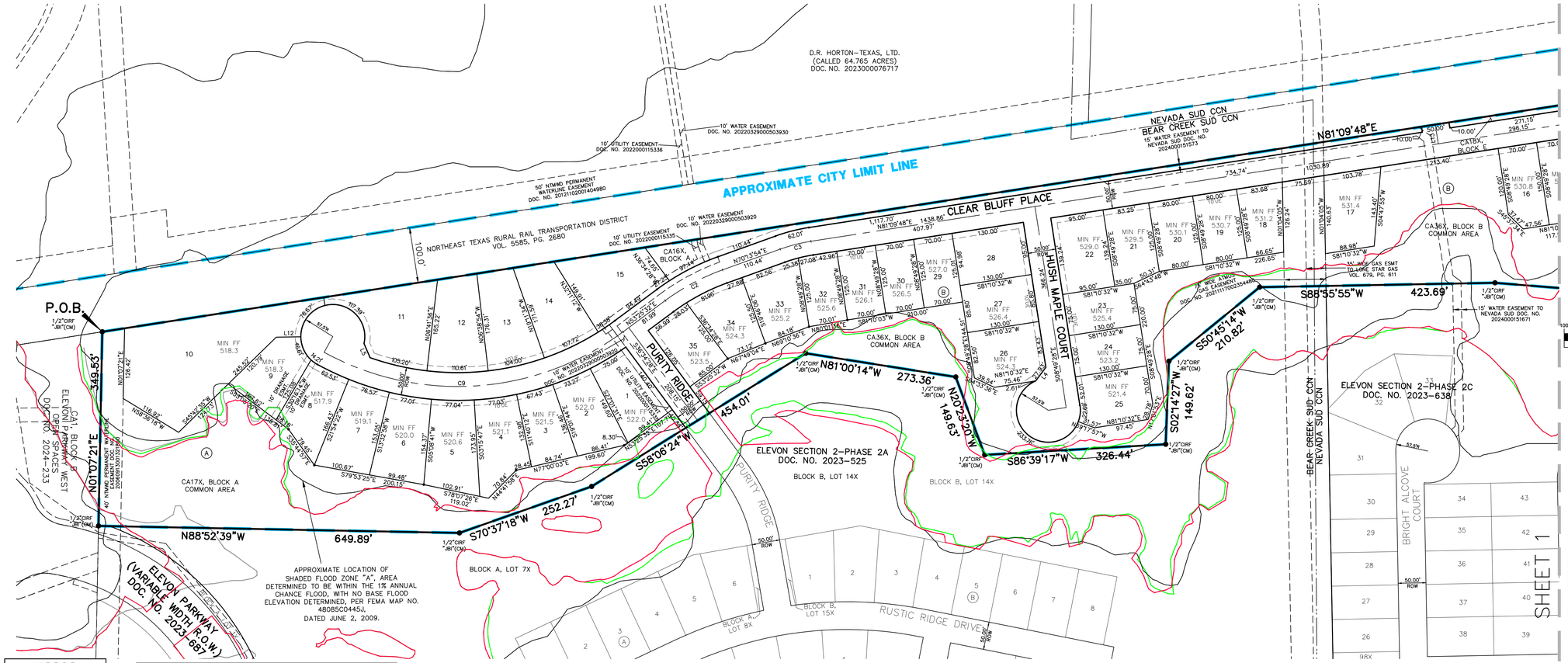
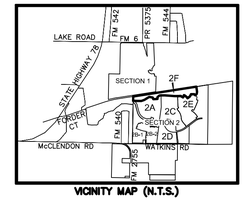
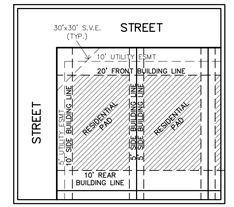




VICINITY MAP (N.T.S.)



TYPICAL LOT SETBACK & ESMT DETAIL (N.T.S.)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
ROW	RIGHT–OF–WAY
AC	ACRES
UGL	UNDERGROUND LINE
FOC	FIBER OPTIC CABLE
PED	PEDESTAL
TELE	TELECOMMUNICATIONS
MHW	MANHOLE WATER
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
PP	POWER POLES
UTIL	UTILITY
RCP	REINFORCED CONCRETE PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
	STREET NAME CHANGE
	100 YR PRE–FULLY DEVELOPED FLOODPLAIN AS SHOWN IN THE LOMR REQUEST SUBMITTED TO FEMA BY HYDROLINK ENGINEERING ON JULY 30, 2024.
	100 YR POST–FULLY DEVELOPED FLOODPLAIN TO BE SUBMITTED TO FEMA PENDING UPDATED FLOOD STUDY BY HYDROLINK ENGINEERING.

LINE TABLE		
NO.	BEARING	LENGTH
L1	S26°31'02"W	50.00'
L2	S63°02'13"E	12.06'
L3	S15°53'22"E	13.34'
L4	S36°52'45"W	30.54'
L5	N23°20'30"W	27.75'
L11	N81°10'32"E	52.99'
L12	N89°20'16"E	44.29'
L13	N08°50'12"W	35.00'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	102.76'	098°57'27"	59.50'	69.61'	S27°23'01"W	90.46'
C2	117.33'	016°48'24"	400.00'	59.09'	S61°49'44"W	116.91'
C3	57.24'	010°55'54"	300.00'	28.71'	S75°41'51"W	57.15'
C4	122.97'	020°07'52"	350.00'	62.13'	N88°46'16"W	122.34'
C5	122.90'	020°07'08"	350.00'	62.09'	S88°45'54"E	122.27'
C6	79.22'	009°04'41"	500.00'	39.69'	S85°42'52"W	79.14'
C7	346.79'	056°46'12"	350.00'	189.13'	S37°12'34"E	332.78'
C8	29.49'	002°06'42"	800.00'	14.74'	N64°32'19"W	29.48'
C9	569.90'	065°18'19"	500.00'	320.41'	N86°04'41"E	539.54'

NOTES:

1. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
2. THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
3. ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
4. RETAINING WALLS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER. RETAINING WALLS ARE TO BE CONSTRUCTED ON THE LOT OF THE HIGH SIDE. RETAINING WALLS BELOW A HOA SCREEN WALL WILL BE OWNED AND MAINTAINED BY THE HOA.
5. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT AND NEVADA SPECIAL UTILITY DISTRICT.
6. ALL STREET SIGNS AND POST WILL BE OWNED AND MAINTAINED BY THE HOA. ALL STREET SIGNS AND POSTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LAVON.
7. THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: CA16X & CA17X, BLOCK A; CA36X, BLOCK B; CA8X, BLOCK C; CA18X & CA19X, BLOCK E.
8. COMMON AREAS INCLUDE PEDESTRIAN AND RECREATION ACCESS.

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–1	12,503	0.287
A–2	11,947	0.274
A–3	10,173	0.234
A–4	13,421	0.308
A–5	14,485	0.333
A–6	13,450	0.309
A–7	13,968	0.321
A–8	12,170	0.279
A–9	11,879	0.273
A–10	42,982	0.987
A–11	19,351	0.444
A–12	15,593	0.358
A–13	14,858	0.341
A–14	14,495	0.333
A–15	17,328	0.398
A–16X	20,512	0.471
A–17X	132,491	3.042
B–1	11,175	0.257
B–2	14,018	0.322
B–3	13,612	0.312

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
B–4	11,149	0.256
B–5	16,135	0.370
B–6	15,575	0.358
B–7	13,300	0.305
B–8	12,543	0.288
B–9	10,693	0.245
B–10	9,974	0.229
B–11	10,500	0.241
B–12	9,800	0.225
B–13	11,752	0.270
B–14	10,812	0.248
B–15	10,502	0.241
B–16	10,164	0.233
B–17	13,431	0.308
B–18	9,402	0.216
B–19	10,005	0.230
B–20	10,004	0.230
B–21	11,251	0.258
B–22	13,229	0.304
B–23	9,750	0.224

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
B–24	9,750	0.224
B–25	12,276	0.282
B–26	13,022	0.299
B–27	11,154	0.256
B–28	12,349	0.283
B–29	8,751	0.201
B–30	8,751	0.201
B–31	8,750	0.201
B–32	8,787	0.202
B–33	11,973	0.275
B–34	11,525	0.265
B–35	10,704	0.246
B–36X	367,528	8.437
C–1	12,857	0.295
C–2	9,927	0.228
C–3	9,927	0.228
C–4	9,927	0.228
C–5	8,686	0.199
C–6	8,686	0.199
C–7	11,167	0.256

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
C–8X	243,934	5.600
D–1	9,831	0.226
D–2	9,088	0.209
D–3	9,089	0.209
D–4	9,090	0.209
D–5	9,092	0.209
D–6	9,093	0.209
D–7	8,754	0.201
D–8	20,730	0.476
D–9	13,921	0.320
D–10	10,150	0.233
D–11	10,150	0.233
D–12	13,707	0.315
E–1	10,287	0.236
E–2	9,084	0.209
E–3	9,083	0.209
E–4	9,082	0.208
E–5	9,081	0.208
E–6	9,080	0.208
E–7	9,079	0.208

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
E–8	9,078	0.208
E–9	9,077	0.208
E–10	10,374	0.238
E–11	10,371	0.238
E–12	9,072	0.208
E–13	9,071	0.208
E–14	9,070	0.208
E–15	9,069	0.208
E–16	8,917	0.205
E–17	13,527	0.311
E–18X	11,676	0.268
E–19X	9,604	0.220
F–1	10,200	0.234
F–2	9,600	0.220
F–3	8,400	0.193
F–4	8,400	0.193
F–5	10,048	0.231
F–6	10,800	0.248
F–7	11,365	0.261
F–8	10,060	0.231

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
F–9	8,400	0.193
F–10	8,400	0.193
F–11	9,600	0.220
F–12	10,200	0.234

FINAL PLAT

ELEVON SECTION 2 PHASE 2F

98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

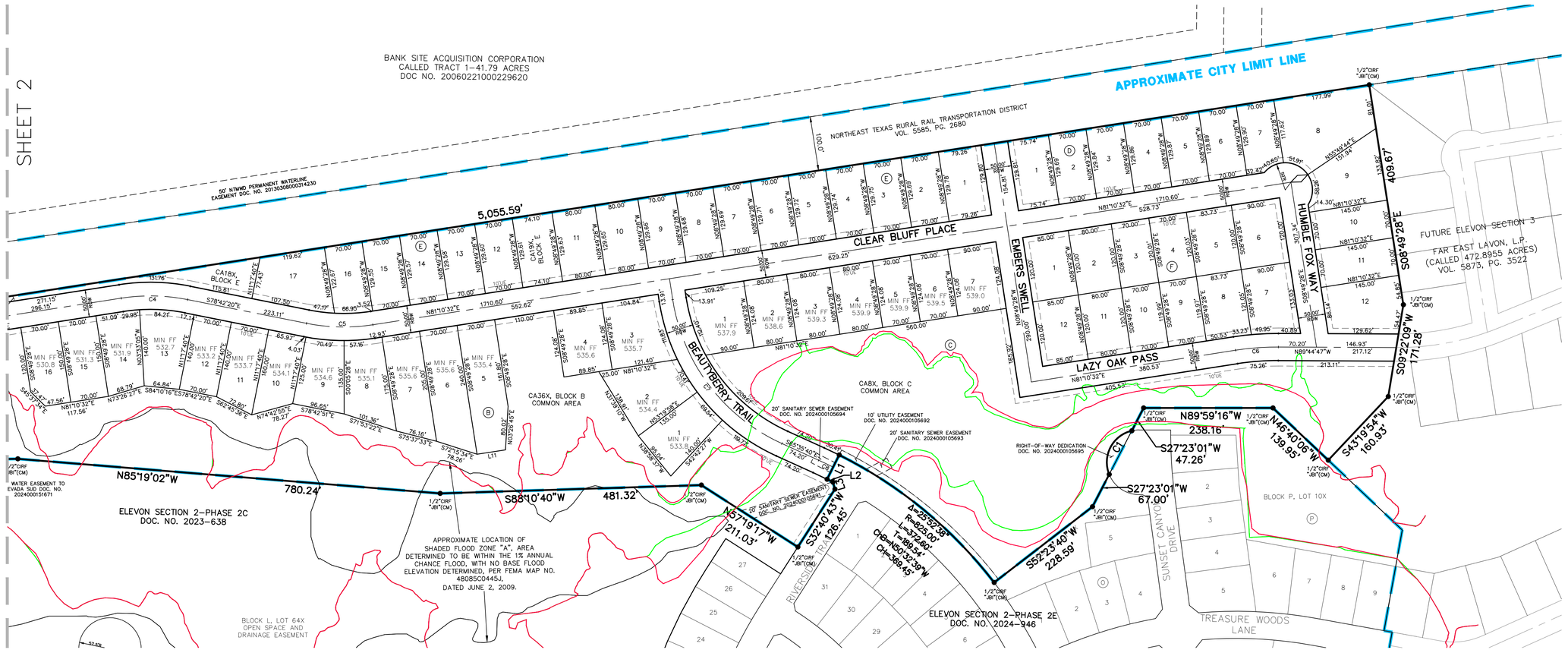
MA ELEVON 429, LLC — OWNER
2121 Midway Road, Suite 240
Carrollton, Texas 75006
(972) 751–6420

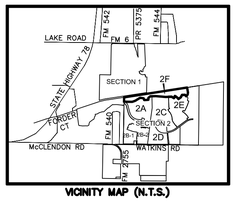
JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000
(972) 248–7676

Date: December 11, 2024

Drawing: H:\Projects\MA1029–Elevon Section 2\Surveying\dwg\MA1029–PH2F–PT.dwg Saved By: mgarcia Save Time: 12/11/2024 1:51 PM
Plotted by: mgarcia Plot Date: 12/11/2024 1:52 PM

SHEET 1
SHEET 2





VICINITY MAP (N.T.S.)

NORTH

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

P.O.B.	POINT OF BEGINNING
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ROW	RIGHT–OF–WAY
AC	ACRES
UGL	UNDERGROUND LINE
FOC	FIBER OPTIC CABLE
PED	PEDESTAL
TELE	TELECOMMUNICATIONS
MHW	MANHOLE WATER
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT
PP	POWER POLES
UTIL	UTILITY
RCP	REINFORCED CONCRETE PIPE
DE	DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
UE	UTILITY EASEMENT
WE	WATER EASEMENT
SVE	SIGHT VISIBILITY EASEMENT
	STREET NAME CHANGE
	100 YR PRE–FULLY DEVELOPED FLOODPLAIN AS SHOWN IN THE LOMR REQUEST SUBMITTED TO FEMA BY HYDROLINK ENGINEERING ON JULY 30, 2024.
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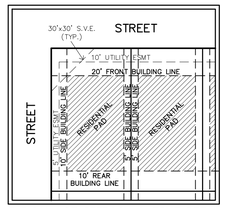
L1	S26°31'02"W	50.00'
L2	S63°02'13"E	12.06'
L3	S15°53'22"E	13.34'
L4	S36°52'45"W	30.54'
L5	N23°20'30"W	27.75'
L11	N81°10'32"E	52.99'
L12	N89°20'16"E	44.29'
L13	N08°50'12"W	35.00'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	102.76'	098°57'27"	59.50'	69.61'	S27°23'01"W	90.46'
C2	117.33'	016°48'24"	400.00'	59.09'	S61°49'44"W	116.91'
C3	57.24'	010°55'54"	300.00'	28.71'	S75°41'51"W	57.15'
C4	122.97'	020°07'52"	350.00'	62.13'	N88°46'16"W	122.34'
C5	122.90'	020°07'08"	350.00'	62.09'	S88°45'54"E	122.27'
C6	79.22'	009°04'41"	500.00'	39.69'	S85°42'52"W	79.14'
C7	346.79'	056°46'12"	350.00'	189.13'	S37°12'34"E	332.78'
C8	29.49'	002°06'42"	800.00'	14.74'	N64°32'19"W	29.48'

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
A–1	12,503	0.287	B–4	11,149	0.256	B–24	9,750	0.224	C–8X	243,934	5.600	E–8	9,078	0.208	F–9	8,400	0.193
A–2	11,947	0.274	B–5	16,135	0.370	B–25	12,276	0.282	D–1	9,831	0.226	E–9	9,077	0.208	F–10	8,400	0.193
A–3	10,173	0.234	B–6	15,575	0.358	B–26	13,022	0.299	D–2	9,088	0.209	E–10	10,374	0.238	F–11	9,600	0.220
A–4	13,421	0.308	B–7	13,300	0.305	B–27	11,154	0.256	D–3	9,089	0.209	E–11	10,371	0.238	F–12	10,200	0.234
A–5	14,485	0.333	B–8	12,543	0.288	B–28	12,349	0.283	D–4	9,090	0.209	E–12	9,072	0.208			
A–6	13,450	0.309	B–9	10,693	0.245	B–29	8,751	0.201	D–5	9,092	0.209	E–13	9,071	0.208			
A–7	13,968	0.321	B–10	9,974	0.229	B–30	8,751	0.201	D–6	9,093	0.209	E–14	9,070	0.208			
A–8	12,170	0.279	B–11	10,500	0.241	B–31	8,750	0.201	D–7	8,754	0.201	E–15	9,069	0.208			
A–9	11,879	0.273	B–12	9,800	0.225	B–32	8,787	0.202	D–8	20,730	0.476	E–16	8,917	0.205			
A–10	42,982	0.987	B–13	11,752	0.270	B–33	11,973	0.275	D–9	13,921	0.320	E–17	13,527	0.311			
A–11	19,351	0.444	B–14	10,812	0.248	B–34	11,525	0.265	D–10	10,150	0.233	E–18X	11,676	0.268			
A–12	15,593	0.358	B–15	10,502	0.241	B–35	10,704	0.246	D–11	10,150	0.233	E–19X	9,604	0.220			
A–13	14,858	0.341	B–16	10,164	0.233	B–36X	367,528	8.437	D–12	13,707	0.315	F–1	10,200	0.234			
A–14	14,495	0.333	B–17	13,431	0.308	C–1	12,857	0.295	E–1	10,287	0.236	F–2	9,600	0.220			
A–15	17,328	0.398	B–18	9,402	0.216	C–2	9,927	0.228	E–2	9,084	0.209	F–3	8,400	0.193			
A–16X	20,512	0.471	B–19	10,005	0.230	C–3	9,927	0.228	E–3	9,083	0.209	F–4	8,400	0.193			
A–17X	132,491	3.042	B–20	10,004	0.230	C–4	9,927	0.228	E–4	9,082	0.208	F–5	10,048	0.231			
B–1	11,175	0.257	B–21	11,251	0.258	C–5	8,686	0.199	E–5	9,081	0.208	F–6	10,800	0.248			
B–2	14,018	0.322	B–22	13,229	0.304	C–6	8,686	0.199	E–6	9,080	0.208	F–7	11,365	0.261			
B–3	13,612	0.312	B–23	9,750	0.224	C–7	11,167	0.256	E–7	9,079	0.208	F–8	10,060	0.231			



TYPICAL LOT SETBACK & ESMT DETAIL
(N.T.S.)

NOTES:

1. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
2. THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
3. ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
4. RETAINING WALLS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER. RETAINING WALLS ARE TO BE CONSTRUCTED ON THE LOT OF THE HIGH SIDE. RETAINING WALLS BELOW A HOA SCREEN WALL WILL BE OWNED AND MAINTAINED BY THE HOA.
5. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT AND NEVADA SPECIAL UTILITY DISTRICT.
6. ALL STREET SIGNS AND POST WILL BE OWNED AND MAINTAINED BY THE HOA. ALL STREET SIGNS AND POSTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LAVON.
7. THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: CA16X & CA17X, BLOCK A; CA36X, BLOCK B; CA8X, BLOCK C; CA18X & CA19X, BLOCK E.
8. COMMON AREAS INCLUDE PEDESTRIAN AND RECREATION ACCESS.

FINAL PLAT
ELEVON SECTION 2 PHASE 2F

98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA ELEVON 429, LLC — OWNER
2121 Midway Road, Suite 240
Carrollton, Texas 75006
(972) 751–6420

JBI PARTNERS, INC. — SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000
(972) 248–7676

Date: December 11, 2024

Sheet 2 of 3

Drawing: H:\Projects\MA1029–Elevon Section 2\Surveying\dwg\XMA1029–PH2F–PT.dwg Saved By: mgarcia Save Time: 12/11/2024 1:51 PM
Plotted by: mgarcia Plot Date: 12/11/2024 1:52 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right–of–way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right–of–way line of said Northeast Texas Rural Rail Transportation District to a one–half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

THENCE along the east line of said 429.321 acre tract as follows:
South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2–Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024–946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2–Phase 2E as follows:
North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner I the northwest right–of–way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right–of–way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23 minutes 01 seconds West, 90.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2–Phase 2E;

THENCE along the north line of said Elevon Section 2–Phase 2E as follows:
South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2–Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023–638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:
North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2–Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023–525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:
South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2–Phase 2A;

THENCE along the north line of said Lot 7X as follows:
South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024–233, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That MA Elevon 429, LLC, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 2, PHASE 2F**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

MA Elevon 429, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

MA Elevon 429, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company, its Manager

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Signature

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2024.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 2–Phase 2F subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

Witness my hand this _____ day of _____, AD, 20____.

_____
City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 2
PHASE 2F

98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

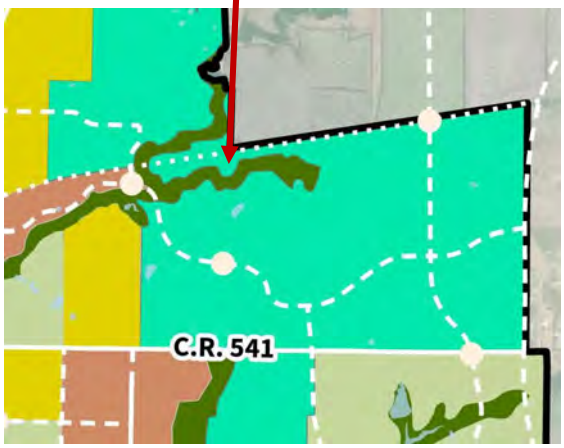
MA ELEVON 429, LLC — **OWNER**
2121 Midway Road, Suite 240 — (972) 751–6420
Carrollton, Texas 75006

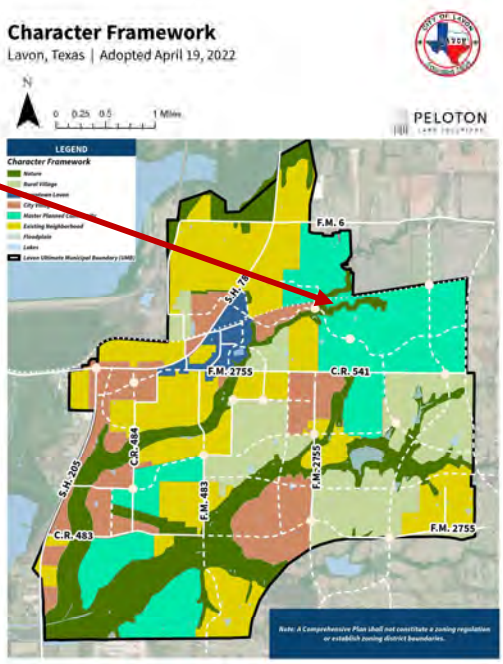
JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

Date: December 11, 2024

Plotted by: mgarcia Plot Date: 12/11/2024 1:52 PM
Drawing: H:\Projects\MAT029–Elevon Section 2\Surveying\dwg\XMAT029–PH2F–PT.dwg Saved By: mgarcia Save Time: 12/11/2024 1:51 PM

Future Land Use Plan





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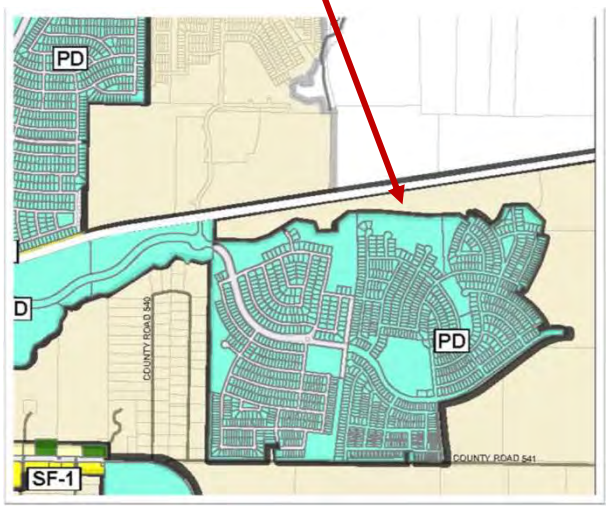
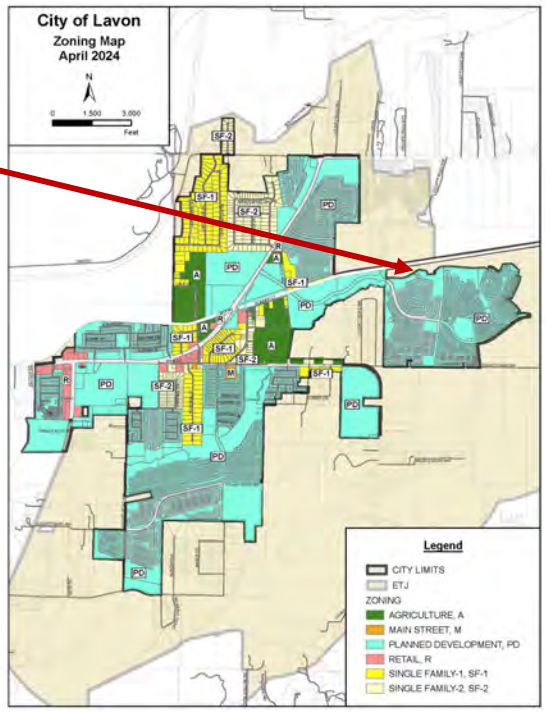
Zoning Map

(there is no zoning in the ETJ)





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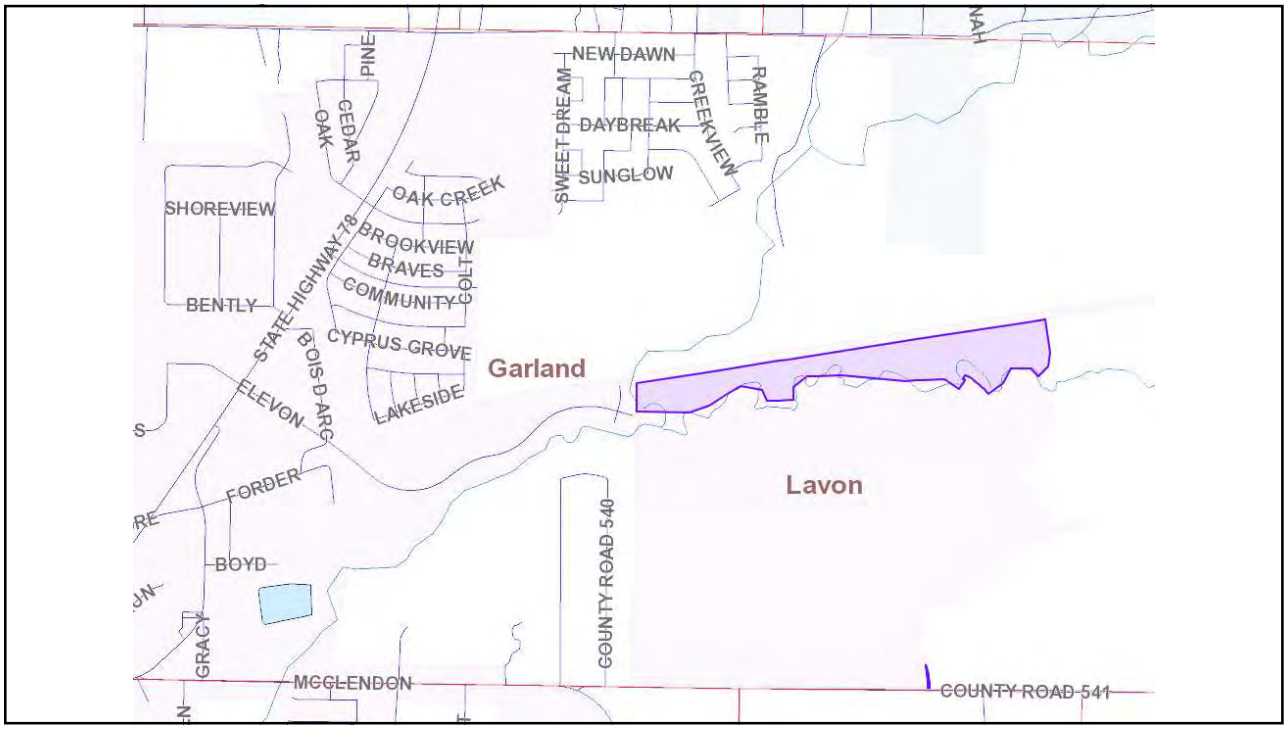
NEW DAWN
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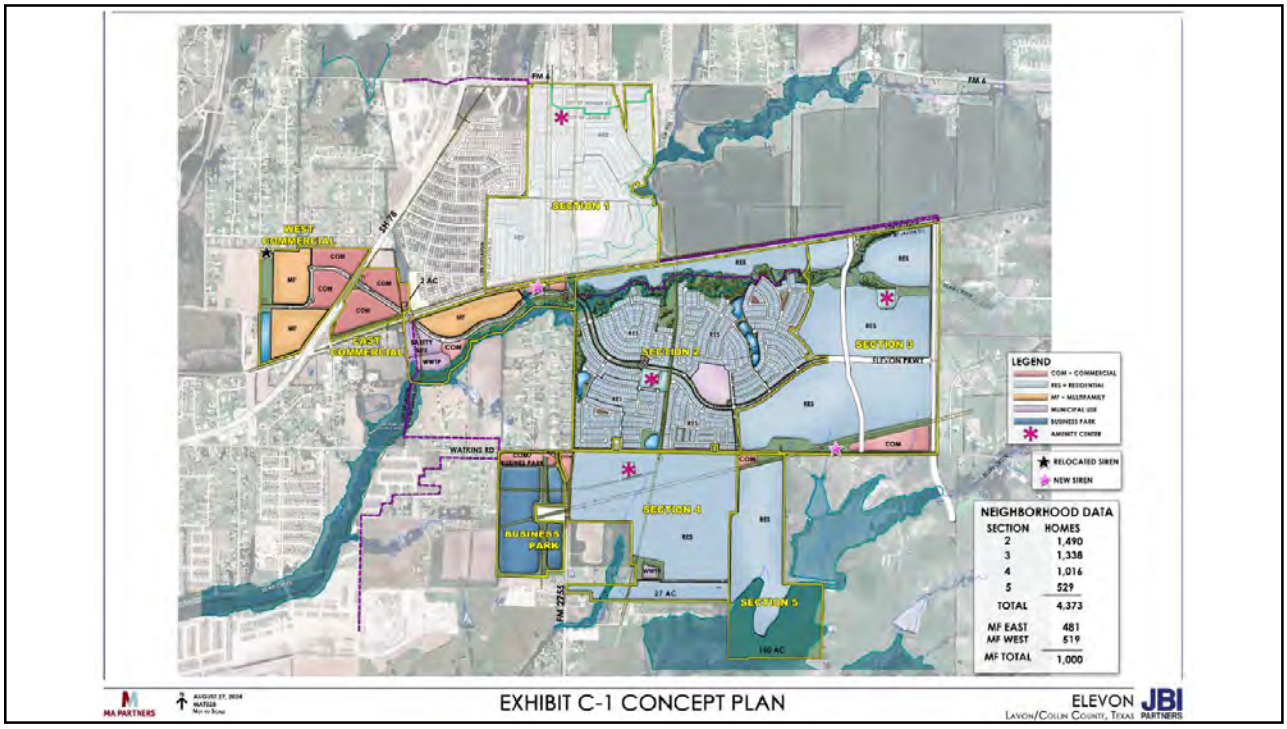
SUNGLOW
SWEET DREAM
GREENVIEW
RAMBLE
PINE
OAK
CEDAR
OAK CREEK
SHOREVIEW
BROOKVIEW
BRAVES
COMMUNITY
COLT
BENTLY
STATE HIGHWAY 78
CYPRUS GROVE
BOIS D ARC
ELEVON
LAKESIDE
Garland
Lavon
FORDER
BOYD
GRACY
MCCLENDON
COUNTY ROAD 540
COUNTY ROAD 541

11


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
FM 6
FM 2755
LEGEND
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
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3 1,338
4 1,016
5 529
TOTAL 4,373
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MF WEST 519
MF TOTAL 1,000
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS

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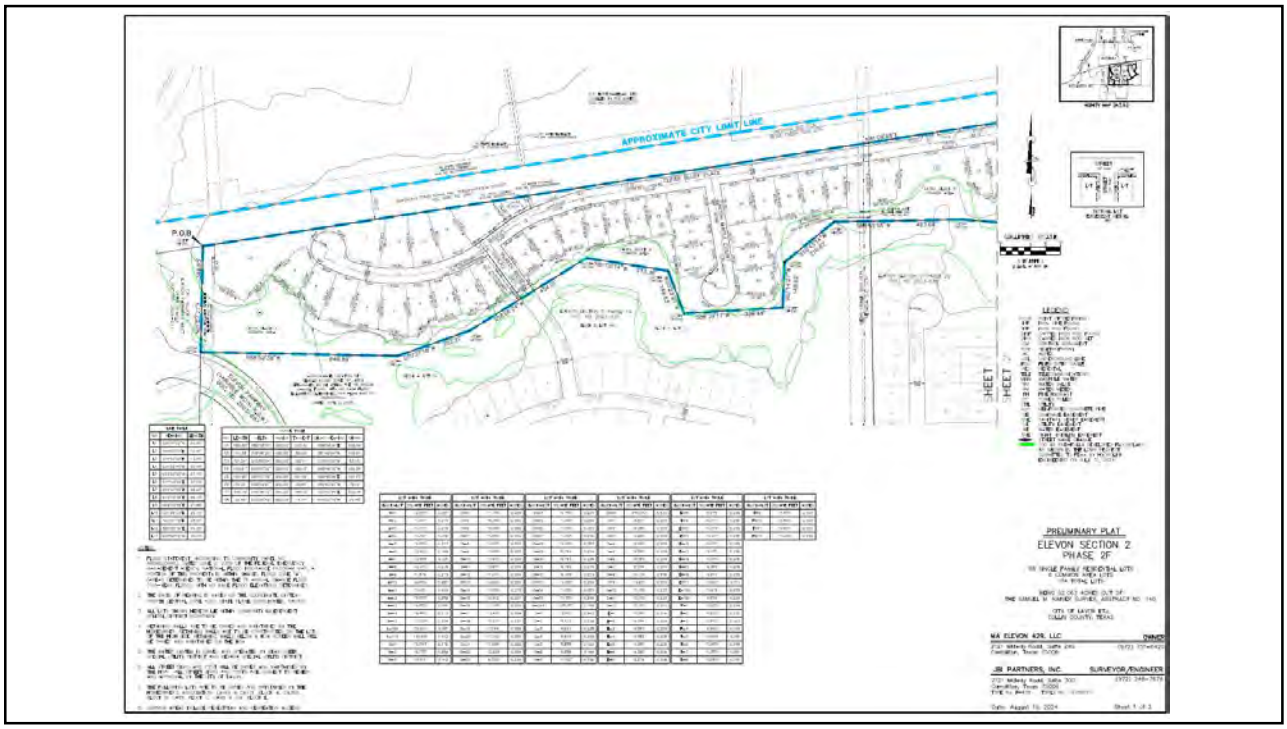
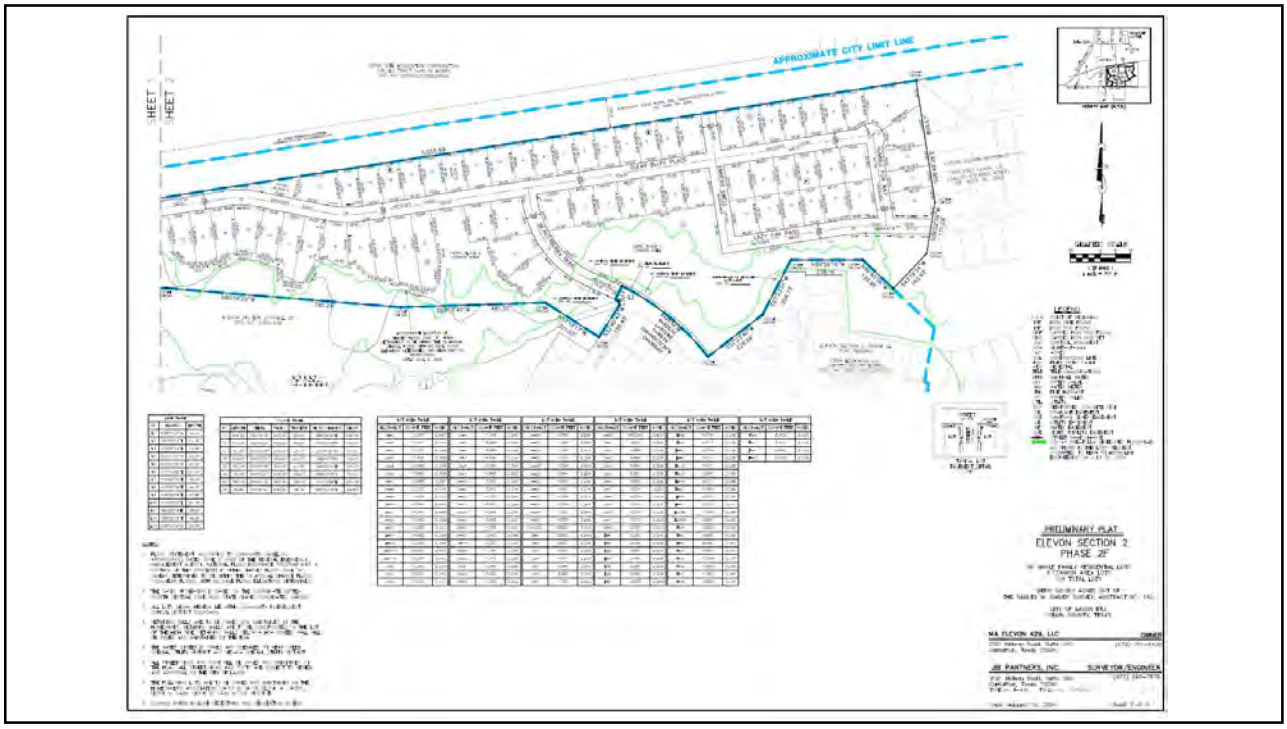

APPROXIMATE CITY LIMIT LINE
P.O.B.
SHEET 2
PRELIMINARY PLAT
ELEVON SECTION 2
PHASE 2F
MA ELEVON 429, LLC
OWNER
JB PARTNERS, INC.
SURVEYOR/ENGINEER

13


APPROXIMATE CITY LIMIT LINE
SHEET 1
SHEET 2
PRELIMINARY PLAT
ELEVON SECTION 2
PHASE 2F
MA ELEVON 429, LLC
OWNER
JB PARTNERS, INC.
SURVEYOR/ENGINEER

14

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 11, 2024

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

Re: Elevon – Section 2, Phase 2F
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: December 5, 2024

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

We have no further comments and recommend approval.

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

Thank you,

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

December 9, 2024

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

Re: Elevon Section 2, Elevon Phase 2F, 104 Total Lots, 52.063 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated December 4, 2024 as prepared by JBI Partners, Inc. for the above referenced property. Revised Engineering Plans are to be submitted separately. The property is generally located north of Elevon Section 2, Phases 2A, 2C and 2E, and south of NETEX. Comments are based upon the Development Agreement (Resolution 2021-09-07). Comments have been provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. The Engineer has responded that this section will be annexed into the City per the PID and Development Agreement prior to recording the Final Plat. Therefore, no easements are being provided for the sanitary sewer since it will be in future street Right-of-Way.

2. The Nevada SUD easement is being recorded. The recording information should be included on the Plat.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

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

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 2\Phase 2F\Sect 2 Ph 2F - Final Plat - Rev 1.docx

December 5, 2024

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

Re: Elevon Section 2, Phase 2F, 104 Total Lots, 52.063 Acres
Final Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 15, 2024 from Freeman-Millican for the first submittal review of the Elevon Section 2, Phase 2F final plat and engineering plans. We have addressed the comments and are resubmitting the revised final plat for review and approval. We are continuing to work on the engineering plans and will be submitting a separate comment response letter for the civil review. We anticipate to have the civil plans back to the City this week, we are working with Hydrolink Engineering on the creek flood model and are finalizing a few drainage/grading items that are tied to the flood study.
Below is a summary of how each of the final plat comments were addressed.

FINAL PLAT

1. The minimum finish floor elevation for all lots adjacent to the floodplain should be included on the Plat.
   Minimum finished floors have been added to the plat.

2. Since the development is outside the City Limits, all sanitary sewer will be required to be within an easement.
   Noted, however, Phase 2F is part of the PID and will be annexed into the City prior to the final plat being recorded, so at this time we have not added additional sanitary sewer easements separate from the right-of-way dedication.

3. The Surveyor should verify if there is an easement for the Nevada SUD waterline through Lot CA36X, Block B, CA 16X, Block A and CA 18X, Block A. If not, an easement should be provided for the existing waterline.
   We contacted Nevada SUD and discovered the easement was not recorded. A separate instrument document has been prepared for Nevada SUD and will be recorded.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

JBI PARTNERS

December 5, 2024

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

Re: Elevon Section 2, Phase 2F, Preliminary Plat Review by LJA

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 15th, 2024 from LJA for the first submittal review of the Elevon Section 2, Phase 2F final plat. We have addressed the comments and are resubmitting the revised plat for review and approval.
Below is a summary of how each comment is addressed.

Planning Comments

1. The Preliminary Plat title block and Legal Description lists the acreage as 52.063 acres. However, the Final Plat title block and Legal Description lists the acreage as 52.033 acres. Revise the Final Plat title block and Legal Description to correct the acreage or provide clarification for the change in acreage between the Preliminary Plat and Final Plat.
   The acreage shown on the Final Plat is correct. The acreage change occurred from the right-of-way dedication of the Sunset Canyon Drive cul-de-sac that was done with the adjacent project, Phase 2E. The final plat boundary and acreage were updated from the preliminary plat version to match the recent right-of-way change.

2. Revise the Final Plat to remove the front building line from the plat drawing and add the front building line to the Typical Lot Easement Detail instead.
   The front building setbacks have been removed and added to the typical detail. The detail has also been renamed to "Typical Lot Setback and Esmt Detail".

3. Revise the Final Plat to remove the duplicate 50' NTWMD Waterline, 10' Utility, and 10' Water Easement callouts shown on page 1 to reduce visual clutter on the plat drawing.
   The duplicate labels have been removed.

4. Revise the Final Plat to delineate the City Limit line.
   The City Limit Line is now shown.

5. Common Areas CA9X and CA10X, Block E are listed in plat note #7, however they are not shown on the Final Plat or in the Lot Area Table. Additionally, Common Areas CA18X and CA19X, Block E are not listed in plat note #7. Revise the plat to show all Common Areas on the plat and list them in plat note #7 and the Lot Area Table, accordingly.
   The Lot Area Table and Note #7 have both been reviewed and adjusted accordingly. All common areas are now listed.

6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.
   Provided.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 15, 2024

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

Re: Elevon – Section 2, Phase 2F
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 25, 2024

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

PLANNING + DESIGN COMMENTS

1. The Preliminary Plat title block and Legal Description lists the acreage as 52.063 acres. However, the Final Plat title block and Legal Description lists the acreage as 52.033 acres. Revise the Final Plat title block and Legal Description to correct the acreage or provide clarification for the change in acreage between the Preliminary Plat and Final Plat.

2. Revise the Final Plat to remove the front building line from the plat drawing and add the front building line to the Typical Lot Easement Detail instead.

3. Revise the Final Plat to remove the duplicate 50' NTWMD Waterline, 10' Utility, and 10' Water Easement callouts shown on page 1 to reduce visual clutter on the plat drawing.

4. Revise the Final Plat to delineate the City Limit line.

5. Common Areas CA9X and CA10X, Block E are listed in plat note #7, however they are not shown on the Final Plat or in the Lot Area Table. Additionally, Common Areas CA18X and CA19X, Block E are not listed in plat note #7. Revise the plat to show all Common Areas on the plat and list them in plat note #7 and the Lot Area Table, accordingly.

6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

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

Quality check by:

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

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

November 14, 2024

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

Re: Elevon Section 2, Elevon Phase 2F, 104 Total Lots, 52.063 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated October 22, 2024 and Engineering Plans dated October 24, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located north of Elevon Section 2, Phases 2A, 2C and 2E, and south of NETEX. Comments are based upon the Development Agreement (Resolution 2021-09-07). Comments have been provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

FINAL PLAT

1. The minimum finish floor elevation for all lots adjacent to the floodplain should be included on the Plat.

2. Since the development is outside the City Limits, all sanitary sewer will be required to be within an easement.

3. The Surveyor should verify if there is an easement for the Nevada SUD waterline through Lot CA36X, Block B, CA 16X, Block A and CA 18X, Block A. If not, an easement should be provided for the existing waterline.

ENGINEERING PLANS

4. Cover Sheet – There appears to be a typographic error in the Nevada SUD note.

5. Cover Sheet – The Bear Creek SUD note should be modified to specify where it is applicable.

6. Grading Plans – There are several areas where the proposed contours do not connect to existing contours. This should be corrected.

7. Grading Details – A note is included stating that structural design of the retaining walls will be provided separately. Ownership and maintenance of the retaining walls is addressed on the Final Plat.

8. Erosion Control Plan – There appears to be earthwork being performed outside the boundary of the silt fence. This should be addressed.

9. Erosion Control Details – Recycled or crushed concrete is not allowed on stabilized construction exits.

10. Drainage Plans – An Existing Drainage Area Map, with calculations, should be provided.

11. Drainage Plans – Calculations should be provided for the offsite drainage that will be conveyed through Culvert B. This area should be included on the Existing and Proposed Drainage Area Maps.

12. Storm Plans & Profiles – It appears the rip-rap areas are not visible on the sheets (dimension are shown).

13. Storm Profiles – The rip-rap extents of all outfalls and culverts should be shown on the profile view.

14. Storm Plans & Profiles – Engineer to verify that rip-rap is not required at the end of aprons on box culverts.

15. Storm Profiles – The proposed grade upstream and downstream should be shown to extend to existing grade.

16. Sheet 5.05 – The rip-rap should be dimensioned.

17. Sheet 5.05 – It is not clear as to grading on the upstream end of Culvert B.

18. Sheet 5.07 – There is a rip-rap area shown that does not appear to be correct.

19. Sheet 7.03 – 2 manholes should be labeled with "Internal Drop".

20. Sheet 7.09 – The manhole at Sta. 5+36.91 should include an internal drop.

21. Sheet 7.10 – The manhole at Sta. 4+04.65 should have an internal drop.

22. Sheet 8.01 – The mailbox clusters should have lighting. Per City standard, this can be provided by a streetlight or other, separate light.

23. Sheet 8.02 – A note should be updated to reflect the current phase.

24. City Standard Details – The latest version should be used.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. A copy of markups is attached for your use.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

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

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CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: __7 - G__**

Item:

Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 3-A Addition, generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and east of Elevon Section 2, Phase 2-E in the City's extraterritorial jurisdiction.

Background:

This matter was presented to the City Council on November 19, 2024. Because revisions to the waiver request were submitted at the meeting, action was deferred to allow time for further development of the revisions and staff review.

The recently approved Amended and Restated Development Agreement with Elevon provided for a departure from the Subdivision Code to outline the review and approval process for waivers of the required maximum block length of 1,000 feet. Although the process may not strictly adhere to the Subdivision Code, the review criteria for consideration of the waiver are consistent with code requirements:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of the land; and

(2) That strict application of the provisions of this subdivision ordinance requested to be waived is not necessary to promote the public health, safety, and welfare; and

(3) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this subdivision ordinance, and will not otherwise be injurious to other property owners in the vicinity; and

(4) That the granting of the waiver will be in harmony with the general purpose, intent, and spirit of this subdivision ordinance, and not conflict with provisions of the City's zoning ordinance, comprehensive plan, or other regulations of the City.

The property is situated in the extraterritorial jurisdiction of the City of Lavon and slated for annexation in the future.

The applicant has submitted six modification requests, all of which are considered Major Modifications that require City Council consideration. In response to the City's December 17, 2024 technical review determination, the applicant provided additional justification and/or revisions on December 20, 2024.

Staff Notes:

Approval is recommended.

Attachments: 1) Follow Up Request for Block Length Waiver
2) Technical Review Determination

JBI PARTNERS

December 19, 2024

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

Re: Elevon Section 3A, Block Length

Dear Ms. Dobbs,

In response to the comments dated December 19th from LJA, we have reviewed the comments and provide the following responses.

Minor Request No. 1 – Block D
Block D does meet minor modifications
(i.) it is on the perimeter adjacent to a floodplain or open space,
(ii.) it is on the perimeter adjacent to a collector or arterial roadway, Golden Glow Avenue is a future 4-lane arterial,
(iii.) the topographical or site specific feature does not appear to be an issue, but final lot grading has not been designed.
(iv.) This phase is unique since the northern boundary is NETEX and the western boundary is a different phase of development (Phase 2F) on a street where a block length variance was granted, there is no real need to have the pedestrian cut through mid-block. The north-south section of the block where the cut through would occur is four lots.

Justification as a Major Modification

Block D should be approved by council as it meets Major Modifications criteria:

(A) Block D is adjacent to NETEX and pedestrian access to a rail right-of-way is not permitted.

(B) Block D request should be considered due to the following:

(i) Pedestrian access from 2F is provided by the homebuilder sidewalks so there is pedestrian connectivity and there is a trail provided along the creek throughout Elevon Section 2 that will be accessible from Section 3A, Phase 1.
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the Block Length Variance is essentially a loop with no side really being over length and the cut through to make the block shorter does not get you to any pedestrian amenity.

Minor Request No. 2 – Block P (north of the creek)
Block P does meet minor modifications
(i.) it is on the perimeter adjacent to a floodplain or open space,
(ii.) it is on the perimeter adjacent to a collector or arterial roadway, Golden Glow Avenue is a

future 4-lane arterial,

(iii.) the topographical or site specific feature does not appear to be an issue, but final lot grading has not been designed.

(iv.) Block P has the arterial to the east and open space to the south. There is not a trail on this side of the creek. Between lots 44 and 43, the open space was extended up between the lots for storm drainage pipes to go between the lots. Our request from council would be that since there is not a trail on the north side of the creek behind the block that the open space between the lots be incorporated into the lots and the variance be granted. The north – south side of the block adjacent to the Golden Glow Avenue is only five lots.

Justification as a Major Modification

Block P should be approved by council as it meets Major Modifications criteria:

(A) Block P is adjacent to floodplain, CA46. The physical topography of the north side of the creek make the trail more desirable on the south side. The design of the trail and lot grading will not occur until final plat.

(B) Block P request should be considered due to the following:

(i) Pedestrian access from 2F is provided by the homebuilder sidewalks so there is pedestrian connectivity and there is a trail provided along the creek throughout Elevon Section 2 that will be accessible from Section 3A, Phase 1.

(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,

(iii) The block affected by the Block Length Variance is essentially a loop with no side really being over length and the cut through to make the block shorter does not get you to any pedestrian amenity.

Major Request No. 3 – Block P (south of the creek)

Justification as a Major Modification

Block P should be approved by council as it meets Major Modifications criteria:

(A) Block P is adjacent to floodplain, CA46. CA46 will be connected to Treasure Woods Lane by a sidewalk connection to the proposed trail, as shown on Development Agreement Exhibit C-2.

(B) Block P request should be considered due to the following:

(i) Pedestrian access to the trail breaking the over length block is provided.

(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,

(iii) The block affected by the over length block will have pedestrian access to the trail, and in either direction has pedestrian access through the homebuilder sidewalk network.

Major Request No. 4 – Block S (north)

Justification as a Major Modification

Block S should be approved by council as it meets Major Modifications criteria:

(A) Block S is adjacent to NETEX to the north where no pedestrian access is permitted, to the east the future P6D arterial, as shown on Development Agreement Exhibit C-3, and to the south a drainage way CA124 which is not planned to have any pedestrian amenity. The Active Adult community developer does not desire roadway connectivity to the future road. Therefore, open spaces have been provided to allow for future pedestrian access to the future roadway trail.

(B) Block S request should be considered due to the following:

(i) Pedestrian access to the future trail along the arterial is provided breaking the over length block.
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the over length block will have pedestrian access to the trail, and in either direction has pedestrian access through the homebuilder sidewalk network.

Major Request No. 5 – Block S (south)

Justification as a Major Modification

Block S should be approved by council as it meets Major Modifications criteria:

(A) Block S is adjacent to CA124 to the north which is not planned to have any pedestrian amenity, to the east the future P6D arterial, as shown on Development Agreement Exhibit C-3, and to the south Elevon Parkway. Additional street connections to Elevon Parkway are not desired into the Active Adult community as the desire is to have the residents enter off of Golden Glow Avenue. The Active Adult community developer does not desire roadway connectivity to the future road. Therefore, open spaces have been provided to allow for future pedestrian access to the future roadway trail.

(B) Block S request should be considered due to the following:

(i) Pedestrian access to the future trail along the arterial is provided breaking the over length block.
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the over length block will have pedestrian access to the trail, and in either direction has pedestrian access through the homebuilder sidewalk network.

Major Request No. 6 – Block B

Justification as a Major Modification

Block B should be approved by council as it meets Major Modifications criteria:

(A) The location of Block B along Elevon Parkway and near the roundabout at Golden Glow Avenue

JBI PARTNERS

makes additional street access undesirable, so the measurement as defined by the City of Lavon of contiguous lots makes Block B overlength. CA 27 has been provided for pedestrian access.

(B) Block B request should be considered due to the following:

(i) Pedestrian access to the future trail along the Elevon Parkway is provided breaking the over length block.
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the over length block will have pedestrian access to the trail along Elevon Parkway, and in either direction has pedestrian access through the homebuilder sidewalk network.

We would request that the block length variance be granted and our plat to proceed through the approval process.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 17, 2024

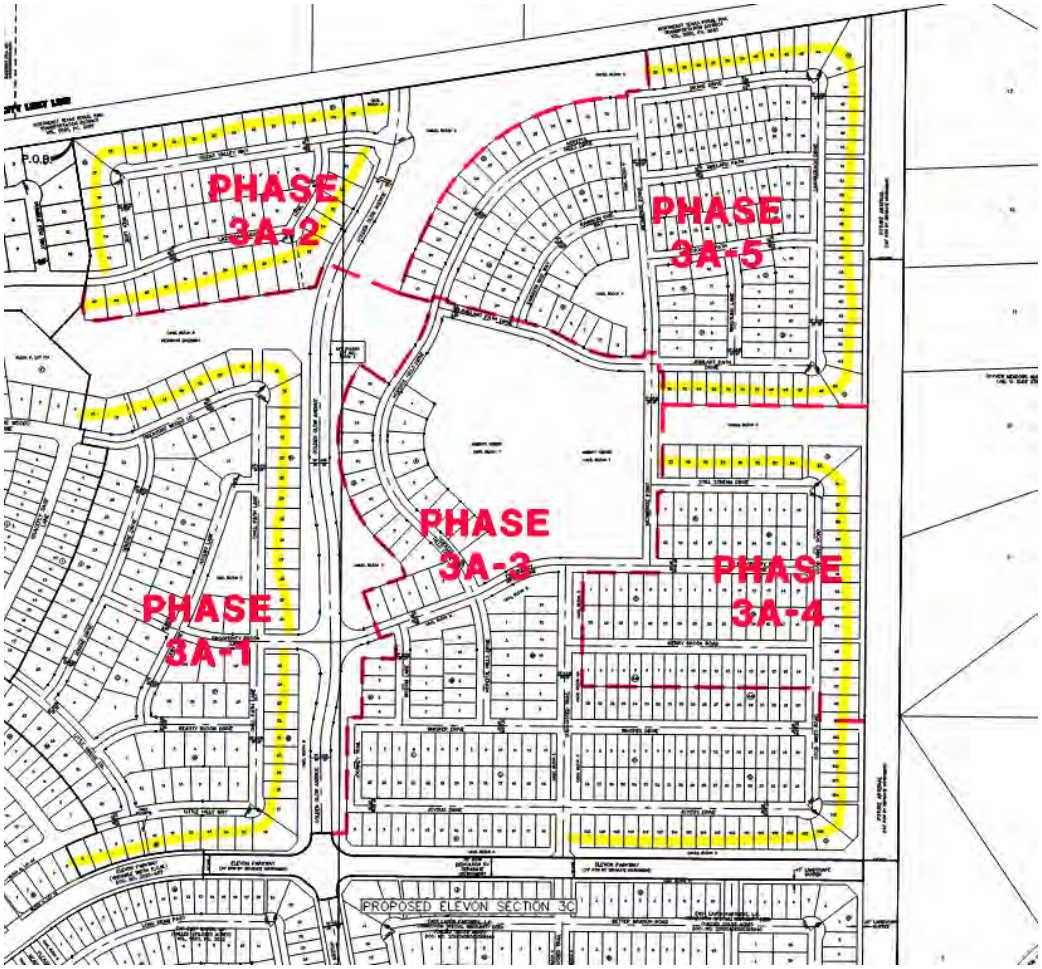
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 3A Block Length Modification Request

LJA Engineering, Inc. has reviewed the Modification Request referenced above. Provided below is the technical review determination relating to planning- and design-related requirements. **There are six blocks that are non-compliant, and all six will need to be considered by City Council as Major Modifications.** Please do not hesitate to let us know if you have any questions.

APPLICANT REQUEST

The applicant is proposing block lengths that exceed the maximum permitted block length (within the Elevon DA) of 1,000 feet, for several blocks within the proposed Preliminary Plat for Elevon Section 3A. The blocks highlighted in yellow are what the applicant has requested for Modifications:



There is a consideration and approval process that was outlined in the recently amended Elevon DA to address special circumstances, for specific blocks, that divides them into two categories: Minor Modifications (Staff approval) and Major Modifications (City Council approval).

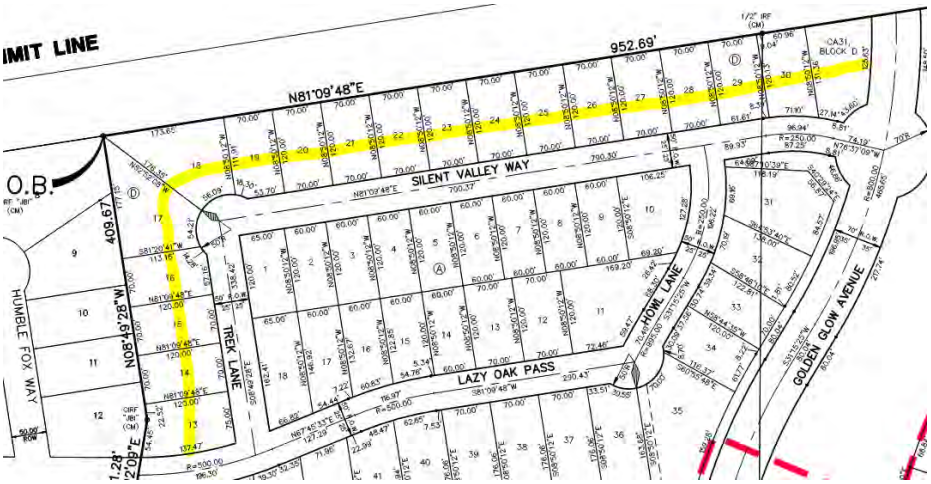
RELEVANT REGULATORY STANDARDS

The amended and restated Elevon Development Agreement requires a maximum block length of 1,000 feet but allows the following modifications:

> "…
>
> *b. Minor Modifications:*
> *The following Minor Modifications can be considered by the City Manager or their designee, upon request, and shall result in blocks of no greater than 1,400 feet and shall include mid-block pedestrian access (minimum 10 feet wide with a sidewalk) when they exceed the 1,000-foot standard:*
>
> *i. Where there is a block along perimeter of a proposed subdivision, which backs to floodplain not utilized for open space or some other unusable area;*
> *ii. Where there is a block along the perimeter of a proposed subdivision, adjacent to a collector or arterial roadway;*
> *iii. Where a unique, topographical, or site-specific feature(s) is or will be present and would result in unreasonable required access;* ***or***
> *iv. Where there is a unique circumstance in the area, the land, or a proposed neighborhood that results in a demonstrated need for a block of up to 1,400 feet.*
>
> *c. Major Modifications:*
> *1. The City Council is responsible for reviewing Major Modification requests that do not qualify for Staff approval, and to review appeals of Staff decisions/interpretations.*
>
> *2. The City Council's decision to approve or deny a request for a Modification to this standard shall be based on the following considerations:*
>
> *(A) The physical conditions of the property, such as steep slopes, floodplain, drainage, property shape, make compliance to the specific standard physically impossible, and this hardship is not created by the applicant;* ***or***
> *(B) The following three considerations together:*
> *i. Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***
> *ii. The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***
> *iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."*

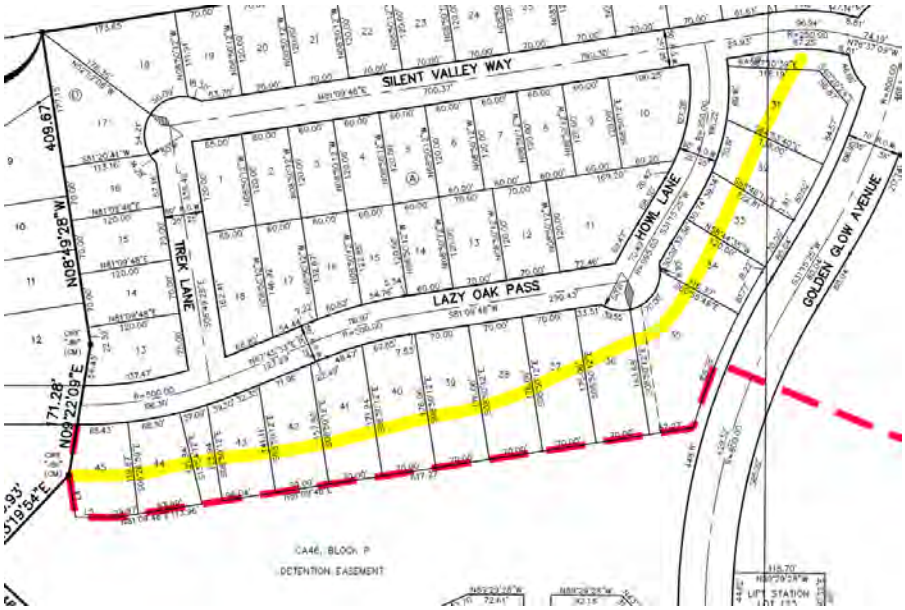
The applicant is requesting the following **Minor Modifications**:

1. Applicant request: Minor Modification for Block D because it is under 1,400 feet, is on the perimeter of the property, and is adjacent to NETEX right-of-way.



   a. Analysis: Although this request appears to meet the required Considerations, the proposed layout is not providing mid-block pedestrian access, as required, to qualify for a Minor Modification. Therefore, if the applicant does not provide mid-block pedestrian access, the request should move forward as a Major Modification request for City Council consideration.

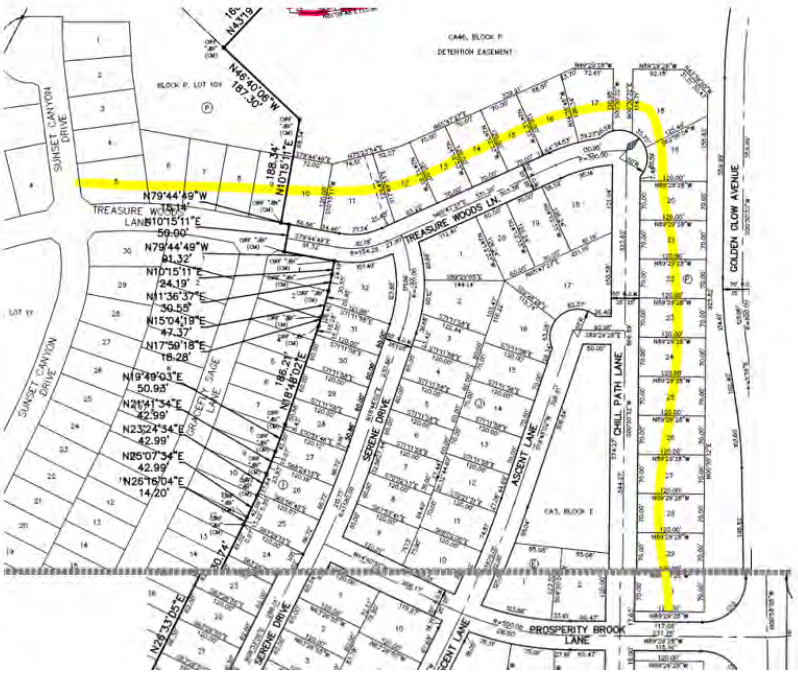
2. Applicant request: Minor Modification for Block P along Lazy Oak Pass because it is under 1,400 feet, adjacent to a detention easement along the southern end, adjacent to a collector roadway (Golden Glow Avenue) along the eastern end, and provides a pedestrian connection (although it is not mid-block as required).



a. Analysis: Although this request appears to meet the required Considerations, the proposed layout is not providing mid-block pedestrian access, as required, to qualify for a Minor Modification. Therefore, if the applicant does not provide mid-block pedestrian access, the request should move forward as a Major Modification request for City Council consideration. Also, to achieve a higher level of neighborhood walkability and connectivity, staff recommends that back gates be provided for direct trail access to the active recreation space (along the southern end of the block), in addition to mid-block pedestrian access.

The applicant is requesting the following **Major Modifications**:

3. Applicant request: Major Modification for Block P, along Treasure Woods Lane and Chill Path Lane, because it is over 1,400 feet, is adjacent to a collector roadway (Golden Glow Avenue) along the eastern end, is adjacent to a detention easement along the northern end, and provides a mid-block open space which would provide future pedestrian connectivity. The total block length, as technically measured, is approximately 1,800 feet.



a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

a. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***

b. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

c. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided justification for each Consideration. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it minimally complies. The request must be reviewed by City Council to determine if the Considerations have been fully met. Should the Modification be approved, Staff recommends the applicant provide back gates for direct trail/recreation access.

4. Applicant request: Major Modification for Lots 33 – 76, Block S because it over 1,400 feet, is on the perimeter of the property, is adjacent to NETEX right-of way along the northern end, is adjacent to a future arterial along the eastern end, and provides mid-block open space. The total block length, as technically measured, is approximately 2,200 feet (and the base requirement is a maximum 1,000 feet).

a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

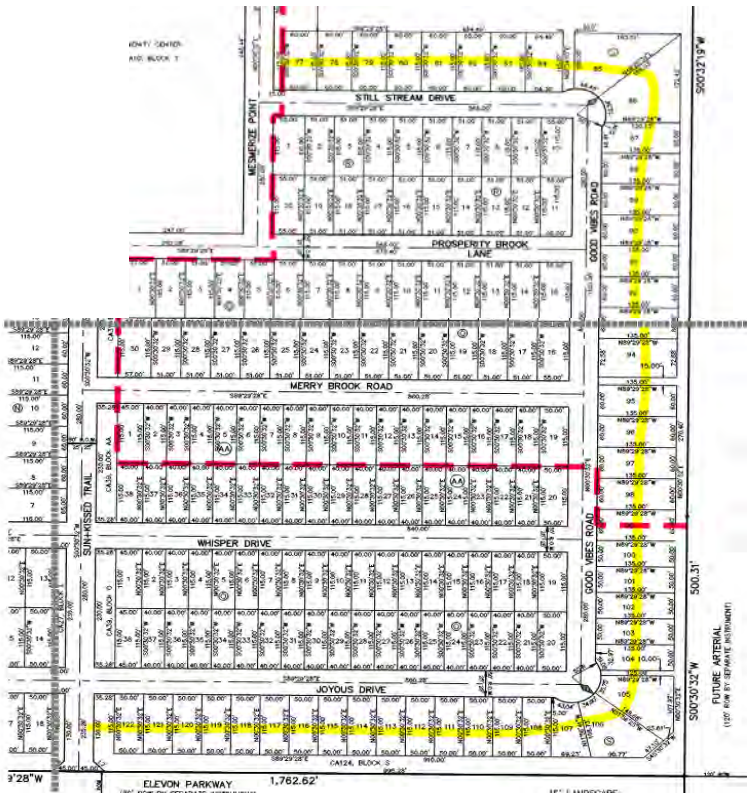
i. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***

ii. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided justification for each Consideration. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it minimally complies. The request must be reviewed by City Council to determine if the Considerations have been fully met.

5. Applicant request: Major Modification for Lots 77 – 122, Block S because it over 1,400 feet, is on the perimeter of the property, is adjacent to a future arterial along the eastern end, and adjacent to Elevon Parkway along the southern end. The total block length, as technically measured, is approximately 2,500 feet (and the base requirement is a maximum 1,000 feet).



a. Applicable Standards: The applicant is required to meet the following three considerations together (all three) to qualify for a Major Modification:

a. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***

b. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

c. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided justification for each Consideration. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it minimally complies. The request must be reviewed by City Council to determine if the Considerations have been fully met.

6. Applicant request: Major Modification for Block B because it is over 1,400 feet, is partially located along the perimeter of the property, is adjacent to Elevon Parkway along the southern end, and adjacent to Street 1 (a collector roadway) along the eastern end.

a. Applicable Standards: The applicant is required to meet the following three considerations together (all three) to qualify for a Major Modification:

   i. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***
   ii. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***
   iii. *The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."*

b. Analysis: The applicant has not provided justification for each Consideration. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it minimally complies. The request must be reviewed by City Council to determine if the Considerations have been fully met.

Thank you,

Prepared and compiled by:

Tiffany McLeod

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

Quality check by:

Abra R Nusser

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

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 7 – H**

Item:

Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 603 residential lots, 1 amenity center lot, 1 wastewater lift station lot, and 14 open space lots on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 1290203, 1290169, and 1290034).

Application Information

Owner(s): East Lavon Partners, LP and Far East Lavon, LP

Applicant: JBI Partners

Location: Adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway

Description: Approximately 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Property IDs 1290203, 1290169, and 1290034)

Current Zoning: No zoning in the ETJ

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 603 residential lots, 1 amenity center lot, 1 wastewater lift station lot, and 14 open space lots on 172.014 acres. The site will be developed in accordance with a concept plan and design guidelines as provided in an Amended and Restated Development Agreement. The parcel is presently situated in a Municipal Utility District (MUD) and will ultimately be disannexed from the MUD and annexed into the City. The project is proposed to be developed in multiple phases.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

Since the date of the initial submission, the applicant has negotiated an Amended and Restated Development Agreement (A&R DA), purchased and added property to the plat area, and requested and obtained a Master Thoroughfare Plan Amendment.

The preliminary plat is prepared in accordance with the design guidelines of the A&R DA and in accordance with the City's Subdivision Ordinance. The proposed project contains block lengths that exceed the length permitted in the A&R DA and subdivision regulations and for which a waiver was considered by the City Council on November 19, 2024, with no action taken. The applicant provided adjustment illustrations and is amending the submittal to comply with the provisions of the A&R DA.

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

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points.

A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained by the homeowners association.

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

The application and plans generally satisfy the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE ELEVON SECTION 3A ADDITION, PHASES 3A-1, 3A-2, 3A-3, 3A-4, AND 3A-5 CONSISTING OF 603 RESIDENTIAL LOTS, 1 AMENITY CENTER LOT, 1 WASTEWATER LIFT STATION LOT, AND 14 OPEN SPACE LOTS ON 172.014 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED ADJACENT TO AND EAST OF ELEVON, SECTION 2, PHASE 2E NORTH OF THE EXTENSION OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO APPROVAL OF A BLOCK LENGTH MODIFICATION.
MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS

Staff Notes:

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

Attachments:
1. Application and Preliminary Plat
2. Location Exhibits
3. Engineering and planning correspondence

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted

Company Making Submission		Property Owner	
Name:	JBI Partners	Name:	East Lavon Partners, LP.
Address:	2121 Midway Road, Suite 300	Address:	2101 CEDAR SPRINGS RD #600
City/State/Zip:	Carrollton/TX/75006	City/State/Zip:	DALLAS, TX 75201
Phone #:	972.738.0243	Fax #:	
Phone #:		Fax #:	214-880-8434
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	

Type of Submission		Date
☒ Preliminary Plat	(Elevon Section 3, Pod A)	10-10-24
☐ Final Plat		
☐ Re-Submittal		
☐ Construction Plans		
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date
Daniel Dewey, P.E.		10-9-2024

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON

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Office 972-843-4220 – – Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Authorization of Representation

Date: 10/9/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 9th day of October, 2024.

ASHLEY GRANT
(Notary Seal)
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant

Notary Public in and for Dallas County, Texas

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Notary ID 12983680-0

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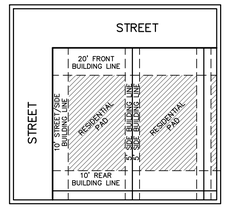
Notary Public in and for Dallas County, Texas

KEY MAP

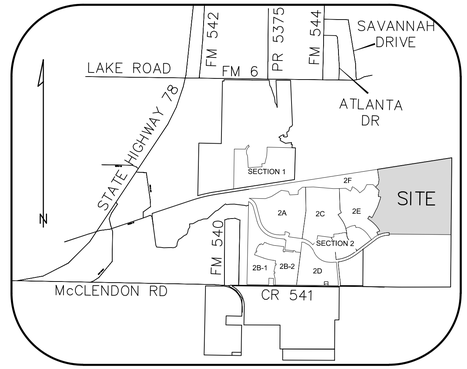
LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET
	PHASE LINE

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.



TYPICAL LOT SETBACK DETAIL
(N.T.S.)



VICINITY MAP (N.T.S.)

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
3. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
4. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.

604 TOTAL RESIDENTIAL LOTS

PRELIMINARY PLAT

ELEVON SECTION 3A
PHASES 3A-1, PHASES 3A-2, PHASES 3A-3, PHASES 3A-4, & PHASES 3A-5

604 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA,
1 LIFT STATION LOT,
17 COMMON AREAS,

BEING 172.014 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Far East Lavon, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880-8434
Dallas, Texas 75201

East Lavon Partners, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880-8434
Dallas, Texas 75201

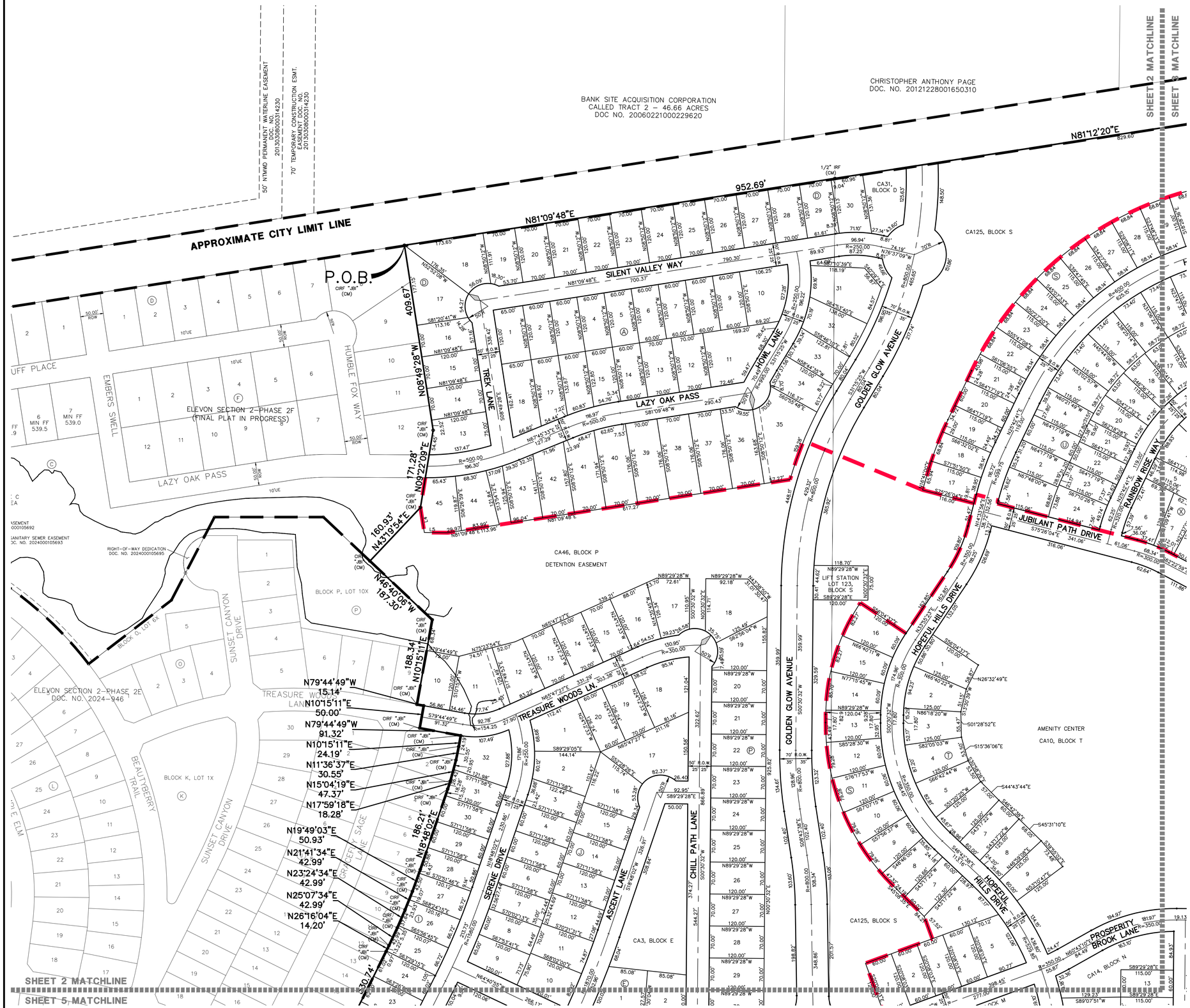
MA Elevon 429, LLC. — **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

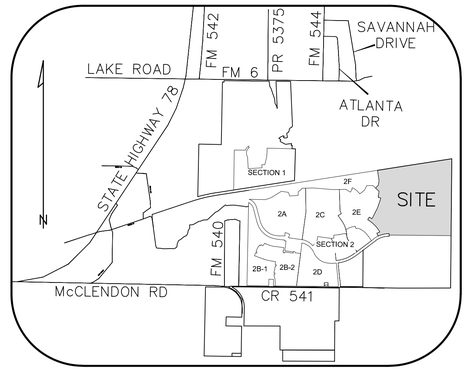
JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

Date: December 13, 2024 Sheet 1 of 6

Plotted by: mgarcia Plot Date: 12/13/2024 9:00 AM

Drawing: H:\Projects\MAT030 - Elevon Section 3\Surveying\dwg\xMAT030PPT-(Section 3A).dwg Saved By: mgarcia Save Time: 12/13/2024 8:59 AM





VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

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IRF	IRON ROD FOUND
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WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET
	PHASE LINE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N0°47'41"W	5.00'
L2	S89°12'19"W	70.00'
L3	S0°47'41"E	5.00'
L4	S8°50'12"E	55.34'
L5	S89°29'31"E	51.43'
L6	S45°30'32"W	28.28'
L7	S44°29'28"E	28.28'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°25'11"	74.50'	59.06'	31.18'	N66°46'52"W	57.52'
C2	3°45'43"	81.50'	5.35'	2.68'	N45°57'08"W	5.35'
C3	47°02'19"	64.50'	52.95'	28.07'	N24°18'50"W	51.48'
C4	47°02'19"	64.50'	52.95'	28.07'	S22°43'29"W	51.48'
C5	1°09'17"	81.50'	1.64'	0.82'	S45°40'00"W	1.64'
C6	45°25'11"	74.50'	59.06'	31.18'	S67°47'57"W	57.52'
C7	26°31'19"	950.00'	439.75'	223.89'	S77°36'35"W	435.83'
C8	6°19'23"	1070.00'	118.08'	59.10'	N67°30'37"E	118.02'
C9	5°07'33"	1365.00'	122.12'	61.10'	S56°52'18"E	122.08'
C10	91°28'38"	75.00'	119.74'	76.96'	N44°46'14"E	107.42'
C11	109°09'57"	60.00'	114.32'	84.38'	S55°33'04"E	97.79'
C12	70°50'20"	100.00'	123.64'	71.12'	S38°10'37"W	115.91'
C13	93°06'55"	80.00'	130.01'	84.47'	N42°56'00"W	116.17'

PRELIMINARY PLAT

ELEVON SECTION 3A
PHASES 3A–1, PHASES 3A–2, PHASES 3A–3, PHASES 3A–4, & PHASES 3A–5

604 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA,
1 LIFT STATION LOT,
17 COMMON AREAS,

BEING 172.014 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Far East Lavon, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600, Dallas, Texas 75201 — (214) 880-8434

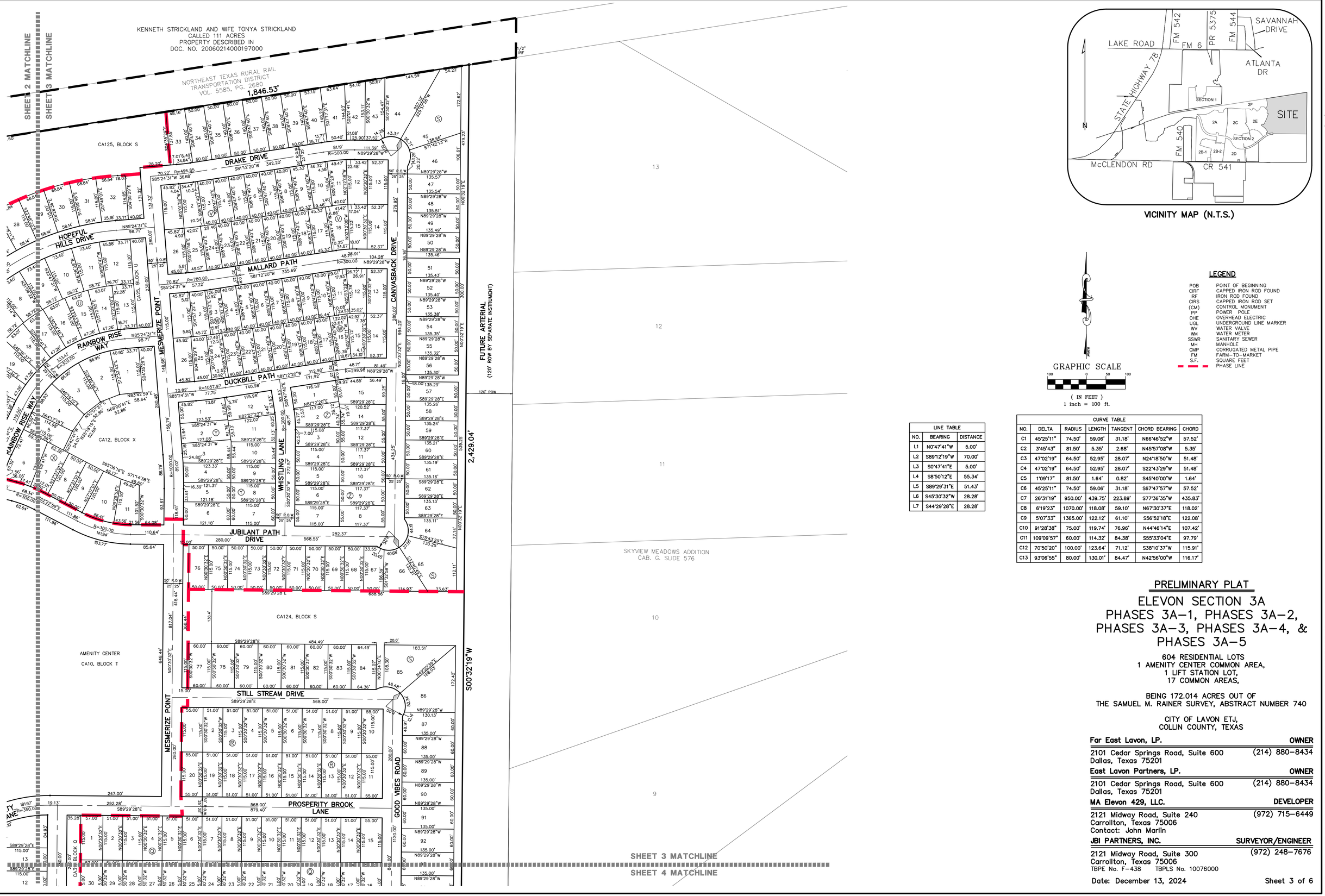
East Lavon Partners, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600, Dallas, Texas 75201 — (214) 880-8434

MA Elevon 429, LLC. — **DEVELOPER**
2121 Midway Road, Suite 240, Carrollton, Texas 75006 — (972) 715-6449
Contact: John Marlin

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

Date: December 13, 2024

Plotted by: mgarcia Plot Date: 12/13/2024 9:00 AM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\MAT030PPT-(Section 3A).dwg Saved By: mgarcia Save Time: 12/13/2024 8:59 AM



VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET
	PHASE LINE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N0°47'41"W	5.00'
L2	S89°12'19"W	70.00'
L3	S0°47'41"E	5.00'
L4	S8°50'12"E	55.34'
L5	S89°29'31"E	51.43'
L6	S45°30'32"W	28.28'
L7	S44°29'28"E	28.28'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°25'11"	74.50'	59.06'	31.18'	N66°46'52"W	57.52'
C2	3°45'43"	81.50'	5.35'	2.68'	N45°57'08"W	5.35'
C3	47°02'19"	64.50'	52.95'	28.07'	N24°18'50"W	51.48'
C4	47°02'19"	64.50'	52.95'	28.07'	S22°43'29"W	51.48'
C5	1°09'17"	81.50'	1.64'	0.82'	S45°40'00"W	1.64'
C6	45°25'11"	74.50'	59.06'	31.18'	S67°47'57"W	57.52'
C7	26°31'19"	950.00'	439.75'	223.89'	S77°36'35"W	435.83'
C8	6°19'23"	1070.00'	118.08'	59.10'	N67°30'37"E	118.02'
C9	5°07'33"	1365.00'	122.12'	61.10'	S56°52'18"E	122.08'
C10	91°28'38"	75.00'	119.74'	76.96'	N44°46'14"E	107.42'
C11	109°09'57"	60.00'	114.32'	84.38'	S55°33'04"E	97.79'
C12	70°50'20"	100.00'	123.64'	71.12'	S38°10'37"W	115.91'
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PRELIMINARY PLAT

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PHASES 3A–1, PHASES 3A–2, PHASES 3A–3, PHASES 3A–4, & PHASES 3A–5

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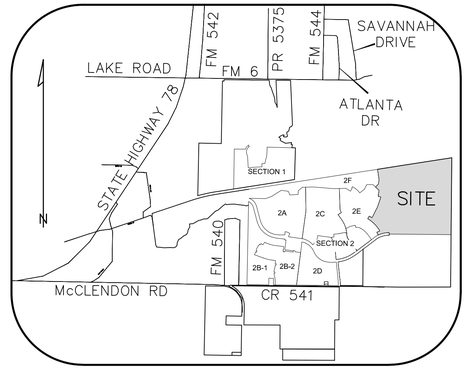

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(IN FEET)
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C10	91°28'38"	75.00'	119.74'	76.96'	N44°46'14"E	107.42'
C11	109°09'57"	60.00'	114.32'	84.38'	S55°33'04"E	97.79'
C12	70°50'20"	100.00'	123.64'	71.12'	S38°10'37"W	115.91'
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SHEET 2 MATCHLINE
SHEET 5 MATCHLINE
PROSPERITY BROOK LANE
SERENE DRIVE
ASCENT LANE
CHILL PATH LANE
BEAUTY BLOOM DRIVE
LITTLE BRIDGE DR.
LITTLE HILLS WAY
WHISPER DRIVE
JOURNEY TRAIL
JOYOUS DRIVE
HOPEFUL HILLS DRIVE
WISDOM LANE
SUN-KISSED TRAIL
GOLDEN GLOW AVENUE
BEAUTYBERRY TRAIL
HOWLING LANE
PLEASANT MEADOW DRIVE
UMBER WILLOW DRIVE
ELEVON PARKWAY
(VARIABLE WIDTH R.O.W.)
DOC. NO. 2023-687
N89°29'28"W 299.64'
ELEVON PARKWAY
(70' ROW BY SEPARATE INSTRUMENT)
70' ROW DEDICATION BY SEPARATE INSTRUMENT
LONG BEAM PASS
FAR EAST LAVON, LP.
(CALLED 472.8955 ACRES)
VOL. 5873, PG. 3522
EAST LAVON PARTNERS, L.P.
CORRECTION SPECIAL WARRANTY DEED
(CALLED 216.85 ACRES
DOC. NO. 20190408000368940
OPEN-AIR LANE
JOLLY DAWN STREET
SKY RUN DRIVE
JOY PETAL DRIVE
PEACE LANE
EASY SOUL ROAD
DEED LINE
DRAINAGE EASEMENT
DOC. NO.
BLOCK A, LOT 14X
BLOCK F, LOT 1X
BLOCK G, LOT 1X
BLOCK H, LOT 1X
BLOCK A, LOT 15X
CA26, BLOCK B
CA27, BLOCK B
CA15, BLOCK G
CA16, BLOCK B
CA12, BLOCK M
CA13, BLOCK L
CA21, BLOCK L
CA19, BLOCK K
CA39, BLOCK O
CA39, BLOCK A
CA30, BLOCK L
1.056 AC. OPEN SPACE
CA62, BLOCK O
CA34, BLOCK D
CA26, BLOCK J
CA21, BLOCK R
CA39, BLOCK AA
CA39, BLOCK K
CA14, BLOCK
N35°41'29"E 50.00'
N26°33'05"E 30.74'
N30°33'56"E 120.15'
N60°06'27"W 9.84'
N57°51'21"W 48.93'
N55°35'59"W 48.93'
N53°34'53"W 48.93'
N51°29'01"W 48.94'
N49°23'06"W 48.96'
N47°17'09"W 48.98'
N45°11'07"W 49.01'
N43°05'01"W 49.04'
N40°58'50"W 49.08'
N38°53'17"W 48.54'
N36°52'59"W 45.00'
N33°57'44"W 91.25'
N19°19'42"W 50.00'
N25°39'05"W 120.00'
N00°52'14"E 15.00'
S89°29'28"E 348.20'
S89°29'28"E 184.71'
S89°29'28"E 725.00'
S89°29'28"E 685.00'
N89°29'28"W 677.35'
S89°29'28"E 1320.00'
N89°29'28"W 1320.00'
N00°30'32"E 1320.00'
S00°30'32"W 1320.00'
N00°30'32"E 280.00'
S00°30'32"W 280.00'
N00°30'32"E 725.00'
S00°30'32"W 725.00'
N00°30'32"E 130.00'
S00°30'32"W 130.00'
N00°30'32"E 115.00'
S00°30'32"W 115.00'
N00°30'32"E 235.26'
S00°30'32"W 235.26'
N00°58'05"W 398.45'
S00°58'05"W 217.00'
N00°58'05"W 217.00'
S00°30'32"W 280.00'
N00°30'32"E 280.00'
S00°30'32"W 280.00'
N00°30'32"E 280.00'
S00°30'32"W 280.00'
N00°30'32"E 280

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being part of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 472.8955 acre tract, said point also being in the south right–of–way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas, said point also being in the east line of that called 429.321 acre tract of land described in deed to MA ELEVON 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas;

THENCE along the south right–of–way line of said Northeast Texas Rural Rail Transportation District as follows:
North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one–half inch iron rod found at northeast corner of said 472.8955 acre tract, said point also being the northwest corner of said 216.85 acre tract;
North 81 degrees 12 minutes 20 seconds East, 1,846.53 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 32 minutes 19 seconds West, 2,429.04 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 500.31 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 1,762.62 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bear North 66 degrees 46 minutes 52 seconds West, 57.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bear North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bear North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 12 minutes 19 seconds West, 70.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 47 minutes 41 seconds East, 5.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE Southwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bear South 22 degrees 43 minutes 29 seconds West, 51.48 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 1.64 feet along a curve to the left, having a central angle of 01 degrees 09 minutes 17 seconds, a radius of 81.50 feet, a tangent of 0.82 feet and whose chord bear South 45 degrees 40 minutes 00 seconds West, 1.64 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bear South 67 degrees 47 minutes 57 seconds West, 57.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 299.64 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 00 degrees 52 minutes 14 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Southwesterly, 439.75 feet along a curve to the left, having a central angle of 26 degrees 31 minutes 19 seconds, a radius of 950.00 feet, a tangent of 223.89 feet and whose chord bear South 77 degrees 36 minutes 35 seconds West, 435.83 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the east line of Elevon Section 2, Phase 2E, as recorded in Document Number 2024–946, Official Public Records of Collin County, Texas;

THENCE along the east line of said Elevon Section 2, Phase 2E acre tract as follows:
North 25 degrees 39 minutes 05 seconds West, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 118.08 feet along a curve to the right, having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears North 67 degrees 30 minutes 37 seconds East, 118.02 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 19 minutes 42 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 57 minutes 44 seconds West, 91.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 36 degrees 52 minutes 59 seconds West, 45.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 38 degrees 53 minutes 17 seconds West, 48.54 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 40 degrees 58 minutes 50 seconds West, 49.08 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 43 degrees 05 minutes 01 seconds West, 49.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 45 degrees 11 minutes 07 seconds West, 49.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 47 degrees 17 minutes 09 seconds West, 48.98 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 49 degrees 23 minutes 06 seconds West, 48.96 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 51 degrees 29 minutes 01 seconds West, 48.94 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 34 minutes 53 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 55 degrees 35 minutes 59 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 57 degrees 51 minutes 21 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 60 degrees 06 minutes 27 seconds West, 9.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 30 degrees 33 minutes 56 seconds East, 120.15 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 122.12 feet along a curve to right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet and whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 59 minutes 18 seconds East, 18.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 15 degrees 04 minutes 19 seconds East, 47.37 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 46 degrees 40 minutes 06 seconds West, 187.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being tin the east line of said 429.321 acre tract;

THENCE along the east line of said 429.321 acre tract as follows:
North 43 degrees 19 minutes 54 seconds East, 160.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 09 degrees 22 minutes 09 seconds East, 171.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 08 degrees 49 minutes 28 seconds West, 409.67 feet to the POINT OF BEGINNING and containing 7,492,921 square feet or 172.014 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P.**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A–1, PHASE 3A–2, PHASE 3A–3, PHASE 3A–4, & PHASE 3A–5**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Signature

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
AA–39CA	8,114	0.186
B–26CA	43,624	1.001
B–27CA	1,924	0.044
D–31CA	11,300	0.259
E–3CA	40,398	0.927
K–19CA	78,175	1.795
L–27CA	4,600	0.106
M–12CA	13,738	0.315
N–14CA	20,758	0.477
O–39CA	8,114	0.186
P–46CA	256,197	5.881
Q–31CA	8,114	0.186
S–123	8,981	0.206
S–124CA	209,691	4.814
S–125CA	409,634	9.404
T–10CA	532,130	12.216
U–25CA	9,200	0.211
X–12CA	55,651	1.278

LOT 123, BLOCK S IS THE LIFT STATION LOT

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2024.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this ____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

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

Approved For Preparation of Final Plat

_____
Mayor Date
City of Lavon,
Collin County, Texas

PRELIMINARY PLAT

ELEVON SECTION 3A
PHASES 3A–1, PHASES 3A–2, PHASES 3A–3, PHASES 3A–4, & PHASES 3A–5

604 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA,
1 LIFT STATION LOT,
17 COMMON AREAS,

BEING 172.014 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Far East Lavon, LP. **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880–8434
Dallas, Texas 75201

East Lavon Partners, LP. **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880–8434
Dallas, Texas 75201

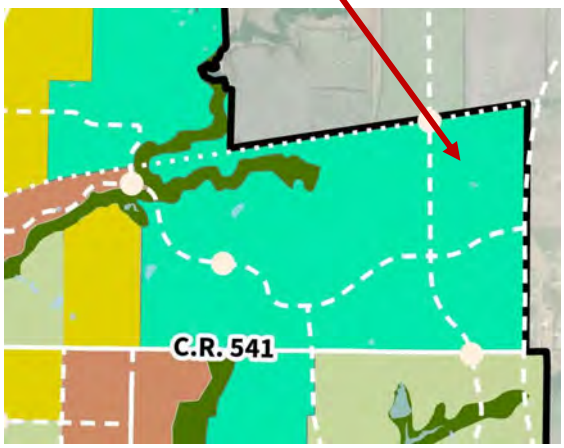
MA Elevon 429, LLC. **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715–6449
Carrollton, Texas 75006
Contact: John Marlin

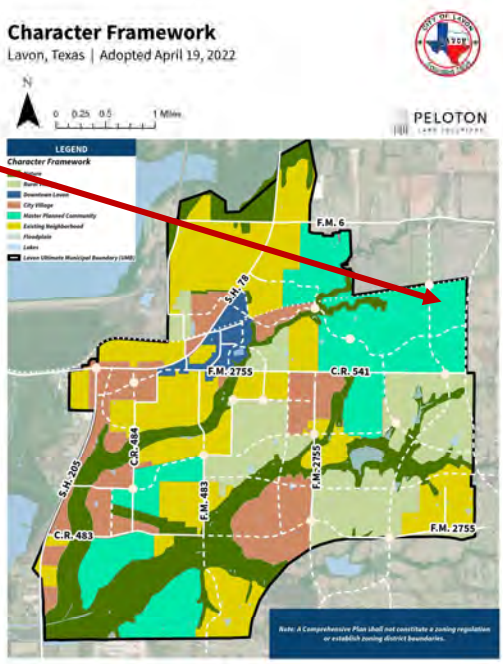
JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

Date: December 13, 2024 Sheet 6 of 6

Plotted by: mgarcia Plot Date: 12/13/2024 9:00 AM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PPT–(Section 3A).dwg Saved By: mgarcia Save Time: 12/13/2024 8:59 AM

Future Land Use Plan

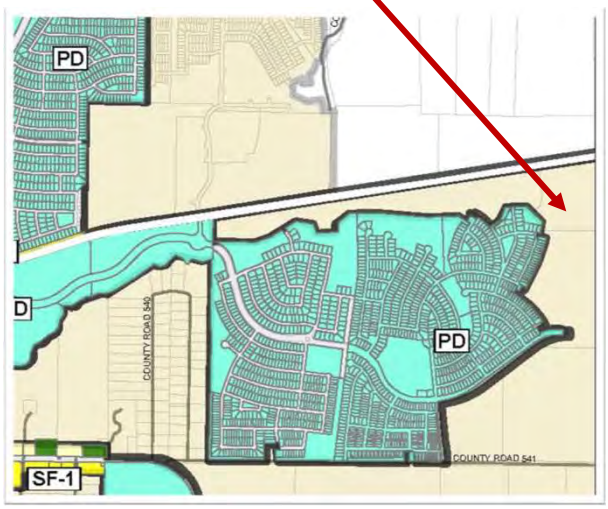


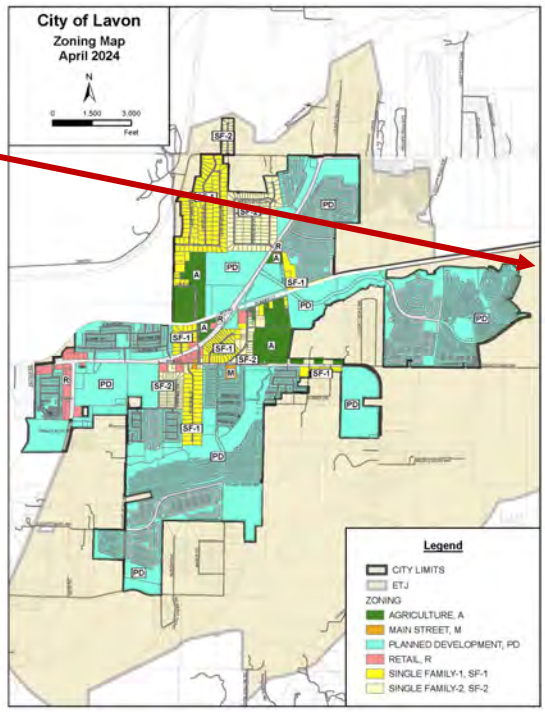


18

Zoning Map

(there is no zoning in the ETJ)

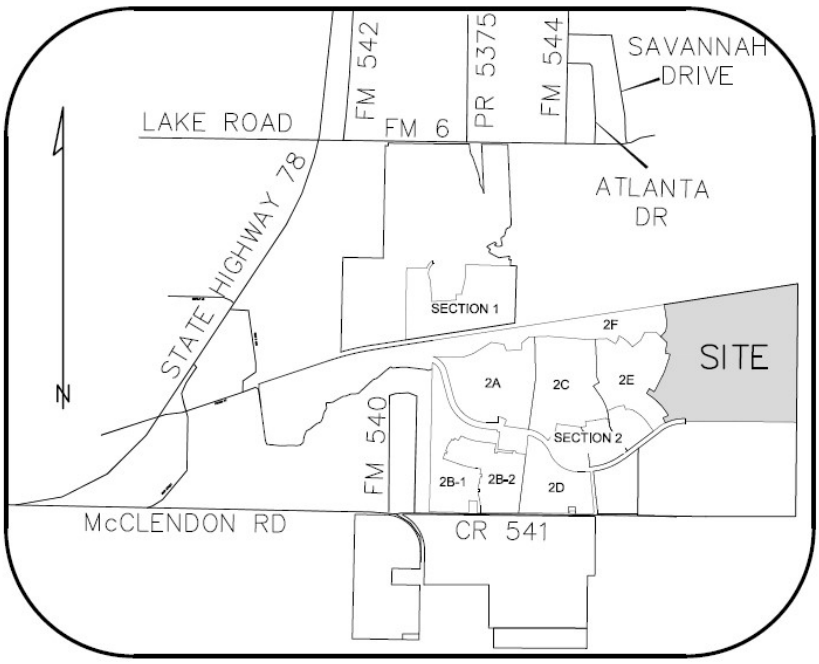




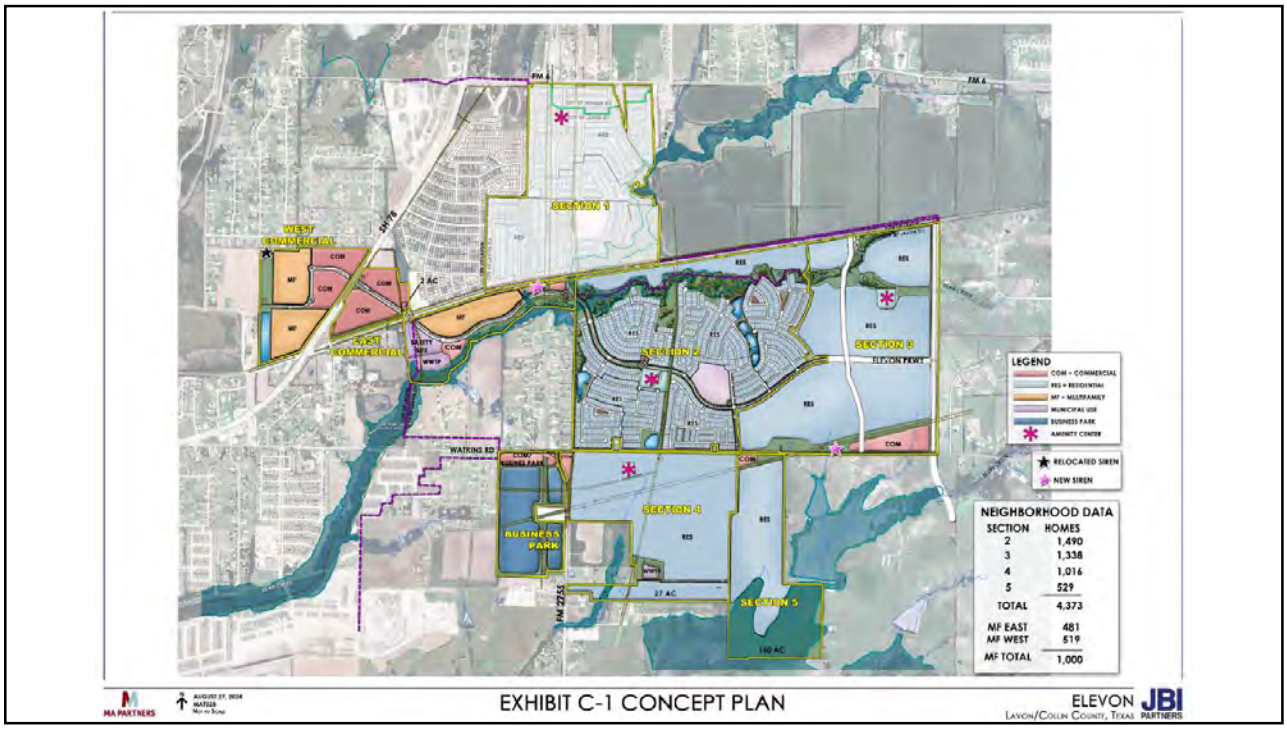
19

ELEVON SECTION 1 PHASE 4
ELEVON MUD #1A
ELEVON PARKWAY WEST (CLA)
PARKWAY WEST OPEN SPACES (CLA)
ELEVON SECTION 2 PHASE 2A
ELEVON SECTION 2 PHASE 2C
ELEVON SECTION 2 PHASE 2E
ELEVON PARKWAY
LAVON RANCHETTES
ELEVON SECTION 2 PHASE 2B-1
ELEVON PHASE 2B-2
ELEVON SECTION 2 PHASE 2D
LAVON VIEW ES
Community ISD
County Road 541

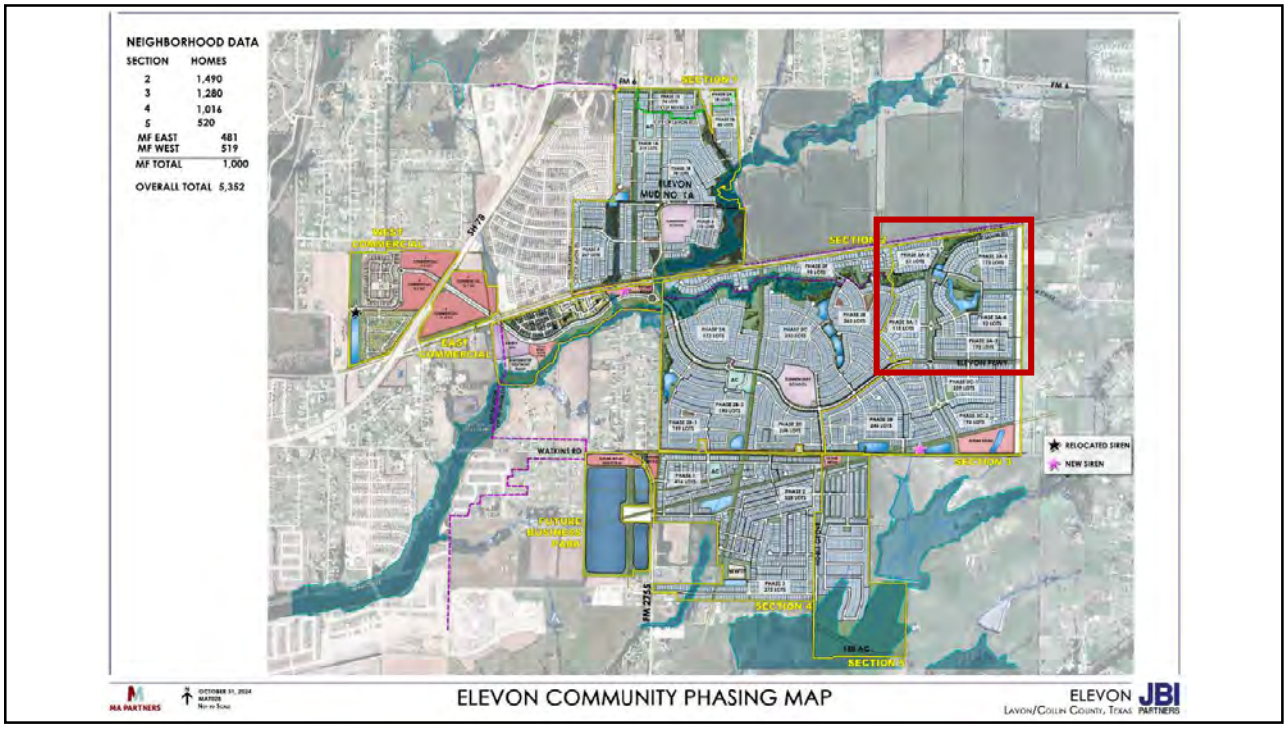
20


FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
STATE HIGHWAY 78
N
SECTION 1
2F
SITE
2A
2C
2E
SECTION 2
FM 540
2B-1
2B-2
2D
McCLENDON RD
CR 541

21


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
3 AC
27 AC
150 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

22


NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,280
4 1,016
5 520
MF EAST 481
MF WEST 519
MF TOTAL 1,000
OVERALL TOTAL 5,352
ELEVON MUD NO. 1A
WEST COMMERCIAL
EAST COMMERCIAL
WATKINS RD
FUTURE BUSINESS PARK
FM 2755
SH 78
FM 6
RELOCATED SIREN
NEW SIREN
ELEVON COMMUNITY PHASING MAP
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

23

December 13, 2024

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

Re: Elevon Section 3, Pod A, 623 Total Lots, 172.014 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and revised Preliminary Engineering Plans dated December 13, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Section 2, Phase 2E and 2F and north of the extension of Elevon Parkway. The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments.

All comments have been satisfactorily addressed.

1. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc. The TIA is being updated as requested. This will need to be completed prior to recommendation for approval of any Section 3 Final Plat.

2. Section 2 Phase 2F is being submitted as a separate CLOMR. Section 3 will be submitted separately as a LOMR-F upon completion.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. **We recommend APPROVAL of the Preliminary Plat and Preliminary Plans.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3A\Sect 3 Pod A - Preliminary Plat - Rev 1.docx

December 13, 2024

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

Re: Elevon – Section 3, Phase 3A Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on December 11th from LJA for the Preliminary Plat submittal for Elevon Section 3A. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

2. There are several Common Areas that appear to be appropriate for pedestrian or recreation access that are not listed in plat note #5. Staff recommends providing the note as follows "Common Areas shall include pedestrian and recreation access." If there are any Common Areas that need to be excluded from this note, provide another phrase at the end of the note that expressly removes them.
   Note #5 has been updated as indicated. There are a few areas in this phase that are part of a bigger common area but will remain undisturbed or for drainage use such as CA124, Block S and CA125, Block S. Since the common area containing the creek and drainage facility also continues along the road where pedestrian and recreation access is to be proposed, the creek/drainage portion could not be excluded from note 5.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

December 13, 2024

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

Re: Elevon Section 3, Pod A, 619 Total Lots, 172.014 Acres Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on December 11th from Freeman-Millican, Inc. for the Preliminary Plat submittal for Elevon Section 3A. Below is a summary of how each comment is addressed.

GENERAL

1. A Conditional Letter of Map Revision (CLOMR) request for Elevon Section 2, dated June 24,2022 has been previously submitted. This study includes analysis of developed flows into Bear Creek for Section 2 and a portion of Section 3 but does not include the entire Section 3 area. The impact of any increase in flow on Bear Creek and areas downstream for the entire Section 3 area should be provided. Hydrolink is working on the updated flood study.
   Noted. Currently since Section 2, Phase 2F is ahead of Section 3, Hydrolink's latest submittal to FEMA only includes the improvements to Phase 2F. A LOMR-F for the couple lots the FEMA floodplain clips in Section 3A will be submitted to FEMA with the Section 3A final design.

PRELIMINARY ENGINEER PLANS

9. Sheet 4.3 – The offsite drainage basins should be shown and labeled.
   The offsite drainage basins are also now included in the proposed map and the area table.

10. Sheet 4.3 – It does not appear that area A14 is included in the calculations.
    The drainage area table has been corrected. All areas have been checked and are now included.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 11, 2024

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

Re: Elevon – Section 3, Phase 3A
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: November 27, 2024

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

PLANNING + DESIGN COMMENTS

1. Blocks B, D, P, and S exceed the maximum block length requirement of 1,000 feet. A review of Modification Requests is underway as of December 10, 2024.

2. There are several Common Areas that appear to be appropriate for pedestrian or recreation access that are not listed in plat note #5. Staff recommends providing the note as follows "Common Areas shall include pedestrian and recreation access." If there are any Common Areas that need to be excluded from this note, provide another phrase at the end of the note that expressly removes them.

3. FYI, all other Planning and Design comments have been addressed.

Comments prepared and compiled by:

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

Quality check by:

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

November 27, 2024

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

Re: Elevon Section 3, Pod A, 619 Total Lots, 172.014 Acres Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 8th from Freeman-Millican, Inc. for the Preliminary Plat submittal for Elevon Section 3A. Below is a summary of how each comment is addressed.

GENERAL

1. Section 3 is divided into 3 Pods. Each Pod is considered a separate development.
   Correct. Each pod will also be a different builder.

2. Pod A is divided into 5 phases.
   Correct. Phases 1-2 will be regular market lots and Phases 3-5 are geared towards the active adult community.

3. The 603 residential lots include 40', 50' 60' and 70' width lots.
   After layout adjustments in the Phase 3A-3, 3A-4 and 3A-5 areas, the new total lot count is 604.

4. Water service to be provided by Nevada SUD.
   Correct.

5. Elevon Parkway is shown to be extended along the southern boundary of Pod A and is not included in this Plat. ROW is to be provided by separate instrument.
   Correct. ROW separate instrument documents have been sent to the City for review.

6. A separate 120' ROW east of the platted boundary is to be dedicated by separate instrument for a future 6-lane, north-south roadway per the current Master Throughfare Plan.
   Correct. ROW separate instrument documents have been sent to the City for review.

7. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc.
   JBI has contacted Scott Israelson and he is working on updating the TIA for Section 3 and Section 4 based on the current street layouts.

8. A Conditional Letter of Map Revision (CLOMR) request for Elevon Section 2, dated June 24, 2022 has been previously submitted. This study includes analysis of developed flows into Bear Creek for Section 2 and a portion of Section 3 but does not include the entire Section 3 area. The impact of any increase in flow on Bear Creek and areas downstream for the entire Section 3 area should be provided.
   JBI has Hydrolink working on a flood study for the entire Section 3 area and it will be provided with the engineering plans.

PRELIMINARY PLAT

9. Topographic information should not be included on a Preliminary Plat.
   Topographic information has been removed from the plat.

10. Right-of-Way for connection of Streets 21 and 11 to the future N-S Principal Arterial should be provided.
    We have added pedestrian access common areas to comply with the block length requirement. The eastern phases are the Active Adult side of the community which will have various points of connectivity to the Elevon trail system. The developer is not wanting to have additional ingress and egress points for the Active Adult community and the trips in and out will be less than a traditional neighborhood. The focus for access is to limit the need for left and right turns on the future arterial and only need a traffic signal at Elevon Parkway in the future.

11. The Right-of-Way for the extension of Elevon Parkway should be identified to be dedicated by separate instrument. Once filed, the filing information can be used.
    The Elevon Parkway ROW is now dimensioned and labeled: "70' ROW by Separate Instrument". The ROW documents have been submitted to the City for review.

12. It should be noted that the proposed 120' Right-of-Way for the future N-S Principal Arterial will need to be dedicated as part of the Final Plat acceptance.
    The future north-south principal arterial is now dimensioned and labeled: "120' ROW by Separate Instrument". The ROW documents have been submitted to the City for review.

13. There are several blanks on the last sheet that have been left blank. Thes should be completed.
    The preliminary plat is now updated to reflect the current ownership. Previously, we had blanks since the ownership will change with the final plats.

14. There are two curve directions that should be verified.
    Curve C2 and C5 are to the left as shown.

15. There appears to be a duplication of one of the callouts.
    Duplicated call out has been removed.

16. The Surveyor should verify the use of "Elevon Section 2, Phase 2F" as a reference since that Plat will probably not be filed prior to approval of this Preliminary Plat.
    A note has been added showing Phase 2F as "Final Plat in Progress".

PRELIMINARY ENGINEER PLANS

17. The Engineer should verify if Elevon Parkway is to be constructed as part of Pod A, and if so, which phase of construction. If not, it should be clearly identified the responsible party for construction and timeline.
    A note has been added to 1.0 and 1.4 stating MA is the responsible party and that Elevon Parkway will be constructed prior to or in conjunction with the Pod 3A or Pod 3C.

18. The sanitary sewer collection system includes a new lift station to convey wastewater to the proposed Lavon East WWTP within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pods B & C.
    The builder of Pod 3A will construct the lift station and force main with the development of the first phase within Pod 3A. The development agreement between MA and all of the builders requires the dedication of the required easements and rights-of-way for the utilities. JBI is currently working on the force main plans from Pod 3A the junction point at Watkins Road and the combined force main from the junction point to the WWTP.

19. Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans.
    Noted.

20. An existing drainage area map, with calculations, should be provided to show any impact such as increase flow, sheet vs point source flows, etc. resulting from the development.
    We have included an Existing Drainage Area Map.

21. The drainage plans should include the future N-S Principal Arterial as well as offsite drainage from the east of the property.
    The area to the east is now shown in the Drainage Area Maps. Hydrolink has been working on the hydrology for the ponds and the offsite contributing areas have been considered in their detention analysis.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

November 27, 2024

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

Re: Elevon – Section 3, Phase 3A Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 8th from LJA for the Preliminary Plat submittal for Elevon Section 3A. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. Product type is not necessary information to include on a plat document. Revise the plat to remove the "Market Lots" and "Active Adult" tables.
   Product type and table have been removed from the preliminary plat.

2. The Open Space Plan in the governing Development Agreement shows a required 6' wide trail along Street 1 and 8' trails along the eastern property boundary and Elevon Parkway. The Plan also shows a designated Amenity Center, Pocket Park and Open Space within the subdivision. Revise the plat to add the following note: "Pedestrian and recreation access is provided on CA26, Block B, CA3, Block E, CA18, Block K, CA46, Block P, CA124, Block S, CA10, Block T, and CA12, Block X."
   A note has been added to Sheet 1.

3. The Road Plan in the governing Development Agreement requires 70' of right-of-way for Elevon Parkway. Revise the plat to dimension and label the ultimate ROW on this roadway.
   Sheets 1, 4, and 5 have dimensions for Elevon Parkway. The separate instrument documents have been sent to the City for review. We will be working on getting the right-of-way documents signed as soon as we get approval from the city.

4. Revise the plat to remove the building setbacks from the plat and replace with a typical lot setback detail.
   Building lines have been removed and a "Typical Lot Setback Detail" has been added to Sheet 1.

5. Block lengths between intersecting streets shall not exceed 1,000 feet per the governing Development Agreement. It appears Blocks B, D, P, and S do not meet this requirement. A block length modification request is currently being reviewed by staff. Once review is complete, a Technical Review Letter will be issued. At that time, approved Minor Modifications will be issued by staff or the plat will be revised by the applicant, and Major Modifications will be scheduled for City Council consideration. Compliance with the Development Agreement standards will be required unless or until the modifications are approved.
   "Pedestrian Access" common areas have been added to comply with the block length requirement.

6. Revise the plat to remove the topography lines and provide on a separate Preliminary Drainage Plan.
   Topography has been removed.

7. There are 15 Common Areas listed in the Lot Area Table, however the plat title block states there are 14 Open Space Lots and 1 Amenity Center Lot. Revise the plat title block to reference 1 Amenity Center "Common Area" instead of "Lot" and 14 "Common Areas" instead of "Open Space Lots."
   Title block has been modified and the number of common areas has been adjusted.

8. Confirm the timing of the required right-of-way dedication for Elevon Parkway and the P6D roadway (located along the eastern boundary) with the City Engineer. It appears this right- of-way is not being dedicated as a part of this plat but may need to be included with the plat instead of dedicated by separate instrument or filing information provided on the plat prior to approval.
   The right-of-ways will be dedicated prior to any final plat being recorded.

9. There is an opportunity for Streets 11 and 21 to provide east/west connectivity by connecting these streets to the eastern property boundary, which is the future principal arterial. In addition, connecting these two streets would make the length of Block S more compliant upon revision. Revise the plat to extend Streets 11 and 21 to the eastern property boundary to connect with the future principal arterial.
   We have added "pedestrian access" common areas to comply with the block length requirement. The eastern phases are the Active Adult side of the community which will have various points of connectivity to the Elevon trail system. Elevon Parkway serves as the connection to the east arterial road, multiple connections to the eastern arterial are not desired.

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.
    Provided.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 7 – I**

Item:

Discussion and action regarding the preliminary plat of the Elevon Section 3B Addition, Phases 3B-1 and 3B-2 consisting of 241 residential lots, 1 wastewater lift station lot, and 7 open space lots on 51.875 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and northeast of the intersection of Noble Grove and Watkins Road in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2032794 and 1290132).

Application Information

Owner(s): Petro-Hunt, LLC and Far East Lavon, LP

Applicant: JBI Partners

Location: Adjacent to and northeast of the intersection of Noble Grove and Watkins Road

Description: Approximately 51.875 acres out of the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Property IDs 2032794 and 1290132).

Current Zoning: No zoning in the ETJ

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 241 residential lots, 1 wastewater lift station lot, and 7 open space lots on 51.875 acres. The site will be developed in accordance with a concept plan and design guidelines as provided in an Amended and Restated Development Agreement. The parcel is presently situated in a Municipal Utility District (MUD) and will ultimately be disannexed from the MUD and annexed into the City. The project is proposed to be developed in multiple phases.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a

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

Since the date of the initial submission, the applicant has negotiated an Amended and Restated Development Agreement (A&R DA), purchased and added property to the plat area, and requested and obtained a Master Thoroughfare Plan Amendment.

The preliminary plat is prepared in accordance with the design guidelines of the A&R DA and in accordance with the City's Subdivision Ordinance. The proposed project contains block lengths that exceed the length permitted in the A&R DA and subdivision regulations and for which a waiver was considered by the City Council on November 19, 2024, with no action taken. The applicant provided adjustment illustrations and is amending the submittal to comply with the provisions of the A&R DA.

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

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points.

A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained by the homeowners association.

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

The application and plans generally satisfy the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ELEVON SECTION 3B ADDITION, PHASES 3B-1 AND 3B-2 CONSISTING OF 241 RESIDENTIAL LOTS, 1 WASTEWATER LIFT STATION LOT, AND 7 OPEN SPACE LOTS ON 51.875 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED ADJACENT TO AND NORTHEAST OF THE INTERSECTION OF NOBLE GROVE AND WATKINS ROAD IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO CITY ENGINEER APPROVAL AND UPDATED TRAFFIC IMPACT ANALYSIS.
MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS

Staff Notes:

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

Attachments:
1. Application and Preliminary Plat
2. Location Exhibits
3. Engineering and planning correspondence

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	**Property Owner**
Name: JBI Partners	Name: Far East Lavon, LP.
Address: 2121 Midway Road, Suite 300	Address: 2101 CEDAR SPRINGS #600
City/State/Zip: Carrollton/TX/75006	City/State/Zip: DALLAS, TX 75201
Phone #: 972.738.0243 Fax #:	Phone # 214-880-8434 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person:

Type of Submission	Date
☒ Preliminary Plat (Elevon Section 3, Pod B)☐	10-25-24
☐ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/24/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 24th day of October, 2024.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant

Notary Public in and for Dallas County, Texas

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
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CITY OF LAVON

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City/State/Zip: Carrollton/TX/75006	City/State/Zip: DALLAS, TX 75201
Phone #: 972.738.0243 Fax #:	Phone # 214-880-8434 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person:

Type of Submission	Date
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To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

www.cityoflavon.com

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/24/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared J. M. Mason,

on this the 24th day of October, 2024.

Ashley Grant
(notary seal)

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Notary Public in and for Dallas County, Texas

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
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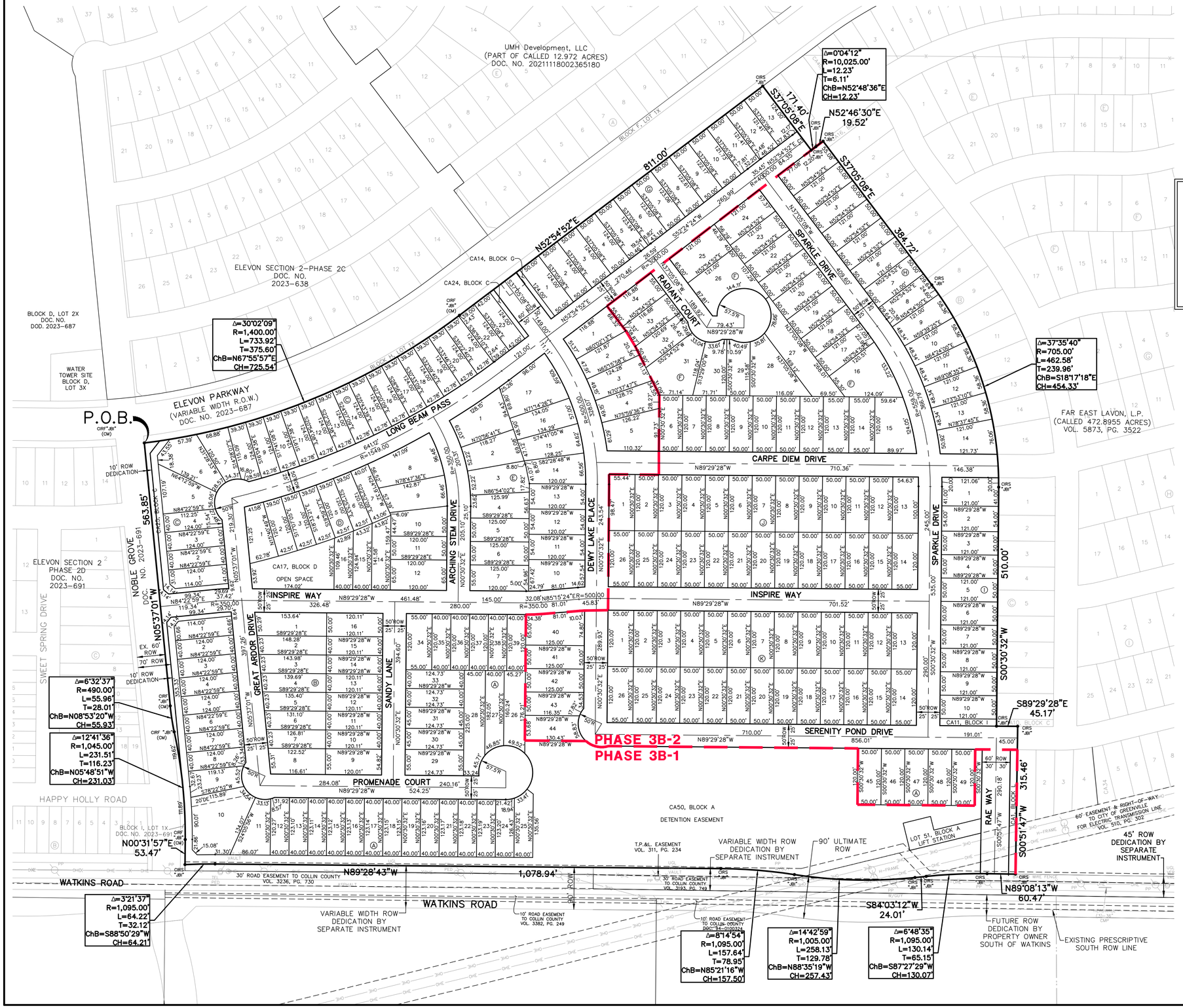
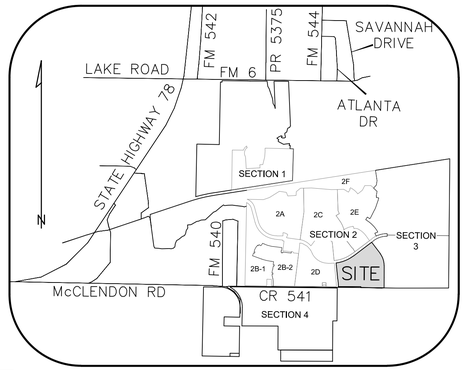


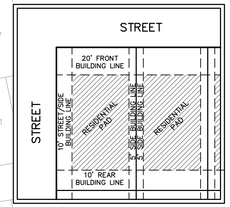
GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



VICINITY MAP (N.T.S.)



TYPICAL LOT SETBACK DETAIL
(N.T.S.)

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
3. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
4. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°04'11"	10000.00'	12.17'	6.08'	N52°52'46"E	12.17'

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-50CA	246,645	5.662
A-51	6,601	0.152
C-24CA	1,240	0.028
C-25CA	9,852	0.226
D-17CA	14,173	0.325
G-14CA	1,240	0.028
I-11CA	1,815	0.042
L-1CA	3,981	0.091

LOT 51, BLOCK A IS THE LIFT STATION LOT

241 TOTAL RESIDENTIAL LOTS
PHASE 1 - 126 LOTS
PHASE 2 - 115 LOTS

PRELIMINARY PLAT
ELEVON SECTION 3B

241 RESIDENTIAL LOTS,
7 COMMON AREAS,
AND 1 LIFT STATION LOT

BEING 51.875 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Petro-Hunt, LLC. — **OWNER**
2101 Cedar Springs Road, Suite 600
Dallas, Texas 75201 (214) 880-8400

Far East Lavon, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600
Dallas, Texas 75201 (214) 880-8434

MA Elevon 429, LLC. — **DEVELOPER**
2121 Midway Road, Suite 240
Carrollton, Texas 75006 (972) 715-6449
Contact: John Marlin

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

Date: December 12, 2024

Plotted by: mgarcia Plot Date: 12/12/2024 10:21 PM
Drawing: H:\Projects\MAT030 - Elevon Section 3\Surveying\dwg\xMAT030PPT-(Section 3B).dwg Saved By: mgarcia Save Time: 12/12/2024 2:51 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to PETRO–HUNT, LLC as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to FAR EAST LAVON, LP as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the south line of Lot 1X, Block H, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of Noble Grove, a sixty foot wide right–of–way as recorded in Document Number 2023–691, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 1X, Block H as follows:
Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 52 degrees 54 minutes 52 seconds East, 811.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 171.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 12.23 feet along a curve to the left, having a central angle of 00 degrees 04 minutes 12 seconds, a radius of 1,025.00 feet, a tangent of 6.11 feet and whose chord bear North 52 degrees 48 minutes 36 seconds East, 12.23 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 52 degrees 46 minutes 30 seconds East, 19.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 384.72 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 462.58 feet along a curve to the right, having a central angle of 37 degrees 35 minutes 40 seconds, a radius of 705.00 feet, a tangent of 239.96 feet and whose chord bear South 18 degrees 17 minutes 18 seconds East, 454.33 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 510.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 45.17 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 51 minutes 47 seconds West, 315.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 08 minutes 13 seconds West, 60.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 130.14 feet along a curve to the left, having a central angle of 06 degrees 48 minutes 35 seconds, a radius of 1,095.00 feet, a tangent of 65.15 feet and whose chord bear South 87 degrees 27 minutes 29 seconds West, 130.07 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 84 degrees 03 minutes 12 seconds West, 24.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 258.13 feet along a curve to the right, having a central angle of 14 degrees 42 minutes 59 seconds, a radius of 1,005.00 feet, a tangent of 129.78 feet and whose chord bear North 88 degrees 35 minutes 19 seconds West, 257.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 157.64 feet along a curve to the left, having a central angle of 08 degrees 14 minutes 54 seconds, a radius of 1,095.00 feet, a tangent of 78.95 feet and whose chord bear North 85 degrees 21 minutes 16 seconds West, 157.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,078.94 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 64.22 feet along a curve to the left, having a central angle of 03 degrees 21 minutes 37 seconds, a radius of 1,095.00 feet, a tangent of 32.12 feet and whose chord bear South 88 degrees 50 minutes 29 seconds West, 64.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of Lot 1X, Block I, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 1X, Block I as follows:
North 00 degrees 31 minutes 57 seconds East, 53.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 231.51 feet along a curve to the left, having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet and whose chord bears North 05 degrees 48 minutes 51 seconds West, 231.03 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the east right–of–way line of said Noble Grove;

THENCE North 05 degrees 37 minutes 01 seconds West, 563.85 feet along the east right–of–way line of said Noble Grove to the POINT OF BEGINNING and containing 2,259,666 square feet or 51.875 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **PETRO–HUNT, LLC and EAST LAVON PARTNERS, L.P.**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3B**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

PETRO–HUNT, LLC and EAST LAVON PARTNERS, L.P., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

PETRO–HUNT, LLC and EAST LAVON PARTNERS, L.P.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2024.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this ____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

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

Approved For Preparation of Final Plat

_____ _____
Mayor Date
City of Lavon,
Collin County, Texas

PRELIMINARY PLAT

ELEVON SECTION 3B

241 RESIDENTIAL LOTS,
7 COMMON AREAS,
AND 1 LIFT STATION LOT

BEING 51.875 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

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COLLIN COUNTY, TEXAS

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Dallas, Texas 75201

Far East Lavon, LP. **OWNER**
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Dallas, Texas 75201

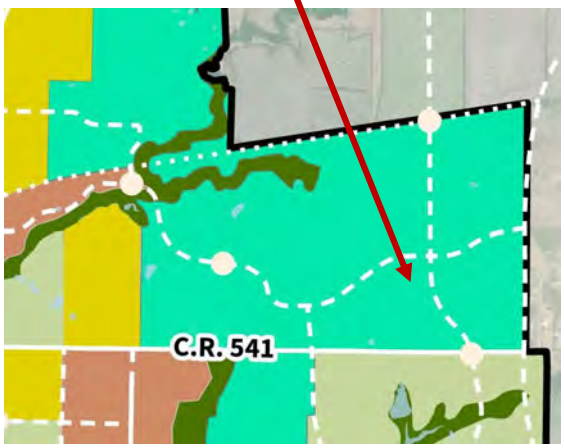
MA Elevon 429, LLC. **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715–6449
Carrollton, Texas 75006
Contact: John Marlin

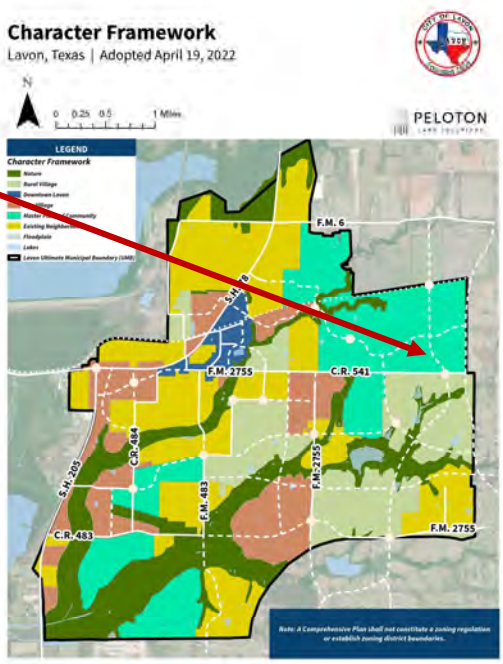
JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000

Date: December 12, 2024

Plotted by: mgarcia Plot Date: 12/12/2024 2:51 PM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PPT–(Section 3B).dwg Saved By: dbell Save Time: 12/12/2024 1:50 PM

Future Land Use Plan

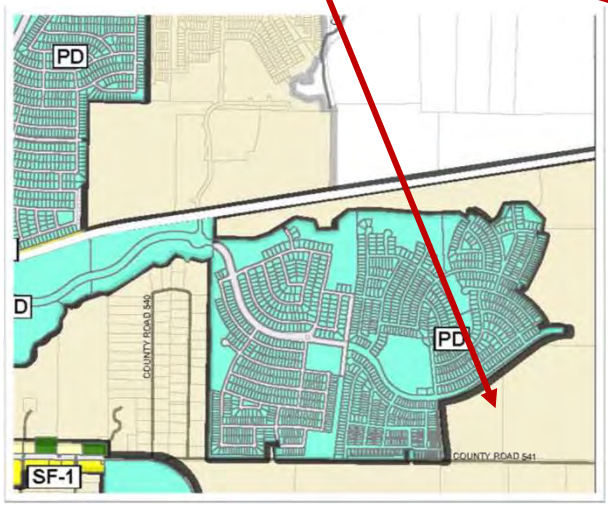


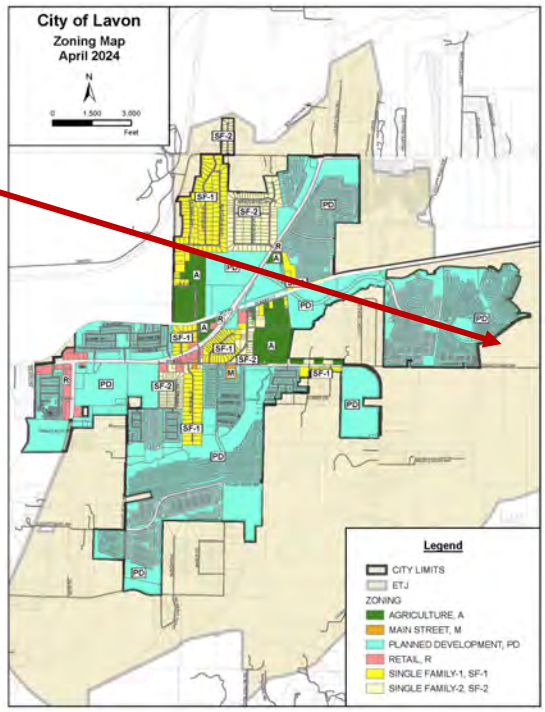


30

Zoning Map

(there is no zoning in the ETJ)





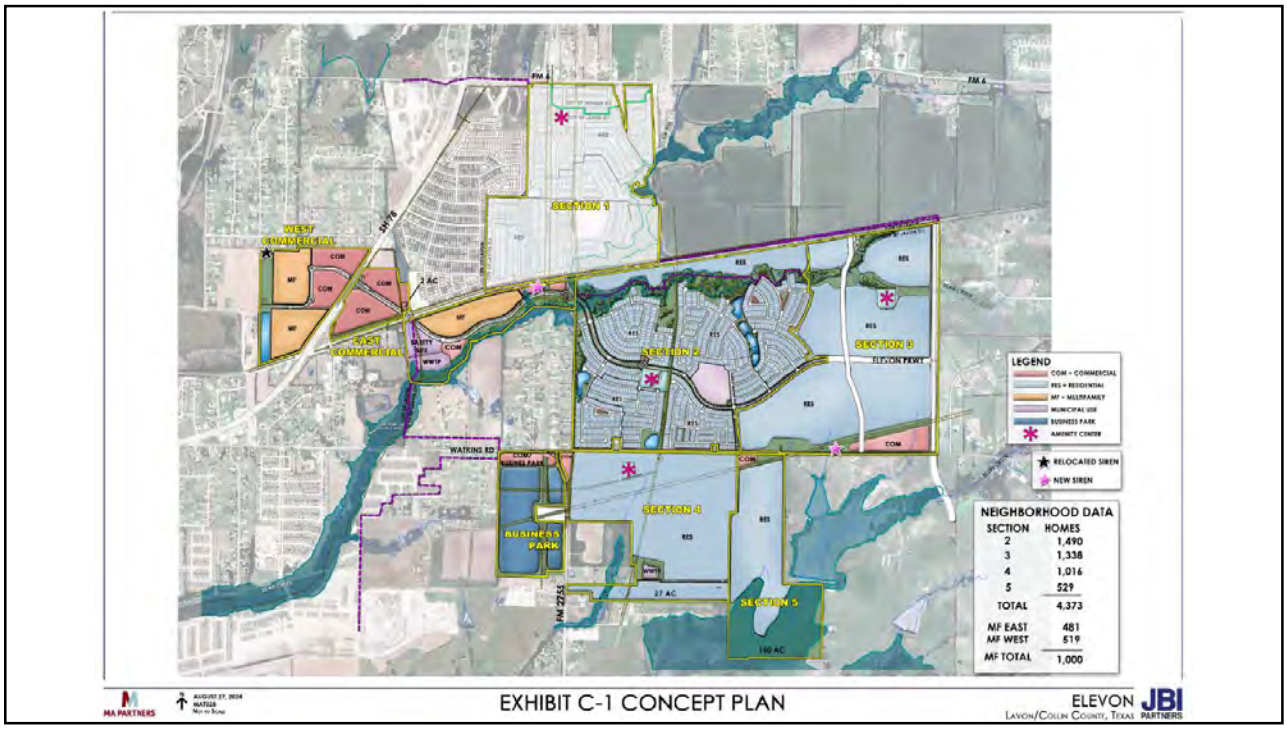
31

ELEVON SECTION 1 PHASE 4
ELEVON MUD #1A
ELEVON PARKWAY WEST (CLA)
PARKWAY WEST OPEN SPACES (CLA)
ELEVON SECTION 2 PHASE 2A
ELEVON SECTION 2 PHASE 2C
ELEVON SECTION 2 PHASE 2E
ELEVON PARKWAY
LAVON RANCHETTES
ELEVON SECTION 2 PHASE 2B-1
ELEVON PHASE 2B-2
ELEVON SECTION 2 PHASE 2D
LAVON VIEW ES
Community ISD
County Road 541

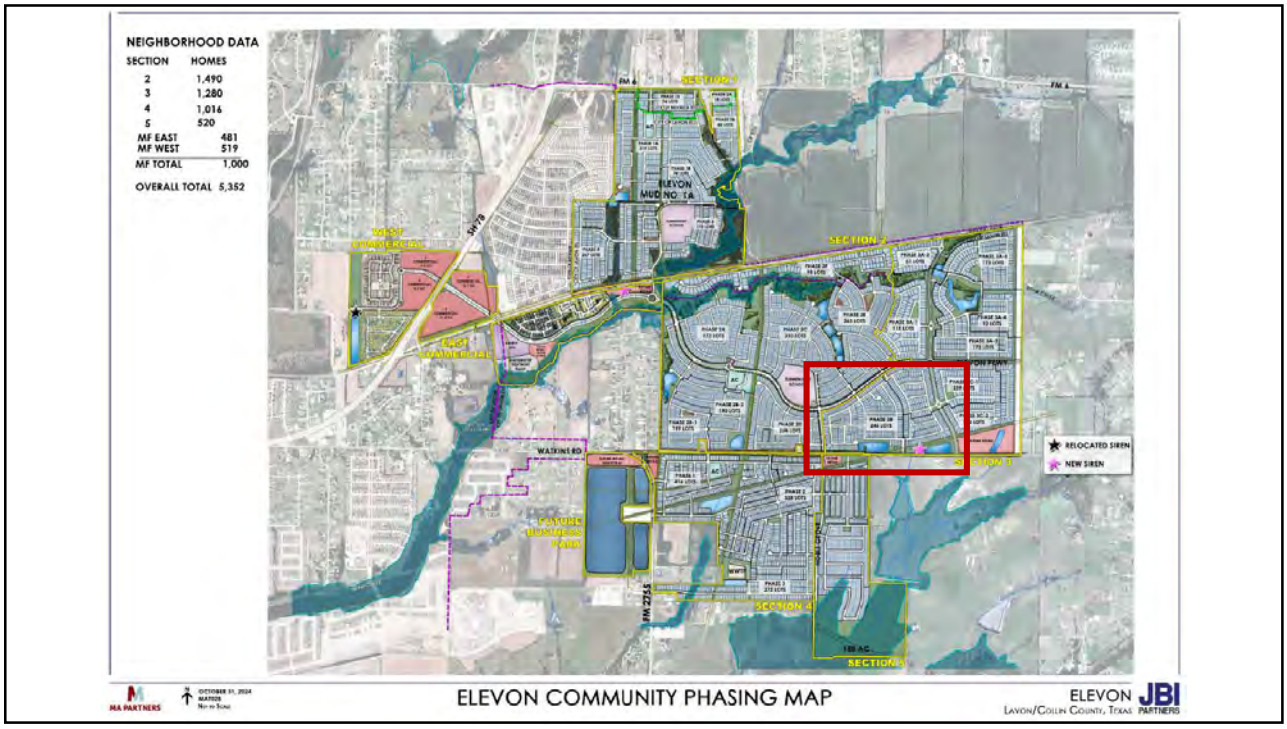
32

FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
STATE HIGHWAY 78
N
SECTION 1
2F
2A
2C
2E
SECTION 2
SECTION 3
FM 540
2B-1
2B-2
2D
SITE
McCLENDON RD
CR 541
SECTION 4

33


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
LEGEND
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS
MA PARTNERS

34


NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,280
4 1,016
5 520
MF EAST 481
MF WEST 519
MF TOTAL 1,000
OVERALL TOTAL 5,352
ELEVON MUD NO. 1A
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
FUTURE BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
RELOCATED SIREN
NEW SIREN
ELEVON COMMUNITY PHASING MAP
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS
MA PARTNERS

35

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TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 13, 2024

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

Re: Elevon – Section 3, Phase 3B
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: December 13, 2024

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

We have no further comments and recommend approval.

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

Thank you,

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

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

December 13, 2024

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

Re: Elevon Section 3, Pod B, 249 Total Lots, 51.875 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated October 25, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Section 2, Phase 2D and Noble Grove Rd, north of Watkins Road and south of Section 2, Phase 2C and Elevon Parkway . The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc. The TIA is being updated as requested. This will need to be completed prior to recommendation for approval of any Section 3 Final Plat.

PRELIMINARY PLAT

2. All previous comments have been satisfactorily addressed.

PRELIMINARY ENGINEERING PLANS

3. All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. **We recommend APPROVAL of the Preliminary Plat and Preliminary Engineering Plans.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

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December 13, 2024

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

Re: Elevon – Section 3, Phase 3B Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on December 11th from LJA for the Preliminary Plat submittal for Elevon Section 3B. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. There are several Common Areas that appear to be appropriate for pedestrian or recreation access that are not listed in plat note #5. Staff recommends providing the note as follows "Common Areas shall include pedestrian and recreation access." If there are any Common Areas that need to be excluded from this note, provide another phrase at the end of the note that expressly removes them.
   Note #5 has been updated as indicated.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

December 13, 2024

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

Re: Elevon Section 3, Pod B, 241 Total Lots, 51.875 Acres Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on December 11th from Freeman-Millican, Inc. for the Preliminary Plat submittal for Elevon Section 3B. Below is a summary of how each remaining comment is addressed.

PRELIMINARY PLAT

5. We recommend that the east ROW of Noble Grove be referenced in the written description along the portion of contiguousness.
   The legal description has been updated to include the east right-of-way of Noble Grove.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
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www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 11, 2024

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

Re: Elevon – Section 3, Phase 3B
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: December 3, 2024

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

1. There are several Common Areas that appear to be appropriate for pedestrian or recreation access that are not listed in plat note #5. Staff recommends providing the note as follows "Common Areas shall include pedestrian and recreation access." If there are any Common Areas that need to be excluded from this note, provide another phrase at the end of the note that expressly removes them.

Comments prepared and compiled by:

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

Quality check by:

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

December 6, 2024

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

Re: Elevon Section 3, Pod B, 249 Total Lots, 51.875 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated October 25, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Section 2, Phase 2D and Noble Grove Rd, north of Watkins Road and south of Section 2, Phase 2C and Elevon Parkway . The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Section 3, Pod B total residential lots has been reduced from 246 to 241 lots.

2. Water service to be provided by Nevada SUD.

3. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc. The TIA is being updated as requested. This will need to be completed prior to recommendation for approval of any Section 3 Final Plat.

PRELIMINARY PLAT

4. The additional 10' ROW is dedicated along Noble Grove for future widening.

5. We recommend that the east ROW of Noble Grove be referenced in the written description along the portion of contiguousness.

PRELIMINARY ENGINEERING PLANS

1. The Engineer has verified that Watkins is to be constructed concurrently with Pod B as part of the Major Infrastructure for the entire proposed length of the road. Right-of-Way (ROW) is to be provided separately from this Plat.

6. The Engineer has acknowledged that Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans for the sanitary sewer collection system which includes a new lift station to convey wastewater to the proposed Lavon East WWTP

within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pod A.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. **We recommend APPROVAL of the Preliminary Plat.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\Sect 3 Pod B - Preliminary Plat - Rev 1.docx

JBI PARTNERS

December 2, 2024

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

Re: Elevon – Section 3, Phase 3B Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 27th from LJA for the Preliminary Plat submittal for Elevon Section 3B. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. The Open Space Plan in the governing Development Agreement shows a minimum 0.5-acre Pocket Park within this phase location. Please clarify if CA 50, Block A will receive improvements to serve as a Pocket Park.
   Yes. The C-2 Exhibit shows a pocket park being built within Pod 3B. CA17, Block D is under the 0.5-acre threshold, so the CA50, Block A will need to provide the amenities to qualify as a pocket park. The trail along Watkins was planned to come up and connect into the development around the wet detention pond.

2. The Open Space Plan in the governing Development Agreement shows required 6-foot trails along Noble Grove, Elevon Parkway, and Watkins Road. The Plan also shows designated Open Space within the subdivision. Revise the plat to add the following note: “Pedestrian and recreation access is provided on CA50, Block A and CA25, Block C.”
   The note has been added to Sheet 1.

3. The Road Plan in the governing Development Agreement requires 90 feet of right-of-way for Watkins Road and 70 feet of right-of-way for Noble Grove. Revise the plat to dimension and label the ultimate ROW on these roadways accordingly.
   Additional right-of-way dimensions and call outs have been added.

4. Confirm the timing of the required right-of-way dedication for Watkins Road with the City Engineer. It appears this right-of-way is not being dedicated as a part of this plat but may need to be included with the plat, instead of dedicated by separate instrument. If dedicated by separate instrument, revise the plat to provide filing information prior to approval.
   The separate instrument documents are being reviewed and the right-of-way will be dedicated by separate instrument prior to any final plat in Section 3 being recorded.

5. Revise the plat to remove the building setbacks from the plat and replace with a typical lot setback detail.
   Typical lot detail has been added and building lines have been removed.

6. Block lengths between intersecting streets shall not exceed 1,000 feet per the governing Development Agreement. It appears Blocks A and F do not meet this requirement. To move forward with the Preliminary Plat, the block lengths must comply with the development standards, or a Block Length Modification Request must be submitted, reviewed, and approved.
   Block A is 989 feet from Lot 1 to Lot 25. Block F is a loop with under 700 feet of frontage along Sparkle Drive and Carpe Diem Drive. I don't believe the contiguous lots criteria should apply in this case.

7. Revise the plat title block to reference "Common Areas" instead of "Open Space Lots."
   Title Block has been modified.

8. Revise the plat to remove the topography lines and provide on a separate Preliminary Drainage Plan instead.
   Topography has been removed.

9. It does not appear the plat is drawn at 1" = 60' scale. Revise the plat to correct the scale accordingly.
   Bar scale has been corrected to 1"=100'.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

JBI PARTNERS

December 2, 2024

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

Re: Elevon Section 3, Pod B, 241 Total Lots, 51.875 Acres Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 27th from Freeman-Millican, Inc. for the Preliminary Plat submittal for Elevon Section 3B. Below is a summary of how each comment is addressed.

GENERAL

1. Section 3 is divided into 3 Pods. Each Pod is considered a separate development.
   Correct.

2. Pod B will be constructed in one (1) phase.
   The current builder is working on their due diligence with the hope that it will be developed in a single phase. There is a possibility that the pod splits into two phases.

3. The 246 residential lots include 40' and 50' width lots.
   Correct.

4. Water service to be provided by Nevada SUD.
   Correct.

5. Right-of-Way (ROW) is shown to be dedicated along the north side of Watkins Road. However, this is not part of this Plat and appears to be dedicated by separate instrument.
   All right-of-way for Watkins Road is proposed to be by separate instrument. This will allow for all of the right-of-way to be dedicated prior to the plats being recorded, which will allow for the right-of-way to exist and utility relocations to take place.

6. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc.
   An additional TIA analysis for the Section 3 and Section 4 developments is being performed now that we have progressed the design and have a street layout and lot count.

PRELIMINARY PLAT

7. Topographic information should not be included on a Preliminary Plat.
   Topographic information has been removed.

8. Per the revised Thoroughfare Plan, an additional 10' ROW is to be dedicated along Noble Grove for future widening.
   Correct. Additional right-of-way and a 15' landscape buffer is included in the plat.

9. There is a T.P. & L easement refenced along Watkins Rd. This easement width and location should be verified.
   The easement is from 1936 and describes a pole line north of what is now Watkins Road running. We are starting to work with Oncor since all of the poles along Watkins Road will have to be relocated.

10. A ROW Dedication note for Watkins Rd adjacent to Block A should be relocated for clarity.
    ROW notes have been modified.

11. The curve radius in the curve table and written description do not match.
    The legal description was corrected and the labels on Sheet 1 were modified. The boundary call was added and the curve tag label is now for the street centerline.

12. There is missing information in several locations on the dedication statement and written description.
    The legal description has been updated to reflect the existing ownership and will be updated on the final plats when the land transactions have occurred.

13. We recommend that the east ROW of Noble Grove be referenced in the written description, if applicable.
    The legal description goes up to the common area lot and not the Noble Grove right-of-way.

PRELIMINARY ENGINEERING PLANS

14. The sanitary sewer collection system includes a new lift station to convey wastewater to the proposed Lavon East WWTP within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pods B &C. Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans.
    Noted, we are working on the lift stations and combined force main. The lift station for Pod B&C will be built by MA and the Pod A lift station will be built by the Pod A builder.

15. Drainage areas WR-2B, WR-2A and some unlabeled areas are within the 3B boundary but do not appear to be included in the calculations. This should be addressed.
    The missing areas are now included in the drainage calculation table. These areas were previously not included since they are part of a different basin with the adjacent pod (3C) drains to.

16. An existing drainage area map, with calculations, should be provided to show any impact such as increase flow, sheet vs point source flows, etc. resulting from the development.
An existing drainage area map is now part of the preliminary engineering.

17. The drainage plans should include the future N-S Principal Arterial as well as offsite drainage from the east of the property.
Left over comment from the Section 3C engineering review.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

November 27, 2024

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

Re: Elevon Section 3, Pod B, 254 Total Lots, 51.875 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated October 25, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Section 2, Phase 2D and Noble Grove Rd, north of Watkins Road and south of Section 2, Phase 2C and Elevon Parkway . The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Section 3 is divided into 3 Pods. Each Pod is considered a separate development.

2. Pod B will be constructed in one (1) phase.

3. The 246 residential lots include 40' and 50' width lots.

4. Water service to be provided by Nevada SUD.

5. Right-of-Way (ROW) is shown to be dedicated along the north side of Watkins Road. However, this is not part of this Plat and appears to be dedicated by separate instrument.

6. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc.

PRELIMINARY PLAT

7. Topographic information should not be included on a Preliminary Plat.

8. Per the revised Thoroughfare Plan, an additional 10' ROW is to be dedicated along Noble Grove for future widening.

9. There is a T.P. & L easement refenced along Watkins Rd. This easement width and location should be verified.

10. A ROW Dedication note for Watkins Rd adjacent to Block A should be relocated for clarity.

11. The curve radius in the curve table and written description do not match.

12. There is missing information in several locations on the dedication statement and written description.

13. We recommend that the east ROW of Noble Grove be referenced in the written description, if applicable.

PRELIMINARY ENGINEERING PLANS

14. The sanitary sewer collection system includes a new lift station to convey wastewater to the proposed Lavon East WWTP within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pods B & C. Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans.

15. Drainage areas WR-2B, WR-2A and some unlabeled areas are within the 3B boundary but do not appear to be included in the calculations. This should be addressed.

16. An existing drainage area map, with calculations, should be provided to show any impact such as increase flow, sheet vs point source flows, etc. resulting from the development.

17. The drainage plans should include the future N-S Principal Arterial as well as offsite drainage from the east of the property.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\Sect 3 Pod B - Preliminary Plat - Rev 0.docx

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www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 15, 2024

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

Re: Elevon – Section 3, Phase 3B
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 25, 2024

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

PLANNING + DESIGN COMMENTS

1. The Open Space Plan in the governing Development Agreement shows a minimum 0.5-acre Pocket Park within this phase location. Please clarify if CA 50, Block A will receive improvements to serve as a Pocket Park.

2. The Open Space Plan in the governing Development Agreement shows required 6-foot trails along Noble Grove, Elevon Parkway, and Watkins Road. The Plan also shows designated Open Space within the subdivision. Revise the plat to add the following note: “Pedestrian and recreation access is provided on CA50, Block A and CA25, Block C.”

3. The Road Plan in the governing Development Agreement requires 90 feet of right-of-way for Watkins Road and 70 feet of right-of-way for Noble Grove. Revise the plat to dimension and label the ultimate ROW on these roadways accordingly.

4. Confirm the timing of the required right-of-way dedication for Watkins Road with the City Engineer. It appears this right-of-way is not being dedicated as a part of this plat but may need to be included with the plat, instead of dedicated by separate instrument. If dedicated by separate instrument, revise the plat to provide filing information prior to approval.

5. Revise the plat to remove the building setbacks from the plat and replace with a typical lot setback detail.

6. Block lengths between intersecting streets shall not exceed 1,000 feet per the governing Development Agreement. It appears Blocks A and F do not meet this requirement. To move forward with the Preliminary Plat, the block lengths must comply with the development standards, or a Block Length Modification Request must be submitted, reviewed, and approved.

7. Revise the plat title block to reference “Common Areas” instead of “Open Space Lots.”

8. Revise the plat to remove the topography lines and provide on a separate Preliminary Drainage Plan instead.

9. It does not appear the plat is drawn at 1” = 60’ scale. Revise the plat to correct the scale accordingly.

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: __7 – J__**

Item:

Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 3-C Addition, generally situated north of CR 541 (Watkins Rd.) and east of Elevon Section 2, Phase 2D in the City's extraterritorial jurisdiction.

Background:

This matter was presented to the City Council on November 19, 2024. Because revisions to the waiver request were submitted at the meeting, action was deferred to allow time for further development of the revisions and staff review.

The recently approved Amended and Restated Development Agreement with Elevon provided for a departure from the Subdivision Code to outline the review and approval process for waivers of the required maximum block length of 1,000 feet. Although the process may not strictly adhere to the Subdivision Code, the review criteria for consideration of the waiver are consistent with code requirements:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of the land; and

(2) That strict application of the provisions of this subdivision ordinance requested to be waived is not necessary to promote the public health, safety, and welfare; and

(3) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this subdivision ordinance, and will not otherwise be injurious to other property owners in the vicinity; and

(4) That the granting of the waiver will be in harmony with the general purpose, intent, and spirit of this subdivision ordinance, and not conflict with provisions of the City's zoning ordinance, comprehensive plan, or other regulations of the City.

The applicant has submitted five modification requests, two of which are considered Minor Modifications (#1, #2) that have received staff level approval and three of which are considered Major Modifications (#3-#5) that require City Council consideration. In response to the City's December 19, 2024 technical review determination, the applicant provided additional justification and/or revisions on December 20, 2024.

Staff Notes:

Approval is recommended.

Attachments: 1) Follow Up Request for Block Length Waiver
2) Technical Review Determination

JBI PARTNERS

December 19, 2024

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

Re: Elevon Section 3C, Block Length

Dear Ms. Dobbs,

In response to the comments dated December 19th from LJA, we have reviewed the comments and provide the following responses.

Minor Request No. 3 – Block P
Block P should not require a modification since there is only 905 feet of contiguous lots. Per the Block Length definition in the Amended and Restated Development Agreement, the Block Length is defined as: "The length of any block or street segment, including a looped street, shall be a maximum of 1000 feet, as measured along the blockface of a contiguous group of lots, regardless of placement within the subdivision and regardless of nearby terminating streets."

Major Request No. 4 – Block A
Justification as a Major Modification

Block A should be approved by council as it meets Major Modifications criteria:

(A) Block A is adjacent to Elevon Parkway (C4U) and Golden Glow Avenue (C4U). Additional roadway access to limit block length to Elevon Parkway is not desired due to the proximity of the roundabout at Golden Glow Avenue. Additional roadway access to Golden Glow Avenue was limited per the discussions with the City of Lavon and Collin County when the street section and classification was modified during the MTP amendment.

(B) Block A request should be considered due to the following:

(i) Pedestrian access from 3C is by the extension of CA39 between lots 18 and 19.
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the Block Length Variance will have access to the trail along Elevon Parkway thru the provided common area between lots 18 and19.

Major Request No. 5 – Block O

Justification as a Major Modification

Block O should be approved by council as it meets Major Modifications criteria:

(A) Block O is adjacent to CA62 to the south, the GP&L electric transmission line easement, Golden Glow Avenue to the west, and the future P6D arterial to the east. CA62 will be connected to Pecan Hill Drive by a sidewalk connection to the proposed trail, as shown on Development Agreement Exhibit C-2.

(B) Block O request should be considered due to the following:

(i) Pedestrian access to the trail breaking the over length block is provided in two places to connect to the trail within the GP&L easement and one future pedestrian access to the trail located within the future P6D arterial..

(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,

(iii) The block affected by the over length block will have pedestrian access to the trails, and in either direction has pedestrian access through the homebuilder sidewalk network.

We would request that the block length variance be granted and our plat to proceed through the approval process.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 19, 2024

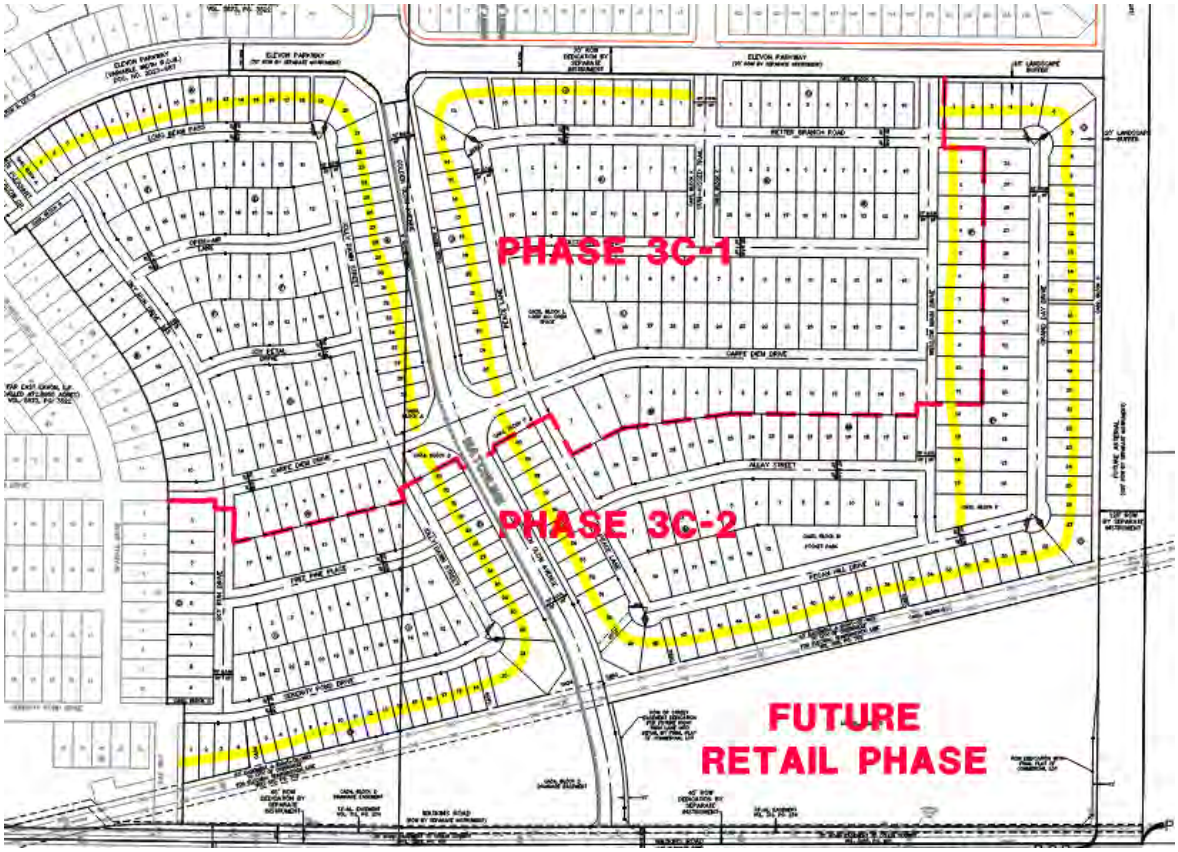
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 3C Block Length Modification Request

LJA Engineering, Inc. has reviewed the Modification Request referenced above. Provided below is the technical review determination relating to planning- and design-related requirements. **There are five blocks that are non-compliant, two qualify for Staff approval as Minor Modifications, and three will need to be considered by City Council as Major Modifications.** Please do not hesitate to let us know if you have any questions.

APPLICANT REQUEST

The applicant is proposing block lengths that exceed the maximum permitted block length (within the Elevon DA) of 1,000 feet, for several blocks within the proposed Preliminary Plat for Elevon Section 3C. The blocks highlighted in yellow are what the applicant has requested for Modifications:



There is a consideration and approval process that was outlined in the recently amended Elevon DA to address special circumstances, for specific blocks, that divides them into two categories: Minor Modifications (Staff approval) and Major Modifications (City Council approval).

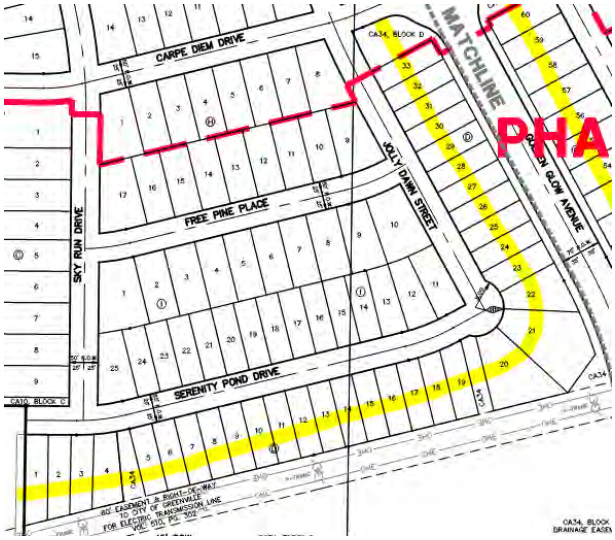
RELEVANT REGULATORY STANDARDS

The amended and restated Elevon Development Agreement requires a maximum block length of 1,000 feet but allows the following Modifications:

> "…
>
> *b. Minor Modifications:*
> *The following Minor Modifications can be considered by the City Manager or their designee, upon request, and shall result in blocks of no greater than 1,400 feet and shall include mid-block pedestrian access (minimum 10 feet wide with a sidewalk) when they exceed the 1,000-foot standard:*
>
> *i. Where there is a block along the perimeter of a proposed subdivision, which backs to floodplain not utilized for open space or some other unusable area;*
> *ii. Where there is a block along the perimeter of a proposed subdivision, adjacent to a collector or arterial roadway;*
> *iii. Where a unique, topographical, or site-specific feature(s) is or will be present and would result in unreasonable required access;* ***or***
> *iv. Where there is a unique circumstance in the area, the land, or a proposed neighborhood that results in a demonstrated need for a block of up to 1,400 feet.*
>
> *c. Major Modifications:*
> *1. The City Council is responsible for reviewing Major Modification requests that do not qualify for Staff approval, and to review appeals of Staff decisions/interpretations.*
>
> *2. The City Council's decision to approve or deny a request for a Modification to this standard shall be based on the following considerations:*
>
> *(A) The physical conditions of the property, such as steep slopes, floodplain, drainage, property shape, make compliance to the specific standard physically impossible, and this hardship is not created by the applicant;* ***or***
> *(B) The following three considerations together:*
> *i. applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***
> *ii. The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***
> *iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."*

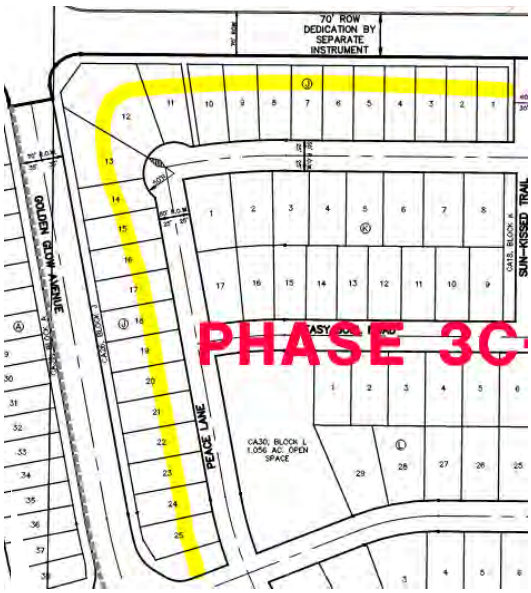
The applicant is requesting the following **Minor Modifications**:

1. Applicant request: Minor Modification for Block D (under 1,400' in length) because it is adjacent to an electric transmission line and drainage easement and provides a mid-block open space which would provide future pedestrian connectivity.



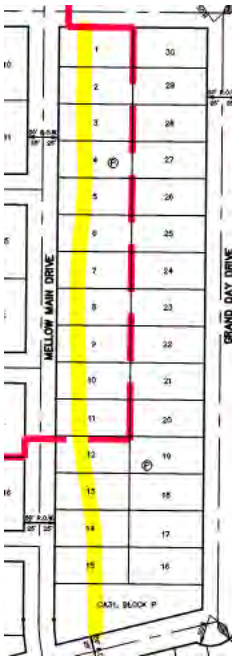
   a. Analysis: This request qualifies for and meets the required Minor Considerations. This request qualifies for Staff approval.

2. Applicant request: Minor Modification for Block J (under 1,400' in length) because it is along the perimeter of the property, adjacent to Elevon Parkway, and provides a mid-block open space which would provide future pedestrian connectivity.



   a. Analysis: This request qualifies for and meets the required Minor Considerations. This request qualifies for Staff approval.

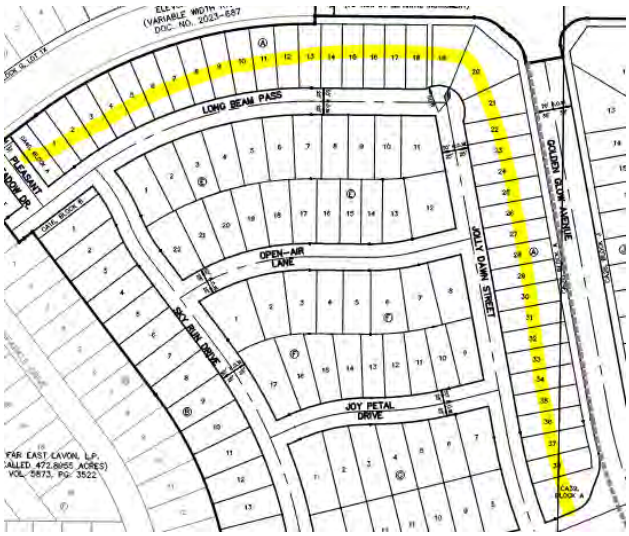
3. Applicant request: Minor Modification for Block P (under 1,400’ in length).



   a. Analysis: Block P is not providing mid-block pedestrian access, as required to qualify for a Minor Modification and it does not meet the required Considerations. If the applicant does not provide mid-block pedestrian access, the request should move forward as a Major Modification request for City Council consideration.

The applicant is requesting the following **Major Modifications**:

4. Applicant request: Major Modification for Block A because it is over 1,400’ in length, along the perimeter of the property, adjacent to Elevon Parkway and a collector roadway (Golden Glow Avenue), and provides a mid-block open space which would provide future pedestrian connectivity.



a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

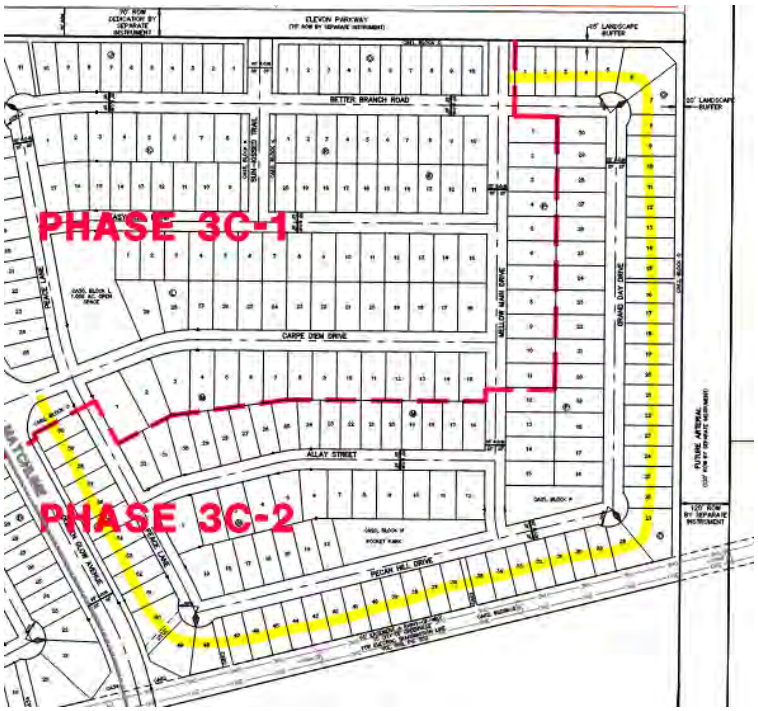
i. Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability; ***and***

ii. The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare; ***and***

iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided explanation for how each Consideration has been met. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it minimally complies with the Considerations. The request must be reviewed by City Council to determine if the Considerations have been fully met.

5. Applicant request: Major Modification for Block O because it is over 1,400' in length, adjacent to an electric transmission line and drainage easement on the southern end, adjacent to Elevon Parkway, a future arterial roadway, and Street 9 (a collector roadway) on the northern, eastern, and western ends, and provides a mid-block open space which would provide future pedestrian connectivity.



a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

i. Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the

existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability; ***and***

ii. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided explanation for how each Consideration has been met. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it minimally complies with the Considerations. The request must be reviewed by City Council to determine if the Considerations have been fully met.

Thank you,

Prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: 7 – K**

Item:

Discussion and action regarding the preliminary plat of the Elevon Section 3C Addition, Phases 3C-1, 3C-2, and Future Commercial consisting of 431 residential lots, 1 commercial lot, and 14 open space lots on 114.826 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Noble Grove, north of Watkins Road, and south of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 1290132 and 1290034).

Application Information

Owner(s): Far East Lavon, LP and East Lavon Partners, LP

Applicant: JBI Partners

Location: East of Noble Grove, north of Watkins Road, and south of the extension of Elevon Parkway

Description: Approximately 114.826 acres out of the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Property IDs 1290132 and 1290034).

Current Zoning: No zoning in the ETJ

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 431 residential lots, 1 commercial lot, and 14 open space lots on 114.826 acres. The site will be developed in accordance with a concept plan and design guidelines as provided in an Amended and Restated Development Agreement. The parcel is presently situated in a Municipal Utility District (MUD) and will ultimately be disannexed from the MUD and annexed into the City. The project is proposed to be developed in multiple phases.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

Since the date of the initial submission, the applicant has negotiated an Amended and Restated Development Agreement (A&R DA), purchased and added property to the plat area, and requested and obtained a Master Thoroughfare Plan Amendment.

The preliminary plat is prepared in accordance with the design guidelines of the A&R DA and in accordance with the City's Subdivision Ordinance. The proposed project contains block lengths that exceed the length permitted in the A&R DA and subdivision regulations and for which a waiver was considered by the City Council on November 19, 2024, with no action taken. The applicant provided adjustment illustrations and is amending the submittal to comply with the provisions of the A&R DA.

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

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points.

A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained by the homeowners association.

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

The application and plans generally satisfy the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ELEVON SECTION 3C ADDITION, PHASES 3C-1, 3C-2, AND FUTURE COMMERCIAL CONSISTING OF 431 RESIDENTIAL LOTS, 1 COMMERCIAL LOT, AND 14 OPEN SPACE LOTS ON 114.826 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED EAST OF NOBLE GROVE, NORTH OF WATKINS ROAD, AND SOUTH OF THE EXTENSION OF ELEVON PARKWAY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO CITY ENGINEER APPROVAL AND APPROVAL OF BLOCK LENTH MODIFICATION.
MOTION MADE: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS

Staff Notes:

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

Attachments:
1. Application and Preliminary Plat
2. Location Exhibits
3. Engineering and planning correspondence

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner	
Name:	JBI Partners	Name:	East Lavon Partners, LP.
Address:	2121 Midway Road, Suite 300	Address:	2101 CEDAR SPRINGS RD #600
City/State/Zip:	Carrollton/TX/75006	City/State/Zip:	DALLAS, TX 75201
Phone #:	972.738.0243 Fax #:	Phone #	214-880-8434 Fax #
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	

Type of Submission		Date
☒ Preliminary Plat	(Elevon Section 3, Pod C)	10-10-24
☐ Final Plat		
☐ Re-Submittal		
☐ Construction Plans		
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date
Daniel Dewey, P.E.		10-9-2024

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/9/2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,

on this the 9th day of October, 2024.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

(notary seal)

Ashley Grant

Notary Public in and for Dallas County, Texas

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
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PLAT APPLICATION

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Date: 10/9/2024

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Signature (Owner)

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CITY OF LAVON

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PLAT APPLICATION

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Address:	2121 Midway Road, Suite 300	Address:	2101 CEDAR SPRINGS Road #600
City/State/Zip:	Carrollton/TX/75006	City/State/Zip:	DALLAS, TX 75201
Phone #:	972.738.0243	Fax #:	
Phone #:		24-800-8434	Fax #:
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	

Type of Submission	Date
☒ Preliminary Plat (Elevon Section 3, Pod C)	10-10-24
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Re-Plat	Per Fee Schedule
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Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date
Daniel Dewey, P.E.		10-9-2024

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON

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Office 972-843-4220 – – Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Authorization of Representation

Date: 10/9/2024

To the City of Lavon
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The State of Texas
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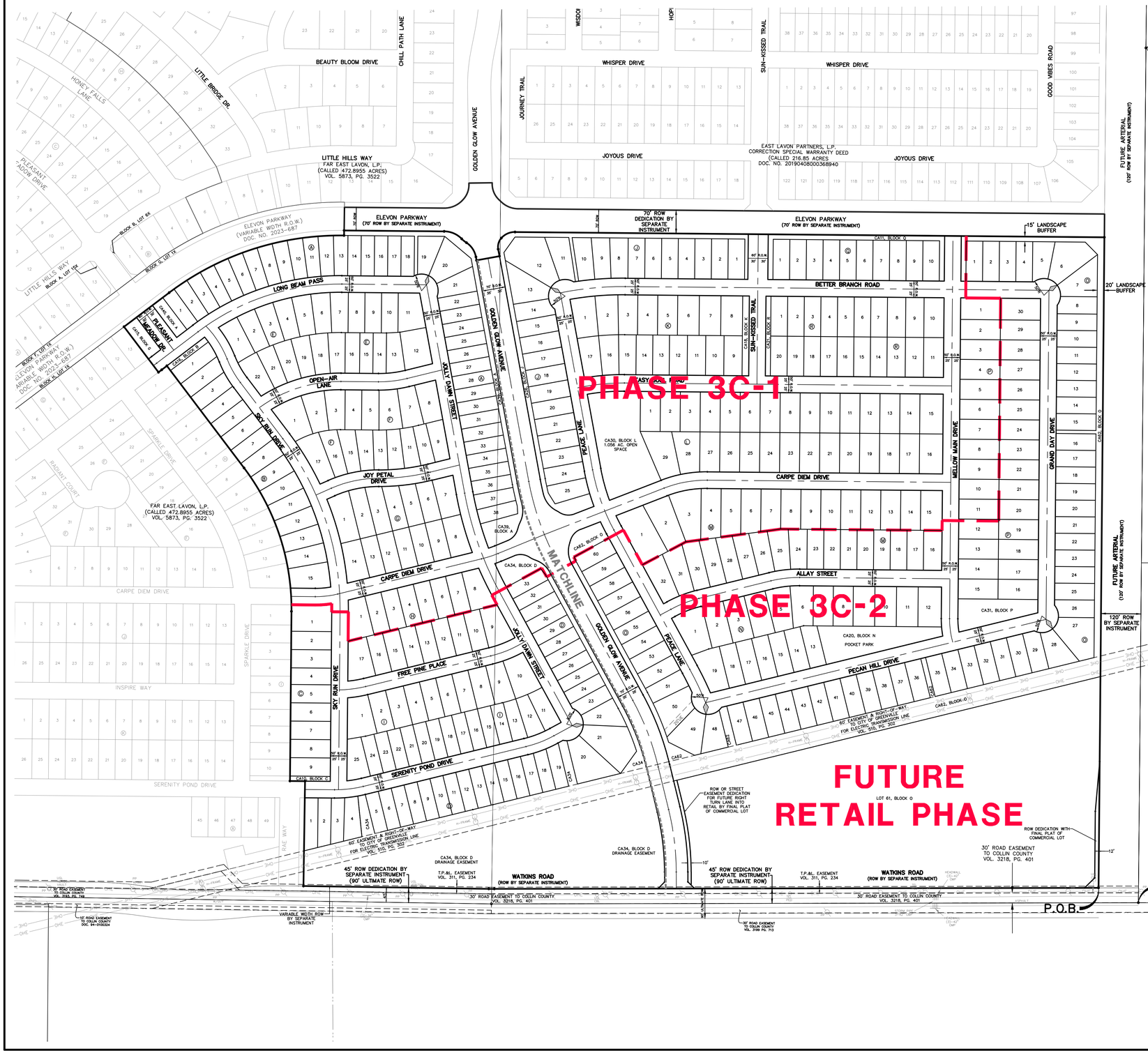
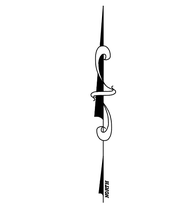
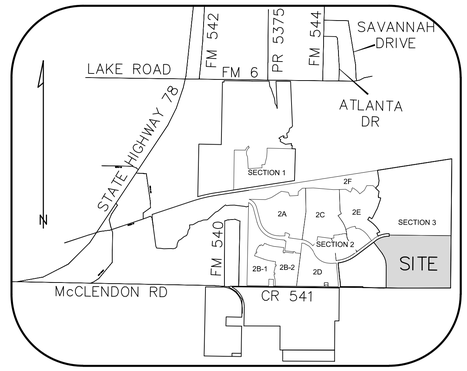
Notary Public in and for Dallas County, Texas

KEY MAP



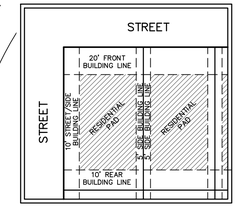




VICINITY MAP (N.T.S.)

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET
	PHASE LINE



TYPICAL LOT SETBACK DETAIL
(N.T.S.)

ELEVON SECTION 3
POD C

PHASE 3C-1
58 - 40' LOTS 24%
111 - 50' LOTS 46%
71 - 60' LOTS 30%
240 TOTAL 100%

PHASE 3C-2
48 - 40' LOTS 25%
112 - 50' LOTS 59%
31 - 60' LOTS 16%
191 TOTAL 100%

431 TOTAL RESIDENTIAL LOTS

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)

3. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.

4. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

5. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.

PRELIMINARY PLAT

ELEVON SECTION 3C
PHASE 3C-1, PHASE 3C-2, & FUTURE COMMERCIAL

431 RESIDENTIAL LOTS
14 COMMON AREAS,
& 1 COMMERCIAL LOT

BEING 114.826 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Far East Lavon, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600
Dallas, Texas 75201 (214) 880-8434

East Lavon Partners, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600
Dallas, Texas 75201 (214) 880-8434

MA Elevon 429, LLC. — **DEVELOPER**
2121 Midway Road, Suite 240
Carrollton, Texas 75006 (972) 715-6449
Contact: John Marlin

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

Date: December 12, 2024

Sheet 1 of 4

Plotted by: mgarcia Plot Date: 12/13/2024 8:17 AM
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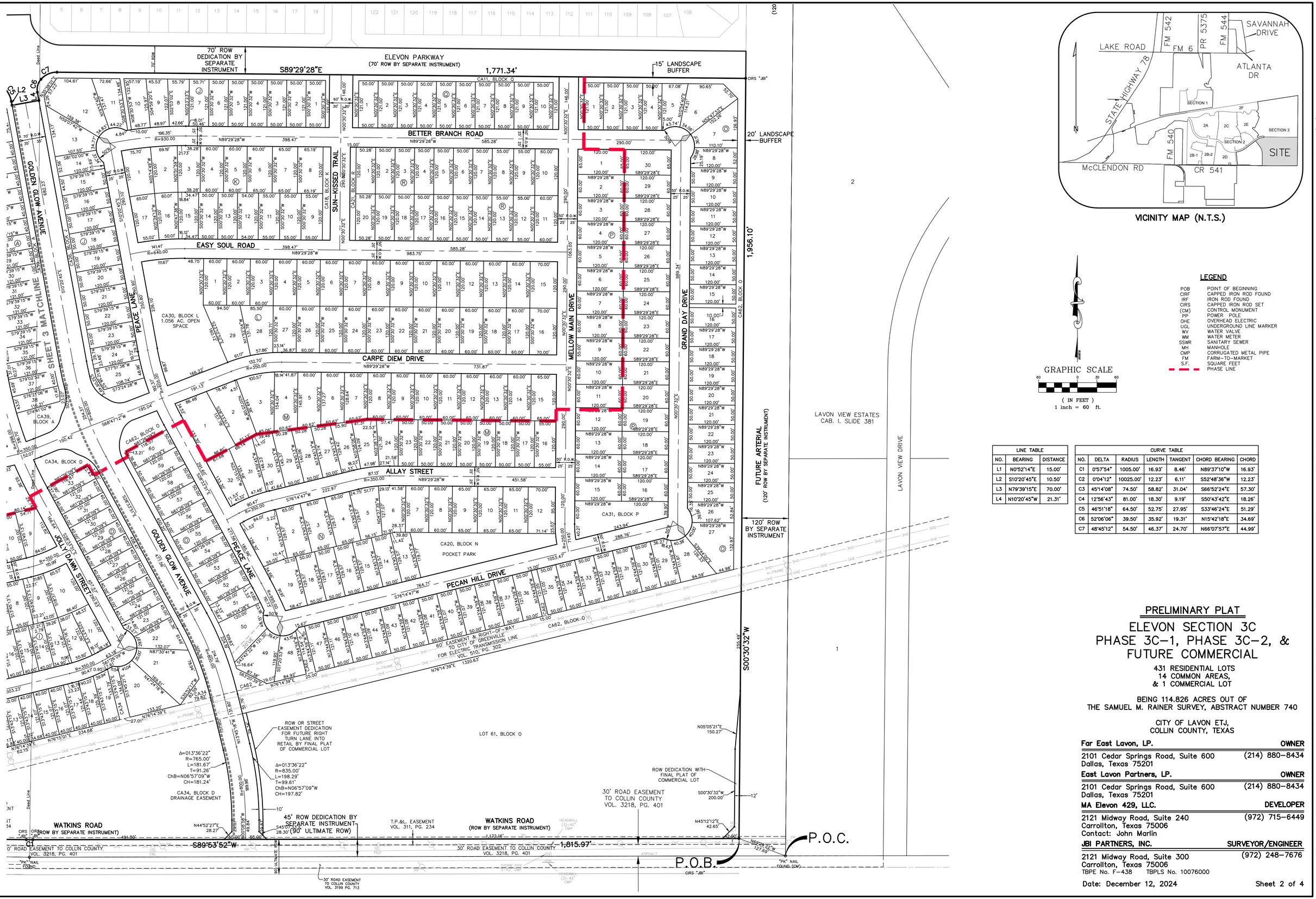

VICINITY MAP (N.T.S.)

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1 inch = 60 ft.

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
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OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET
	PHASE LINE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N0°52'14"E	15.00'
L2	S10°20'45"E	10.50'
L3	N79°39'15"E	70.00'
L4	N10°20'45"W	21.31'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°57'54"	1005.00'	16.93'	8.46'	N89°37'10"W	16.93'
C2	0°04'12"	10025.00'	12.23'	6.11'	S52°48'36"W	12.23'
C3	45°14'08"	74.50'	58.82'	31.04'	S66°52'24"E	57.30'
C4	12°56'43"	81.00'	18.30'	9.19'	S50°43'42"E	18.26'
C5	46°51'18"	64.50'	52.75'	27.95'	S33°46'24"E	51.29'
C6	52°06'06"	39.50'	35.92'	19.31'	N15°42'18"E	34.69'
C7	48°45'12"	54.50'	46.37'	24.70'	N66°07'57"E	44.99'

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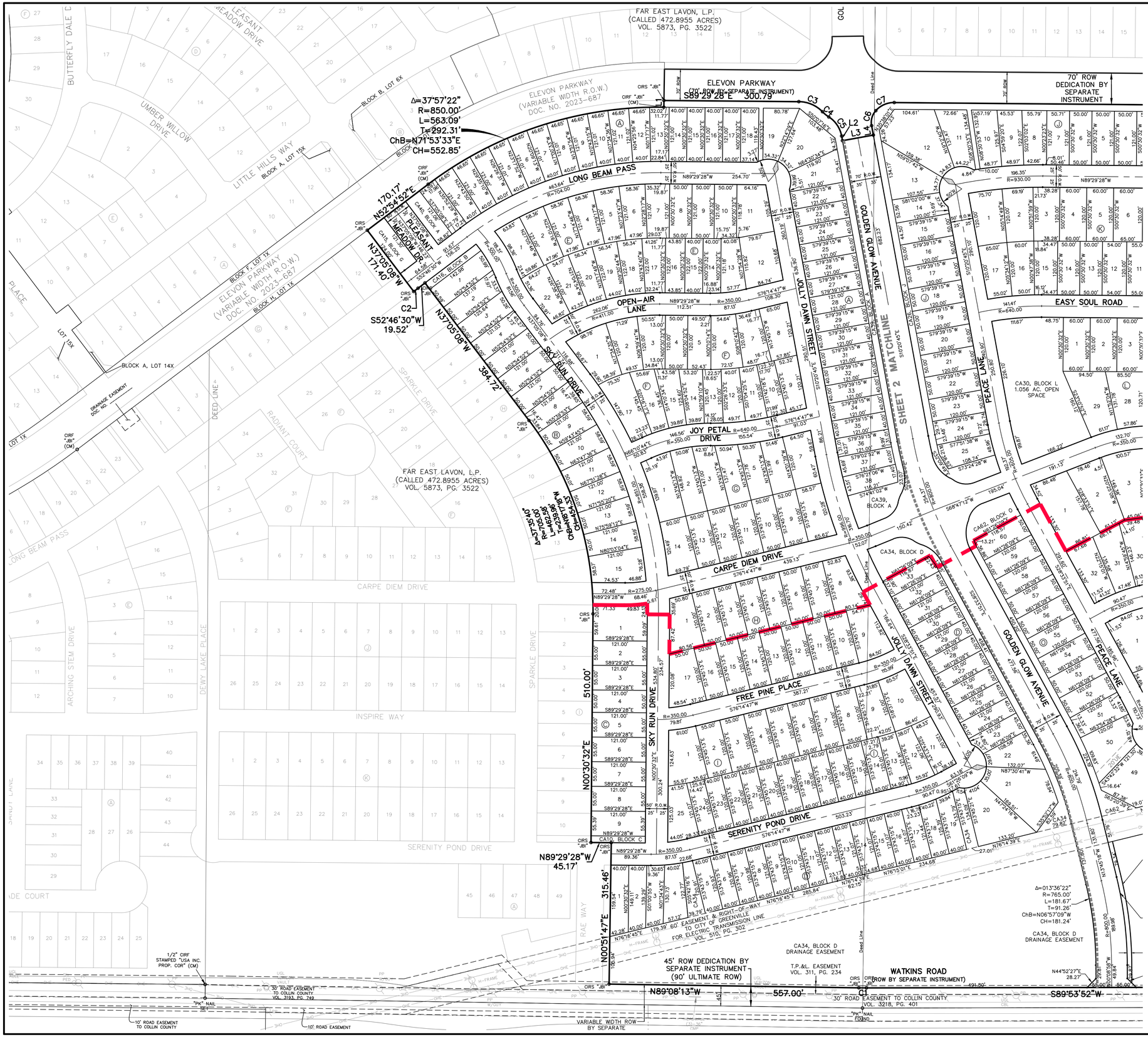

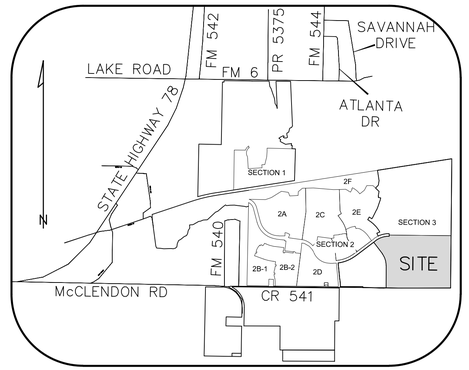

VICINITY MAP (N.T.S.)

GRAPHIC SCALE

60 0 30 60

(IN FEET)
1 inch = 100 ft.

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
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S.F.	SQUARE FEET
	PHASE LINE

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N0°52'14"E	15.00'
L2	S10°20'45"E	10.50'
L3	N79°39'15"E	70.00'
L4	N10°20'45"W	21.31'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°57'54"	1005.00'	16.93'	8.46'	N89°37'10"W	16.93'
C2	0°04'12"	10025.00'	12.23'	6.11'	S52°48'36"W	12.23'
C3	45°14'08"	74.50'	58.82'	31.04'	S66°52'24"E	57.30'
C4	12°56'43"	81.00'	18.30'	9.19'	S50°43'42"E	18.26'
C5	46°51'18"	64.50'	52.75'	27.95'	S33°46'24"E	51.29'
C6	52°06'06"	39.50'	35.92'	19.31'	N15°42'18"E	34.69'
C7	48°45'12"	54.50'	46.37'	24.70'	N66°07'57"E	44.99'

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Date: December 12, 2024 — Sheet 3 of 4

Plotted by: mgarcia Plot Date: 12/13/2024 8:18 AM
Drawing: H:\Projects\MAT030 - Elevon Section 3\Surveying\dwg\MAT030PPT-(Section 3C).dwg Saved By: mgarcia Save Time: 12/12/2024 10:35 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being part of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a PK nail found for corner at the southeast corner of said 216.85 acre tract, said point being in the approximate centerline of said County Road 541, said point being in the west line of said Lavon View Estates Addition, as recorded in Cabinet I, Slide 381, Official Public Records of Collin County, Texas;

THENCE North 69 degrees 29 minutes 22 seconds West, 127.69 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the POINT OF BEGINNING of this tract of land;

THENCE South 89 degrees 53 minutes 52 seconds West, 1,815.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 16.93 feet along a curve to the right, having a central angle of 00 degrees 57 minutes 54 seconds, a radius of 1,005.00 feet, a tangent of 8.46 feet and whose chord bear North 89 degrees 37 minutes 10 seconds West, 16.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 08 minutes 13 seconds West, 557.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 51 minutes 47 seconds East, 315.46 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 45.17 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 510.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 462.58 feet along a curve to the left, having a central angle of 37 degrees 35 minutes 40 seconds, a radius of 705.00 feet, a tangent of 239.96 feet and whose chord bear North 18 degrees 17 minutes 18 seconds West, 454.33 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 384.72 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 46 minutes 30 seconds West, 19.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 12.23 feet along a curve to the right, having a central angle of 00 degrees 04 minutes 12 seconds, a radius of 1,025.00 feet, a tangent of 6.11 feet and whose chord bear South 52 degrees 48 minutes 36 seconds West, 12.23 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 171.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of Lot 1X, Block H, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 1X, Block H as follows:
North 52 degrees 54 minutes 52 seconds East, 170.17 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 563.09 feet along a curve to the right, having a central angle of 37 degrees 57 minutes 22 seconds, a radius of 850.00 feet, a tangent of 292.31 feet and whose chord bear North 71 degrees 53 minutes 33 seconds East, 552.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 52 minutes 14 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 300.79 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 58.82 feet along a curve to the right, having a central angle of 45 degrees 14 minutes 08 seconds, a radius of 74.50 feet, a tangent of 31.04 feet and whose chord bear South 66 degrees 52 minutes 24 seconds East, 57.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Southeasterly, 18.30 feet along a curve to the left, having a central angle of 12 degrees 56 minutes 43 seconds, a radius of 81.00 feet, a tangent of 9.19 feet and whose chord bear South 50 degrees 43 minutes 42 seconds East, 18.26 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Southeasterly, 52.75 feet along a curve to the right, having a central angle of 46 degrees 51 minutes 18 seconds, a radius of 64.50 feet, a tangent of 27.95 feet and whose chord bear South 33 degrees 46 minutes 24 seconds East, 51.29 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 10 degrees 20 minutes 45 seconds East, 10.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 79 degrees 39 minutes 15 seconds East, 70.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 10 degrees 20 minutes 45 seconds West, 21.31 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 35.92 feet along a curve to the right, having a central angle of 52 degrees 06 minutes 06 seconds, a radius of 39.50 feet, a tangent of 19.31 feet and whose chord bear North 15 degrees 42 minutes 18 seconds East, 34.69 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northeasterly, 46.37 feet along a curve to the right, having a central angle of 48 degrees 45 minutes 12 seconds, a radius of 54.50 feet, a tangent of 24.70 feet and whose chord bear North 66 degrees 07 minutes 57 seconds East, 44.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 1,771.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 1,956.10 feet to the POINT OF BEGINNING and containing 5,001,814 square feet or 114.826 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P.**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3C, PHASE 3C–1, PHASE 3C–2, & FUTURE COMMERCIAL**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Signature

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–39CA	28,031	0.643
A–40CA	4,704	0.108
B–16CA	2,586	0.059
C–10CA	1,815	0.042
D–34CA	285,327	6.550
G–15CA	5,673	0.130
J–26CA	31,403	0.721
K–18CA	4,800	0.110
L–30CA	46,017	1.056
N–20CA	26,684	0.613
O–61	603,067	13.845
O–62CA	138,772	3.186
P–31CA	16,847	0.387
Q–11CA	11,618	0.267
R–21CA	3,600	0.083

LOT 61, BLOCK O IS THE RETAIL LOT.

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2024.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this ____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

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

Approved For Preparation of Final Plat

_____
Mayor Date
City of Lavon,
Collin County, Texas

PRELIMINARY PLAT

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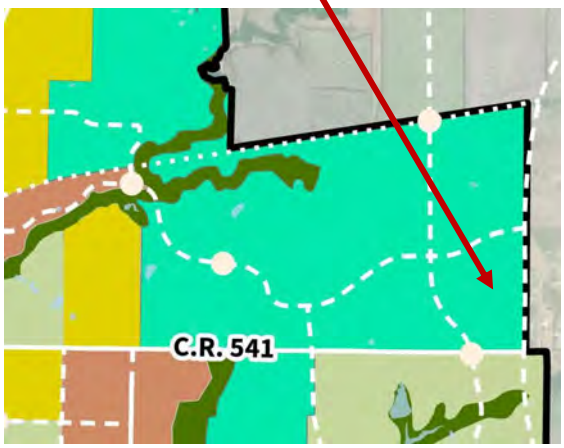
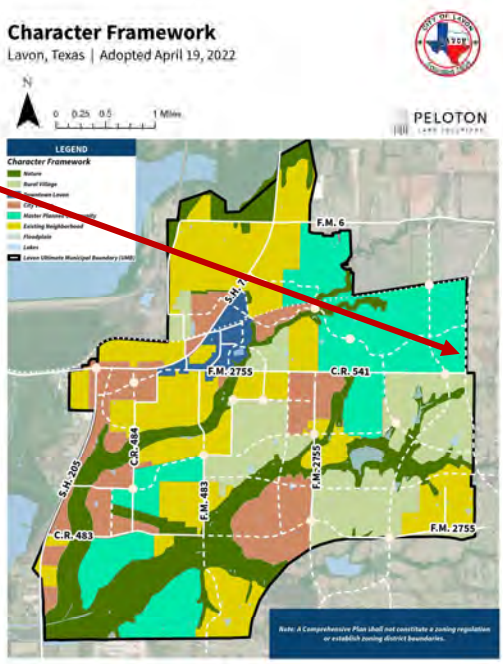
Date: December 12, 2024

Plotted by: mgarcia Plot Date: 12/13/2024 8:09 AM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PPT–(Section 3C).dwg Saved By: mgarcia Save Time: 12/12/2024 10:35 PM

Future Land Use Plan





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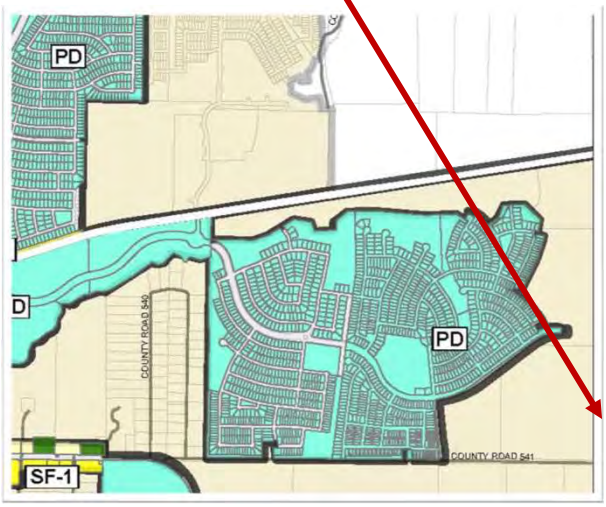
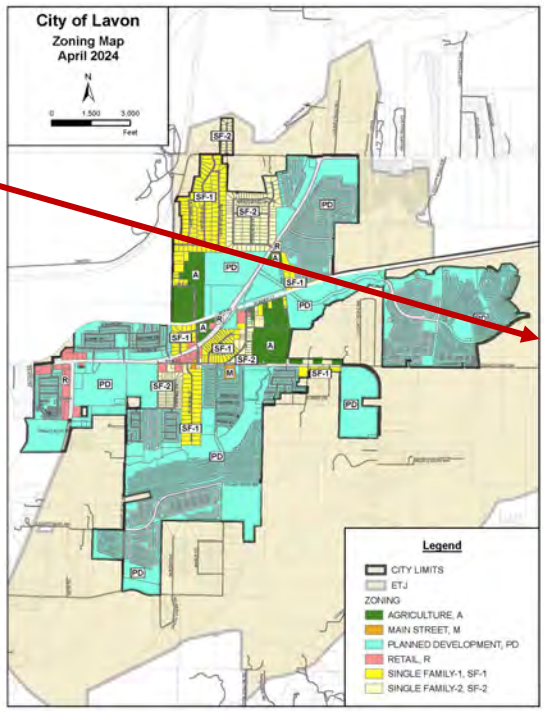
Zoning Map

(there is no zoning in the ETJ)





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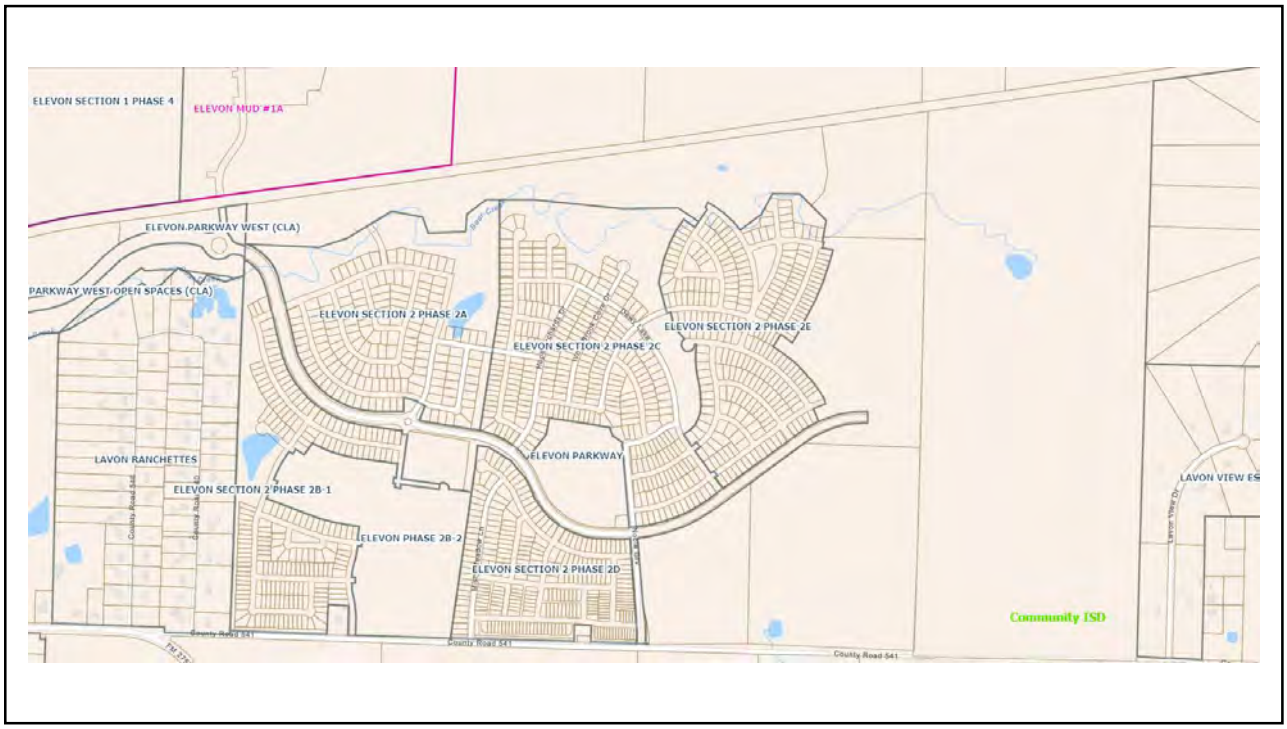
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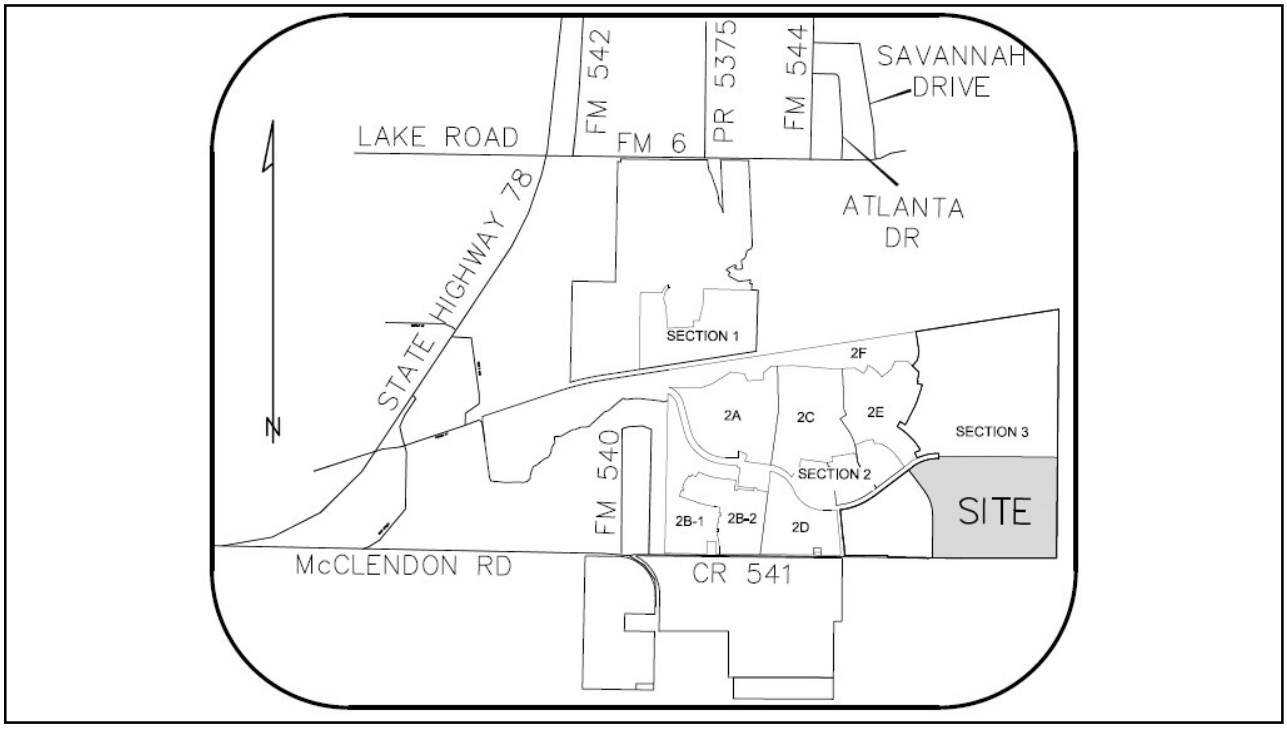
ELEVON MUD #1A
ELEVON PARKWAY WEST (CLA)
PARKWAY WEST OPEN SPACES (CLA)
ELEVON SECTION 2 PHASE 2A
ELEVON SECTION 2 PHASE 2C
ELEVON SECTION 2 PHASE 2E
ELEVON PARKWAY
LAVON RANCHETTES
ELEVON SECTION 2 PHASE 2B-1
ELEVON PHASE 2B-2
ELEVON SECTION 2 PHASE 2D
LAVON VIEW ES
Community ISD
County Road 541

40


FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
STATE HIGHWAY 78
SECTION 1
2F
2A
2C
2E
SECTION 3
SECTION 2
SITE
FM 540
2B-1
2B-2
2D
McCLENDON RD
CR 541
N

41

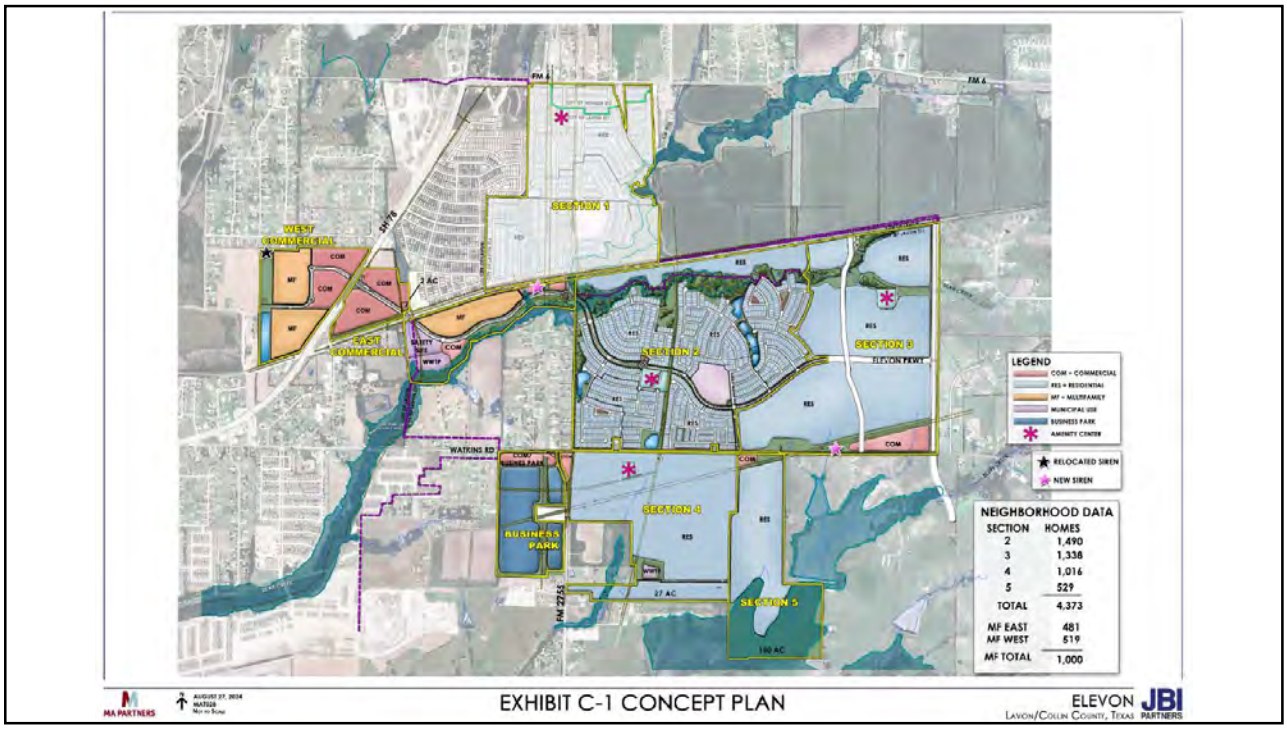
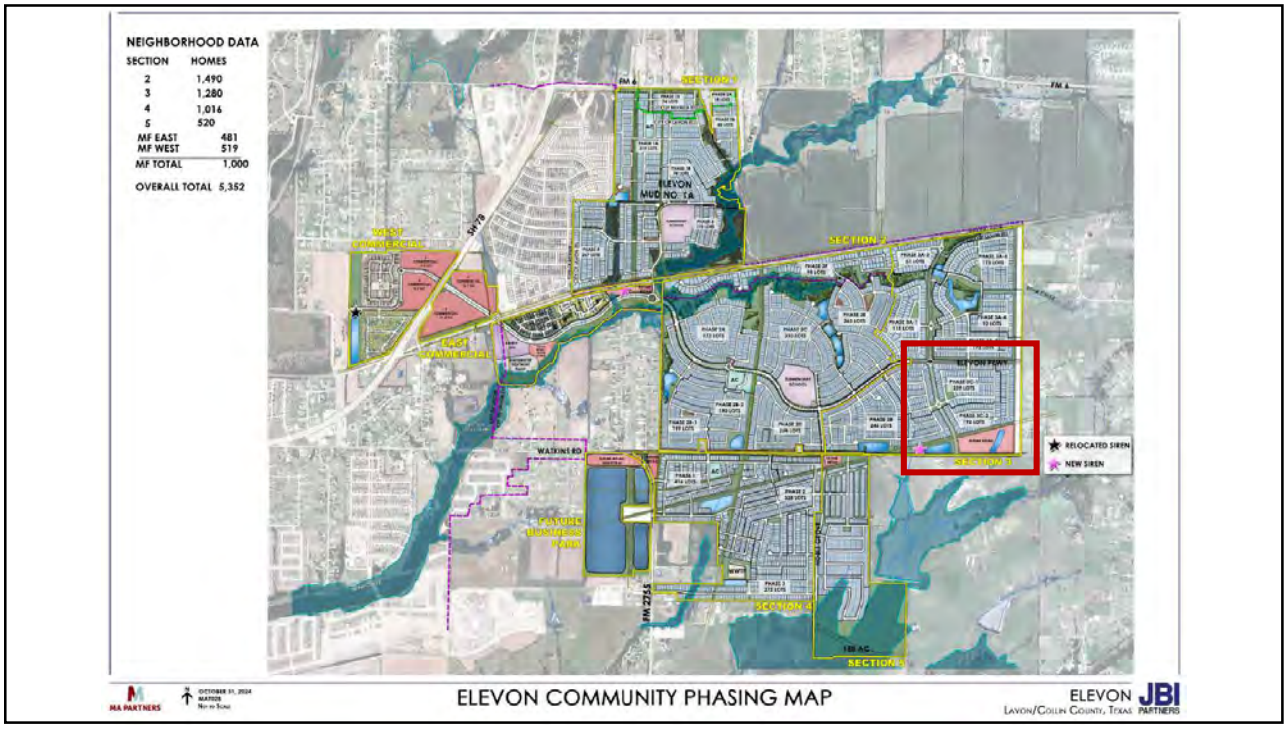


EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS
MA PARTNERS
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000

42


ELEVON COMMUNITY PHASING MAP
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS
MA PARTNERS
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,280
4 1,016
5 520
MF EAST 481
MF WEST 519
MF TOTAL 1,000
OVERALL TOTAL 5,352
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
ELEVON MUD NO. 1A
WEST COMMERCIAL
EAST COMMERCIAL
FUTURE BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
RELOCATED SIREN
NEW SIREN

43

December 13, 2024

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

Re: Elevon – Section 3C, Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on December 11th from LJA for the Preliminary Plat submittal for Elevon Section 3C. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

2. There are several Common Areas that appear to be appropriate for pedestrian or recreation access that are not listed in plat note #5. Staff recommends providing the note as follows "Common Areas shall include pedestrian and recreation access." If there are any Common Areas that need to be excluded from this note, provide another phrase at the end of the note that expressly removes them.
   Note #5 has been updated as indicated. CA15 next to Pleasant Meadow Dr. has been corrected to Block G in the plan and lot table to match the block from the adjacent phase.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 11, 2024

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

Re: Elevon – Section 3, Phase 3C
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: November 27, 2024

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

PLANNING + DESIGN COMMENTS

1. Blocks A, D, J, P, and O exceed the maximum block length requirement of 1,000 feet. A review of Modification Requests is underway as of December 10, 2024.

2. There are several Common Areas that appear to be appropriate for pedestrian or recreation access that are not listed in plat note #5. Staff recommends providing the note as follows "Common Areas shall include pedestrian and recreation access." If there are any Common Areas that need to be excluded from this note, provide another phrase at the end of the note that expressly removes them.

3. FYI, all other Planning and Design comments have been addressed.

Comments prepared and compiled by:

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

Quality check by:

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

December 6, 2024

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

Re: Elevon Section 3, Pod C, 446 Total Lots, 114.828 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and revised Preliminary Engineering Plans dated November 26, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of future Section 3, Pod 3B, south of future Section 3, Pod 3A, north of Watkins Road and south of the extension of Elevon Parkway. The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Section 3 is divided into 3 Pods. Each Pod is considered a separate development.

2. Pod C is divided into 2 residential phases and 1 retail phase.

3. The 431 residential lots include 40', 50', and 60' width lots.

4. Water service to be provided by Nevada SUD.

5. Elevon Parkway is to be constructed concurrently with Pod C as part of the Major Infrastructure. Right-of-Way (ROW) is to be provided separately from this Plat.

6. A separate 120' ROW east of the platted boundary is to be dedicated by separate instrument for a future 6-lane, north-south roadway per the current Master Thoroughfare Plan.

7. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc. In addition, the need for a connection to the future N-A Arterial should be examined. The TIA is being updated as requested. This will need to be completed prior to recommendation for approval of any Section 3 Final Plat.

PRELIMINARY PLAT

8. It should be noted that the proposed 120' Right-of-Way for the future N-S Principal Arterial will need to be dedicated prior to any Section 3 Final Plat acceptance.

9. Pedestrian access has been added to Block O to address block length issues.

10. Additional ROW is shown to accommodate additional lanes at the intersection of Watkins Rd and the future N-S arterial.

11. Additional ROW is shown along Golden Glow Avenue along Lot 61, Block O to accommodate future deceleration lanes anticipated for the retail/commercial development.

12. A temporary turnaround will not be required at the end of Serendipity Pond Drive.

PRELIMINARY ENGINEERING PLANS

13. The Engineer has verified that Watkins is to be constructed concurrently with Pod C as part of the Major Infrastructure for the entire proposed length of the road. Right-of-Way (ROW) is to be provided separately from this Plat.

14. The Engineer has acknowledged that Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans for the sanitary sewer collection system which includes a new lift station to convey wastewater to the proposed Lavon East WWTP within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pods B & C.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. **We recommend APPROVAL of the Preliminary Plat.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3C\Sect 3 Pod C - Preliminary Plat - Rev 1.docx

November 27, 2024

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

Re: Elevon Section 3C, 445 Total Lots, 114.828 Acres Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 7th from Freeman-Millican, Inc. for the Preliminary Plat submittal for Elevon Section 3C. Below is a summary of how each comment is addressed.

GENERAL

1. Section 3 is divided into 3 Pods. Each Pod is considered a separate development.

2. Pod A is divided into 5 phases.

3. The 603 residential lots include 40', 50' 60' and 70' width lots.

4. Water service to be provided by Nevada SUD.

5. Elevon Parkway is shown to be extended along the southern boundary of Pod A and is not included in this Plat. ROW is to be provided by separate instrument.

6. A separate 120' ROW east of the platted boundary is to be dedicated by separate instrument for a future 6-lane, north-south roadway per the current Master Throughfare Plan.

7. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc.

PRELIMINARY PLAT

8. Topographic information should not be included on a Preliminary Plat.
   Topographic information has been removed from the plat.

9. Right-of-Way for connection of Streets 21 and 11 to the future N-S Principal Arterial should be provided.
   We have added pedestrian access common areas to comply with the block length requirement. The eastern phases are the Active Adult side of the community which will have various points of connectivity to the Elevon trail system. The developer is not wanting to have additional ingress and egress points for the Active Adult community and the trips in and out will be less than a traditional neighborhood. The focus for access is to limit the need for left and right turns on the future arterial and only need a traffic signal at Elevon Parkway in the future.

10. The Right-of-Way for the extension of Elevon Parkway should be identified to be dedicated by separate instrument. Once filed, the filing information can be used.
    Separate instrument documents have been provided. Currently we are showing the various Hunt entities to go ahead and dedicate the right-of-way. In the event that is delayed, MA will be able to dedicate the right-of-way upon closing on the property.

11. It should be noted that the proposed 120' Right-of-Way for the future N-S Principal Arterial will need to be dedicated as part of the Final Plat acceptance.
    The future north-south principal arterial is now dimensioned and labeled: "120' ROW by Separate Instrument". The ROW documents have been submitted to the City for review.

12. The intersection of Watkins Road and the future N-S Principal Arterial will be a major intersection. Additional ROW should be provided at this intersection to accommodate additional turn lanes, traffic lights, etc.
    ROW for a right turn lane has been added for the southbound traffic on the future arterial road.

13. This Pod does not have access to the future N-S Principal Arterial. A connection point would provide better circulation and also help with the block length issue.
    The desire is to not provide access arterial road in order to limit the number of median openings and right turn lanes on the future arterial and to have the traffic use Elevon Parkway. The result of the block length waiver will determine if pedestrian access out to the arterial is added.

14. For clarity, there are several common area lots that should be labeled on Sheet 2 since the labels are not on this sheet.
    Additional labels have been added to Sheet 2.

15. Lot 61 Block O should include dimensions for the boundary of the lot.
    Lot dimensions for Lot 61 have been added.

16. The ROW for Street 9 along Lot 61, Block O should be increased by 10' to accommodate future deceleration lanes anticipated for the retail/commercial development.
    A note and dimension has been added denoting future street easement or right-of-way to be dedicated by the commercial lot.

17. The delineation between Lot CA 34 and CA 36 is not clear. In addition, the dimensions for Lot CA 34 should be included.
The common areas were consolidated into CA34.

18. There is a vertical line that should be identified/labeled on Sheet 3.
The line is a deed line between Fare East Lavon, LP and East Lavon Partners, LP tracts. A "Deed Line" label has been added along the line at multiple locations.

19. The dead end on Street 3 extends across two (2) lots. This could require a temporary turnaround to facilitate emergency vehicles.
We have now shown Section 3B preliminary plat in the background. In the event 3C is built prior to 3B, the street would be extended down to Watkins Road.

20. There are several blanks on the last sheet that have been left blank. Thes should be completed.
The signature page sheet has been updated to reflect current ownership.

21. The Commencing Point reference does not appear to be correct.
The commencing call has been corrected. It was referencing the addition to the north.

PRELIMINARY ENGINEERING PLANS

22. The Engineer should verify if Elevon Parkway is to be constructed as part of Pod C, and if so, which phase of construction. If not, it should be clearly identified the responsible party for construction and timeline.
A note has been added to the Paving Plans that MA will be responsible for the design and construction of Elevon Parkway.

23. There is a gray dashed line shown north of Lot CA34, Block D and Lot 61, Block A. This line does not follow the Plat boundary and should be identified/labeled.
The line was a Phase Line. A label has been added.

24. The Engineer should verify that Watkins Road as shown is to be constructed with Pod C. If not, it should be clearly identified the responsible party for construction and timeline.
A note was added to the Paving Plans. MA has planned for building all of Watkins Road as one project.

25. Pavement transitions should be shown at each end of Watkins Road, as appropriate.
Additional existing pavement has been added and transitions have been modified. Past Section 5 only the northern two lanes will be built with the Elevon development.

26. A waterline is shown to extend through Lot 6, Block A. This should be realigned to extend to Pleasant Meadow Dr or Lot CA40, Block A.
A note has been added to sheet 2.1 about the water line extension through Pod 2B in the event 2C is constructed prior to 2B. In order to loop the water line for 2C, the water line will be extended to Dewy Lake Place where a stubout across Elevon Parkway was built. With no entrance of Elevon Parkway there is not a good spot to bring water into 2C along this block.

27. The 10” Force Main along Street 9 should be labeled to be constructed as part of Pod A.
A note was added to Sheet 3.1 and 3.3 regarding the responsibility of the offsite force main and the force main from Pod A.

28. The sanitary sewer collection system includes a new lift station to convey wastewater to the proposed Lavon East WWTP within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pod A. Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans.
Noted. MA will be the responsible party for the lift station located off of Watkins Road which will serve Pods B and C. The Pod A developer (KHov Homes) will be responsible for the Lift Station and force main within their pod. Their force main will connect to the combined force main at the junction point near Watkins Road. Within the Development Agreements between MA and the builders, the responsible parties, step in rights, and obligation to dedicate easements is outlined.

29. An existing drainage area map, with calculations, should be provided to show any impact such as increase flow, sheet vs point source flows, etc. resulting from the development. *Noted, an existing drainage area map has been provided. JBI is using Hydrolink to model the hydrology and to provide pond and outfall sizing for the detention ponds.*

30. The drainage plans should include the future N-S Principal Arterial as well as offsite drainage from the east of the property. *The drainage area maps have been expanded to show the area east of the arterial that drains toward Elevon. The thought process is to not convey the water through the subdivion, but route the water within the arterial and into the provided detention ponds.*

31. Lot 61, Block O should be included in the drainage plans.
Lot 61, Block O is now shown on the drainage area map. The area of the future arterial and offsite areas that drain towards the site are taken into account in the detention calculations.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

November 27, 2024

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

Re: Elevon – Section 3C, Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on November 8th from LJA for the Preliminary Plat submittal for Elevon Section 3A. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. The Open Space Plan in the governing Development Agreement shows required 6' wide trails along Street 9 and Elevon Parkway and an 8' trail along the eastern property boundary. The Plan also shows designated Open Space within the subdivision. Revise the plat to add the following note: "Pedestrian and recreation access is provided on CA39, Block A, CA36, Block D, CA30, Block L, CA20, Block N, and CA62, Block O."
   Note has been added to Sheet 1.

2. The Road Plan in the governing Development Agreement requires 70' of right-of-way for Elevon Parkway and 90' of right-of-way for Watkins Road. Revise the plat to dimension and label the ultimate ROW on these two roadways.
   Additional notes and dimensions have been added to Sheet 1. ROW documents have been provided to Mark Hill for review. The separate instrument documents will be recorded prior to any final plat being recorded.

3. Confirm the timing of the required right-of-way dedication for Elevon Parkway, Watkins Road, and the P6D roadway (located along the eastern boundary) with the City Engineer. It appears this right-of-way is not being dedicated as a part of this plat but may need to be included with the plat instead of dedicated by separate instrument or filing information provided on the plat prior to approval.
   ROW will be required to be dedicated prior to any final plat being approved for recording.

4. The governing Development Agreement requires a 20' landscape buffer along P6D roadways. CA62, Block O is located along a future P6D roadway, as shown on the Road Plan. Revise the plat to widen CA62, Block O to accommodate this 20' landscape buffer.
   Added dimension to Sheet 1 for the Landscape Buffer along the future arterial road and Elevon Parkway. CA62, Block O is 15' wide along Elevon Parkway and 20' wide along the future arterial road.

5. Revise the plat to remove the building setbacks from the plat and replace with a typical lot setback detail.
   Typical lot detail has been added to Sheet 1.

6. Block lengths between intersecting streets shall not exceed 1,000 feet per the governing Development Agreement. It appears Blocks A, D, J, P, and O do not meet this requirement. A block length modification request is currently being reviewed by staff. Once review is complete, a Technical Review Letter will be issued. At that time, approved Minor Modifications will be issued by staff or the plat will be revised by the applicant, and Major Modifications will be scheduled for City Council consideration. Compliance with the development agreement standards will be required unless or until the modifications are approved.
   Noted.

7. Revise the plat to remove "Commercial Lot" from the label for Lot 61, Block O.
   Label has been removed.

8. It does not appear that CA3, Block D or CA11, Block Q, as listed in the Lot Area Table, are shown on the plat. Correct the plat or Lot Area Table accordingly.
   Label for CA11, Block Q has been added. CA3 was modified to be CA34, Block D and is now shown correctly in the table.

9. Revise the plat title block to reference "Common Areas" instead of "Open Space Lots."
   The title block has been modified.

10. Revise the plat to remove the topography lines and provide on a separate Preliminary Drainage Plan.
    Topography has been removed.

11. It does not appear Sheet 1 is drawn at 1" = 100' scale. Correct the plat accordingly.
    The scale has been updated to be 1" = 150'.

12. Please confirm the ROW configuration, including corner clips, at the intersection of Elevon Parkway and Street 9 with the City Engineer.
    Mark did not provide any comments on the corner clips. We increased the size of the corner clip to help out with the landscaping and sidewalks. We may end up modifying the lots further when we get into design. Lot 12, Block J is oversized and we may want more landscaping or trail flexibility on that corner.

13. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.
    Provided.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

November 7, 2024

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

Re: Elevon Section 3, Pod C, 445 Total Lots, 114.828 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated October 10, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of future Section 3, Pod 3B, south of future Section 3, Pod 3A, north of Watkins Road and south of the extension of Elevon Parkway. The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Section 3 is divided into 3 Pods. Each Pod is considered a separate development.

2. Pod C is divided into 2 residential phases and 1 retail phase.

3. The 603 residential lots include 40', 50', and 60' width lots.

4. Water service to be provided by Nevada SUD.

5. Elevon Parkway is shown to be extended along the northern boundary of Pod C and is not included in this Plat. ROW is to be provided by separate instrument.

6. A separate 120' ROW east of the platted boundary is to be dedicated by separate instrument for a future 6-lane, north-south roadway per the current Master Thoroughfare Plan.

7. A Traffic Technical Memorandum, dated July 9, 2024 as prepared by Traffic Impact Group, LLC, has been previously submitted. This memorandum was provided to support the requested modifications to the Master Thoroughfare Plan. We request that the analysis be updated to reflect the current Master Thoroughfare Plan and proposed phasing for each Pod and connections to the thoroughfare network. This should include proposed traffic distribution, trips, intersection analysis, roadway capacity analysis, etc. for each phase and/or POD. This should include, but not limited to, Watkins Rd., FM 2755, FM 2755/Watkins Rd intersection, Watkins Rd/Noble Grove intersection, access points to FM 2755 and Watkins Rd, access to future major arterial road on east side of development, etc.

PRELIMINARY PLAT

8. Topographic information should not be included on a Preliminary Plat.

9. The Right-of-Way for the extension of Elevon Parkway should be identified to be dedicated by separate instrument. Once filed, the filing information can be used. The ROW width should be verified.

10. The Right-of-Way for Watkins Road should be identified to be dedicated by separate instrument. Once filed, the filing information can be used. The ROW width should be verified. This will need to be dedicated as part of the Final Plat acceptance.

11. It should be noted that the proposed 120’ Right-of-Way for the future N-S Principal Arterial will need to be dedicated as part of the Final Plat acceptance.

12. The intersection of Watkins Road and the future N-S Principal Arterial will be a major intersection. Additional ROW should be provided at this intersection to accommodate additional turn lanes, traffic lights, etc.

13. This Pod does not have access to the future N-S Principal Arterial. A connection point would provide better circulation and also help with the block length issue.

14. For clarity, there are several common area lots that should be labeled on Sheet 2 since the labels are not on this sheet.

15. Lot 61 Block O should include dimensions for the boundary of the lot.

16. The ROW for Street 9 along Lot 61, Block O should be increased by 10’ to accommodate future deceleration lanes anticipated for the retail/commercial development.

17. The delineation between Lot CA 34 and CA 36 is not clear. In addition, the dimensions for Lot CA 34 should be included.

18. There is a vertical line that should be identified/labeled on Sheet 3.

19. The dead end on Street 3 extends across two (2) lots. This could require a temporary turnaround to facilitate emergency vehicles.

20. There are several blanks on the last sheet that have been left blank. Thes should be completed.

21. The Commencing Point reference does not appear to be correct.

PRELIMINARY ENGINEERING PLANS

22. The Engineer should verify if Elevon Parkway is to be constructed as part of Pod C, and if so, which phase of construction. If not, it should be clearly identified the responsible party for construction and timeline.

23. There is a gray dashed line shown north of Lot CA34, Block D and Lot 61, Block A. This line does not follow the Plat boundary and should be identified/labeled.

24. The Engineer should verify that Watkins Road as shown is to be constructed with Pod C. If not, it should be clearly identified the responsible party for construction and timeline.

25. Pavement transitions should be shown at each end of Watkins Road, as appropriate.

26. A waterline is shown to extend through Lot 6, Block A. This should be realigned to extend to Pleasant Meadow Dr or Lot CA40, Block A.

27. The 10” Force Main along Street 9 should be labeled to be constructed as part of Pod A.

28. The sanitary sewer collection system includes a new lift station to convey wastewater to the proposed Lavon East WWTP within Section 4. This force main is shown to connect to a common force main that will be used by a separate lift station to service Pod A. Detailed calculations, hydraulics, operations, etc. will be required as part of the civil plans.

29. An existing drainage area map, with calculations, should be provided to show any impact such as increase flow, sheet vs point source flows, etc. resulting from the development.

30. The drainage plans should include the future N-S Principal Arterial as well as offsite drainage from the east of the property.

31. Lot 61, Block O should be included in the drainage plans.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony, Daniel Dewey, P.E.

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3C\Sect 3 Pod C - Preliminary Plat - Rev 0.docx

469.621.0710
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TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 4, 2024

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

Re: Elevon – Section 3, Phase 3C
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 10, 2024

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

PLANNING + DESIGN COMMENTS

1. The Open Space Plan in the governing Development Agreement shows required 6' wide trails along Street 9 and Elevon Parkway and an 8' trail along the eastern property boundary. The Plan also shows designated Open Space within the subdivision. Revise the plat to add the following note: "Pedestrian and recreation access is provided on CA39, Block A, CA36, Block D, CA30, Block L, CA20, Block N, and CA62, Block O."

2. The Road Plan in the governing Development Agreement requires 70' of right-of-way for Elevon Parkway and 90' of right-of-way for Watkins Road. Revise the plat to dimension and label the ultimate ROW on these two roadways.

3. Confirm the timing of the required right-of-way dedication for Elevon Parkway, Watkins Road, and the P6D roadway (located along the eastern boundary) with the City Engineer. It appears this right-of-way is not being dedicated as a part of this plat but may need to be included with the plat instead of dedicated by separate instrument or filing information provided on the plat prior to approval.

4. The governing Development Agreement requires a 20' landscape buffer along P6D roadways. CA62, Block O is located along a future P6D roadway, as shown on the Road Plan. Revise the plat to widen CA62, Block O to accommodate this 20' landscape buffer.

5. Revise the plat to remove the building setbacks from the plat and replace with a typical lot setback detail.

6. Block lengths between intersecting streets shall not exceed 1,000 feet per the governing Development Agreement. It appears Blocks A, D, J, P, and O do not meet this requirement. A block length modification request is currently being reviewed by staff. Once review is complete, a Technical Review Letter will be issued. At that time, approved Minor Modifications will be issued by staff or the plat will be revised by the applicant, and Major Modifications will be scheduled for City Council consideration. Compliance with the development agreement standards will be required unless or until the modifications are approved.

7. Revise the plat to remove "Commercial Lot" from the label for Lot 61, Block O.

8. It does not appear that CA3, Block D or CA11, Block Q, as listed in the Lot Area Table, are shown on the plat. Correct the plat or Lot Area Table accordingly.

9. Revise the plat title block to reference “Common Areas” instead of “Open Space Lots.”

10. Revise the plat to remove the topography lines and provide on a separate Preliminary Drainage Plan.

11. It does not appear Sheet 1 is drawn at 1” = 100’ scale. Correct the plat accordingly.

12. Please confirm the ROW configuration, including corner clips, at the intersection of Elevon Parkway and Street 9 with the City Engineer.

13. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: __7 – L __**

Item:

Discussion and action regarding the proposed waiver of the maximum permitted block length of 1,000 feet requested by JBI Engineering on behalf of Elevon in the proposed Elevon, Section 4 Addition, generally situated southeast of the intersection of CR 541 (Watkins Rd.) and FM 2755 in the City's extraterritorial jurisdiction.

Background:

This matter was presented to the City Council on November 19, 2024. Because revisions to the waiver request were submitted at the meeting, action was deferred to allow time for further development of the revisions and staff review.

The preliminary plat for Section 4 was approved on December 3, 2024 subject to satisfaction of the engineer and planning comments. Block length is the remaining outstanding condition to be addressed for unconditional approval of the preliminary plat. The recently approved Amended and Restated Development Agreement with Elevon provided for a departure from the Subdivision Code to outline the review and approval process for waivers of the required maximum block length of 1,000 feet. Although the process may not be strictly required to adhere to the Subdivision Code, the review criteria for consideration of the waiver are consistent with code requirements:

(1) That there are special circumstances or conditions affecting the land involved such that the strict application of the provisions of this subdivision ordinance would deprive the applicant of the reasonable use of the land; and

(2) That strict application of the provisions of this subdivision ordinance requested to be waived is not necessary to promote the public health, safety, and welfare; and

(3) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this subdivision ordinance, and will not otherwise be injurious to other property owners in the vicinity; and

(4) That the granting of the waiver will be in harmony with the general purpose, intent, and spirit of this subdivision ordinance, and not conflict with provisions of the City's zoning ordinance, comprehensive plan, or other regulations of the City.

The applicant has submitted nine modification requests, five of which are considered Minor Modifications (#1 - #3, #5, #7) that have received staff level approval and four of which are considered Major Modifications (#4, #6, #8, #9) that require City Council consideration.

In response to the City's December 19, 2024 technical review determination, the applicant provided additional justification and/or revisions on December 20, 2024.

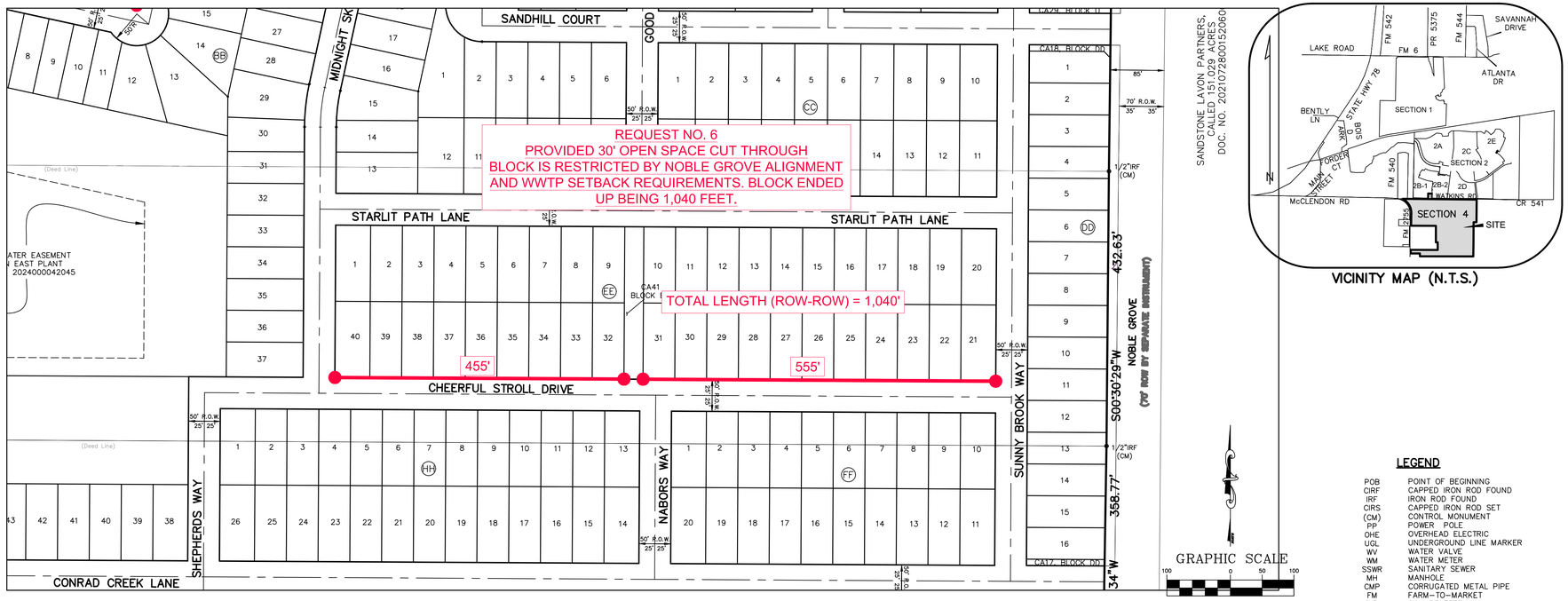
Staff Notes:

Approval of requests #8 and #9 is recommended.

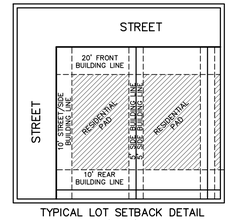
The applicant provided justification for #4 and #6; however, the justification does not provide adequate detail to conclude that the Considerations have been sufficiently met. The applicant was advised that the staff would withhold a recommendation on the requests to allow the applicant time to submit revisions or additional justification and/or for the City Council to make an independent determination as to the sufficiency of the request justifications.

Update – the applicant submitted additional information late Friday afternoon that is included in the packet but has not been reviewed by staff at the time of packet preparation.

Attachments:
1) Follow Up Request for Block Length Waiver
2) Technical Review Determination



VICINITY MAP (N.T.S.)



TYPICAL LOT SETBACK DETAIL
(N.T.S.)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM-TO-MARKET
S.F.	SQUARE FEET
	PHASE LINE

BLOCK LENGTH EXHIBIT

ELEVON SECTION 4
PHASES 1, 2, & 3

REQUEST NO. 4 AND 6

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

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

PETRO-HUNT, LLC. — **OWNER**
2101 Cedar Springs Road, Suite 600 — (214) 880-8400
Dallas, Texas 75201

MA Elevon 429, LLC. — **DEVELOPER**
2121 Midway Road, Suite 240 — (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

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

Date: JANUARY 3, 2025

Sheet 3

Plotted by: ddewey Plot Date: 1/3/2025 4:26 PM
Drawing: H:\Projects\MA10028 - Elevon Section 4\Surveying\dwg\Exhibit Block Length Section 4-2025 Council Meeting.dwg Saved By: ddewey Save Time: 1/3/2025 4:13 PM

Kim Dobbs

From: kdobbs@lavontx.gov
Subject: FW: Elevon Block Lengths
Attachments: Exhibit Block Length Section 4-2025 Council Meeting-BL-3.pdf

---

From: Daniel Dewey <ddewey@jbipartners.com>
Sent: Friday, January 3, 2025 4:35 PM
To: Kim Dobbs <kdobbs@lavontx.gov>
Cc: Mayra Godinez <mgodinez@jbipartners.com>
Subject: RE: Elevon Block Lengths

Kim,

Attached is an exhibit showing the alternate street alignment for Block S and the maximum width of the open space we can do on Block EE which was 30 feet. We ran a few more alternatives in Block EE that would alter the street alignments, to get below 1000'. We have a fairly sizable storm line in Midnight Sky Lane that putting additional bends in would not be ideal and we didn't ever come up with anything that was better than the midblock open space. We can continue to look at possible alternatives, but for the council discussion, we can go with this exhibit.

JBI PARTNERS
Daniel Dewey, PE
Vice President / Partner
Direct : 972.738.0243
Mobile: 469.964.9222
www.jbipartners.com

JBI PARTNERS

December 19, 2024

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

Re: Elevon Section 4, Block Length

Dear Ms. Dobbs,

In response to the comments dated December 19th from LJA, we have reviewed the comments and provide the following responses.

Minor Request No. 4
Block S does not meet minor modifications
(i.) it is not on the perimeter adjacent to a floodplain or open space,
(ii.) it is not on the perimeter adjacent to a collector or arterial roadway,
(iii.) the topographical or site specific feature does not appear to be an issue, but final lot grading has not been designed.

Justification
(iv.) The property being developed is unique in shape and there is a good portion of the lots south of the main east west roadways. Knotty Pine Drive (Street 11) was extended east to Midnight Sky Lane (Street 15) instead of extending Morning Frost Drive (Street 23) through to Edgemere Drive (Street 12). This resulted in the overlength block. We feel the street network of getting access to the southern portion of the subdivision was the better layout and would request council grant the request in lieu of modifying the street network.

Minor Request No. 6
Block EE does not meet minor modifications
(i.) it is not on the perimeter adjacent to a floodplain or open space,
(ii.) it is not on the perimeter adjacent to a collector or arterial roadway,
(iii.) the topographical or site specific feature does not appear to be an issue, but final lot grading has not been designed.

Justification
(iv.) Block EE was 1,040 feet in length, so a 10' pedestrian path was provided. The block is near the WWTP which has a 150' buffer from any lot. This resulted in the dimension to Noble Grove being fixed. Adding an additional cut through street for the 40' of overlength block results in a four 50-foot wide lots being lost. Midnight Sky Lane (Street 15) has storm drainage and sanitary sewer that extends south to the WWTP site, so turning it to the east or cutting through a lot on an eyebrow was undesirable, so the street was extended straight south, thus the block length ended up 1,040'.

Staff approved block length request No. 1, 2, 3, 5, and 7.

Major Request No. 8

Block II, Conrad Creek Lane (Street 18) is 1,568 feet length to Shepherds Way (Street 17) along the southern right-of-way.

Block II should be approved by council as it meets Major Modifications criteria:

(A) Block II is adjacent to floodplain, CA27, which may have a trail, but may not. The property shape is very narrow and connectivity to the north and south will be dependent on properties located outside of the City.

(B) Block II request should be considered due to the following:

(i) Conrad Creek will provide internal sidewalks and has open spaces where future connectivity can take place
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the Block Length Variance will not be affected by the waiver, since the adjacent properties are not within the City and are not part of Elevon, and pedestrian access will be provided by the internal sidewalks along the streets, and future connections could be possible through the provided common areas.

Major Request No. 9

Block BB, Conrad Creek Lane (Street 18) is 2,014 feet length to Shepherds Way (Street 17) along the northern right-of-way.

Block II should be approved by council as it meets Major Modifications criteria:

(A) Block II is adjacent to floodplain, CA27, which may have a trail, but may not. The property shape is very narrow and connectivity to the north and south will be dependent on properties located outside of the City.

(B) Block II request should be considered due to the following:

(i) Conrad Creek will provide internal sidewalks and has open spaces where future connectivity can take place
(ii) There is no immediate impact to the adjacent property owners, traffic condition, parking, public infrastructure, water quality management, or public health, safety, and general welfare,
(iii) The block affected by the Block Length Variance will not be affected by the waiver, since the adjacent properties are not within the City and are not part of Elevon, and pedestrian access will be provided by the internal sidewalks along the streets, and future connections could be possible through the provided common areas.

We would request that the block length variance be granted and our plat to proceed through the approval process.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 19, 2024

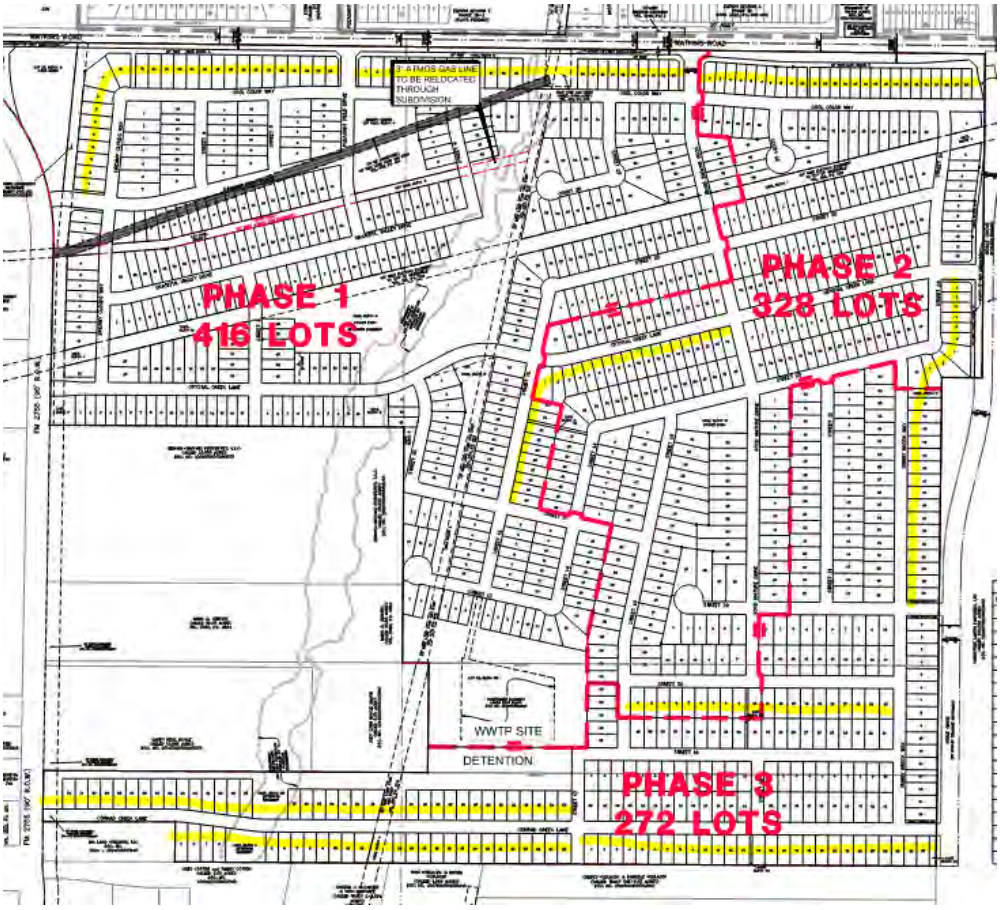
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 4 Block Length Modification Request

LJA Engineering, Inc. has reviewed the Modification Request referenced above. Provided below is the technical review determination relating to planning- and design-related requirements. **There are nine blocks that are non-compliant, five qualify for Staff approval as Minor Modifications, and four will need to be considered by City Council as Major Modifications.** Please do not hesitate to let us know if you have any questions.

APPLICANT REQUEST

The applicant is proposing block lengths that exceed the maximum permitted block length (within the Elevon DA) of 1,000 feet, for several blocks within the proposed Preliminary Plat for Elevon Section 4. The blocks highlighted in yellow are what the applicant has requested for Modifications:



There is a consideration and approval process that was outlined in the recently amended Elevon DA to address special circumstances, for specific blocks, that divides them into two categories: Minor Modifications (Staff approval) and Major Modifications (City Council approval).

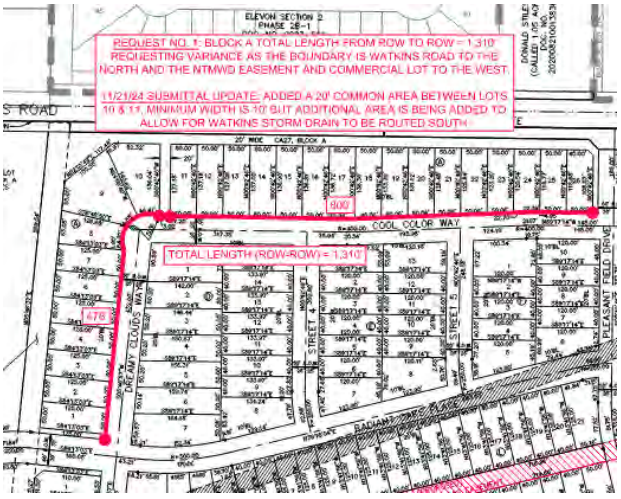
RELEVANT REGULATORY STANDARDS

The amended and restated Elevon Development Agreement requires a maximum block length of 1,000 feet but allows the following modifications:

> "…
>
> *b. Minor Modifications:*
> *The following Minor Modifications can be considered by the City Manager or their designee, upon request, and shall result in blocks of no greater than 1,400 feet and shall include mid-block pedestrian access (minimum 10 feet wide with a sidewalk) when they exceed the 1,000-foot standard:*
>
> *i. Where there is a block along perimeter of a proposed subdivision, which backs to floodplain not utilized for open space or some other unusable area;*
> *ii. Where there is a block along the perimeter of a proposed subdivision, adjacent to a collector or arterial roadway;*
> *iii. Where a unique, topographical, or site-specific feature(s) is or will be present and would result in unreasonable required access;* ***or***
> *iv. Where there is a unique circumstance in the area, the land, or a proposed neighborhood that results in a demonstrated need for a block of up to 1,400 feet.*
>
> *c. Major Modifications:*
> *1. The City Council is responsible for reviewing Major Modification requests that do not qualify for Staff approval, and to review appeals of Staff decisions/interpretations.*
>
> *2. The City Council's decision to approve or deny a request for a Modification to this standard shall be based on the following considerations:*
>
> *(A) The physical conditions of the property, such as steep slopes, floodplain, drainage, property shape, make compliance to the specific standard physically impossible, and this hardship is not created by the applicant;* ***or***
> *(B) The following three considerations together:*
> *i. applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***
> *ii. The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***
> *iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."*

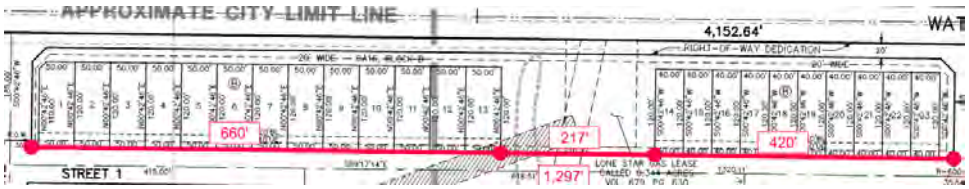
The applicant is requesting the following **Minor Modifications**:

1. Applicant request: Minor Modification for Block A because it is under 1,400 feet, is along the perimeter of the property, adjacent to an arterial roadway, adjacent to a NTMWD easement, and provides mid-block open space which would provide future pedestrian connectivity.



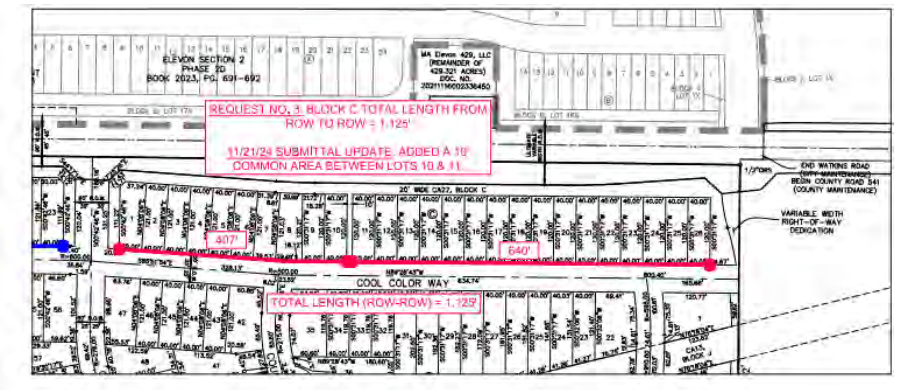
   a. Analysis: This request meets the required Minor Considerations. This request qualifies for Staff approval.

2. Applicant request: Minor Modification for Block B because it is under 1,400 feet, is along the perimeter of the property, adjacent to an arterial roadway (Watkins Road), and provides mid-block open space which would provide future pedestrian connectivity.



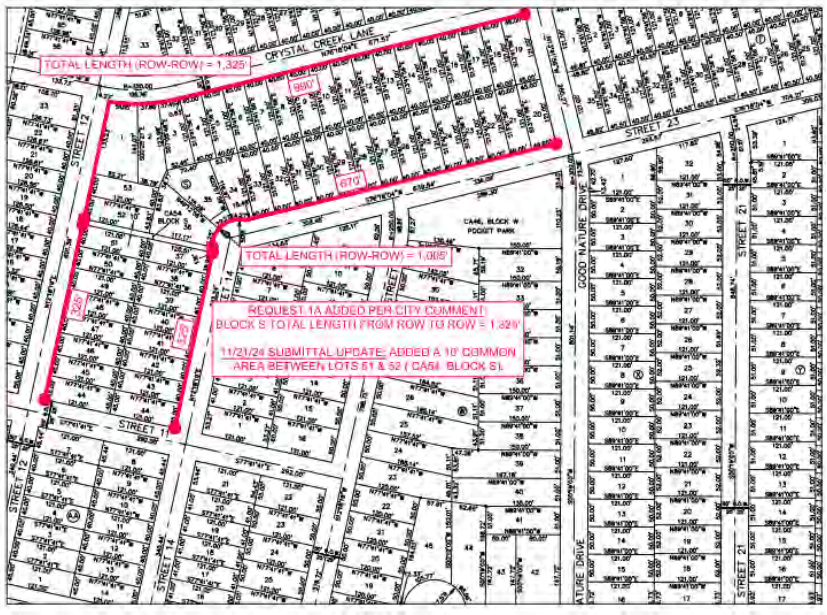
   a. Analysis: This request meets the required Minor Considerations. Staff recommended approval on 10/24/24.

3. Applicant request: Minor Modification for Block C because it is under 1,400 feet, is along the perimeter of the property, adjacent to an arterial roadway, and provides mid-block open space which would provide future pedestrian connectivity.



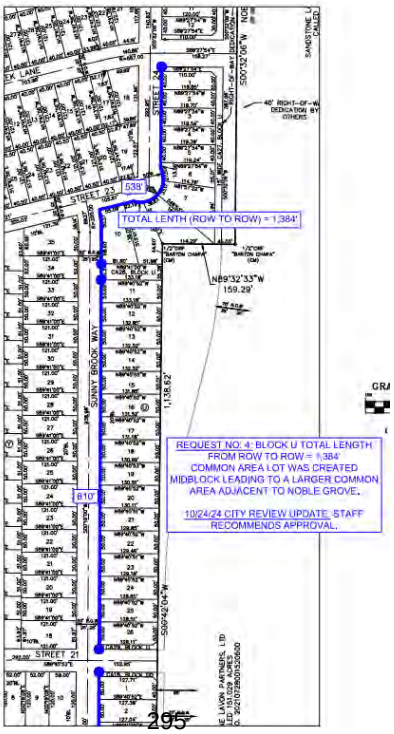
a. Analysis: This request meets the required Minor Considerations. This request qualifies for Staff approval.

4. Applicant request: Minor Modification for Block S because it is under 1,400 and provides mid-block open space which would provide future pedestrian connectivity.



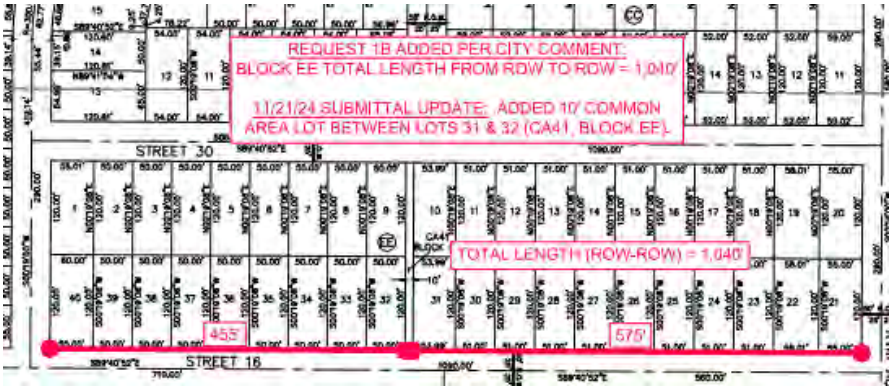
a. Analysis: Although this request qualifies for a Minor Modification, it does not appear to meet the required Considerations. The applicant has not provided explanation for how each Consideration has been met for review. The request must be reviewed by City Council to determine if the Considerations have been fully met.

5. Applicant request: Minor modification for Block U because it is under 1,400 feet, is along the perimeter of the property, is partially adjacent to an arterial, and provides mid-block open space which would provide future pedestrian connectivity.



a. Analysis: This request meets the required Minor Considerations. Staff recommended approval on 10/24/24.

6. Applicant request: Minor modification for Block EE because it is under 1,400 and provides mid-block open space which would provide future pedestrian connectivity.



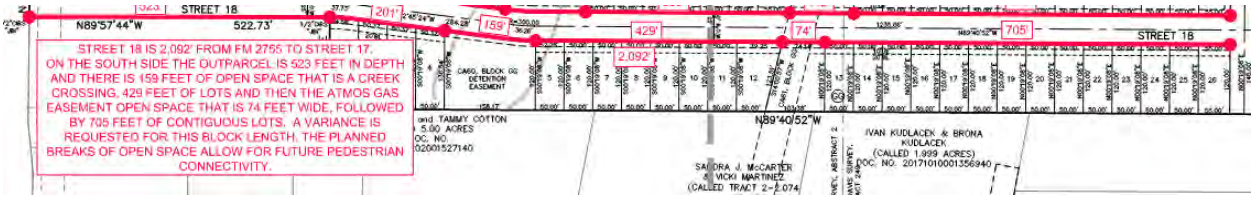
b. Analysis: Although this request qualifies for a Minor Modification, it does not appear to meet the required Considerations. The applicant has not provided explanation for how each Consideration has been met for review. The request must be reviewed by City Council to determine if the Considerations have been fully met.

7. Applicant request: Minor modification for Block GG (under 1,400' in length) because it is along the perimeter of the proposed subdivision and provides mid-block open space which would provide future pedestrian connectivity.

a. Analysis: This request minimally meets the required Minor Considerations and qualifies for Staff approval.

The applicant is requesting the following **Major Modifications**:

8. Applicant request: Major modification for Block II because it is over 1,400' in length, along the perimeter of the property, and provides two mid-block open spaces which would provide future pedestrian connectivity.



a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

i. Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the

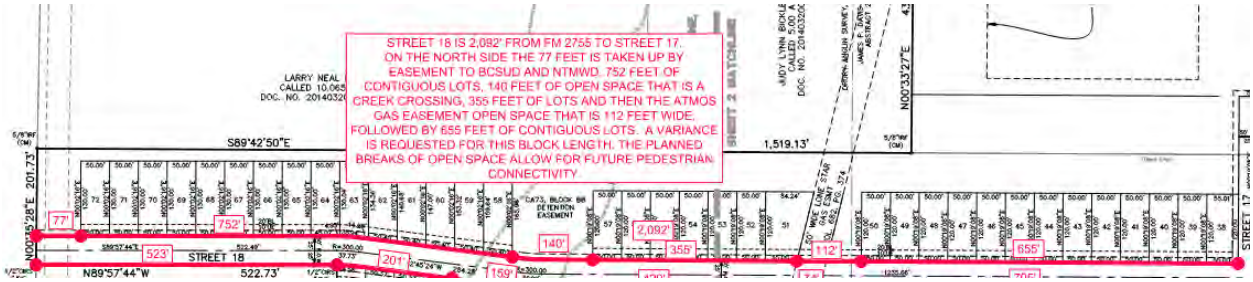
existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability; ***and***

ii. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided explanation for how each Consideration has been met. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it appears to comply with the Considerations. The request must be reviewed by City Council to determine if the Considerations have been fully met.

9. Applicant request: Major modification for Block BB because it is over 1,400' in length, partially located along the perimeter of the property, adjacent to detention and wastewater easements, and provides two mid-block open spaces which would provide future pedestrian connectivity.



a. Analysis: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

i. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***

ii. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The applicant has not provided explanation for how each Consideration has been met. Staff has reviewed the request and determined that, based on the configuration of this block and its location, it appears to comply with the Considerations. The request must be reviewed by City Council to determine if the Considerations have been fully met.

Thank you,

Prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: _7 - M___**

Item:

Discussion and action regarding Board and Commission appointments – Parks and Recreation Board.

Background:

In addition to the elected City Council, several appointed boards and commissions provide invaluable contributions to the city through their service. The members of these boards are appointed by the City Council for specific terms of service.

It is time to consider the term appointments for Parks and Recreation Board, Seats 1, 3, and 5.

Attachments:
1) Spreadsheet – Boards & Commissions
2) Volunteer Applications available upon request

City of Lavon Boards & Commissions

January 2025

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
City Council Members				Elected
Mayor	6/19/2018	Vicki Sanson	11/2025	
Place One	10/17/2023	Mike Shepard	11/2026	
Place Two	11/7/2017	Mike Cook	11/2025	
Place Three	11/5/2024	Travis Jacob	11/2026	
Place Four	1/15/2019	Ted Dill	11/2025	
Place Five	11/7/2022	Lindsey Hedge	11/2026	
Economic Development Corp Board of Dir - Type B				7 members; 4 CC/staff; county resident
Place 1, Chair	3/1/2009	Kay Wright	7/15/2026	
Place 2	7/17/2018	Manzelle Williams	7/15/2025	
Place 3	9/19/2017	Vicki Sanson	7/15/2026	
Place 4	7/16/2019	Rachel Dumas	7/15/2025	
Place 5	9/17/2019	Joe Serpette	7/15/2026	
Place 6	11/7/2023	Clinton Mclure	7/15/2025	
Place 7	11/19/2024	Josh Edwards	7/15/2026	*formerly Jordan Williams*

Planning & Zoning Commission				5 members, residency req
Seat 1	5/3/2022	Jeffrey Cox	6/1/2025	
Seat 2	7/19/2016	Deborah Nabors	6/1/2026	
Seat 3	6/1/2021	Brad Tiegs	6/1/2025	
Seat 4	11/19/2024	Henry Vallejo	6/1/2026	*formerly Travis Jacob*
Seat 5, Chair	8/16/2011	David Rosenquist	6/1/2025	

Parks & Recreation Board				5 members; residency req
Seat 1	5/2/2023	Tracy Filo	1/1/2025	
Seat 2	11/7/2023	Mike Kurtz	1/1/2026	
Seat 3	1/17/2023	Julie Franco	1/1/2025	
Seat 4, Chair	3/17/2020	Jennifer White	1/1/2026	
Seat 5	2/2/2021	Joe Serpette	1/1/2025	
Alternate	11/7/2023	Karen Jacob	1/1/2026	

LVFD Board of Directors				3 members
Seat 1	6/19/2018	Mindi Serkland	6/19/2026	
Seat 2	6/20/2023	Alex LeBron	6/19/2025	
Seat 3	5/3/2022	Kay Wright	6/19/2026	

Boards that meet Ad Hoc:

Board of Adjustment				5 members and 2 alternate members
Seat 1	2/7/2023	Perry Elliott	1/17/2027	*formerly Henry Vallejo*
Seat 2	1/17/2023	Rachel Dumas	1/17/2026	
Seat 3, Chair	1/17/2023	John Franco	1/17/2027	
Seat 4	11/7/2023	Hilda Olivarez	1/17/2026	
Seat 5	1/17/2023	Mindi Serkland	1/17/2027	
Alternate -1	2/7/2023	David Rosenquist	1/17/2026	
Alternate -2	12/3/2024	Joane McClendon	1/17/2027	*formerly Perry Elliott*

IFC Building Board of Appeals				6 members
Chairperson	3/1/2022	Mayor		
Seat 1	3/1/2022	City Council - Place 1		
Seat 2	3/1/2022	City Council - Place 2		
Seat 3	3/1/2022	City Council - Place 3		
Seat 4	3/1/2022	City Council - Place 4		
Seat 5	3/1/2022	City Council - Place 5		

CITY OF LAVON
Agenda Brief

MEETING: January 7, 2025 **ITEM: _7 - N___**

Item:

Discussion and action regarding technology improvements in the City Council Chambers.

Background:

Mayor Sanson requested that an item be placed on the agenda for discussion of possible technology improvements in the City Council Chambers.