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

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   Members may identify community events, functions, and other activities.
4. **RECOGNITION**

   Recognition of Collin County Commissioner Cheryl Williams for her service to the residents of Lavon
5. **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.
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 November 17, 2026 meeting.

   B. Approve Resolution No. **2026-12-01** approving and authorizing execution of an Easement in Gross from the City of Lavon to Goodwell Infrastructure, LLC in the vicinity of the Lavon North Wastewater Treatment Plant relating to the Effluent Water Purchase Agreement between the parties.
7. **ITEMS FOR CONSIDERATION**

   A. Public hearing, discussion and action regarding amendments to the Comprehensive Plan to amend the planning area to include 268.77 acres of recently annexed property and amend the Master Thoroughfare Plan to accommodate the extension of thoroughfares in the property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of WEST St. situated in Collin County.

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

   B. Public hearing, discussion, and action regarding an amendment to apply Agricultural (A) district regulations on newly annexed property consisting of 268.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, OPRCCT; and 82.47 acres identified as Elevon East, a part of the Samual M. Rainer Survey Abstract 740 and being part of that called 46.17 acre tract of land described in deed to Lousie B. Akin as recorded in Document 20201112002008460, and being part of that called 1.648 acre tract of land described in deed to Joe Akin and Lousie Akin as recorded in Volume 407, page 2740, Official Public Records of Collin County, Texas and being a part of that called 54.28 acre tract of land described

in deed to Maurice Williams, Kimberly Barnett, and Kristi Williams Neyes as recorded in Document 20110207000130110 of the OPRCCT; any right-of-way adjacent to said property, and for which an associated amendment of the Comprehensive Plan may also be considered, generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in the City of Lavon, Collin County, Texas (CCAD Property IDs 1289974, 1290043, 2900177, 2999713, 1290249, and 1289974).

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.

C. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 5 "Regulations Applicable to Residential Districts" Section 9.03.111 "Agricultural district (A)", and Section 9.03.112 "Single family -1 acre district (SF-1)" generally to amend guest house 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.

D. Public hearing, discussion and action regarding an amendment to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property IDs 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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.

E. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

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

F. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. **2025-06-02** that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

1) Presentation of proposed application.
2) Open and continue a **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on December 22, 2026.
3) Discussion and action regarding the proposed application and accompanying Ordinance.

G. Discussion and action regarding Resolution No. **2026-12-02** awarding a bid and authorizing contract negotiation for a project consisting of the installation of generators at the city hall, police department, and fire department, Project No(s). DR 4485-0014 / DR 4485-0101 / DR 4485-0102, such project to be

financed with assistance of the Hazard Mitigation Grant Program (HMGP) administered by the Texas Division of Emergency Management (TDEM) a city matching amount not to exceed $35,000.00; and providing for an effective date.

H. Discussion and action regarding the selection of members for the Board of Directors for the 2027-28 term of office for the Texas Coalition for Affordable Power.

8. SET FUTURE MEETINGS AND AGENDA

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

- December 15, 2026 – Regular Meeting

9. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on November 23, 2026.

/ Rae Norton /

_____

Rae Norton, City Secretary

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

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

MINUTES
NOVEMBER 17, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING

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

Following the administration of the Oath of Office, the newly elected officials formally assumed their respective seats on the City Council and joined the meeting.

SEAN HARRISON, PLACE 1
JAMES WALLINGTON, PLACE 3
SHEILA JOLIVETTE, 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 COUNCILMAN MIKE COOK DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATIONS**

- Open Rewards App will return 10% until January 3, 2027
- Grease Round Up November 17 – January 8 at Lavon City Hall
- Christmas Tree Lighting 12/4/2026
- Breakfast with Santa at the Lavon Fire Department 12/12/2026
- Coat and Pantry Drive by Lavon Police Department
- Officer Quackers Scavenger Hunt – Lavon Police Department through 12/23/2026
- Bags for Braves March 25, 2027
- To sign up for City Council Meeting notifications choose “Notify Me” on the City of Lavon Website.
- Mr. Shepard commented regarding his experience as a Council Member

4. **RECOGNITION**

City Staff announced the City of Lavon received the 2026 Texas Municipal League Municipal Excellence Awards, Honorable mention for the Babysitter Training Program.

Mayor Sanson and the City Council recognized Council Members Lindsey Hedge, Travis Jacob, and Mike Shepard, for their dedicated service to the City of Lavon and Dr. Tonya Knowlton for her service to Community ISD and the residents of Lavon.

5. **CANVASS OF ELECTION**

Discussion and action regarding Resolution No. 2026-11-05 canvassing the returns, including the returns early voting ballots cast in connection therewith, and declaring the results of the General and Special Elections of the City of Lavon held on November 3, 2026, and providing an effective date.

Mayor Sanson certified the canvassing report and election results. Ms. Dobbs noted the Resolution has been updated to the official certified totals.

Place One (1)	Votes Cast
Sean Harrison	**1,650**
Mike Shepard	1,279
Place Three (3)	Votes Cast
Clinton Mclure	1,034
James Wallington	**1,768**
Place Five (5)	Votes Cast
Sheila Jolivette	**1,671**
Lindsey Hedge	1,233
Proposition No. 1 – Lavon MMD	Votes Cast
For	5
Against	**7**

MOTION: APPROVE RESOLUTION NO. 2026-11-05 CANVASSING THE RETURNS, INCLUDING THE RETURNS EARLY VOTING BALLOTS CAST IN CONNECTION THEREWITH, AND DECLARING THE RESULTS OF THE GENERAL AND SPECIAL ELECTIONS OF THE CITY OF LAVON HELD ON NOVEMBER 3, 2026, AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS (Council Seats 1,3,5 were vacated)

6. ISSUANCE OF OATH OF OFFICE TO THE NEWLY ELECTED CITY COUNCIL MEMBERS.

City Secretary Rae Norton issued the Oaths of Office to the newly elected officials who took their places.

7. CITIZENS COMMENTS

City residents Tonja Shepard expressed hopes for residents of Lavon to unite going forward and appreciation for city staff, particularly the Lavon Police Department for their commitment to safety for everyone; Erika Jones stated her support of the data center moratorium and involvement of experts for the creation of guidelines moving forward; and Kent Pride noted concerns with the space and lack of sound system in the City Council room.

8. CONSENT AGENDA

A. Approve the minutes of the November 3, 2026 meeting.

B. Approve the second and final reading of Ordinance No. 2026-11-03 imposing a temporary ninety-day moratorium on applications and plans for development for permits, plats, verifications, rezonings, site plans, and new or revised certificates of occupancy for any development that includes data centers as a principal use or as an accessory use within the corporate city limits of the City of Lavon; adopting written findings justifying the moratorium; providing for waivers and limited exceptions to the moratorium; providing a severability clause; establishing an expiration date; and providing an effective date.

C. Approve the acceptance of the Lavon Trail Parkway Improvements (CIP-40) Construction Project.

MOTION: APPROVE THE CONSENT AGENDA.
MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

EXECUTIVE SESSION

At 7:05 in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas

Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding the development of Elevon North.

RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 7:53 p.m. and stated that no action was taken in the executive session.

9. ITEMS FOR CONSIDERATION

A. Public hearing discussion, and action regarding the voluntary annexation of property consisting of 268.769 acres identified as Elevon North and more specifically described as 186.342 acres, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD and any right-of-way adjacent to said property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated wholly within the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas.

Presentation of the proposed voluntary annexation.

Ms. Dobbs and City Attorney Julie Fort, Messer Fort, presented information regarding the proposed voluntary annexation. Ryan Burton, MA Partners was available for questions.

PUBLIC HEARING to receive comments regarding the proposed voluntary annexation.

Mayor Sanson opened the public hearing at 7:55 p.m. and invited comments for or against the proposed voluntary annexation. Lavon resident Erika Jones commented regarding the zoning. There being no further comments, Mayor Sanson closed the public hearing at 7:58 p.m.

Discussion and action regarding the proposed annexation and Ordinance No. 2026-11-04.

Ms. Dobbs noted the notice of public hearing was published and posted in accordance with state law and requisite written notice was provided pursuant to state law.

MOTION: APPROVE ORDINANCE NO. 2026-11-04 THE ANNEXATION OF PROPERTY CONSISTING OF 268.769 ACRES IDENTIFIED AS ELEVON NORTH AND MORE SPECIFICALLY DESCRIBED AS 186.342 ACRES, A PART OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740, AND BEING A PART OF THAT CALLED 132.70 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAVON 78 DEVELOPMENT LLC, AND BEING ALL OF THAT CALLED 41.79 ACRE TRACT OF LAND AND ALL OF THAT CALLED 46.66 ACRE TRACT OF LAND DESCRIBED IN DEED TO BANK SITE ACQUISITION CORPORATION, AND BEING A PART OF THAT CALLED 162.075 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILFORD FOUNDERS, LTD AND ANY RIGHT-OF-WAY ADJACENT TO SAID PROPERTY GENERALLY LOCATED NORTH OF NETEX RAILWAY, EAST OF CR 976, SOUTH OF WEST FM 6, AND WEST OF WEST ST. SITUATED WHOLLY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: COOK
SECONDED: JOLIVETTE
APPROVED: UNANIMOUS

B. Public hearing, discussion and action regarding to consider testimony and act on an ordinance designating a noncontiguous geographic area, being approximately 268.769 acres of land generally located north of NETEX Railway, east of County Road 976, south of West FM 6, and west of West Street, being wholly located in the extraterritorial jurisdiction of the City of Lavon, Texas, as a reinvestment zone pursuant to Chapter 311 of the Texas Tax

Code, to be known as Tax Increment Reinvestment Zone Number Three [TIRZ No. 3], City of Lavon; describing the boundaries of the zone; creating a board of directors for the zone; establishing a Tax Increment Fund for the zone; containing findings related to the creation of the zone; providing a date for the termination of the zone; providing that the zone take effect immediately upon passage of the ordinance; providing a severability clause; and providing an effective date.

Presentation of the proposal

Ms. Dobbs provided the information regarding the ordinance designating noncontiguous geographic area being approximately 268.769 acres. Luke Hamm, P3 Works, provided an overview of the proposed TIRZ No. 3.

PUBLIC HEARING to receive comments regarding the proposal.

Mayor Sanson opened the public hearing at 8:03 p.m. and invited comments for or against the ordinance. There being no comments, Mayor Sanson closed the public hearing at 8:03 p.m.

Discussion and action regarding the proposal and Ordinance No. 2026-11-05.

MOTION: APPROVE ORDINANCE NO. 2026-11-05 DESIGNATING A NONCONTIGUOUS GEOGRAPHIC AREA, BEING APPROXIMATELY 268.769 ACRES OF LAND GENERALLY LOCATED NORTH OF NETEX RAILWAY, EAST OF COUNTY ROAD 976, SOUTH OF WEST FM 6, AND WEST OF WEST STREET, BEING WHOLLY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, TEXAS, AS A REINVESTMENT ZONE PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE, TO BE KNOWN AS TAX INCREMENT REINVESTMENT ZONE NUMBER THREE [TIRZ NO. 3], CITY OF LAVON; DESCRIBING THE BOUNDARIES OF THE ZONE; CREATING A BOARD OF DIRECTORS FOR THE ZONE; ESTABLISHING A TAX INCREMENT FUND FOR THE ZONE; CONTAINING FINDINGS RELATED TO THE CREATION OF THE ZONE; PROVIDING A DATE FOR THE TERMINATION OF THE ZONE; PROVIDING THAT THE ZONE TAKE EFFECT IMMEDIATELY UPON PASSAGE OF THE ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: DUMAS
SECONDED: WALLINGTON
APPROVED: UNANIMOUS

C. Discussion and action regarding Resolution No. 2026-11-06 approving and authorizing execution of a professional services agreement with Bluebonnet Sanitarian Pros, LLC for environmental health inspection services; and providing for an effective date.

Ms. Dobbs presented information regarding the proposed professional services agreement with Bluebonnet Sanitarian Pros, LLC.

MOTION: APPROVE RESOLUTION NO. 2026-11-06 APPROVING AND AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH BLUEBONNET SANITARIAN PROS, LLC FOR ENVIRONMENTAL HEALTH INSPECTION SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.
MOTION MADE: COOK
SECONDED: HARRISON
APPROVED: UNANIMOUS

D. Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2027.

Ms. Dobbs and Ms. Fort provided information regarding the Mayor Pro-Tempore.

MOTION: APPOINT MIKE COOK AS MAYOR PRO-TEMPORE FOR A TERM THAT EXPIRES IN NOVEMBER 2027.

MOTION MADE: HARRISON
SECONDED: JOLIVETTE
APPROVED: UNANIMOUS

10. DEPARTMENT REPORTS

A. Police Services – Police Chief Mike Jones provided information regarding recent programming at the Police Department and Assistant Police Chief Roger Myers was available for questions regarding reports, programs, and current activities.

B. Fire Services – Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions. Ms. Dobbs noted that the staff was working with the City Attorney on the proposed agreement with Collin County Emergency Services District (ESD) No. 1 and to prepare a dissolution of the Lavon Volunteer Fire Department for no reason other than it has served its purpose well and that volunteer activity had waned with the paid staff answering calls.

C. Public Works – Director of Public Works David Carter provided general information regarding the public works operations.

D. Wastewater Services – City Engineer Mark Hill provided detailed information regarding maintenance, operations, and capital improvement projects as the Elevon North and Bear Creek Wastewater Treatment Plants noting recent TCEQ inspections and implementation of a sludge remediation program.

E. Administration – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report noting timing for the signal installation at Elevon Pkwy and SH 78 and pending Main St. repairs.

11. EXECUTIVE SESSION

At 8:38 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551.087 (1) 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; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) regarding the retail/restaurant project Rise & Shine adjacent to N. SH 78 in the vicinity of Elevon Parkway.

12. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 9:02 p.m. and stated that no action was taken in the executive session

13. SET FUTURE MEETINGS AND AGENDA

December 1, 2026 – Regular Meeting

December 15, 2026 – Regular Meeting

14. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:04 P.M.

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

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: 6 - B**

Item:

Approve Resolution No. **2026-12-01** approving and authorizing execution of an Easement in Gross from the City of Lavon to Goodwell Infrastructure, LLC in the vicinity of the Lavon North Wastewater Treatment Plant relating to the Effluent Water Purchase Agreement between the parties.

Background:

On December 16, 2025, the City Council approved an Effluent Water Purchase Agreement with Goodwell Infrastructure (also referred to as Maverick Infrastructure II, LLC).

The agreement provides for an Easement to be granted by the City to Goodwell Infrastructure.

Financial Implications:

There are no implications to the easement.

Staff Notes:

The City Engineer and City Attorney have reviewed the easement. Approval is recommended.

Attachments: 1) Proposed Resolution and Easement

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-12-01

Easement in Gross – Goodwell Infrastructure (Maverick Infrastructure)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING EXECUTION OF AN EASEMENT IN GROSS FROM THE CITY OF LAVON TO GOODWELL INFRASTRUCTURE, LLC IN THE VICINITY OF THE LAVON NORTH WASTEWATER TREATMENT PLANT RELATING TO THE EFFLUENT WATER PURCHASE AGREEMENT BETWEEN THE PARTIES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 16, 2025, the City Council approved an Effluent Water Purchase Agreement with Goodwell Infrastructure (also referred to as Maverick Infrastructure II, LLC); and

WHEREAS, among of the procedural steps established in Agreement is a provision for an Easement to be granted by the City to Goodwell Infrastructure; and

WHEREAS, the City Council has considered and determined that approving the dedication instrument attached hereto is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of an Easement in Gross from the City of Lavon to Goodwell Infrastructure, LLC in the vicinity of the Lavon North Wastewater Treatment Plant relating to the Effluent Water Purchase Agreement between the parties;, attached hereto and incorporated herein as Exhibit "A".

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

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

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-12-01

EXHIBIT A

EASEMENT IN GROSS

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE YOUR SOCIAL SECURITY AND YOUR DRIVER'S LICENSE NUMBER FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE THE INSTRUMENT IS RECORDED IN THE PUBLIC RECORDS.

EASEMENT IN GROSS AGREEMENT

THE STATE OF TEXAS §
§
COUNTY OF COLLIN §

THIS EASEMENT IN GROSS AGREEMENT (this "***Agreement***") is entered into as of _____, 20____ (the "***Effective Date***"), by and between **CITY OF LAVON, TEXAS**, a Texas municipal corporation, with an address at 120 School Road, Lavon, Texas 75166 ("***Grantor***"), and **GOODWELL INFRASTRUCTURE, LLC**, a Delaware limited liability company with an address at 611 West 22nd Street, Suite 201, Houston, Texas 77008 and its successors and assigns ("***Grantee***").

The following introductory provisions are true and correct and form the basis of this Agreement:

Grantor owns the property described in Exhibit A, attached and incorporated hereto (the "***Property***").

Grantor and Grantee have entered into that certain Effluent Water Purchase Agreement dated December 29, 2025 (as may be amended and assigned from time to time, the "***EWPA***"), pursuant to which, among other things, Grantee will design, install, maintain, and operate a non-potable water system on, under, over, and across property owned by Grantor that is adjacent to or in the vicinity of the Property to provide Grantor and other persons non-potable water (such system, as further defined in the EWPA, and all water collection and distribution infrastructure, structures and equipment to be planned, designed, constructed, installed, operated and maintained by Grantee on the Property, the "***Collection and Delivery System***").

Grantor and Grantee intend for the Grantee to have (i) all rights necessary or desirable to design, install, develop, maintain, inspect, repair, replace, upgrade and operate the Collection and Delivery System (and any part thereof) and to collect, transport, and purvey effluent which has been treated to level which will to allow the effluent to be suitable for beneficial reuse in applications where public contact is likely, adhering to specific quality standards to ensure public health and safety as defined in 30 Tex. Admin. Code § 210.33 and 210.24 (sometimes referred to as Type 1 reclaimed water use) and which meets all of the parameters for Water Reuse for non-potable water set out in the Clean Water Act for use in the Collection and Delivery System and for any other purpose permitted by the EWPA, including, without limitation, the right to release water from the Collection and Delivery System onto the surface of the Property in such amounts as may be necessary or reasonable in connection with such activities; and (ii) all access rights described in Section 5.1 of the EWPA, it being understood that, for the purposes of this Agreement, "System Sites" includes the Property (collectively, the "***Easement Purpose***").

Grantor and Grantee contemplate that the Collection and Delivery System may include, without limitation, water development, storage, distribution, and irrigation infrastructure, including, without limitation, pumps, surface and subsurface water collection systems, motors, valves, vaults, meters, pipelines, tanks, electrical boxes and equipment, wires, telecommunication equipment, computers, supervisory control and data acquisition equipment, structures, walls, fences, signage and other related infrastructure, equipment and appurtenances to be located on the Property.

AGREEMENT

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby

acknowledged and confessed, Grantor and Grantee agree as follows:

1. **Grant of Easement**. Grantor, for the Consideration, GRANTS, SELLS, AND CONVEYS to Grantee and Grantee's heirs, successors, and assigns an easement and right of way over, under, on, and across the Property for the Easement Purpose, together with all and singular the rights and appurtenances thereto in any way belonging (collectively, the "**Easement**"), to have and to hold the Easement to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Easement to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the Easement or any part thereof.

2. **Character of Easement**. The Easement and related rights granted by Grantor in this agreement to Grantee are an irrevocable easement in gross for the benefit of Grantee and its successors and assigns, as owner of the rights created by the Easement in gross. The Easement and related rights granted by Grantor in this agreement are binding on Grantor; on the Grantor's heirs, legal representatives, successors, and assigns; and on all future owners of the Property. This Easement and other rights granted by Grantor in this agreement are independent of any lands or estates of interest in lands; there is no other real property benefiting from the Easement granted in this agreement.

3. **Term of Easement**. The Easement shall be effective commencing on the Effective Date and shall continue in full force and effect until the date that is one year following the date the EWPA expires or is sooner terminated, in full and not in part, pursuant to the terms and conditions set forth therein (the "***Term***"). The Easement shall automatically terminate at the end of the Term and Grantee, its successors and assigns, shall have no further rights or obligations hereunder, except as may be provided in the EWPA. Notwithstanding the foregoing, upon request by Grantor after the end of the Term, Grantee will execute a recordable release and termination of the Easement with respect to the Property.

4. **Ownership of the Collection and Delivery System**. Throughout the Term, all facilities, equipment and components of the Collection and Delivery System, that are designed or installed by or on behalf of Grantee, shall remain the exclusive property of Grantee, notwithstanding their situs on property owned by Grantor or third parties, including without limitation, the Property. During the Term, the legal status of the Collection and Delivery System and all facilities, equipment and components of the Collection and Delivery System, shall remain Grantee's personal property and shall not be deemed to be fixtures or real property in any respect, and the easement estate granted herein is a real property interest, and the portion of the Collection and Delivery System on the Property shall be subject to the ownership provisions in Section 2.3 of EWPA, *mutatis mutandis*.

5. **Conformity with all Applicable Law**. Nothing herein shall be construed as requiring or permitting any person or entity to perform any act or omission in violation of local, state or federal law, regulation or requirement in effect at the time the act or omission would occur. Provisions herein which may require or permit such violation shall yield to such law, regulation, or requirement.

6. **Grantee Rights**. Grantee is not obligated to but shall have the right to cut, trim and control the growth of trees and other vegetation and to remove or alleviate other such actual and threatened obstructions on and in the Property which interfere with may interfere with or threaten the operation or maintenance of the Collection and Delivery System. If Grantor or any of Grantor's employees, agents, or invitees damage or interfere with the Collection and Delivery System, Grantor shall promptly repair any such damage and cease such interference, or Grantee shall have all remedies at law and in equity.

7. **Binding Effect**. Throughout the Term, the grants, obligations, benefits, and burdens herein contained shall be covenants running with the land and shall apply to, be binding upon and inure to the benefit of any future owners of any of the Property, and their respective heirs, executors, administrators, successors, assigns and legal representatives. During the Term, Grantor may not transfer, sell or convey any portion of the Property free from this Agreement. This Agreement and each and all of its covenants, obligations and conditions shall inure to the benefit of and be binding upon the heirs, personal representatives, successors and permitted assigns of the parties.

8. **Severability**. If any provision of this Agreement shall for any reason be held to be invalid, illegal, or unenforceable, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

9. **Choice of Law**. This Agreement will be construed under the laws of the state of Texas, without regard to choice-of-law rules of any jurisdiction. Venue is in the county or counties in which the Property is located.

10. **Attorney's Fees**. If any party retains an attorney to enforce this agreement, the party prevailing in litigation is entitled to recover reasonable attorney's fees and court and other costs.

11. **Counterparts**. This agreement may be executed in multiple counterparts, each of which shall have the same effect as the original.

12. **Waiver of Default**. A default is not waived if the non-defaulting party fails to declare default immediately or delays in taking any action with respect to the default. Pursuit of any remedies set forth in this agreement does not preclude pursuit of other remedies in this agreement or provided by law. Failure to enforce this agreement shall not ever act as or be deemed an abandonment of the Easement or the Property.

13. **Intentionally Omitted.**

14. **Survival**. The obligations of the parties in this agreement that cannot be or were not performed before termination of this agreement survive termination of this agreement.

15. **Nonexclusive Easement**. The Easement granted hereunder is nonexclusive. Subject to the terms and conditions contained in the EWPA, Grantor reserves the right to full use and enjoyment of the Property so long as such use does not interfere with the rights granted to Grantee hereunder. To the extent that during the Term Grantor desires to grant any other rights or easements in any portion of the Property where the Collection and Delivery System is or is anticipated by Grantee to be located (or any area that is within 50 feet of any such location or such larger area as may be applicable to Grantee's activities under appliable law), Grantor shall first obtain the prior written consent of Grantee, which consent shall not be unreasonably withheld, conditioned or delayed; provided however that such grant of rights must be subject to and in conformity with the terms of the EWPA.

16. **Definitions**. All capitalized terms used herein shall have the meaning given such terms in the EWPA, unless a different meaning is ascribed to such term in this Agreement. In the event that any provision of this Agreement conflicts with any provision of the EWPA, such provision of the EWPA shall control for all purposes.

17. **No Partnership**. The parties are not partners or joint venturers. In no event will either party hereto be liable or responsible for any obligation, debt, or contractual, tortious, or other Liability, of the other party.

18. **Amendments**. This Agreement may only be amended, modified, or changed by a written document properly executed by both parties and recorded in the Official Public Records of the County in which the Property is located.

19. **Further Assurances**. The parties shall cooperate reasonably with each other and with their respective representatives in taking any steps required to be taken as part of their respective obligations under this Agreement, and shall (i) furnish promptly upon written request to each other such further information; (ii) execute and deliver to each other such other documents; and (iii) do such other acts and things, all as the other party or parties may reasonably request for the purpose of carrying out the intent of this Agreement, without increasing the scope or extent of any Liabilities or obligations hereunder. Without

limiting the foregoing, each party agrees to cooperate with any other party's written request for a commercially reasonable estoppel certificate (qualified to current actual knowledge) relating to this Agreement and the parties' performance of and compliance with this Agreement.

[Signature Pages to Follow]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date set forth in the acknowledgement below, to be effective as of the Effective Date.

GRANTOR:

CITY OF LAVON, TEXAS,
(a Texas municipal corporation)

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF _____§

This instrument was acknowledged before me, the undersigned authority, this __ day of _____, 20__, by , _____ of _____, a _____.

_____
Notary Public ~ State of Texas

GRANTEE:

GOODWELL INFRASTRUCTURE, LLC,
(a Delaware limited liability company)

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me, the undersigned authority, this __ day of _____, 20__, by , _____ of _____, a _____.

_____
Notary Public ~ State of Texas

EXHIBIT A TO EASEMENT

Property Legal Description

See Attached.

EXHIBIT A
IRRIGATION EASEMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

BEING a tract of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of Lot 1 and Lot 3, Block A, Elevon Parkway West Addition, an addition to Collin County Texas as recorded Document Number 2023-925, Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a one-half inch iron rod with cap stamped "USA INC" found at the most northerly corner of said Lot 1, said point also being at the intersection of the west right-of-way line of Elevon Parkway (a variable width right-of-way) dedicated by said Elevon Parkway West plat with the south right-of-way line of Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 51 degrees 55 minutes 50 seconds East, 355.90 feet along the west right-of-way line of Elevon Parkway to the POINT OF BEGINNING of this easement;

THENCE South 51 degrees 55 minutes 50 seconds East, 15.00 feet along the west right-of-way line of Elevon Parkway to a point for corner, from which said point for corner bears South 51 degrees 55 minutes 50 seconds East, 127.11 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner in the west right-of-way line of Elevon Parkway;

THENCE South 38 degrees 04 minutes 10 seconds West, 56.48 feet to a point for corner;

THENCE South 10 degrees 06 minutes 11 seconds West, 13.25 feet to a point for corner;

THENCE South 17 degrees 51 minutes 48 seconds East, 246.80 feet to a point for corner;

THENCE South 02 degrees 07 minutes 54 seconds West, 347.33 feet to a point for corner;

THENCE South 42 degrees 52 minutes 06 seconds East, 7.07 feet to a point for corner;

THENCE South 87 degrees 52 minutes 06 seconds East, 46.67 feet to a point for corner;

THENCE South 44 degrees 50 minutes 43 seconds East, 11.25 feet to a point for corner;

THENCE South 01 degrees 49 minutes 20 seconds East, 12.35 feet to a point for corner;

THENCE North 87 degrees 52 minutes 06 seconds West, 10.02 feet to a point for corner;

THENCE North 01 degrees 49 minutes 20 seconds West, 7.72 feet to a point for corner;

THENCE North 44 degrees 50 minutes 43 seconds West, 3.37 feet to a point for corner;

THENCE North 87 degrees 52 minutes 06 seconds West, 62.73 feet to a point for corner;

THENCE North 02 degrees 07 minutes 54 seconds East, 359.69 feet to a point for corner;

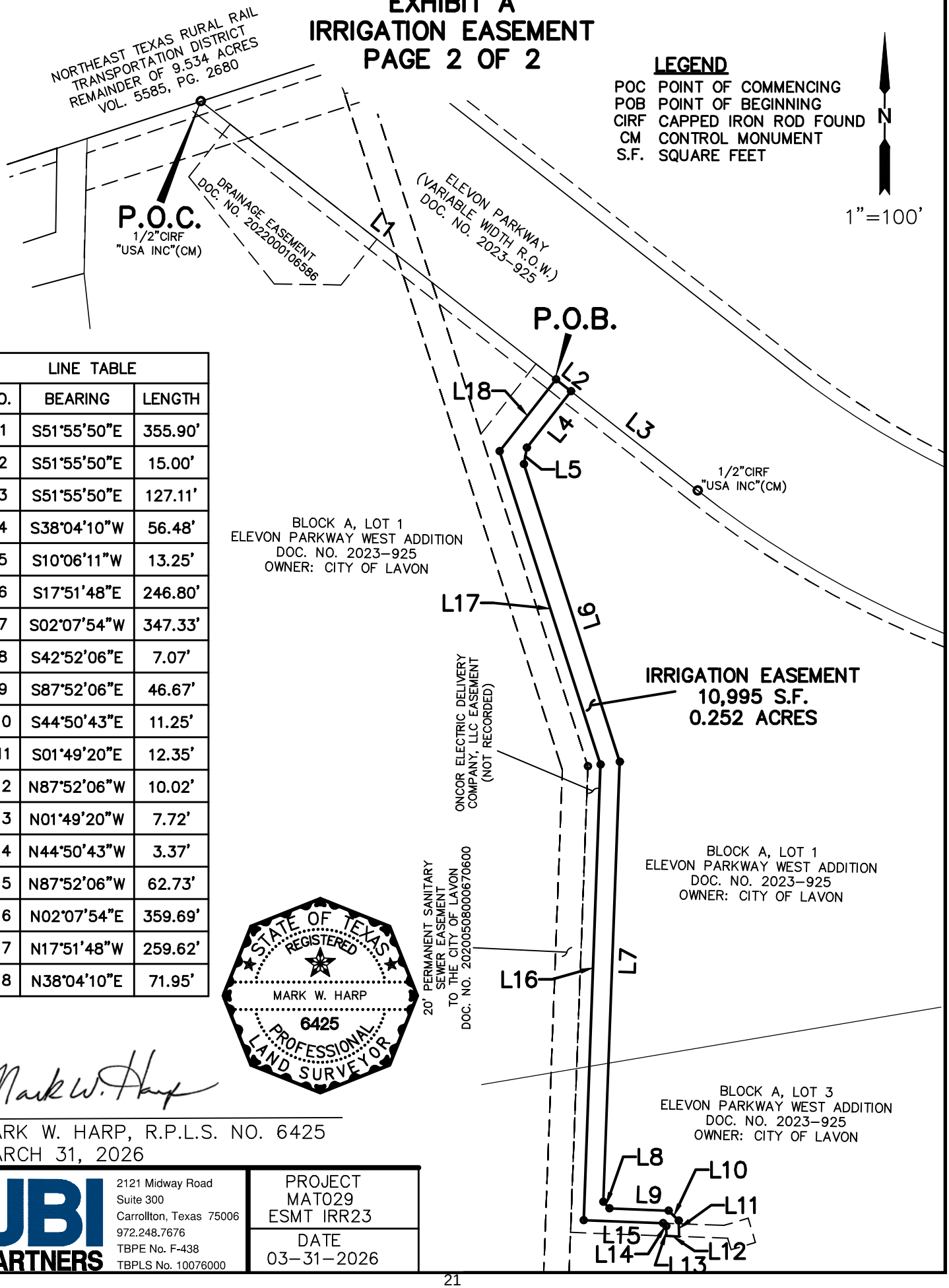
THENCE North 17 degrees 51 minutes 48 seconds West, 259.62 feet to a point for corner;

THENCE North 38 degrees 04 minutes 10 seconds East, 71.95 feet to the POINT OF BEGINNING and containing 10,995 square feet or 0.252 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.

PROJECT MAT029 ESMT IRR23	JBI PARTNERS
DATE 03-31-2026	2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000

EXHIBIT A
IRRIGATION EASEMENT
PAGE 2 OF 2



LEGEND

POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
CM	CONTROL MONUMENT
S.F.	SQUARE FEET

N

1"=100'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S51°55'50"E	355.90'
L2	S51°55'50"E	15.00'
L3	S51°55'50"E	127.11'
L4	S38°04'10"W	56.48'
L5	S10°06'11"W	13.25'
L6	S17°51'48"E	246.80'
L7	S02°07'54"W	347.33'
L8	S42°52'06"E	7.07'
L9	S87°52'06"E	46.67'
L10	S44°50'43"E	11.25'
L11	S01°49'20"E	12.35'
L12	N87°52'06"W	10.02'
L13	N01°49'20"W	7.72'
L14	N44°50'43"W	3.37'
L15	N87°52'06"W	62.73'
L16	N02°07'54"E	359.69'
L17	N17°51'48"W	259.62'
L18	N38°04'10"E	71.95'

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
MARCH 31, 2026

JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PROJECT
MAT029
ESMT IRR23

DATE
03-31-2026

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: _7 - A_**

Item:

Public hearing, discussion and action regarding amendment to the Comprehensive Plan to amend the planning area to include 268.77 acres of recently annexed property and amend the Master Thoroughfare Plan to accommodate the extension of thoroughfares in the property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in Collin County.

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

Background:

The Lavon Comprehensive Plan reflects the City's Vision for what the City desires to become, and serves as a roadmap on how to achieve that Vision. There are two primary tools within the Plan that are utilized to help guide development and key decision making: the Character Framework (also known as the Future Land Use Plan) and the Master Thoroughfare Plan (MTP). The Character Framework is a design and character-based map that designates Character Designations to guide future development and improvement intensity, scale, and uses. The MTP guides the development of Lavon's roadway network to ensure safe, efficient, and connected travel as the City grows.

A Development Agreement (DA) covering the subject property was recently approved, and the subject property was annexed into the City of Lavon.

The proposed Amendment is consistent with the approved DA.

Proposed Comprehensive Plan Amendments:

Proposed Amendments to the Character Framework:

1. Expand the Lavon Ultimate Municipal Boundary to include 268.77 acres of recently annexed property.
2. Designate the additional property as a Master Planned Community (MPC).

Proposed Amendments to the Master Thoroughfare Plan:

1. Reclassify an existing planned six-lane divided Major Arterial (120-foot right-of-way), located east of the additional property between FM 6 and NETEX Railway, to a four-lane divided Minor Arterial (90-foot right-of-way).
2. Reclassify an existing planned four-lane divided Minor Arterial (90-foot right-of-way), located west of the additional property between FM 6 and NETEX Railway, to a six-lane divided Major

Arterial (120-foot right-of-way).

3. Extend an existing planned two-lane Collector (60-foot right-of-way) eastward to connect to the proposed four-lane divided Minor Arterial (90-foot right-of-way) located east of the additional property.

The proposed amendments were reviewed by Staff. Notice of the public hearing was posted on the City's website and published in the newspaper as required by state law and local ordinances.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO THE COMPREHENSIVE PLAN TO AMEND THE PLANNING AREA TO INCLUDE 268.77 ACRES OF RECENTLY ANNEXED PROPERTY AND AMEND THE MASTER THOROUGHFARE PLAN TO ACCOMMODATE THE EXTENSION OF THOROUGHFARES IN THE PROPERTY GENERALLY LOCATED NORTH OF NETEX RAILWAY, EAST OF CR 976, SOUTH OF WEST FM 6, AND WEST OF WEST ST. SITUATED IN COLLIN COUNTY.
MOTION: VALLEJO
SECONDED: MCCLENDON
APPROVED: UNANIMOUS

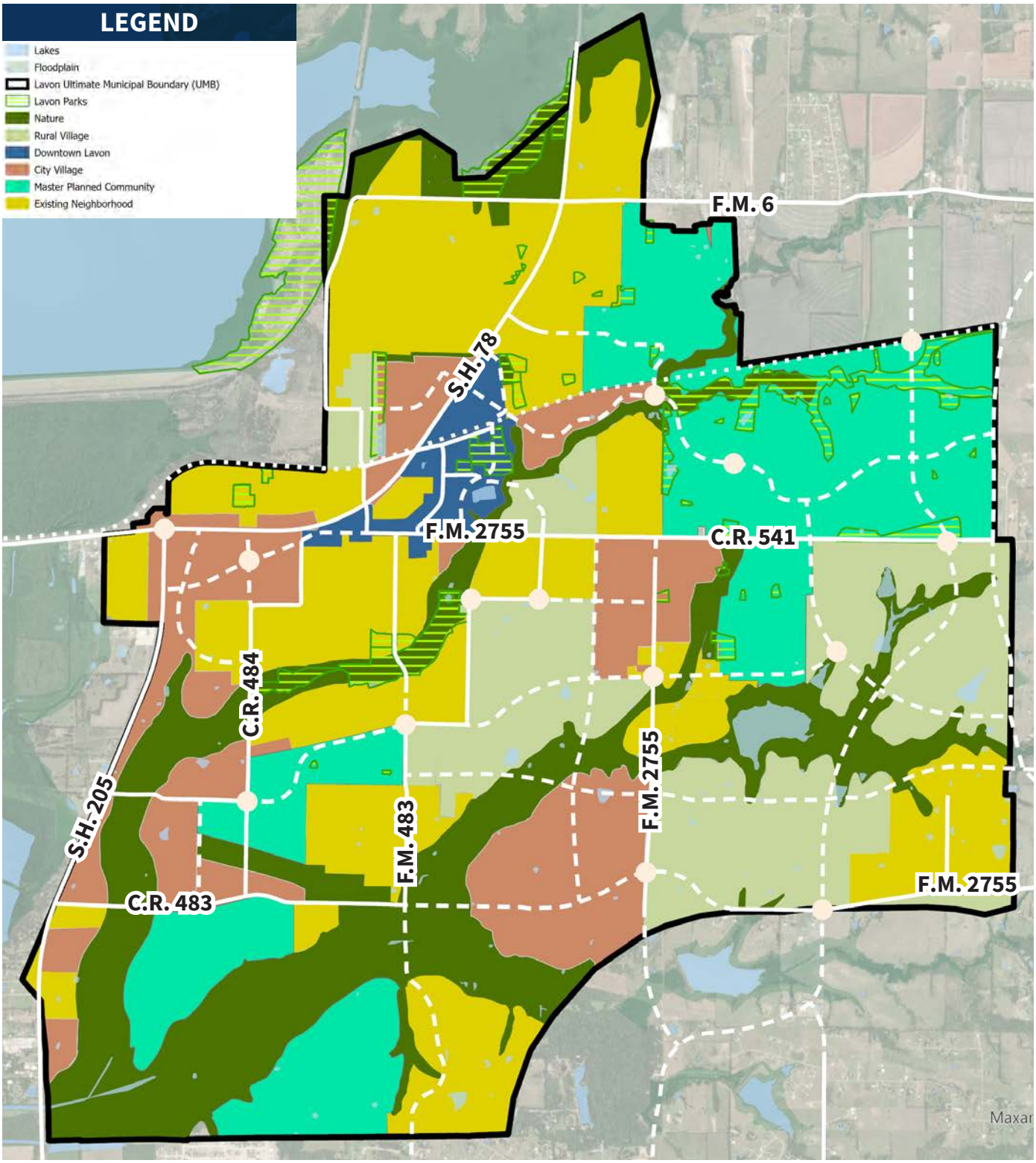
Staff Notes:

Approval is recommended.

Attachments: Existing Character Framework (Future Land Use Plan)
Proposed Character Framework with Amendments
Proposed Amended Character Framework
Existing Master Thoroughfare Plan
Proposed Master Thoroughfare Plan with Amendments
Proposed Amended Master Thoroughfare Plan

STRATEGY 1: CHARACTER FRAMEWORK

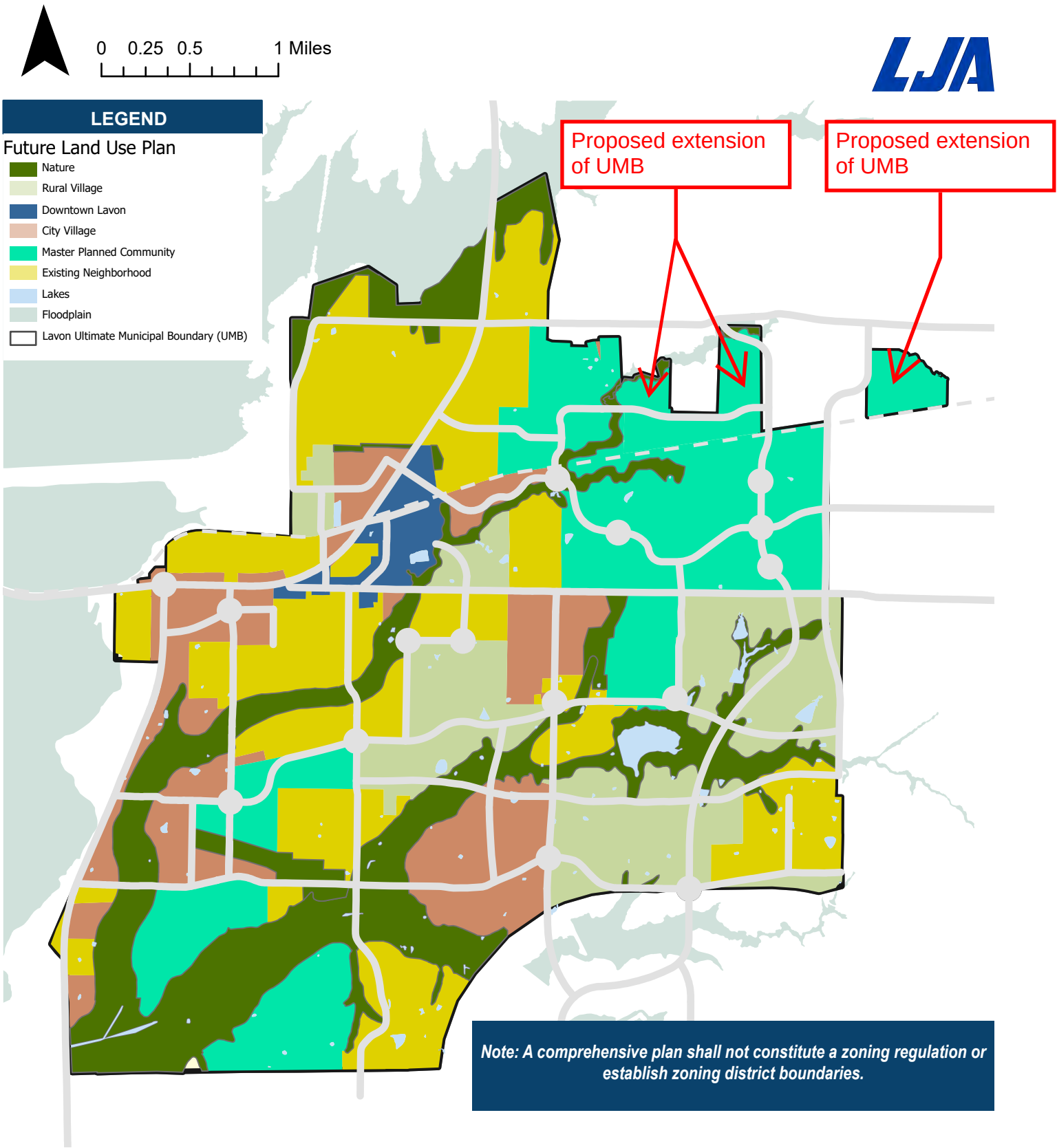
A comprehensive plan shall not constitute a zoning regulation or establish zoning district boundaries.



Source: Peloton Land Solutions, 2022

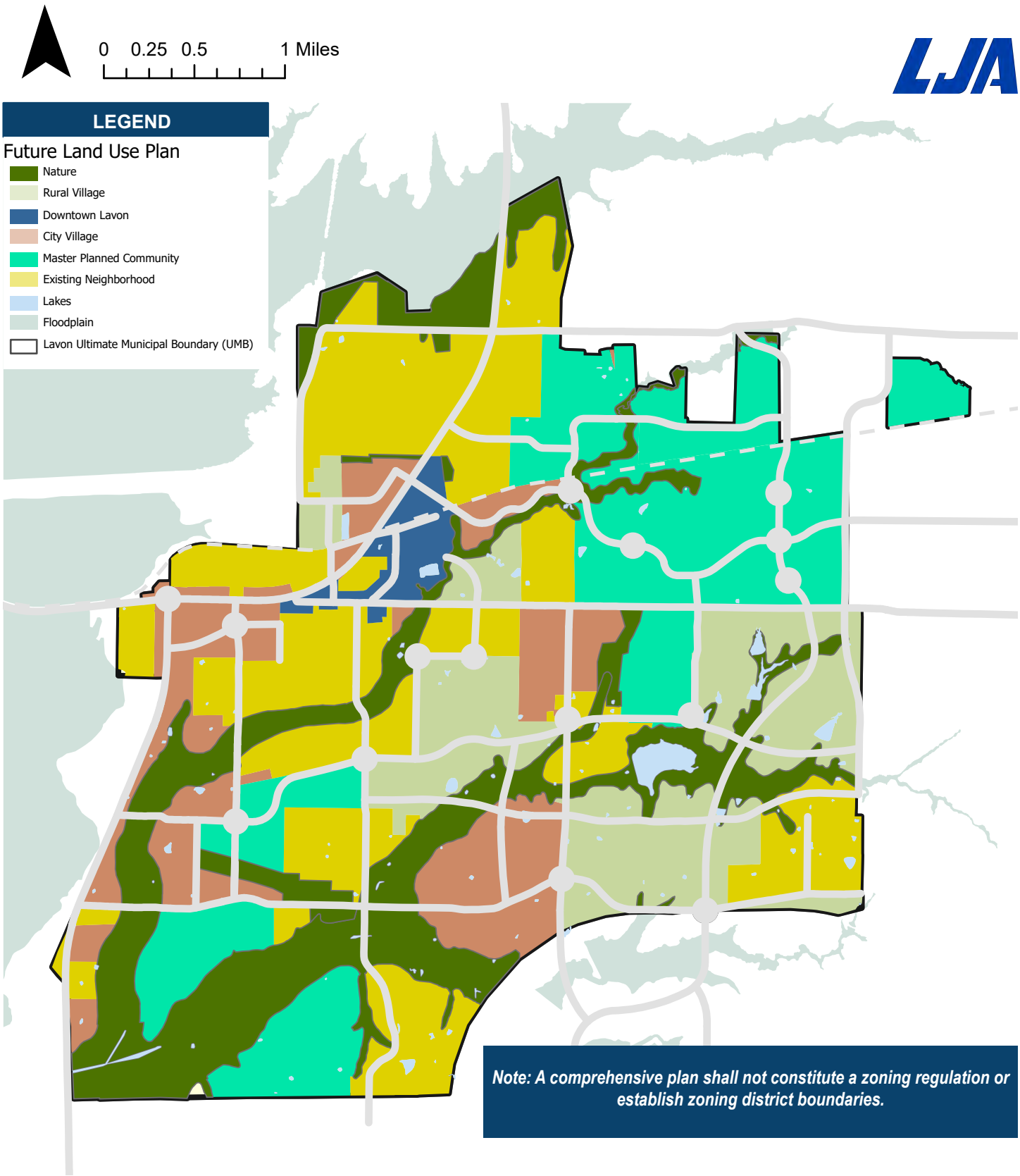
Character Framework

Lavon, Texas | November 20, 2026



Character Framework

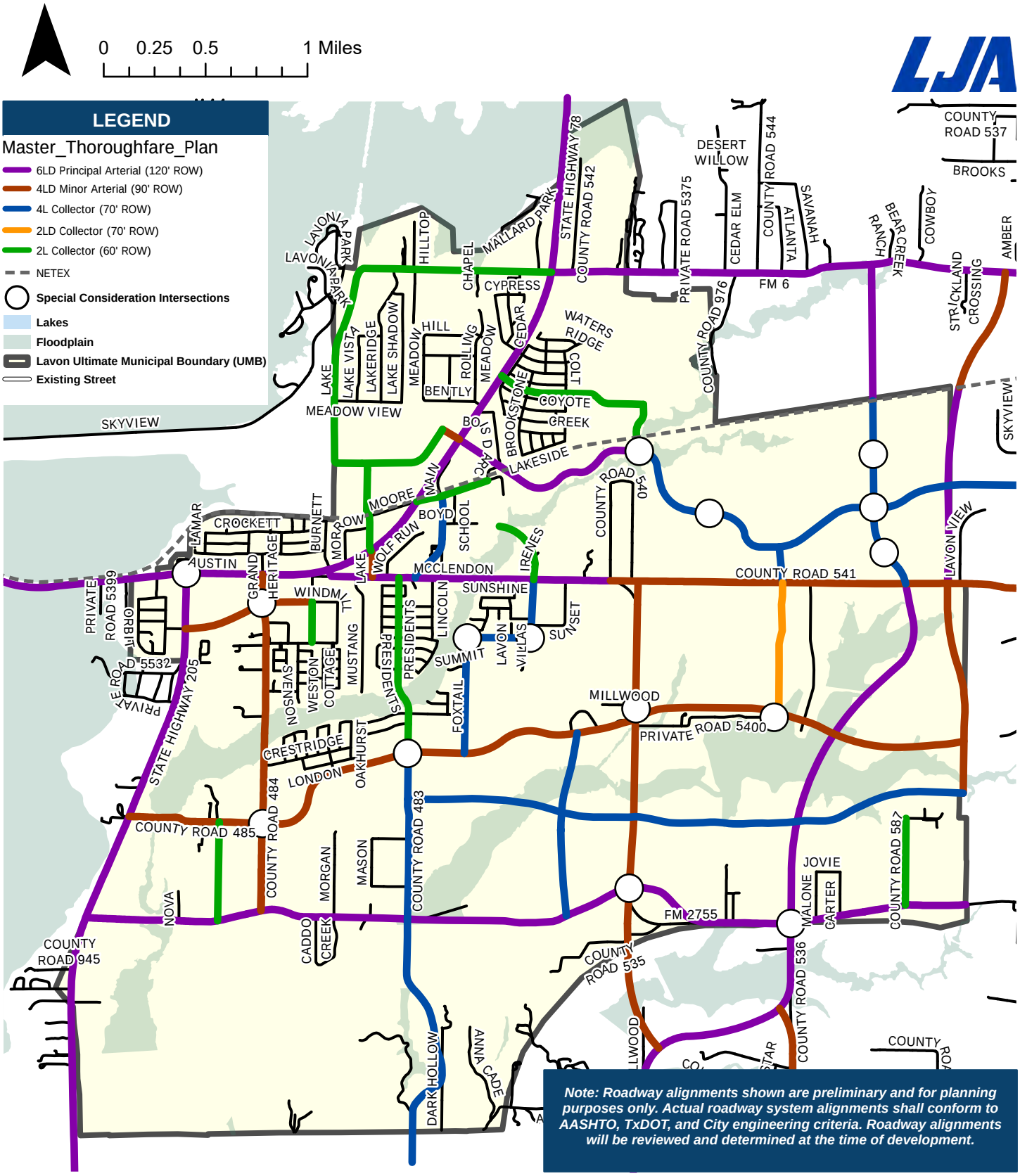
Lavon, Texas | November 20, 2026



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

Master Thoroughfare Plan Amendment

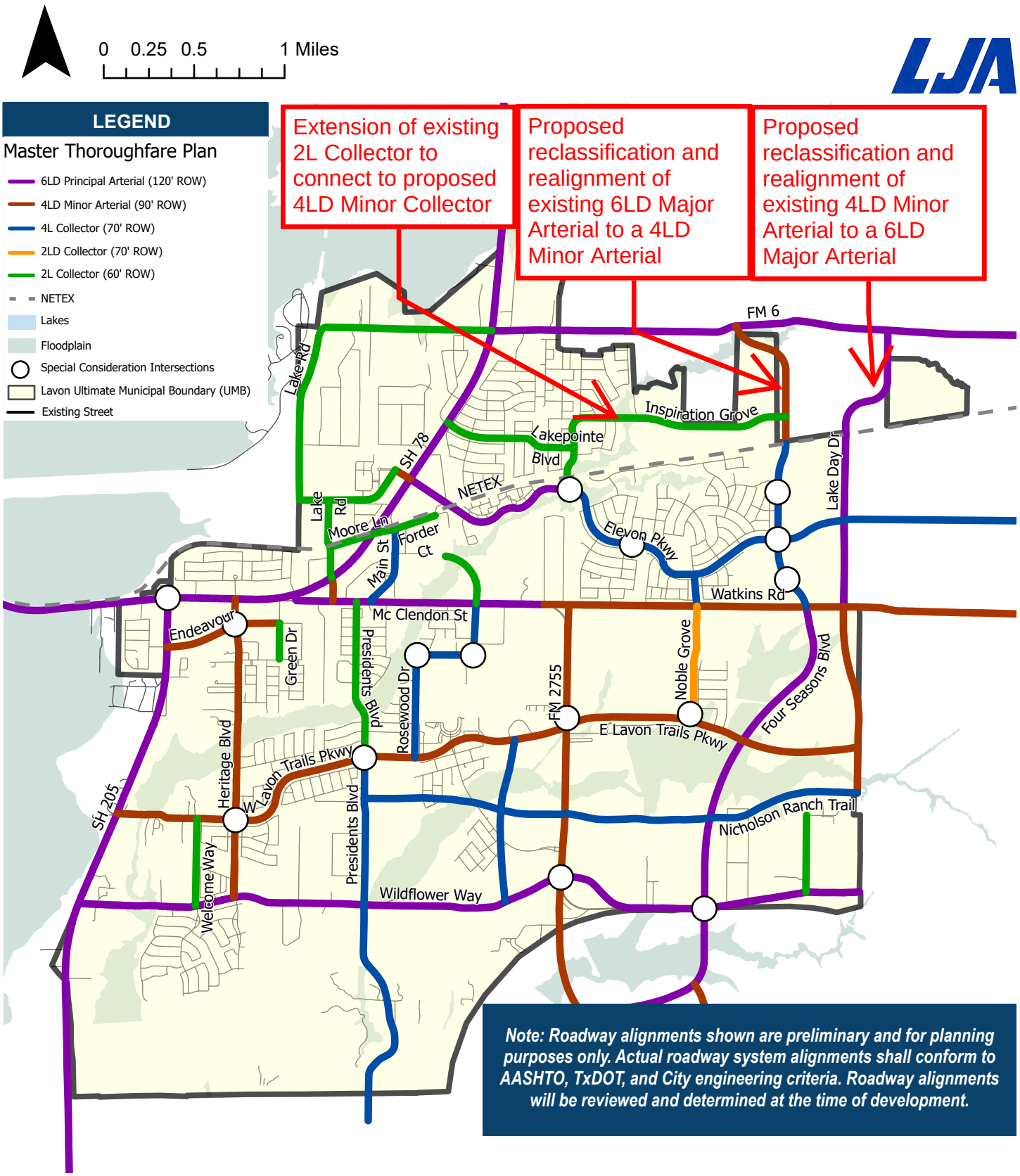
Lavon, Texas | Approved June 10, 2025



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.

Master Thoroughfare Plan Amendment

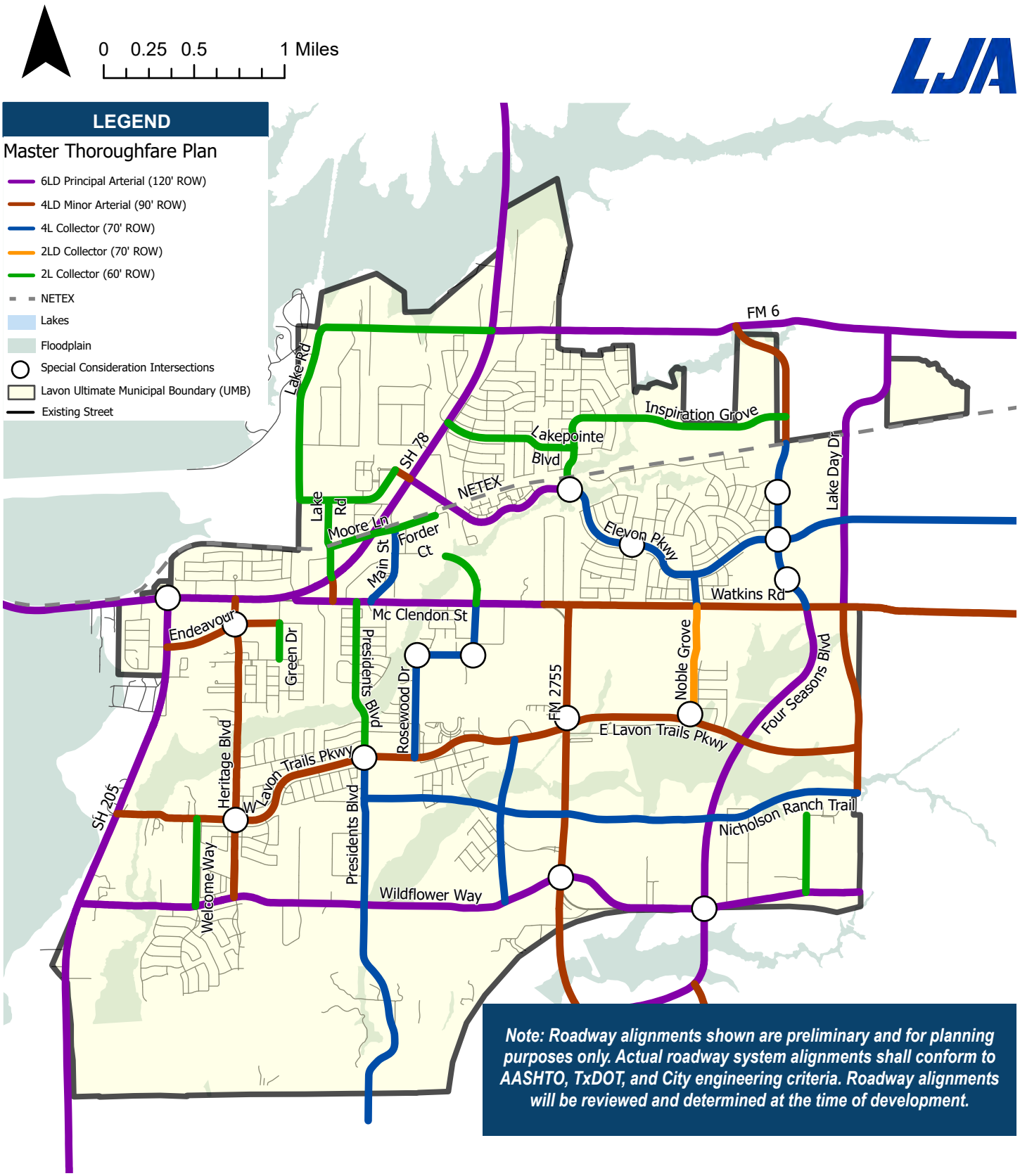
Lavon, Texas | November 20, 2026



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.

Master Thoroughfare Plan Amendment

Lavon, Texas | November 20, 2026



CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: 7 – B**

Item:

Public hearing, discussion, and action regarding an amendment to apply Agricultural (A) district regulations on newly annexed property consisting of 268.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, OPRCCT; and 82.47 acres identified as Elevon East, a part of the Samual M. Rainer Survey Abstract 740 and being part of that called 46.17 acre tract of land described in deed to Lousie B. Akin as recorded in Document 20201112002008460, and being part of that called 1.648 acre tract of land described in deed to Joe Akin and Lousie Akin as recorded in Volume 407, page 2740, Official Public Records of Collin County, Texas and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Barnett, and Kristi Williams Neyes as recorded in Document 20110207000130110 of the OPRCCT; any right-of-way adjacent to said property, and for which an associated amendment of the Comprehensive Plan may also be considered, generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in the City of Lavon, Collin County, Texas (CCAD Property IDs 1289974, 1290043, 2900177, 2999713, 1290249, and 1289974).

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.

Background:

The city-initiated zoning case pertains to the subject property that covers two detached pieces of land totaling approximately 268 acres in size. Both tracts of land are located between FM 6 and the NETEX Railway.

The subject property was recently annexed into the City of Lavon. Section 9.03.036 of Code of Ordinances states the following “All territory annexed into the city shall be classified as A (agricultural district), until zoning is established by the city council. The procedure for establishing zoning on annexed territory shall conform to the procedure established by law for the adoption of original zoning regulations.” The initial zoning to “A” is city-initiated.

The Code provides for additional regulation stating "In an area classified as A (agricultural district) upon annexation:

1. No person shall erect or construct any building or structure in any newly annexed territory without first applying for and obtaining a building permit or certificate of occupancy from the building official.

2. No permit for the construction of a building or use of land shall be issued by the building official other than a permit which will allow the construction of a building permitted in the A (agricultural district)."

The regulations for the Agricultural "A" District can be found in Article 9.03 Zoning Ordinance, Division 5 Regulations Applicable to Residential Districts, Section 9.03.111 Agricultural District (A).

The property is subject to a development agreement that contains provisions for the design guidelines ultimately associated with Planned Development zoning. The "A" designation is intended to zone the property until such time that the owner submits the application for the PD zoning.

Notice of the public hearing was posted on the City's website and published in the newspaper as required by State law and local ordinances. Signs were posted on the subject site and eighty-four (84) notices were mailed to the owners of property withing 200' of the site with thirty-four (34) returned in favor of and four (4) returned in opposition to the proposed zoning.

Planning and Zoning Commission Report:

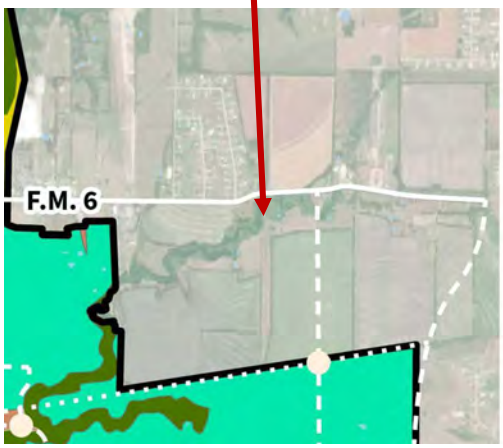
MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE TO APPLY AGRICULTURAL (A) DISTRICT REGULATIONS ON NEWLY ANNEXED PROPERTY CONSISTING OF 268.769 ACRES IDENTIFIED AS ELEVON, NORTH, A PART OF THE SAMUAL M. RAINER SURVEY, ABSTRACT NUMBER 740, GENERALLY LOCATED NORTH OF NETEX RAILWAY, EAST OF CR 976, SOUTH OF WEST FM 6, AND WEST OF WEST ST. SITUATED IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: **MCCLENDON**
SECONDED: **CLIFTON**
APPROVED: **UNANIMOUS**

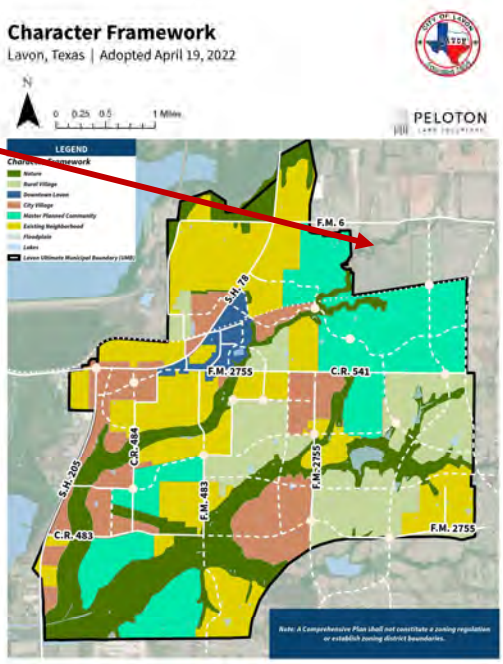
Staff Notes:

The proposed initial zoning was reviewed by Staff. Approval is recommended.

Attachments:
1) Location Map
2) Legal Description
3) Owner Statement
4) Neighbor Notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

Future Land Use Plan





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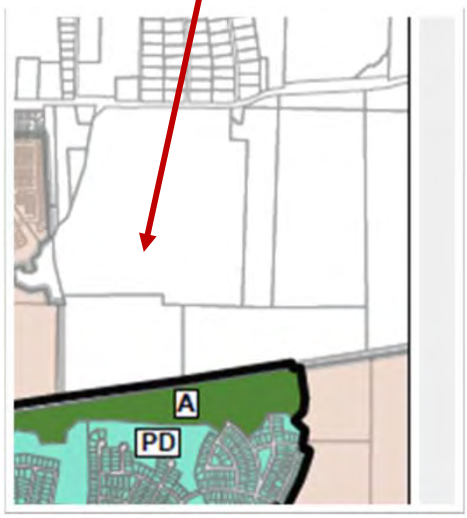
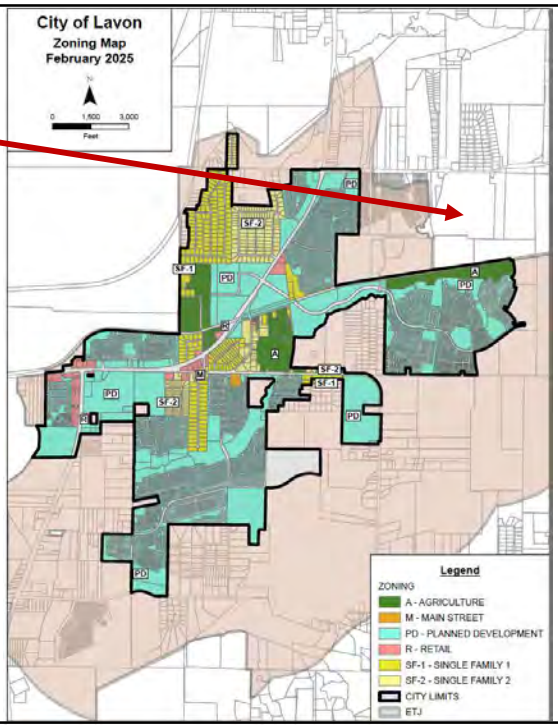
Zoning Map





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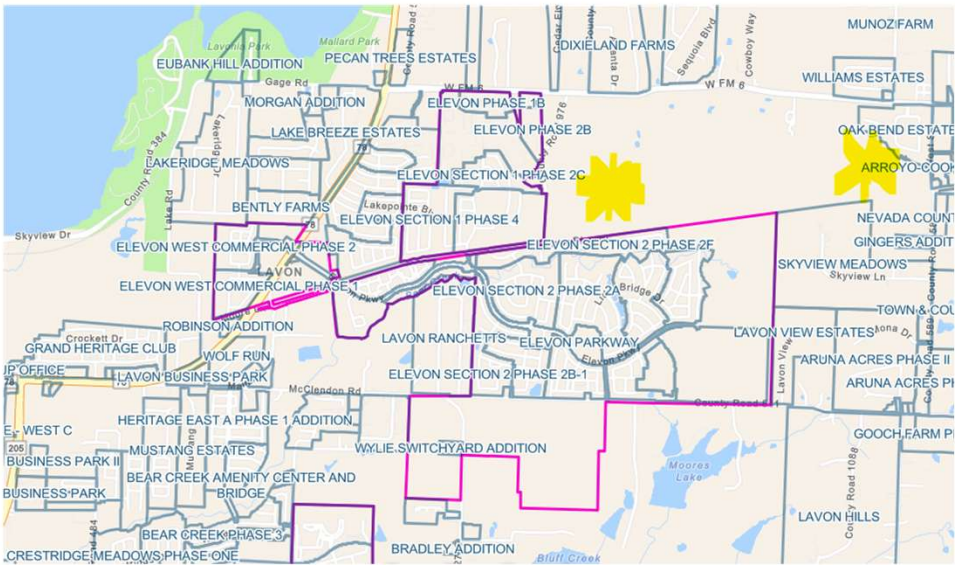
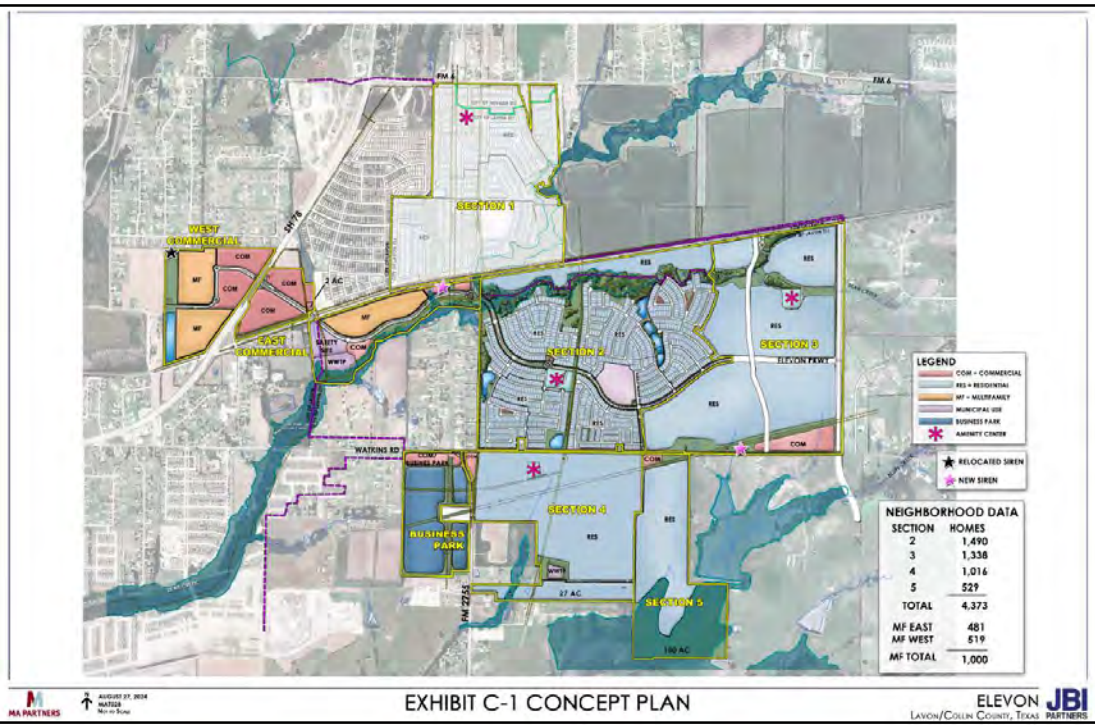
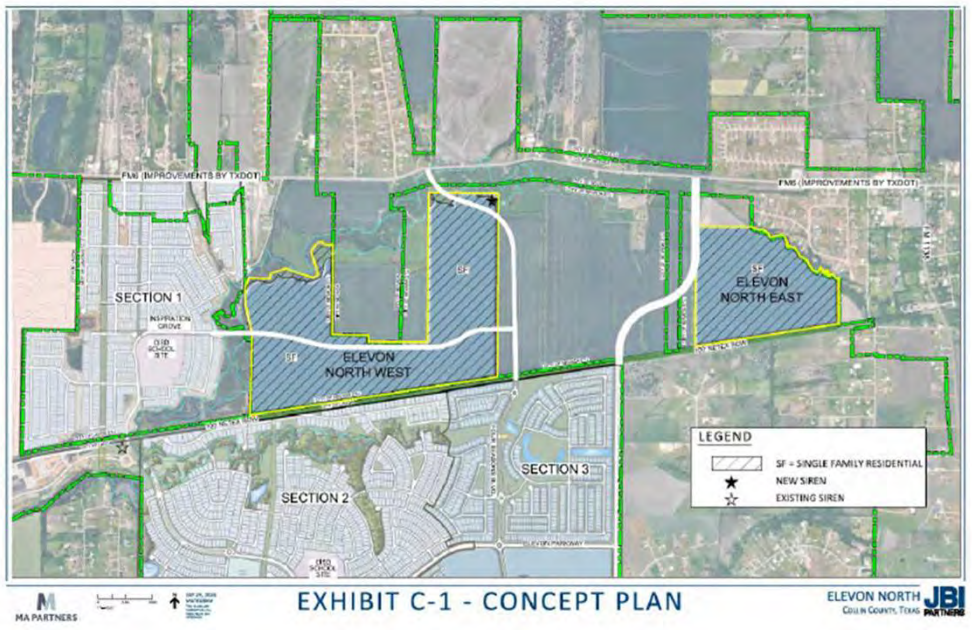

MUNOZ FARM
EUBANK HILL ADDITION
PECAN TREES ESTATES
DIXIELAND FARMS
WILLIAMS ESTATES
MORGAN ADDITION
ELEVON PHASE 1B
LAKE BREEZE ESTATES
ELEVON PHASE 2B
OAK BEND ESTATE
LAKERIDGE MEADOWS
ELEVON SECTION 1 PHASE 2C
ARROYO COOK
BENTLY FARMS
ELEVON SECTION 1 PHASE 4
NEVADA COUNT
ELEVON WEST COMMERCIAL PHASE 2
ELEVON SECTION 2 PHASE 2F
GINGERS ADDIT
SKYVIEW MEADOWS
ELEVON WEST COMMERCIAL PHASE 1
ELEVON SECTION 2 PHASE 2A
TOWN & COU
ROBINSON ADDITION
LAVON RANCHETTS
ELEVON PARKWAY
LAVON VIEW ESTATES
GRAND HERITAGE CLUB
WOLF RUN
ARUNA ACRES PHASE II
LAVON BUSINESS PARK
ELEVON SECTION 2 PHASE 2B-1
ARUNA ACRES PH
HERITAGE EAST A PHASE 1 ADDITION
GOOCH FARM P
MUSTANG ESTATES
WYLIE SWITCHYARD ADDITION
BUSINESS PARK II
BEAR CREEK AMENITY CENTER AND
BUSINESS PARK
BRIDGE
LAVON HILLS
BEAR CREEK PHASE 3
CRESTRIDGE MEADOWS PHASE ONE
BRADLEY ADDITION
Moores Lake
Bluff Creek

11


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
FM 2755
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

12


FM6 (IMPROVEMENTS BY TXDOT)
FM6 (IMPROVEMENTS BY TXDOT)
SECTION 1
ELEVON
NORTH WEST
ELEVON
NORTH EAST
SECTION 2
SECTION 3
LEGEND
SF = SINGLE FAMILY RESIDENTIAL
NEW SIREN
EXISTING SIREN
MA PARTNERS
EXHIBIT C-1 - CONCEPT PLAN
ELEVON NORTH
COLLIN COUNTY, TEXAS
JBI PARTNERS

13

EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCINING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped "OWENS RPLS 5387" found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southeast corner of said 46.17 acre tract, said point also being in the north 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 South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;

South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;
North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;
South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;

South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

THENCE along the west City Limit Line of Nevada, Texas as follows:
South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;
South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF BEGINNING and containing 3,590,501 square feet or 82.427 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.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Property Depiction



EXHIBIT "A"

LEGAL DESCRIPTION OF LAND

LEGAL DESCRIPTION
(186.342 ACRES-MMD WEST)

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 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 20220000883 87, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north 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 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;

North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;
South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;
North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;
North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;
North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;
North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;
North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;
South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;
South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;
North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:

South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a to a point for corner;
South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;
South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

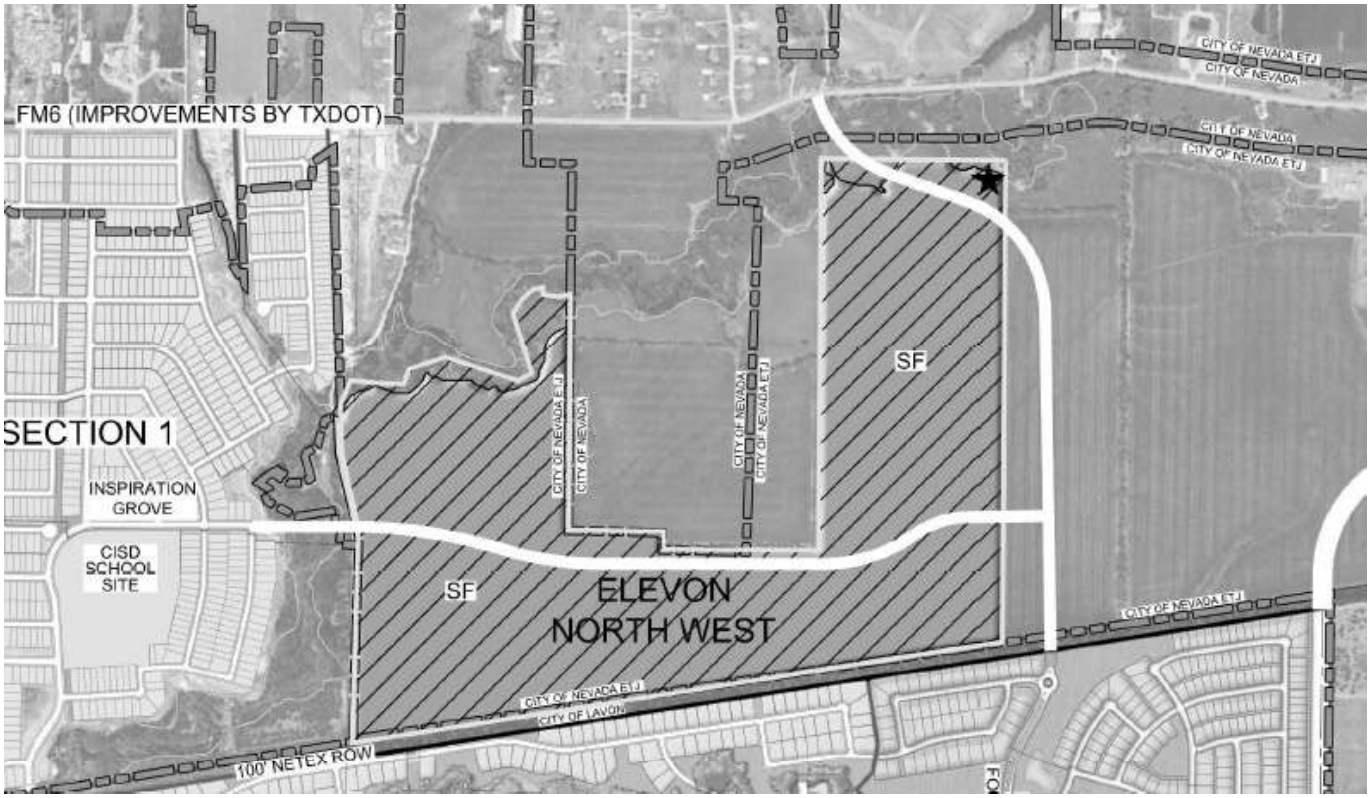
THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 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.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Property Depiction



CITY OF LAVON

120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: 01/06/2026

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 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 23rd day of January, 2026.

RUISHU XIE
Notary Public, State of Texas
Comm. Expires 07-07-2029
Notary ID 131164942

(notary seal)

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Declaration of Ownership

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 23rd day of January, 2026.

RUISHU XIE
Notary Public, State of Texas
Comm. Expires 07-07-2029
Notary ID 131164942

(notary seal)

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

***Check one*:** ☐ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

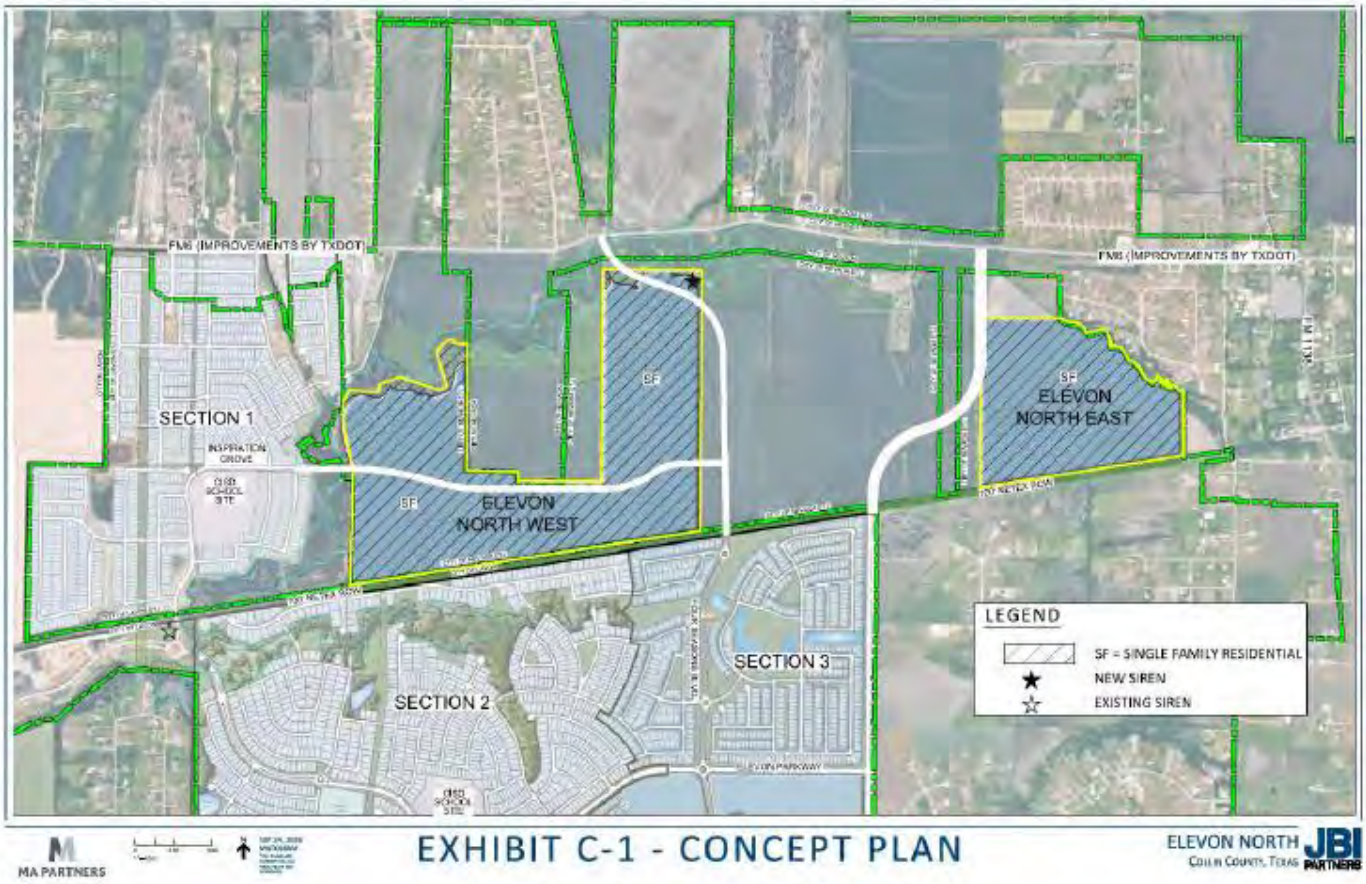
Name (printed): _____

Address:_____

Phone:_____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

Concept Plan



RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ I am **in favor** of the request. ☐ I am **opposed** to the request.

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: [redacted] RD, SUITE [redacted], CARROLLTON, TX 75006

Phone: 972-[redacted] Email Address: [redacted]@MADEU.COM

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 14

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: [redacted] PO, SUITE [redacted], CARROLLTON, TX 75006

Phone: 972 [redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 15

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 22

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 4

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 6

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 7

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 5

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 13

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 2

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burden

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 19

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burden

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 17

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 21

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BOULTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 3

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Bulow

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 4

RECEIVED
NOV 16 2026
By

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NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Bolton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 5

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NOV 16 2026
By

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NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 6

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NOV 16 2026
By

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 7

RECEIVED
NOV 16 2026
By

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NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 8

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

RECEIVED
NOV 16 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 9

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Brad Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 10

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

HUMBLE FOX

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 9

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK A, LOT CA16X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT CA18X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT CA19X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

BEAUTYBERRY

ELEVON SECTION 2 PHASE 2F, BLK B, LOT CA36X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 8

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): 972[redacted]

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 1

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

RECEIVED
NOV 16 2026
By

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): 972. [redacted]

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 2

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 11

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

RECEIVED
NOV 16 2026
By

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 12

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 13

RECEIVED
NOV 16 2026
By

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AND CITY COUNCIL

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Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 14

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166 ***CHARMING TRAILS***

ELEVON SECTION 1 PHASE 3, BLK O, LOT 31X; * COMMON AREA *

RECEIVED
NOV 16 2026
By

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 3

RECEIVED
NOV 20 2026
By

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Optional. The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☐ **I am in favor of the request.** ☒ **I am opposed to the request.**

Reasons: *(attach separate sheet(s) as needed)* SEE EMAIL WITH ATTACHMENT.

Signature: [signature]

Name (printed): TIMOTHY VASTINE

Address: [redacted] CIRCLE

Phone: 214-2[redacted] Email Address: [redacted]@gmail.com

You may return this form to: *City of Lavon, P.O. Box 340, Lavon, Texas 75166* *or via email to: CityHall@lavontx.gov*

191 MAPLE CIR

OAK BEND ESTATES, LOT 13; REPLAT

November 20, 2026

To: Lavon Planning and Zoning Commission

RE: Proposed Agricultural Zoning – Elevon North (286.796 Acres), City of Lavon, Texas

Dear Members of the Planning and Zoning Commission and City Council:

I am opposing the proposed zoning amendment Elevon North (286.796 Acres), City of Lavon, Texas. Regarding the following potential issues:

- Personal impacts resulting from the alterations of this proposed construction, including privacy, noise, existing natural views and the current landscape and tree line.

- Potential creek over flow due to increased runoff and drainage issues that may result from the proposed development, on the existing properties.

- Negative effects of the additional traffic on the current roadways and intersections.

Your attention to this matter is appreciated. Please ensure this letter is included in the public record for both hearings and my opposition is noted.

Regards,

Timothy Vastine
[redacted]Circle
Nevada, TX 75173

RECEIVED
NOV 23 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

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Check one: ☐ **I am in favor of the request.** ☒ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*)
SEE ENCLOSED LETTER TO P&Z AND THE CITY COUNCIL

Signature:

Name (printed): CHAD A. FORSYTH

Address: [redacted] MAPLE CIRCLE, NEVADA, TEXAS 75173

Phone: [redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

199 MAPLE CIR

OAK BEND ESTATES, LOT 12; (REPLAT)

November 19, 2026
FORMAL LETTER OF OPPOSITION
Proposed Agricultural Zoning – Elevon North (286.769 Acres)
City of Lavon, Texas

To: Lavon Planning and Zoning Commission
Cc: Lavon City Council

Dear Members of the Planning and Zoning Commission and City Council:

I am writing to formally express my opposition to the proposed zoning amendment for the approximately 286.769 acres identified as Elevon North, which is the subject of the upcoming public hearings on November 24 and December 1, 2026.

My opposition is based on concerns that extend beyond the immediate agricultural zoning request. I have serious reservations about the circumstances surrounding the annexation of this property from Nevada's Extra-Territorial Jurisdiction (ETJ), the apparent intentions for its eventual development, and the long-term consequences for neighboring property owners and the surrounding community.

1. Concerns Regarding the Removal of Land from Nevada's ETJ

I strongly question the decision to remove this property from Nevada's ETJ and bring it under Lavon's jurisdiction. Regardless of the legal authority to accomplish this, the decision represents a significant change in the community's jurisdictional boundaries and future development interests.

Land that was previously associated with Nevada's planning area is now being incorporated into Lavon's jurisdiction, with the apparent intention of facilitating a substantial residential development. I believe decisions of this magnitude deserve careful scrutiny, particularly when they have lasting implications for neighboring residents and the communities that have historically surrounded the property.

I am concerned about the precedent this establishes and whether sufficient consideration was given to the interests of existing residents and the broader Nevada community before this change occurred.

2. Agricultural Zoning Appears to Be an Interim Step Toward Residential Development

Although the current application requests Agricultural (A) zoning, the concept plan included with the public notice identifies two proposed residential areas: Elevon North West and Elevon North East. Both are specifically identified for single-family residential development.

This raises an important question: Is the agricultural zoning request simply an administrative step to establish Lavon's initial zoning classification before the developer submits a subsequent request to rezone the property for residential development?

If residential development is the intended outcome, I believe the city and the developer should be transparent about that intention from the beginning. Residents deserve to understand the full scope of what is being contemplated rather than evaluating an agricultural zoning request without adequately considering the development that may follow.

I recognize that the current request does not itself authorize residential construction. However, the developer's own concept plan makes its apparent long-term intentions difficult to ignore.

3. Impact on Existing Property Owners and the Surrounding Community

The proposed development has the potential to substantially change the character of the surrounding area. Existing property owners purchased and established their homes with an understanding of the community and surrounding land uses at that time.

Converting a large tract of previously agricultural land into a residential subdivision introduces concerns that should be addressed before any future residential zoning approval is considered.

Among my concerns are:

- **Traffic and roadway capacity:** The additional residential population will increase traffic volumes and place greater demands on existing roadways and intersections. The city should require a comprehensive traffic impact analysis and identify necessary improvements before approving residential development.
- **Drainage and flooding:** Increased impervious surfaces from homes, streets, and driveways can significantly alter stormwater runoff. The proposed development must not create additional flooding or drainage problems for existing neighboring properties.
- **Creek and natural area preservation:** The property borders an existing creek corridor. I am particularly concerned about preserving the creek, its natural tree line, established banks, and surrounding vegetation. Development should not come at the expense of these existing natural features or neighboring properties.
- **Privacy and property impacts:** Residential construction immediately adjacent to existing properties can significantly change privacy, views, lighting, and the overall character of neighboring land.
- **Infrastructure capacity:** Water, wastewater, emergency services, schools, and other public infrastructure must have sufficient capacity to accommodate the additional population without negatively affecting existing residents.

These are not hypothetical considerations that can simply be addressed after development begins. They are fundamental issues that should be evaluated before the city moves forward with decisions that facilitate this development.

4. Transparency and Accountability in the Development Process

I believe the residents affected by this proposal deserve a clear understanding of the developer's intended plans and the city's expectations for the property.

I respectfully request that the city address the following questions:

1. Is the agricultural zoning request intended to serve as an interim zoning classification before a subsequent residential rezoning application?
2. Has the developer communicated an anticipated number of homes, residential density, minimum lot sizes, or construction timeline?

3. Will a comprehensive traffic and drainage impact study be required before any residential zoning approval?
4. What protections will be established to preserve the existing creek corridor and provide adequate buffers between the development and neighboring properties?
5. What infrastructure improvements will be required of the developer to accommodate the additional population?
6. Will neighboring property owners receive appropriate notice and an opportunity to participate in any subsequent residential rezoning and development approvals?

I believe these questions deserve direct answers and that the city should be proactive in providing transparency rather than requiring neighboring residents to discover the implications of development decisions after they have already been made.

5. My Position

I understand that cities grow and that property owners and developers have rights under applicable law. However, growth should be deliberate, responsible, and respectful of the communities and property owners who are already here.

I am opposed to this zoning request because I do not support the circumstances surrounding this property's transition from Nevada's ETJ into Lavon's jurisdiction, nor do I support advancing a process that appears intended to facilitate a substantial residential development without first addressing the broader concerns and consequences for the surrounding community.

I do not believe that simply applying an agricultural zoning classification should be viewed as an inconsequential administrative matter when the developer's own concept plan identifies a future residential development.

I respectfully request that the Planning and Zoning Commission recommend denial of this zoning amendment and that the Lavon City Council deny the request.

At a minimum, I expect the city to acknowledge the concerns of neighboring property owners, provide meaningful answers to the questions raised, and ensure that any future development proposals receive thorough public scrutiny.

The decisions made today will have lasting consequences for this area. Those consequences deserve more consideration than simply establishing an initial zoning classification to accommodate a developer's plans.

Thank you for your time and consideration. I respectfully request that this letter be included in the public record for both hearings and that my opposition be formally documented.

Sincerely,

Chad A. Forsyth
[redacted] Maple Circle
Nevada, Texas 75173-7011

RECEIVED
NOV 23 2026
By

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NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☐ **I am in favor of the request.** ☑ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) OPPOSED TO ANY PRECUSOR ACTION TO ZONE FOR RESIDENTIAL OR INDUSTRIAL. DRAINAGE CONCERNS TO THE CREEK AS WELL AS OBSTRUCTED VIEW AND LOSS OF AGRICULTURAL USED LAND THAT PROVIDES RESOURCES BEING REPLACED WITH CONSUMERS WITH NO OFFSET.

Signature: [signature]

Name (printed): PHILIP R. TRIPP

Address: [redacted] MAPLE CIR

Phone: [redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166 ***181 MAPLE CIR***

OAK BEND ESTATES, LOT 14; REPLAT

RECEIVED
NOV 24 2026
By

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Check one: ☐ **I am in favor of the request.** ☒ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) The existing roads & infrastructure in this area remain the same as when this was a farming community. Adding additional housing will increase traffic, strain existing roads, & strain public utilities & services. Covers

Signature: Gerald Smith

Name (printed): Gerald Smith

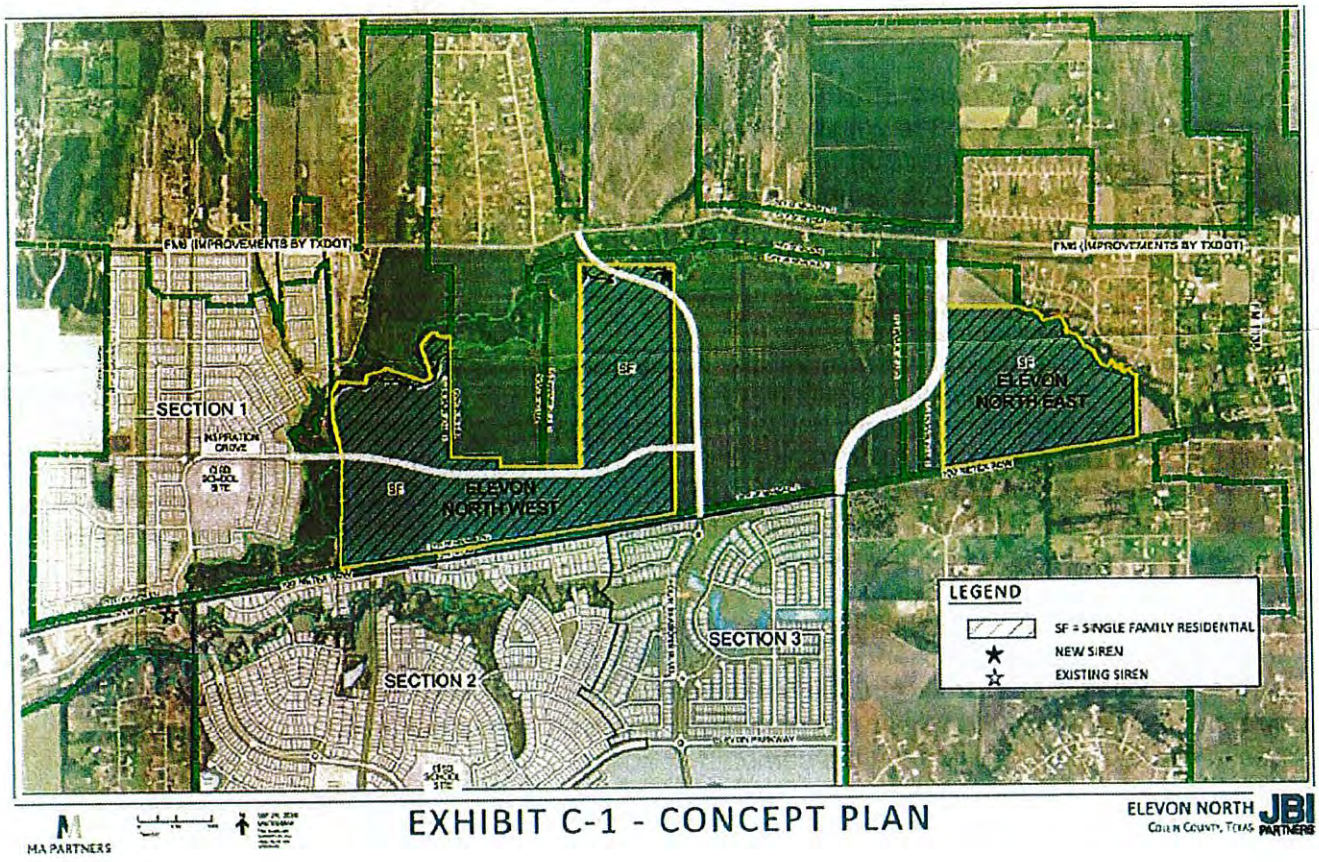
Address: [redacted] Pecan Court Nevada, TX 75173

Phone: [redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166 ***320 PECAN CT***

OAK BEND ESTATES, LOT 18; REPLAT

Concept Plan



I request this denied or deferred until a comprehensive traffic impact analysis & infrastructure improvement plan are completed & funded to adequately serve both existing residence & any new development.

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: 7 – C**

Item:

Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 5 "Regulations Applicable to Residential Districts" Section 9.03.111 "Agricultural district (A)", and Section 9.03.112 "Single family -1 acre district (SF-1)" generally to amend guest house 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.

Background:

Under the provisions for Permitted Uses for both the Single Family – 1 Acre "SF-1" and Agriculture "A" Districts, the proposed amendment removes the requirement for an accessory structure consisting of a guest house, caretakers quarters, or security quarters to have a separate access to a public road or street.

Specifically, the city-initiated zoning amendment is shown in redline below:

Chapter 9 Planning and Development Regulations

ARTICLE 9.03 ZONING ORDINANCE

…

§ 9.03.111 Agricultural district (A)

…

(b) Permitted uses.

…

(10) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, ~~have a 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.

…

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

…

The requirement for a separate access point does not appear to serve an identifiable public purpose relating to the health, welfare, or safety of the residents of the City and in some cases could be contrary to same by encouraging less oversight by the property owner of access, ingress, and egress to the accessory structure.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE DIVISION 5 "REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS" SECTION 9.03.111 "AGRICULTURAL DISTRICT (A)", AND SECTION 9.03.112 "SINGLE FAMILY -1 ACRE DISTRICT (SF-1)" GENERALLY TO AMEND GUEST HOUSE REQUIREMENTS.
MOTION MADE: CLIFTON
SECONDED: VALLEJO
APPROVED: UNANIMOUS

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. No inquiries regarding the proposed amendments were received.

Approval is recommended.

Attachments: 1) Proposed Amendment

CITY OF LAVON

ORDINANCE NO. _____

Zoning Amendment – SF-1 and A for Accessory Structure Access

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ARTICLE 9.03 ZONING ORDINANCE DIVISION 5 "REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS" SECTION 9.03.111 "AGRICULTURAL DISTRICT (A)", AND SECTION 9.03.112 "SINGLE FAMILY -1 ACRE DISTRICT (SF-1)" GENERALLY TO AMEND GUEST HOUSE REQUIREMENTS.

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, this proposed zoning 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.

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. Zoning Amendment. The Zoning Ordinance is hereby amended as provided in Exhibit "A" attached hereto and incorporated herein.

SECTION 3. 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 4. 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 5. 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 6. 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 7. 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 8. 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 December 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

ORDINANCE NO. _____

EXHIBIT "A"

ACCESSORY STRUCTURE - ACCESS STANDARD (ZONING AMENDMENT)

Proposed amendment:

Chapter 9 Planning and Development Regulations
ARTICLE 9.03 ZONING ORDINANCE

...

§ 9.03.111 Agricultural district (A)

...

(b) Permitted uses.

...

(10) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, 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.

...

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

...

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: _7 – D_**

Item:

Public hearing, discussion and action regarding an amendment to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property IDs 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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.

Background:

The city-initiated zoning case pertains to the subject property that covers approximately ten city-owned parcels of property around and including the City Hall property at 120 School Rd. The combined parcels total approximately 69 acres in size. The parcels are situated adjacent to and extend between FM 2755 and Forder Ct.

The subject property is not platted and is predominantly zoned Agriculture (A) with a few parcels zoned Single Family – 1 acre (SF-1) and Single Family – 2 (SF-2). The current developed uses on the property consist of institutional (City Hall), park land and open space. The City has been in design for a Community Park on the property and as design continues, platting will be in order.

Prior to preparing a plat for the property, it is customary to organize zoning to the appropriate classification. The zoning classification for Main Street (M) provides the most consistent and appropriate zoning district for the intended uses and the proposed amendment is city-initiated.

The regulations for the Main Street "M" District can be found in Article 9.03 Zoning Ordinance, Division 6 Regulations Applicable to Mixed Use and Nonresidential Districts, Section 9.03.132 Main Street District (M).

Notice of the public hearing was posted on the City's website and published in the newspaper as required by State law and local ordinances. Signs were posted on the subject site and sixty-five (65) notices were mailed to the owners of property withing 200' of the site with six (6) returned in favor of and one (1) was returned in opposition to the proposed zoning. Sixteen (16) notices of the 65 notices were submitted to the City of Lavon.

Planning and Zoning Commission Report:

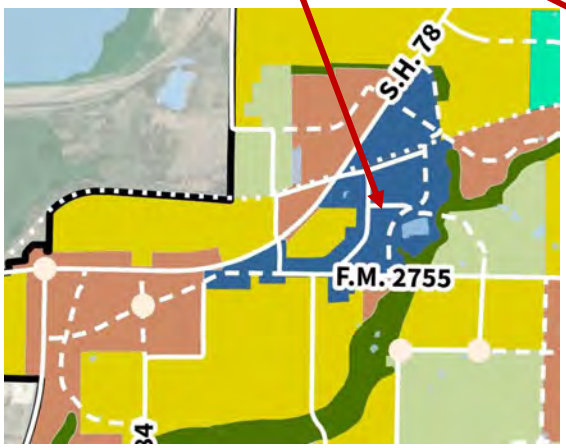
MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM AGRICULTURAL (A) DISTRICT, SINGLE FAMILY – 1 ACRE (SF-1) DISTRICT, AND SINGLE FAMILY – 2 (SF-2) DISTRICT TO MAIN STREET (M) DISTRICT, FOR THE DEVELOPMENT OF LAVON COMMUNITY PARK AND MUNICIPAL USES, ON 68.863 ACRES OF PROPERTY, GENERALLY LOCATED EAST OF MAIN STREET, SOUTH OF FORDER COURT, AND NORTH OF FM 2755/MCCLENDON ROAD, CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: **MCCLENDON**
SECONDED: **VALLEJO**
APPROVED: **UNANIMOUS**

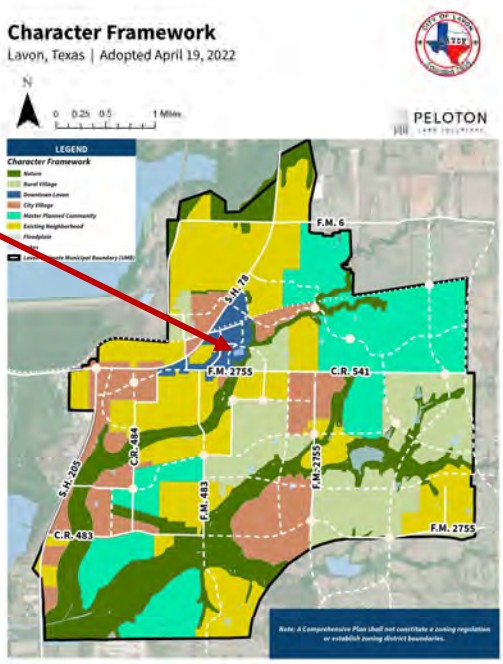
Staff Notes:

The proposed zoning was reviewed by Staff. Approval is recommended.

Attachments: 1) Location Map and Use Exhibits
2) Neighbor Notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

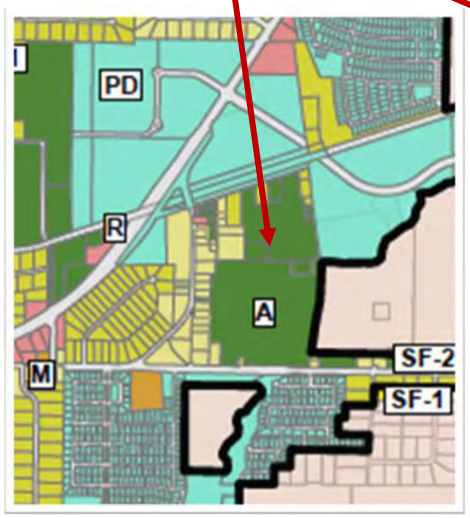
Future Land Use Plan

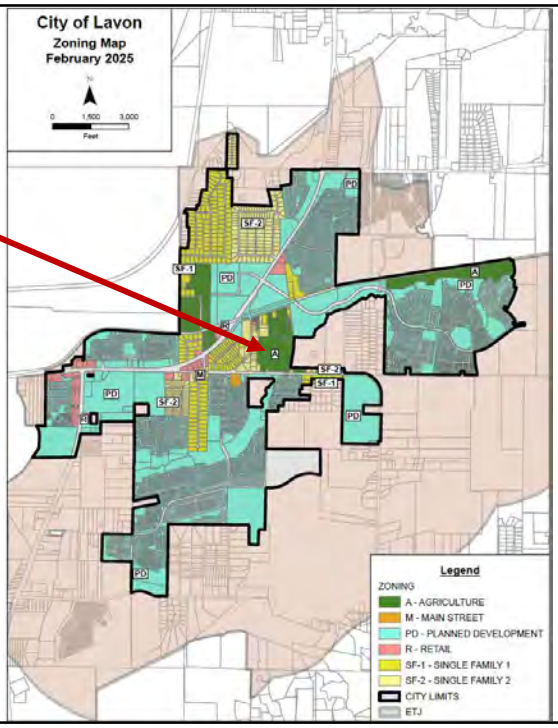




16

Zoning Map





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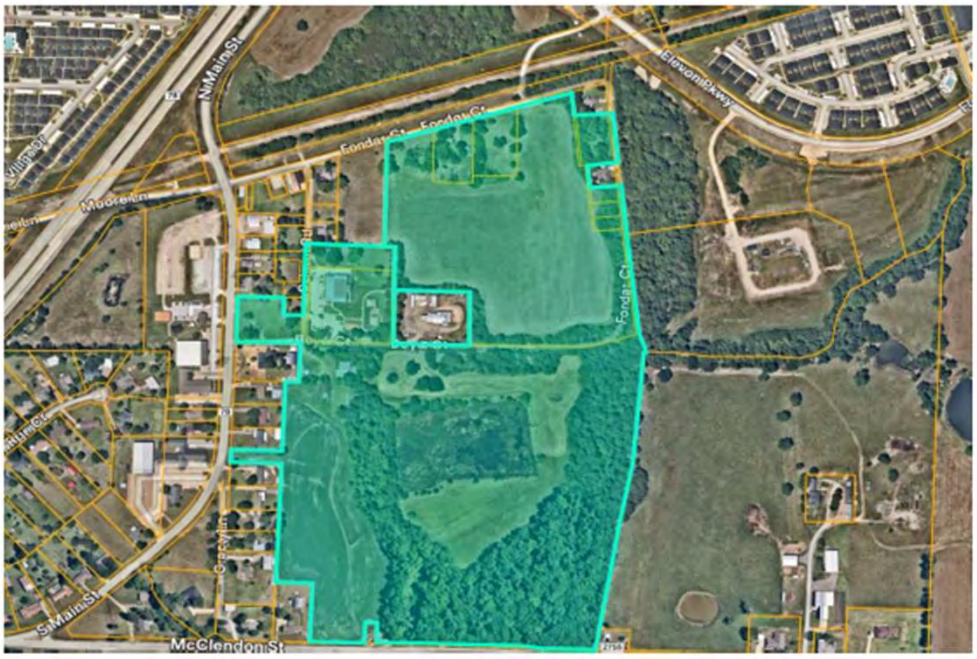

N Main St
Fondren Ct
Fondren Ct
Elmwood Parkway
Moore Ln
Fondren Ct
Gravel Rd
S Main St
McClendon St

18


LAVON COMMUNITY PARK
"FEELS LIKE HOME" | CONCEPT PLAN | 10/30/2025

19

Chapter 9. Planning and Development Regulations

ARTICLE 9.03. ZONING ORDINANCE

Division 6. Regulations Applicable to Mixed Use and Nonresidential Districts

§ 9.03.132. Main street district (M).

(a) Purpose. Main street district (M) recognizes the existence of established residential uses along Main Street in Lavon; however, as Lavon grows there is recognized a need and desire to develop a traditional downtown for the city. The traditional Main Street envisions a mixture of uses that a traditional downtown includes; residential, commercial, governmental, churches. Development regulations will encourage low density design, walkability, retention of historical structures, flexibility of land use with control of site design and the form of the structure. Screening shall be required of all commercial uses adjoining residential structures.

(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

(d) Area requirements.

(1) Lot size.

(A) Minimum lot area: 2,500 square feet

(B) Minimum lot width: none

(2) Minimum building size: none

(3) Maximum building size: none

(4) Yard requirements – main structure setbacks and lot coverage.

(A) Front yard: For new development or redevelopment abutting existing residential structures, the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%. Where not abutting an existing residential structure, the front building façade shall be within zero to 20 feet.

(B) Minimum side yard (feet): 7 except adjoining residential where the side yard shall be (feet) 15

(C) Maximum side yard of corner lots (feet): 20

(D) Minimum rear yard (feet): none except adjoining residential where the rear yard shall be (feet) 15

(E) Minimum rear yard double front lots (feet): 45

(F) Maximum lot coverage: 80%

(5) Height of structures.

(A) Maximum main structure (feet): 36

(B) Maximum accessory structure (feet): 14

(6) Residential density. Maximum 12 units per gross acre with ground floor commercial (other than leasing office).

(e) Building placement, orientation and site design.

(1) No service canopies, drive-thru lanes, service doors for auto or similar service shall face the public street nor face a residential use or zoning district.

(2) All utility lines (power, phone, cable, etc.) shall be placed underground.

(3) Sidewalks shall be provided along the lot lines adjoining public streets in accordance with city regulations and policies. Interior walkways shall be required and shall connect to existing surrounding and adjoining public sidewalks as well as locations of future required public sidewalks.

(4) Marked pedestrian crosswalks shall be provided at all public street intersections adjoining the development.

(5) Architectural and/or landscape elements shall be designed to provide shade on the south and west exposures to protect patrons in plazas, patios and other public spaces.

(6) Shopping cart areas, within the tenant space shall be screened from view with decorative screening or landscaping as high as the carts.

(7) Exterior display of retail sales, vending, amusements and seasonal sales shall be pre-planned and proposed locations for such activities shall be depicted on the site plan for approval by city.

(8) Accessory structures such as trash enclosures, utility services, telecommunication equipment and heating/cooling systems shall be screened from view of neighboring buildings, sites and roadways. Materials to screen around these systems shall match or compliment adjacent building materials. Gates shall not allow for view of the contents of the enclosure.

(9) Highly visible detention basins for storm drainage shall be contoured with curvilinear design forms, aesthetically landscaped and maintained.

(10) All sides of the building shall be designed with consistent architectural and façade elements. Roofline silhouettes shall be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, and reliefs. At least fifty (50) percent of the total façade shall use features such as windows, awnings, entryways, columns, or other architectural relief to discourage long expanses of bare wall. All exterior metals and plastics (vents, flashings, and gutters) shall be screened from view, painted or treated.

(11) All glass, plastic or other transparent materials shall be treated to eliminate reflective glare.

(12) Retail and commercial uses adjacent to a residential use or zone shall provide a masonry wall or dense landscaped screen along the lot line from the front yard through the rear yard.

(Ordinance 2018-03-02, sec. 9.1.6.2, adopted 3/20/18; Ordinance 2021-07-04 adopted 7/6/21; Ordinance 2022-03-02 adopted 3/1/22; Ordinance 2022-07-02 adopted 7/19/22; Ordinance 2025-09-01 adopted 9/2/2025)

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF COLLIN)(

WHEREAS THE CITY OF LAVON IS THE SOLE OWNER OF A 68.860 ACRE TRACT OF LAND SITUATED IN THE S.M RAINER SURVEY, ABSTRACT NO. 740 IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND BEING ALL OF A CALLED 2.461 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20030115000085540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 17.24 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2015012200073280, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 1.1601 ACRE TRACT OF LAND CONVEYED AS "TRACT 1", ALL OF A CALLED 0.1926 ACRE TRACT OF LAND CONVEYED AS "TRACT 2", ALL OF A CALLED 0.1927 ACRE TRACT OF LAND CONVEYED AS "TRACT 3" AND ALL OF A CALLED 0.2271 ACRE TRACT OF LAND CONVEYED AS "TRACT 4" TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2016125001698480, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 0.835 ACRE TRACT OF LAND CONVEYED TO THT CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000101015, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 12.502 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000137460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 0.750 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20220103000013890, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 1.151 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000039725, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS; ALL OF A CALLED 0.986 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2025000110644, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 68.860 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 17.24 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF THE REMAINDER OF A CALLED 4.222 ACRE TRACT OF LAND CONVEYED TO MISTY HOWARD, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150204000124730, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND THE SOUTH RIGHT-OF-WAY LINE OF FORDER COURT (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 71 DEGREES 59 MINUTES 12 SECONDS EAST, ALONG SAID NORTH LINE OF 17.24 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF FORDER COURT, PASSING AT A DISTANCE OF 211.86 FEET A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 17.24 ACRE TRACT AND THE NORTHWEST CORNER OF AFORESAID 0.986 ACRE TRACT, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY OF FORDER COURT, THE NORTH LINE OF SAID 0.986 ACRE TRACT, THE NORTH LINE OF AFORESAID 1.1601 ACRE TRACT AND SAID NORTH LINE OF 17.24 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 794.34 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 17.24 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A CALLED 0.41 ACRE TRACT OF LAND CONVEYED TO STEVEN EARL JOHNSON AND MARY JACQUELINE JOHNSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000006557, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 06 DEGREES 15 MINUTES 05 SECONDS EAST, ALONG THE EAST LINE OF SAID 17.24 ACRE TRACT AND SAID WEST LINE OF 0.41 ACRE TRACT, A DISTANCE OF 115.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 0.41 ACRE TRACT AND THE NORTHWEST CORNER OF AFORESAID 0.750 ACRE TRACT;

THENCE, NORTH 85 DEGREES 44 MINUTES 57 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.750 ACRE TRACT AND THE SOUTH LINE OF SAID 0.41 ACRE TRACT, A DISTANCE OF 145.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.750 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.41 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A CALLED 9.212 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000137455, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 06 DEGREES 12 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID 0.750 ACRE TRACT AND SAID WEST LINE OF 9.212 ACRE TRACT, A DISTANCE OF 221.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 0.750 ACRE TRACT AND THE NORTHEAST CORNER OF A CALLED 0.220 ACRE TRACT OF LAND CONVEYED TO BOBBY R. GODWIN AND AMBER M. GODWIN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20001016001132910, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 83 DEGREES 39 MINUTES 56 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 0.750 ACRE TRACT AND THE NORTH LINE OF SAID 0.220 ACRE TRACT, A DISTANCE OF 120.29 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 0.220 ACRE TRACT, SAID POINT BEING ON AFORESAID EAST LINE OF 17.24 ACRE TRACT;

THENCE, SOUTH 06 DEGREES 28 MINUTES 13 SECONDS EAST, ALONG THE WEST LINE OF SAID 0.220 ACRE TRACT AND SAID EAST LINE OF 17.24 ACRE TRACT, A DISTANCE OF 79.93 FEET TO A FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 0.220 ACRE TRACT AND THE NORTHWEST CORNER OF AFORESAID 0.1927 ACRE TRACT;

THENCE, NORTH 83 DEGREES 40 MINUTES 41 SECONDS EAST, ALONG THE SOUTH LINE OF SAID 0.220 ACRE TRACT AND THE NORTH LINE OF SAID 0.197 ACRE TRACT, A DISTANCE OF 119.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF SAID 0.220 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.1927 ACRE TRACT, SAID POINT BEING ON AFORESAID WEST LINE OF 9.212 ACRE TRACT;

THENCE, SOUTH 07 DEGREES 54 MINUTES 12 SECONDS EAST, ALONG SAID WEST LINE OF 9.212 ACRE TRACT, THE EAST LINE OF SAID 0.1927 ACRE TRACT, THE EAST LINE OF AFORESAID 0.1926 ACRE TRACT, THE EAST LINE OF AFORESAID 0.1926 ACRE TRACT, THE EAST LINE OF AFORESAID 0.2271 ACRE TRACT AND AFORESAID EAST LINE OF 17.24 ACRE TRACT, A DISTANCE OF 240.55 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED “JBI” FOUND FOR THE SOUTHWEST CORNER OF SAID 9.212 ACRE TRACT AND THE NORTHWEST CORNER OF A CALLED 12.502 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK’S FILE NO. 2022000137460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 07 DEGREES 12 MINUTES 23 SECONDS EAST, ALONG SAID EAST LINE OF 17.24 ACRE TRACT AND THE WEST LINE OF SAID 12.502 ACRE TRACT, A DISTANCE OF 457.75 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 17.24 ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID 43.782 ACRE TRACT;

THENCE, SOUTH 23 DEGREES 52 MINUTES 20 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 12.502 ACRE TRACT AND THE EAST LINE OF SAID 43.782 ACRE TRACT, A DISTANCE OF 87.11 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 12.502 ACRE TRACT AND A NORTHEAST CORNER OF SAID 43.782 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF A CALLED 44.185 ACRE TRACT OF LAND CONVEYED TO DAVID RONNIE McCLENDON AND MARY N. McCLENDON, AS RECORDED IN VOLUME 3305, PAGE 871, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 87 DEGREES 05 MINUTES 37 SECONDS WEST, ALONG SAID EAST LINE OF 43.782 ACRE TRACT AND SAID NORTH LINE OF 44.185 ACRE TRACT, A DISTANCE OF 13.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 44.185 ACRE TRACT;

THENCE, CONTINUING ALONG SAID EAST LINE OF 43.782 ACRE TRACT AND THE WEST LINE OF SAID 44.185 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 04 DEGREES 56 MINUTES 14 SECONDS WEST, A DISTANCE OF 375.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 01 DEGREES 28 MINUTES 21 SECONDS EAST, A DISTANCE OF 140.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 11 DEGREES 14 MINUTES 10 SECONDS WEST, A DISTANCE OF 266.62 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 08 DEGREES 46 MINUTES 09 SECONDS WEST, A DISTANCE OF 519.52 FEET TO A FENCE POST FOUND FOR THE NORTHWEST CORNER OF A CALLED 0.285 ACRE TRACT OF LAND CONVEYED TO BENITO MUNIZ, JR. AND CECELIA A. MUNIZ, AS RECORDED IN VOLUME 1898, PAGE 748, DEED RECORDS, COLLIN COUNTY, TEXAS;

SOUTH 07 DEGREES 16 MINUTES 45 SECONDS WEST, ALONG THE WEST LINE OF SAID 0.285 ACRE TRACT, A DISTANCE OF 98.96 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 43.782 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 0.285 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2755 (A VARIABLE WIDTH RIGHT-OF-WAY), ALSO KNOWN AS McCLENDON ROAD;

THENCE, ALONG THE SOUTH LINE OF SAID 43.782 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2755, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 11 MINUTES 21 SECONDS WEST, A DISTANCE OF 212.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 80 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 101.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 12 MINUTES 10 SECONDS WEST, A DISTANCE OF 500.00 FEET TO A WOODEN MONUMENT FOUND FOR CORNER;

SOUTH 85 DEGREES 05 MINUTES 25 SECONDS WEST, A DISTANCE OF 77.10 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A CALLED 5,032 SQUARE FOOT TRACT OF LAND CONVEYED

TO CONTINENTAL TELEPHONE COMPANY OF TEXAS, AS RECORDED IN VOLUME 1506, PAGE 140, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, CONTINUING ALONG SAID SOUTH LINE OF 43.782 ACRE TRACT AND ALONG THE COMMON LINES OF SAID 5,032 SQUARE FOOT TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 47 MINUTES 50 SECONDS EAST, ALONG THE EAST LINE OF SAID 5,032 SQUARE FOOT TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BOUNDARY SOLUTIONS" SET FOR THE NORTHEAST CORNER OF SAID 5,032 SQUARE FOOT TRACT;

SOUTH 88 DEGREES 05 MINUTES 36 SECONDS WEST, ALONG THE NORTH LINE OF SAID 5,032 SQUARE FOOT TRACT, A DISTANCE OF 50.06 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 5,032 SQUARE FOOT TRACT;

SOUTH 00 DEGREES 47 MINUTES 50 SECONDS WEST, ALONG THE WEST LINE OF SAID 5,032 SQUARE FOOT TRACT, A DISTANCE OF 100.00 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 5,032 SQUARE FOOT TRACT, SAID POINT BEING ON AFORESAID NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2755;

THENCE, NORTH 89 DEGREES 12 MINUTES 20 SECONDS WEST, CONTINUING ALONG SAID SOUTH LINE OF 43.782 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF FARM TO MARKET ROAD NO. 2755, A DISTANCE OF 226.52 FEET TO A 5/8 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 43.782 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND CONVEYED TO JOSHUA C. VANDERTOOK, AS RECORDED IN COUNTY CLERK'S FILE NO. 2023000052435, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS CORNER;

THENCE, NORTH 01 DEGREES 04 MINUTES 32 SECONDS EAST, ALONG A WEST LINE OF SAID 43.782 ACRE TRACT AND THE EAST LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 290.39 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.000 ACRE TRACT;

THENCE, NORTH 89 DEGREES 20 MINUTES 58 SECONDS WEST, ALONG A SOUTH LINE OF SAID 43.782 ACRE TRACT AND THE NORTH LINE OF SAID 1.000 ACRE TRACT, A DISTANCE OF 149.77 FEET TO A 3/8 INCH IRON ROD FOUND FOR AN EXTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.000 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF A CALLED 1.30 ACRE TRACT OF LAND CONVEYED TO MICHAEL G. AND VICKI L. MORROW, AS RECORDED IN VOLUME 5822, PAGE 2863, DEED RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 15 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID 43.782 ACRE TRACT AND SAID EAST LINE OF 1.30 ACRE TRACT, A DISTANCE OF 140.35 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.30 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.500 ACRE TRACT OF LAND CONVEYED TO RUBY ANN SEARS, AS RECORDED IN COUNTY CLERK'S FILE NO. 2010021800157930, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 06 MINUTES 59 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 43.782 ACRE TRACT, THE EAST LINE OF SAID 0.500 ACRE TRACT AND THE EAST LINE OF A CALLED 0.511 ACRE TRACT OF LAND CONVEYED TO JONATHAN CODY AND MEGAN DANIELLE HICKMAN, AS RECORDED IN COUNTY CLERK'S FILE NO. 20220404000540990, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 188.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.511 ACRE TRACT AND THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO THE WILLIAMS H. MORROW AND NORMAN S. MORROW REVOCABLE LIVING TRUST, AS RECORDED IN COUNTY CLERK'S FILE NO. 20141230001419330, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 43.782 ACRE TRACT, THE EAST LINE OF SAID MORROW TRACT, AND THE EAST LINE OF A CALLED 0.50 ACRE TRACT OF LAND CONVEYED TO ANGELA SUE WELLBORN, AS RECORDED IN COUNTY CLERK'S FILE NO. 2025000119796, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 210.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BOUNDARY SOLUTIONS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE NORTHEAST CORNER OF SAID WELLBORN TRACT;

THENCE, NORTH 88 DEGREES 21 MINUTES 51 SECONDS WEST, ALONG A SOUTH LINE OF SAID 43.782 ACRE TRACT AND THE NORTH LINE OF SAID WELLBORN TRACT, A DISTANCE OF 207.00 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BOUNDARY SOLUTIONS" FOUND FOR AN EXTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE NORTHWEST CORNER OF SAID WELLBORN TRACT, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF MAIN STREET (A VARIABLE WIDTH RIGHT-OF-WAY), ALSO KNOWN AS BUSINESS STATE HIGHWAY NO. 78;

THENCE, NORTH 01 DEGREES 17 MINUTES 02 SECONDS EAST, ALONG THE WEST LINE OF SAID 43.782 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 57.58 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.50 ACRE TRACT OF LAND CONVEYED TO LUIS A HERMOCILLA, AS RECORDED IN COUNTY CLERK'S FILE NO. 202200115634, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 55 MINUTES 20 SECONDS EAST, ALONG A NORTH LINE OF SAID 43.782 ACRE TRACT AND THE SOUTH LINE OF SAID 0.50 ACRE TRACT, A DISTANCE OF 207.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN INTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.50 ACRE TRACT;

THENCE, NORTH 01 DEGREES 38 MINUTES 09 SECONDS EAST, ALONG THE WEST LINE OF SAID 43.782 ACRE TRACT, THE EAST LINE OF SAID 0.50 ACRE TRACT AND THE EAST LINE OF A CALLED 0.499 ACRE TRACT OF LAND CONVEYED TO THOMAS W. WEBB AND RHONDA L. WEBB, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190708000793l0, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 208.61 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 0.499 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.49898 ACRE TRACT OF LAND CONVEYED THOMAS W. WEBB AND BENNIE F. WEBB, AS RECORDED IN VOLUME 864, PAGE 766, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 39 MINUTES 12 SECONDS EAST, CONTINUING ALONG SAID WEST LINE OF 43.782 ACRE TRACT AND THE EAST LINE OF SAID 0.49898 ACRE TRACT, A DISTANCE OF 104.38 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR AN EXTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 0.49898 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF A CALLED 1.049 ACRE TRACT OF LAND CONVEYED TO SAMANTHA M. PENA AND JOE PENA, AS RECORDED IN COUNTY CLERK'S FILE NO. 20190418000421460, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 28 MINUTES 34 SECONDS EAST, ALONG A NORTH LINE OF SAID 43.782 ACRE TRACT AND SAID SOUTH LINE OF 1.049 ACRE TRACT, A DISTANCE OF 56.53 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BOUNDARY SOLUTIONS" FOUND FOR AN INTERIOR ELL CORNER OF SAID 43.782 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 1.049 ACRE TRACT;

THENCE, NORTH 00 DEGREES 26 MINUTES 37 SECONDS EAST, ALONG SAID WEST LINE OF 43.782 ACRE TRACT AND THE EAST LINE OF SAID 1.049 ACRE TRACT, A DISTANCE OF 179.09 FEET TO A PK NAIL FOUND FOR THE NORTHWEST CORNER OF SAID 43.782 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 1.049 ACRE TRACT, SAID POINT BEING ON THE SOUTH LINE OF AFORESAID 1.151 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 30 MINUTES 11 SECONDS WEST, ALONG SAID SOUTH LINE OF 1.151 ACRE TRACT AND THE NORTH LINE OF SAID 1.049 ACRE TRACT, A DISTANCE OF 261.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 1.151 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 1.049

ACRE TRACT, SAID POINT BEING ON AFORESAID EAST RIGHT-OF-WAY LINE OF MAIN STREET;

THENCE, NORTH 00 DEGREES 56 MINUTES 40 SECONDS EAST, ALONG THE WEST LINE OF SAID 1.151 ACRE TRACT AND SAID EAST RIGHT-OF-WAY LINE OF MAIN STREET, A DISTANCE OF 212.64 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED “LONE STAR” FOUND FOR THE NORTHWEST CORNER OF SAID 1.151 ACRE TRACT AND THE SOUTHWEST CORNER OF A CALLED 0.423 ACRE TRACT OF LAND CONVEYED TO DEBBIE J. BEALMEAR AND CRAIG R. BEALMEAR, AS RECORDED IN COUNTY CLERK’S FILE NO. 20180308000288320, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES 57 MINUTES 14 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.151 ACRE TRACT AND THE SOUTH LINE OF SAID 0.423 ACRE TRACT, A DISTANCE OF 187.62 FEET TO A 1/2 INCH IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID 1.151 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 0.423 ACRE TRACT, SAID POINT BEING ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO JOSE CANALES, JR., AS RECORDED IN COUNTY CLERK’S FILE NO. 20120402000379940, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 02 MINUTES 46 SECONDS EAST, ALONG AN EAST LINE OF SAID 1.151 ACRE TRACT AND SAID WEST LINE OF CANALES TRACT, A DISTANCE OF 81.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR AN INTERIOR ELL CORNER OF SAID 1.151 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CANALES TRACT;

THENCE, NORTH 89 DEGREES 57 MINUTES 14 SECONDS EAST, ALONG A NORTH LINE OF SAID 1.151 ACRE TRACT AND THE SOUTH LINE OF SAID CANALES TRACT, A DISTANCE OF 82.50 FEET TO A PK NAIL FOUND FOR A NORTHEAST CORNER OF SAID 1.151 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID CANALES TRACT, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SCHOOL ROAD (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 06 MINUTES 33 SECONDS EAST, ALONG THE EAST LINE OF SAID 1.151 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE OF SCHOOL ROAD, A DISTANCE OF 124.32 FEET TO A PK NAIL FOUND FOR THE SOUTH EAST CORNER OF SAID 1.151 ACRE TRACT AND THE NORTHEAST CORNER OF AFORESAID 1.049 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF AFORESAID 43.782 ACRE TRACT AND BEING AT THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE OF SCHOOL ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF BOYD COURT (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 10 MINUTES 24 SECONDS EAST, ALONG SAID NORTH LINE OF 43.782 ACRE TRACT AND SAID SOUTH RIGHT-OF-WAY LINE OF BOYD COURT, A DISTANCE OF 375.92 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST

CORNER OF A CALLED 1.723 ACRE TRACT OF LAND CONVEYED TO BEN L. SCHOLZ, AS RECORDED IN COUNTY CLERK'S FILE NO. 19950420000266330, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 04 MINUTES 46 SECONDS WEST, ALONG THE WEST LINE OF SAID 1.723 ACRE TRACT AND OVER AND ACROSS SAID BOYD COURT, A DISTANCE OF 32.99 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF AFORESAID 2.461 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF SAID BOYD COURT;

THENCE, NORTH 88 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 2.461 ACRE TRACT AND SAID NORTH RIGHT-OF-WAY LINE OF BOYD COURT, A DISTANCE OF 348.60 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF SAID 2.461 ACRE TRACT, SAID POINT BEING AT THE INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE OF BOYD COURT AND THE EAST RIGHT-OF-WAY LINE OF SAID SCHOOL ROAD;

THENCE, NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID 2.461 ACRE TRACT, SAID EAST RIGHT-OF-WAY LINE OF SCHOOL ROAD AND THE WEST LINE OF AFORESAID 0.835 ACRE TRACT, A DISTANCE OF 405.90 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 0.835 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED AS "FIRST TRACT" TO ALAIN J. TRIOLET, AS RECORDED IN COUNTY CLERK'S FILE NO. 20010620000729740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 87 DEGREES 43 MINUTES 44 SECONDS EAST, ALONG THE NORTH LINE OF SAID 0.835 ACRE TRACT, THE SOUTH LINE OF SAID FIRST TRACT AND THE SOUTH LINE OF THE REMAINDER OF A CALLED 4.222 ACRE TRACT OF LAND, CONVEYED TO MISTY HOWARD, AS RECORDED IN COUNTY CLERK'S FILE NO. 20150204000124730, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, A DISTANCE OF 302.24 FEET TO A 1 INCH IRON PIPE FOUND FOR AN EXTERIOR ELL CORNER OF AFORESAID 17.24 ACRE TRACT;

THENCE, NORTH 00 DEGREES 10 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF SAID 17.24 ACRE TRACT AND OVER AND ACROSS SAID 4.222 ACRE TRACT, A DISTANCE OF 475.59 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 70.583 ACRES, OR 3,074,607 SQUARE FEET OF LAND.

SAVE AND EXCEPT:

(1.723 ACRES, OR 75,914 SQUARE FEET OF LAND)
ALL OF A CALLED 1.723 ACRE TRACT OF LAND CONVEYED TO BEN L. SCHOLZ, AS RECORDED IN COUNTY CLERK'S FILE NO. 19950420000266330, OFFICIAL

PUBLIC RECORDS, COLLIN COUNTY, TEXAS

LEAVING A NET ACREAGE OF
68.860 ACRES, OR 2,998,693 SQUARE FEET OF LAND

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept for informational purposes only is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

***Check one*:** ☐ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

_____

Signature: _____

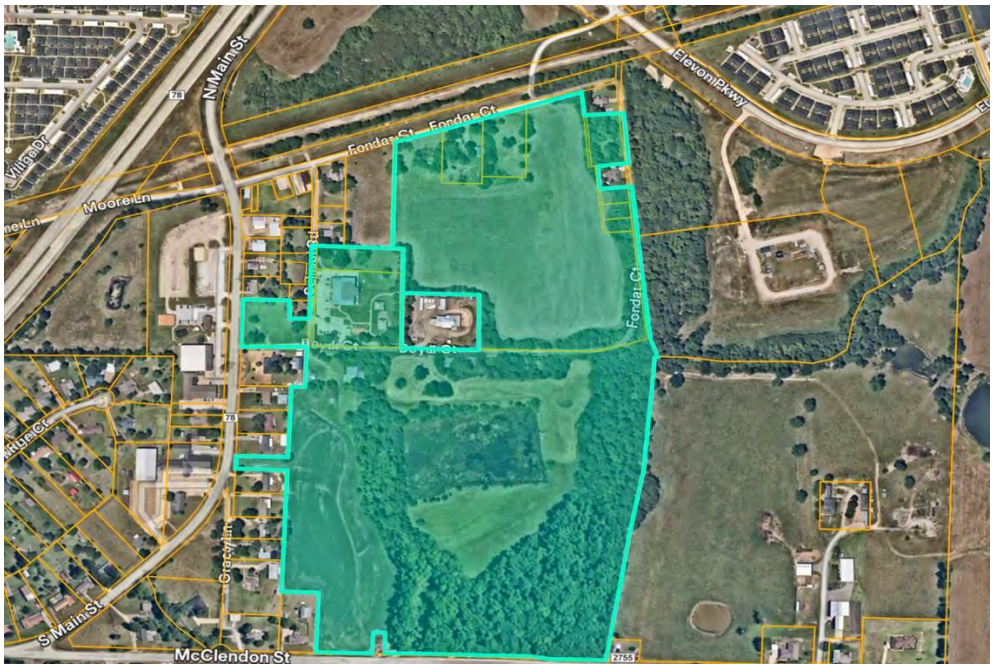
Name (printed): _____

Address:_____

Phone:_____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

Location Map



DRAFT Concept for Informational Purposes Only



RECEIVED
NOV 19 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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Proposed preliminary concept for informational purposes only is on the back of this Notice.

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*)

If this property will truly be used for park purposes, I am in favor.

Signature: Angela Wellborn

Name (printed): Angela Wellborn

Address: [redacted]

Phone: 9[redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166 ***300 MAIN***

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 99, .5 ACRES

RECEIVED
NOV 17 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to – Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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Proposed preliminary concept for informational purposes only is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☒ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: E W

Name (printed): Elisabeth Wesselink

Address: [redacted] Lavon TX 75166

Phone: 972[redacted] Email Address: [redacted]ail.com

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

301 MAIN

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 84, 1.472 ACRES

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: Ben L. Schultz

Name (printed): Ben L. Schultz

Address: [redacted], Lavon

Phone: 214-[redacted] Email Address: [redacted]sbcglobal.net

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 18, 1.723 ACRES

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept for informational purposes only is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) I am in favor of zoning change. As the city is growing, it needs a nice downtown and a big park. I hope all the properties on either side of Main St will be considered for zoning change too.

Signature: [signature]

Name (printed): GIRIDHAR VEERAMANENI

Address: [redacted] Lavon, TX 75166

Phone: [redacted] Email Address: [redacted]gmail.com

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

GRACY

BORDEAUX ADDITION, BLK A, LOT 2

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): [illegible] / MA Land Holdings, LLC

Address: [redacted]

Phone: [redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

FORDER

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 31, .22 ACRES

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concept for informational purposes only is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed) RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 154, 2.302 ACRES

RECEIVED
NOV 23 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at 6:30 PM on **November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM** on **December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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Proposed preliminary concept for informational purposes only is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☐ **I am in favor of the request.** ☑ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*)

Please see attached letter

Signature: Amber Godwin

Name (printed): Amber Godwin

Address: [redacted] Forder Ct Lavon, TX 75166

Phone: [redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** ***or via email to: CityHall@lavontx.gov***
P.O. Box 340
Lavon, Texas 75166

336 FORDER

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 28, .22 ACRES

Thank you for providing residents with this information and an opportunity to share our thoughts and concerns regarding the proposed plans.

I am opposed to this request. One of the primary reasons we chose to move to this neighborhood was its quiet, country atmosphere, along with the privacy and natural beauty that make this area so special. I have concerns about how those qualities could be preserved if a park were developed in the areas surrounding our home, as indicated on the map provided.

One of the things I have especially enjoyed about living here is being able to watch the sunset over the open fields of hay bales from my back window. Unfortunately, that view has already been lost due to changes in the area. Our street is also unique because of its beautiful canopy of trees, which makes it special in every season. It is clear that others appreciate this natural setting as well, as the road has become a popular place for walking, biking, enjoying the annual October hayride, and taking leisurely drives.

In my opinion, the natural beauty and open space that already exist provide far more value to this neighborhood than a developed park would. I do not believe that introducing additional recreational facilities would enhance the area in a way that justifies the potential loss of its existing character, privacy, and peaceful atmosphere.

I am particularly opposed to having sports fields located directly behind or adjacent to my home. The increased activity, noise, traffic, and loss of privacy would significantly change the environment that initially attracted us to this neighborhood.

I sincerely hope these concerns will be taken into consideration before any decisions are made. I would like to see the quiet, rural character, natural surroundings, and sense of privacy that make this neighborhood so desirable and preserved for the residents who call it home.

Sincerely,

Amber Godwin

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: _7 - E__**

Item:

Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

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

Application Information

Owner(s): DPB Investments LP
World Land Developers, LP

Applicant: Randy Thompson, CPA – Stonewood Investments, Inc.

Location: Northwest of the intersection of SH 205 and Endeavour Blvd., adjacent to and east of the Grand Heritage – West C Addition, City of Lavon

Description: Approximately 4.67-acre portion of W A S Bohannan Survey, Abstract 121, Sheet 3, Tract 95, .929 acres, and Sheet 3, Tract 72, 8.7979 acres; CCAD Parcel IDs 2664026 and 2826862

Current Zoning: Retail (R)

Request: Change zoning from Retail (R) to Planned Development (PD)

Request Details

The owner is proposing to change the zoning from Retail (R) to Planned Development with a base zoning of Retail (R) to facilitate the development of a multi-lot commercial project located at the northwest corner of State Highway 205 and Endeavour Boulevard.

Background:

The subject property is zoned Retail (R). Per the applicant, the proposed development consists of approximately 4.67 acres and is anticipated to include two one-story retail/restaurant buildings of approximately 12,000 square feet each and a future one-story restaurant building of approximately 3,000 square feet. The PD is intended to establish the development standards necessary to implement the proposed Concept Plan while providing reasonable flexibility for final site design, platting, engineering, access, and infrastructure improvements. The project will provide a coordinated commercial development along the SH 205 corridor with integrated site access, internal circulation, parking, landscaping, and pedestrian improvements.

Development of the property will be generally consistent with the Concept Plan and Development Standards submitted with the PD application.

Planning and Zoning Commission Report:

MOTION: RECOMMEND WITHOUT PREJUDICE DENIAL OF AN APPLICATION TO AMEND ARTICLE 9.03 ZONING ORDINANCE TO CHANGE THE ZONING FROM RETAIL (R) DISTRICT TO PLANNED DEVELOPMENT (PD) FOR COMMERCIAL DEVELOPMENT ON APPROXIMATELY 4.67 ACRES OF LAND, BEING PART OF THE 8.08 ACRES OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121, TRACT 72, SITUATED NORTHWEST OF THE INTERSECTION OF SH 205 AND ENDEAVOUR BOULEVARD, AND EAST OF THE GRAND HERITAGE – WEST C ADDITION IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE:	**MCCLENDON**
SECONDED:	**CLIFTON**
FOR:	**NABORS, MCCLENDON, CLIFTON**
AGAINST:	**VALLEJO**
APPROVED:	**3-1**

A recommendation of denial does not require a super majority vote of the City Council to overturn.

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website and a zoning change sign was placed on the property. In accordance with state and local laws, thirty-five (35) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Three (3) notices were returned in favor of and none were returned in opposition to the proposed zoning change.

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

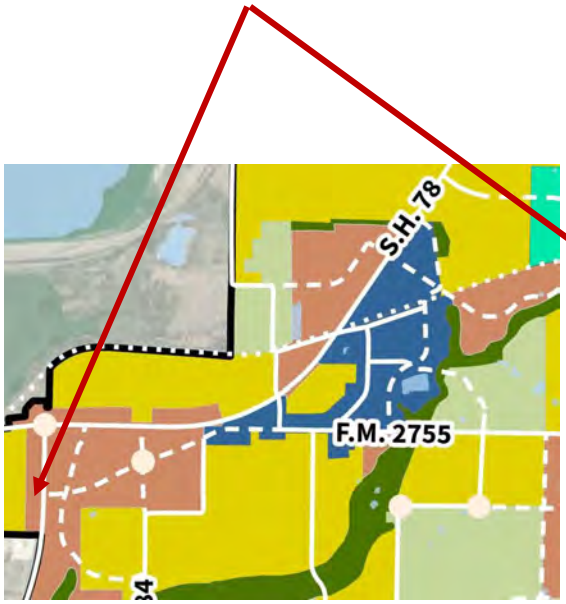
At the time of packet preparation, all review comments have not yet been satisfactorily resolved.

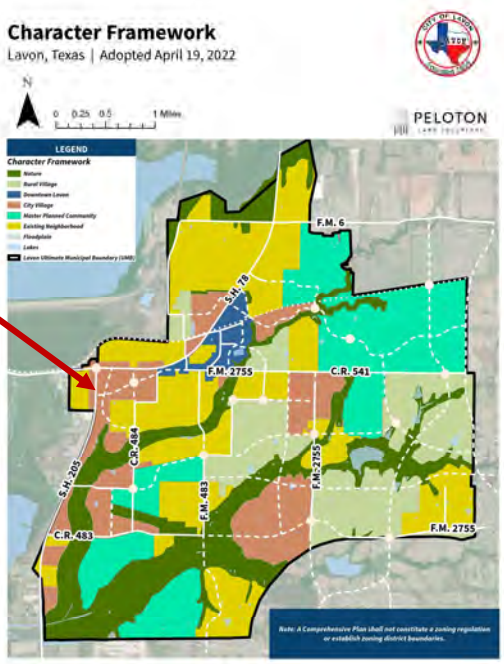
Attachments:

1. Location exhibits
2. Application
3. Planning and Engineering Review Correspondence
4. Neighbor notices

(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

Future Land Use Plan

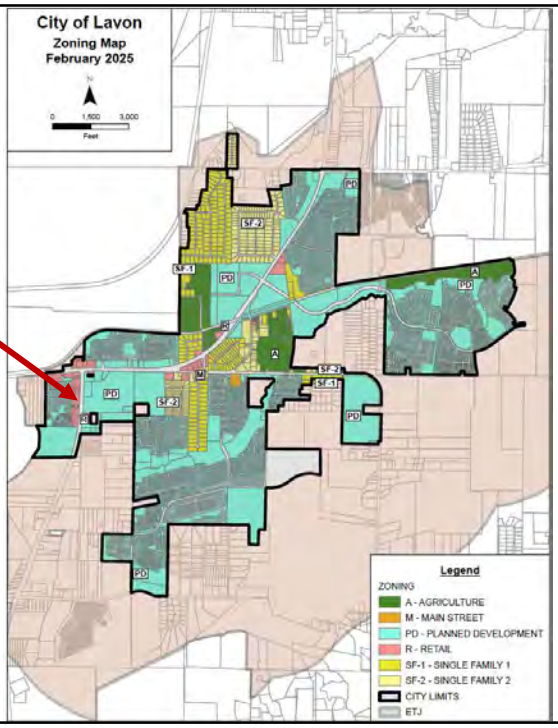




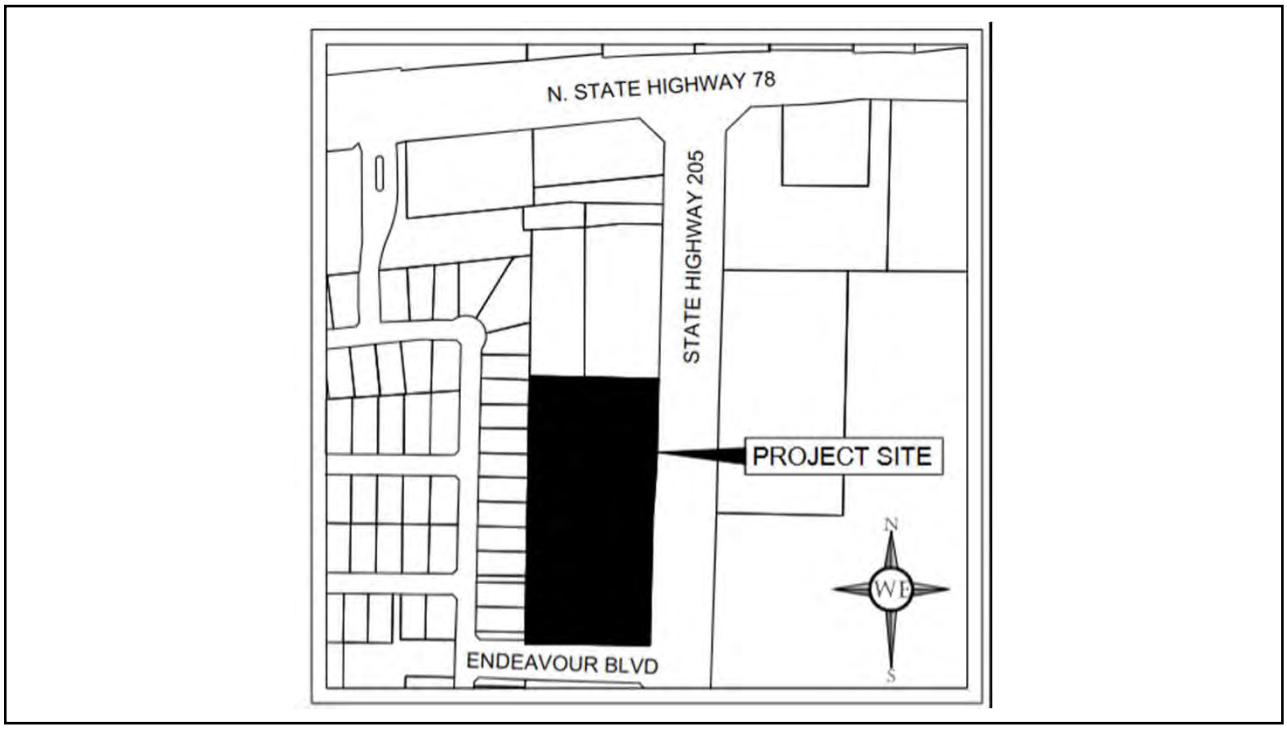
21

Zoning Map





22


N. STATE HIGHWAY 78
STATE HIGHWAY 205
PROJECT SITE
ENDEAVOUR BLVD
N
W E
S

23

CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Randy Thompson, CPA - Stonewood Investments, Inc. — Applicants Name
8/19/2026 — Date

Skye Thibodeaux, AICP - Mission Ridge Consultants — Representative or Agent
817.657.3259 — Phone Number

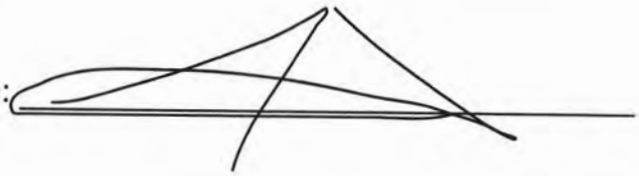
PO Box 260203 — Street
Plano, TX 75026 — City, State, Zip

Northwest corner of the Endeavor Blvd/Hwy 205 intersection — Location of Property

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 95 — Legal Description of Property
Retail — Current Zoning

Check which zoning category you wish to change to:

- ☐ Residential Single Family – 1-acre (SF-1)
- ☐ Residential Single Family – 2 (SF-2)
- ☐ Residential Single Family – 4 (SF-4)
- ☑ Planned Development (PD)
- ☐ Special or Conditional Use Permit
- ☐ Retail (R)
- ☐ Main Street (M)
- ☐ Business Park (B)
- ☐ Other: _____

Signature of Applicant or Representative: 

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____

Rev 12-04-2023

CITY OF LAVON

120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: August 28, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, DPB Investments 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 Skye Thibodeaux, AICP - Mission Ridge Consultants to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Robert B McGaughey Jr
Signature (~~Owner~~) Robert B. McGaughey, Jr., President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Wichita

Before me, the undersigned authority, appeared Robert B. McGaughey Jr
on this the 28 day of August, 2026

Tatiana Gee / Tatiana Gee
Notary Public in and for Wichita County, Texas

(notary seal) TATIANA GEE
Notary Public, State of Texas
Notary ID# 13287798-4
My Commission Expires
JANUARY 20, 2029

Rev 12-04-2023

CITY OF LAVON
120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Declaration of Ownership

Date: August 28, 2026

To the City of Lavon
Collin County, Texas

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

Robert B McGaughey Jr
Signature (~~Owner~~) Robert B. McGaughey, Jr., President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Wichita

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on this the 28 day of August, 2026

TATIANA GEE
Notary Public, State of Texas
Notary ID# 13287798-4
My Commission Expires
JANUARY 20, 2029

Tatiana Gee / Tatiana Gee
Notary Public in and for Wichita County, Texas

Rev 12-04-2023

CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Randy Thompson, CPA - Stonewood Investments, Inc. — Applicants Name
8/19/2026 — Date

Skye Thibodeaux, AICP - Mission Ridge Consultants — Representative or Agent
817.657.3259 — Phone Number

PO Box 260203 — Street
Plano, TX 75026 — City, State, Zip

Northwest corner of the Endeavor Blvd/Hwy 205 intersection — Location of Property

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 72 — Legal Description of Property
Retail — Current Zoning

Check which zoning category you wish to change to:

- ☐ Residential Single Family – 1-acre (SF-1)
- ☐ Residential Single Family – 2 (SF-2)
- ☐ Residential Single Family – 4 (SF-4)
- ☑ Planned Development (PD)
- ☐ Special or Conditional Use Permit
- ☐ Retail (R)
- ☐ Main Street (M)
- ☐ Business Park (B)
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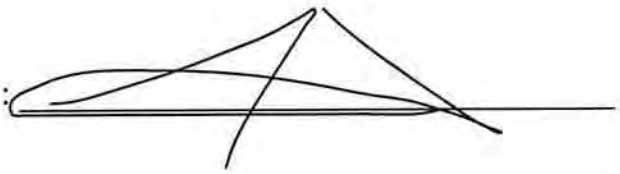
Signature of Applicant or Representative: 

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Rev 12-04-2023

CITY OF LAVON

120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: 8/28/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, World Land Developers, 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 Skye Thibodeaux, AICP - Mission Ridge Consultants to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 28th day of August, 2026.

(notary seal)

Mary McWilliams
Notary Public in and for Dallas County, Texas

MACY MCWILLIAMS
Notary ID #133004407
My Commission Expires
March 29, 2029

Rev 12-04-2023

CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Declaration of Ownership

Date: 8/28/26

To the City of Lavon
Collin County, Texas

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Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

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on this the 28th day of August, 2026.

(notary seal)

Macy McWilliams
Notary Public in and for Dallas County, Texas

MACY MCWILLIAMS
Notary ID #133004407
My Commission Expires
March 29, 2029

Rev 12-04-2023

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

METES AND BOUNDS DESCRIPTION - 4.666 ACRES

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 4.666 ACRES OF LAND IN THE **W. A. S. BOHANNAN SURVEY, A-121, COLLIN COUNTY, TEXAS**, BEING ALL OF THE FOLLOWING TWO (2) TRACTS: (1) A TRACT WHICH WAS CALLED 0.929 ACRE, CONVEYED FROM ROBERT BROWN MCGHAUGHEY, JR., TRUSTEE OF THE D.P. BROWN TRUST TO DPB INVESTMENTS, LP, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2022000127157, O.P.R.C.C.T., OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND (2) THE RESIDUE OF A TRACT WHICH WAS CALLED 6.70 ACRE, TRACT TWO, CONVEYED FROM BEAR CREEK, L.P. TO WORLD LAND DEVELOPMENT, LP, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20071213001657580, O.P.R.C.C.T., SAID 4.666 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, (BEARING BASIS: STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 4202, NAD83, GRID)

BEGINNING AT A 1/2" IRON ROD FOUND **(N: 7,059,620.66, E: 2,594,428.39)** FOR THE SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID RESIDUE TRACT AND AN INTERIOR CORNER OF A TRACT WHICH WAS CALLED BLOCK A, GRAND HERITAGE - WEST C, A SUBDIVISION OF RECORD IN VOLUME 2008, PAGE 289, PLAT RECORDS COLLIN COUNTY, TEXAS (P.R.C.C.T.), LYING IN THE NORTH RIGHT OF WAY (R-O-W) LINE OF ENDEAVOR BOULEVARD;

THENCE DEPARTING ENDEAVOR BOULEVARD, **N00°20'12"E, 20.44 FEET** ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID BLOCK A TO A 1/2" IRON ROD FOUND **(N: 7,059,641.09, E: 2,594,428.51)** FOR AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 19, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°15'24"E, ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 19, AT 59.93 FEET PASS A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 19 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 18, BLOCK A, OF SAID SUBDIVISION, CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 18, AT 120.04 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 18 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 17, BLOCK A, OF SAID SUBDIVISION AND CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 17 FOR A DISTANCE IN ALL OF **139.97 FEET** TO A 1/2" IRON ROD FOUND **(N: 7,059,781.03, E: 2,594,431.58)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 17 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 16, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°10'23"E, ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 16, AT 60.01 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 16 AND THE SOUTHEAST CORNER OF SAID LOT 15 AND CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 15 FOR A DISTANCE IN ALL OF **119.95 FEET** TO A 1/2" IRON ROD FOUND **(N: 7,059,900.95, E: 2,594,434.04)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 15 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 14, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°22'34"E, 60.06 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 14 TO A 1/2" IRON ROD FOUND **(N: 7,059,961.00, E: 2,594,435.48)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 14 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 13, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°09'28"E, ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 13, AT 59.93 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 13 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 12, BLOCK A, OF SAID SUBDIVISION, CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 12, AT 119.93 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 12 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 11, BLOCK A, OF SAID SUBDIVISION, CONTINUING ALONG THE COMMON LINE RESIDUE TRACT AND SAID LOT 11, AT 179.77 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 10, BLOCK A, OF SAID SUBDIVISION AND CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 10 FOR A DISTANCE IN ALL OF **239.78 FEET** TO A 1/2" IRON ROD FOUND **(N: 7,060,200.74, E: 2,594,440.32)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 9, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°29'58"E, 60.01 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 9 TO A 1/2" IRON ROD FOUND **(N: 7,060,260.73, E: 2,594,441.89)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 8, BLOCK A, OF SAID SUBDIVISION;

THENCE N00°26'12"W, 12.20 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 8 TO A 5/8" IRON ROD FOUND **(N: 7,060,272.93, E: 2,594,441.80)** FOR THE NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID RESIDUE TRACT AND THE SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 1.080 ACRES CONVEYED FROM WORLD LAND DEVELOPERS, LP TO 205-78, LTD, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2023000039973, O.P.R.C.C.T.;

THENCE S88°47'04"E, 129.96 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND 1.080 ACRE TRACT TO A 1/2" IRON ROD FOUND **(N: 7,060,270.17, E: 2,594,571.73)** FOR AN ANGLE POINT, BEING THE NORTHERNMOST NORTHEAST CORNER OF SAID RESIDUE TRACT, THE NORTHWEST CORNER OF SAID 0.929 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 1.080 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 2.95 ACRES CONVEYED FROM ROBERT BROWN MCGAUGHEY, INDEPENDENT EXECUTOR & TRUSTEE OF THE ESTATE OF D. P. BROWN TO 205-78, LTD, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2007011600069210, O.P.R.C.C.T.;

THENCE S88°47'28"E, 189.63 FEET ALONG THE COMMON LINE OF SAID 0.929 ACRE TRACT AND SAID 2.95 ACRE TRACT TO A 5/8" IRON ROD FOUND **(N: 7,060,266.17, E: 2,594,761.31)** FOR THE NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 0.929 ACRE TRACT, LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF STATE HIGHWAY NO. 205 (SH 205);

THENCE S01°21'33"W, 213.57 FEET ALONG THE COMMON LINE OF SAID 0.929 ACRE TRACT AND SH 205 TO A 1/2" IRON ROD FOUND **(N: 7,060,052.66, E: 2,594,756.25)** FOR THE SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 0.929 ACRE TRACT AND THE EASTERNMOST NORTHEAST CORNER OF SAID RESIDUE TRACT;

THENCE S08°00'30"W, 102.13 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SH 205 TO A 5/8" IRON ROD FOUND **(N: 7,059,951.53, E: 2,594,742.02)** FOR AN ANGLE POINT, BEING AN ANGLE POINT OF SAID RESIDUE TRACT;

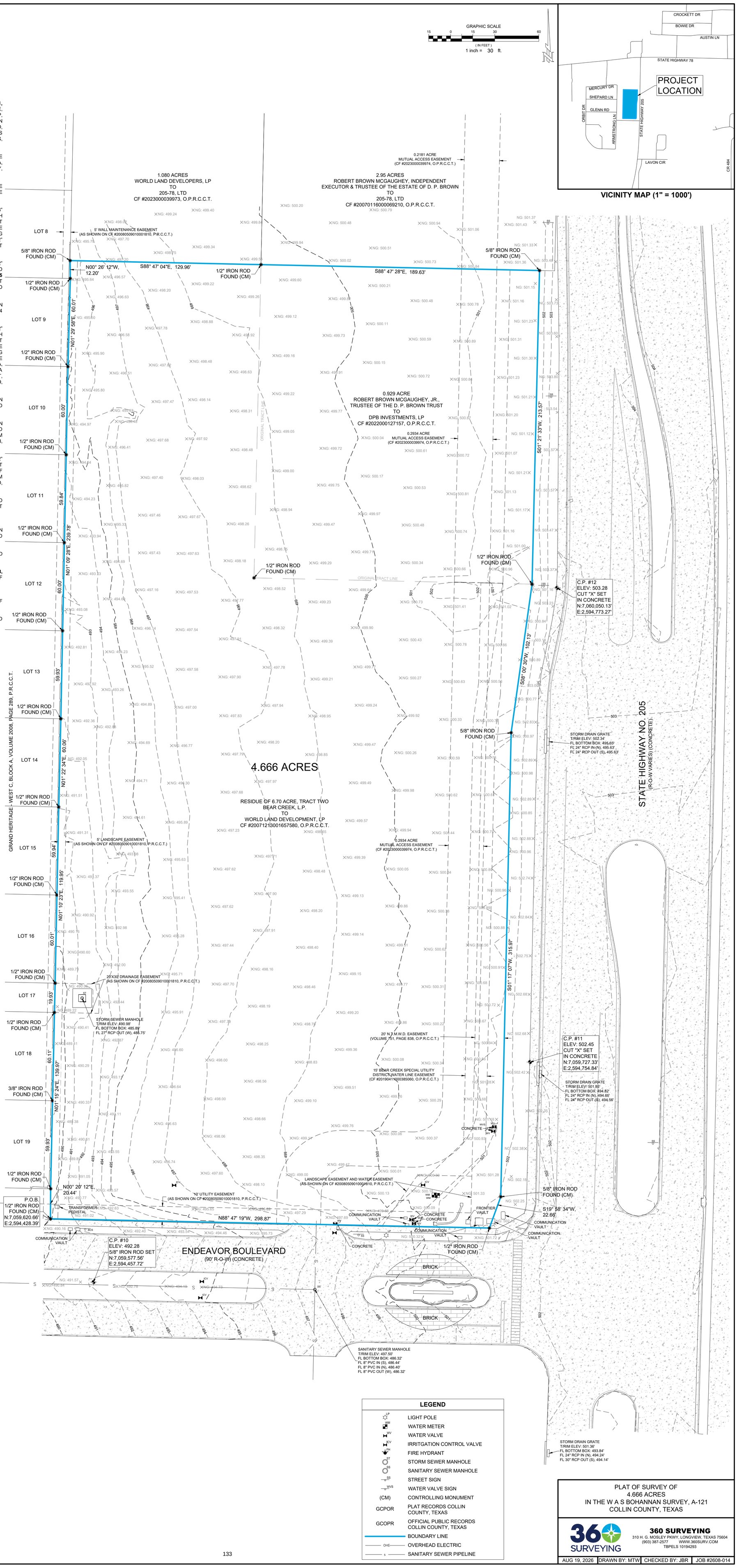
THENCE S01°17'07"W, 315.97 FEET CONTINUING ALONG SAID COMMON LINE TO A 5/8" IRON ROD FOUND **(N: 7,059,635.63, E: 2,594,734.93)** FOR THE EASTERNMOST SOUTHEAST CORNER, BEING THE EASTERNMOST SOUTHEAST CORNER OF SAID RESIDUE TRACT;

THENCE S19°58'34"W, 22.66 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND **(N: 7,059,614.34, E: 2,594,727.19)** FOR THE SOUTHERNMOST SOUTHEAST CORNER, BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID RESIDUE TRACT, LYING IN THE NORTH LINE OF SAID ENDEAVOR BOULEVARD;

THENCE DEPARTING SH 205, **N88°47'19"W, 298.87 FEET** ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND ENDEAVOR BOULEVARD TO THE **PLACE OF BEGINNING**, CONTAINING **4.666 ACRES** OF LAND, MORE OR LESS.

TITLE COMMITMENT

WE HAVE NOT BEEN FURNISHED A COPY OF "COMMITMENT FOR TITLE INSURANCE", AT THE TIME OF COMPLETION



SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STATE OF TEXAS
REGISTERED
BRET READ
6610
PROFESSIONAL
LAND SURVEYOR

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

AUGUST 18, 2026
DATE

LEGEND

LP	LIGHT POLE
WM	WATER METER
WV	WATER VALVE
ICV	IRRITGATION CONTROL VALVE
FH	FIRE HYDRANT
ST	STORM SEWER MANHOLE
SS	SANITARY SEWER MANHOLE
SS	STREET SIGN
WVS	WATER VALVE SIGN
(CM)	CONTROLLING MONUMENT
GCPOR	PLAT RECORDS COLLIN COUNTY, TEXAS
GCOPR	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
	BOUNDARY LINE
OHE	OVERHEAD ELECTRIC
S	SANITARY SEWER PIPELINE

PLAT OF SURVEY OF
4.666 ACRES
IN THE W A S BOHANNAN SURVEY, A-121
COLLIN COUNTY, TEXAS

360 SURVEYING
310 H. G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

AUG 19, 2026 | DRAWN BY: MTW | CHECKED BY: JBR | JOB #2608-014

Filename: N:\Projects\2608-014 - WESTFALL ENGINEERING\DRAWING\2608-014 TOPO Paper.dwg

360 SURVEYING

METES AND BOUNDS DESCRIPTION
4.666 ACRES

All that certain tract or parcel containing 4.666 acres of land in the **W. A. S. Bohannan Survey, A-121, Collin County, Texas**, being all of the following two (2) tracts: (1) a tract which was called 0.929 acre, conveyed from Robert Brown McGhaughey, Jr., Trustee of the D.P. Brown Trust to DPB Investments, LP, by an instrument of record in Clerks File #2022000127157, O.P.R.C.C.T., Official Public Records Collin County, Texas (O.P.R.C.C.T.) and (2) the residue of a tract which was called 6.70 acre, Tract Two, conveyed from Bear Creek, L.P. to World Land Development, LP, by an instrument of record in Clerks File #20071213001657580, O.P.R.C.C.T., said 4.666 acres being more particularly described as follows, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found **(N: 7,059,620.66, E: 2,594,428.39)** for the southwest corner, being the southwest corner of said Residue Tract and an interior corner of a tract which was called Block A, Grand Heritage – West C, a subdivision of record in Volume 2008, Page 289, Plat Records Collin County, Texas (P.R.C.C.T.), lying in the north right of way (R-O-W) line of Endeavor Boulevard;

THENCE departing Endeavor Boulevard, **N00°20'12"E, 20.44 feet** along the common line of said Residue Tract and said Block A to a 1/2" iron rod found **(N: 7,059,641.09, E: 2,594,428.51)** for an angle point, being the southeast corner of a tract which was called Lot 19, Block A, of said subdivision;

THENCE N01°15'24"E, along the common line of said Residue Tract and said Lot 19, at 59.93 feet pass a 3/8" iron rod found for the northeast corner of said Lot 19 and the southeast corner of a tract which was called Lot 18, Block A, of said subdivision, continuing along the common line of said Residue Tract and said Lot 18, at 120.04 feet pass a 1/2" iron rod found for the northeast corner of said Lot 18 and the southeast corner of a tract which was called Lot 17, Block A, of said subdivision and continuing along the common line of said Residue Tract and said Lot 17 for a distance in all of **139.97 feet** to a 1/2" iron rod found **(N: 7,059,781.03, E: 2,594,431.58)** for an angle point, being the northeast corner of said Lot 17 and the southeast corner of a tract which was called Lot 16, Block A, of said subdivision;

THENCE N01°10'23"E, along the common line of said Residue Tract and said Lot 16, at 60.01 feet pass a 1/2" iron rod found for the northeast corner of said Lot 16 and the southeast corner of said Lot 15 and continuing along the common line of said Residue Tract and said Lot 15 for a distance in all of **119.95 feet** to a 1/2" iron rod found **(N: 7,059,900.95, E: 2,594,434.04)** for an angle point, being the northeast corner of said Lot 15 and the southeast corner of a tract which was called Lot 14, Block A, of said subdivision;

THENCE N01°22'34"E, 60.06 feet along the common line of said Residue Tract and said Lot 14 to a 1/2" iron rod found **(N: 7,059,961.00, E: 2,594,435.48)** for an angle point, being the northeast corner of said Lot 14 and the southeast corner of a tract which was called Lot 13, Block A, of said subdivision;

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THENCE N01°09'28"E, along the common line of said Residue Tract and said Lot 13, at 59.93 feet pass a 1/2" iron rod found for the northeast corner of said Lot 13 and the southeast corner of a tract which was called Lot 12, Block A, of said subdivision, continuing along the common line of said Residue Tract and said Lot 12, at 119.93 feet pass a 1/2" iron rod found for the northeast corner of said Lot 12 and the southeast corner of a tract which was called Lot 11, Block A, of said subdivision, continuing along the common line Residue Tract and said Lot 11, at 179.77 feet pass a 1/2" iron rod found for the northeast corner of said Lot 11 and the southeast corner of a tract which was called Lot 10, Block A, of said subdivision and continuing along the common line of said Residue Tract and said Lot 10 for a distance in all of **239.78 feet** to a 1/2" iron rod found **(N: 7,060,200.74, E: 2,594,440.32)** for an angle point, being the northeast corner of said Lot 10 and the southeast corner of a tract which was called Lot 9, Block A, of said subdivision;

THENCE N01°29'58"E, 60.01 feet along the common line of said Residue Tract and said Lot 9 to a 1/2" iron rod found **(N: 7,060,260.73, E: 2,594,441.89)** for an angle point, being the northeast corner of said Lot 9 and the southeast corner of a tract which was called Lot 8, Block A, of said subdivision;

THENCE N00°26'12"W, 12.20 feet along the common line of said Residue Tract and said Lot 8 to a 5/8" iron rod found **(N: 7,060,272.93, E: 2,594,441.80)** for the northwest corner, being the northwest corner of said Residue Tract and the southwest corner of a tract which was called 1.080 acres conveyed from World Land Developers, LP to 205-78, Ltd, by an instrument of record in Clerks File #2023000039973, O.P.R.C.C.T.;

THENCE S88°47'04"E, 129.96 feet along the common line of said Residue Tract and 1.080 acre tract to a 1/2" iron rod found **(N: 7,060,270.17, E: 2,594,571.73)** for an angle point, being the northernmost northeast corner of said Residue Tract, the northwest corner of said 0.929 acre tract, the southeast corner of said 1.080 acre tract and the southwest corner of a tract which was called 2.95 acres conveyed from Robert Brown McGaughey, Independent Executor & Trustee of the Estate of D. P. Brown to 205-78, Ltd, by an instrument of record in Clerks File #20070116000069210, O.P.R.C.C.T.;

THENCE S88°47'28"E, 189.63 feet along the common line of said 0.929 acre tract and said 2.95 acre tract to a 5/8" iron rod found **(N: 7,060,266.17, E: 2,594,761.31)** for the northeast corner, being the northeast corner of said 0.929 acre tract, lying in the west right of way (R-O-W) line of State Highway No. 205 (SH 205);

THENCE S01°21'33"W, 213.57 feet along the common line of said 0.929 acre tract and SH 205 to a 1/2" iron rod found **(N: 7,060,052.66, E: 2,594,756.25)** for the southeast corner, being the southeast corner of said 0.929 acre tract and the easternmost northeast corner of said Residue Tract;

THENCE S08°00'30"W, 102.13 feet along the common line of said Residue Tract and SH 205 to a 5/8" iron rod found **(N: 7,059,951.53, E: 2,594,742.02)** for an angle point, being an angle point of said Residue Tract;

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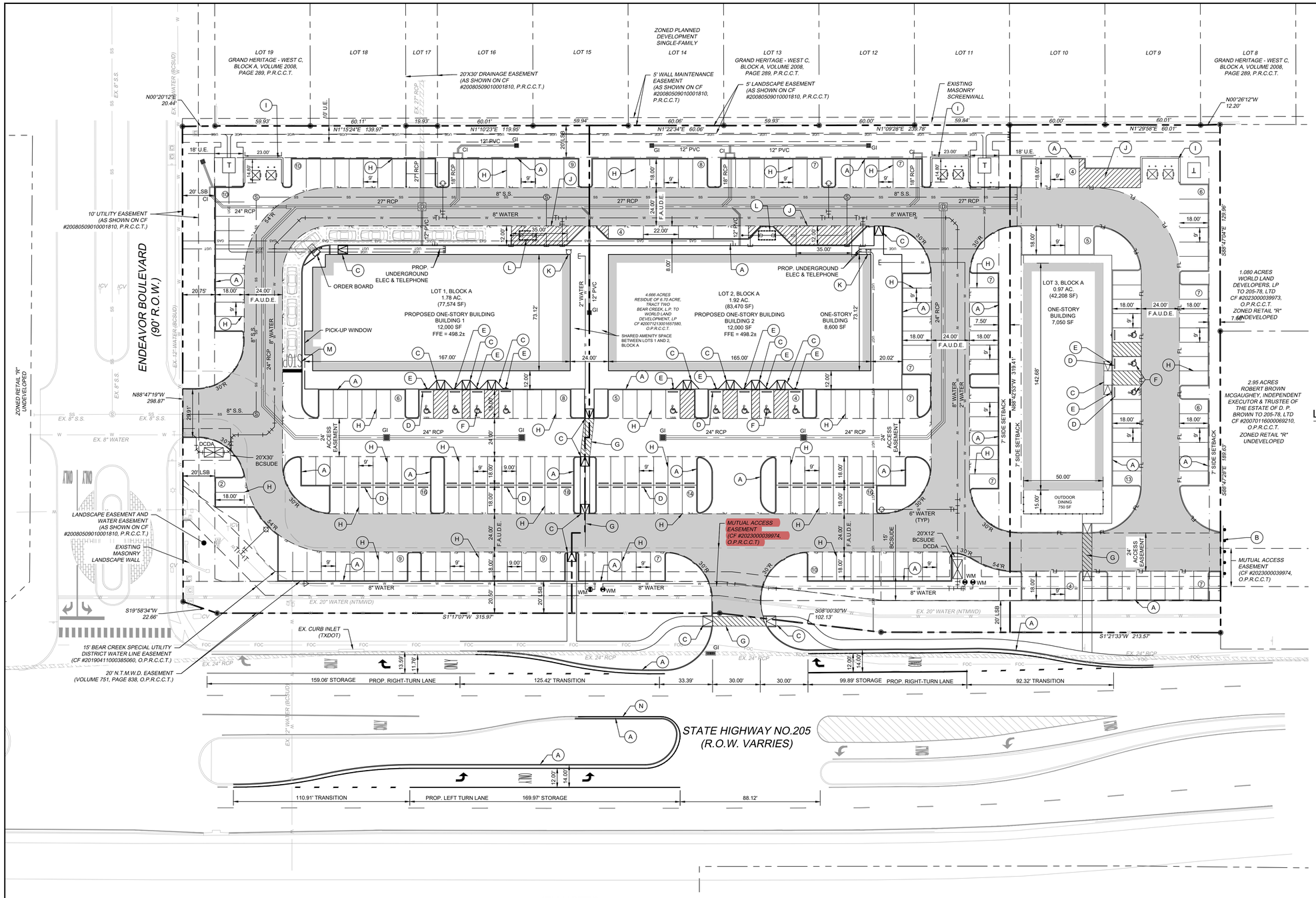
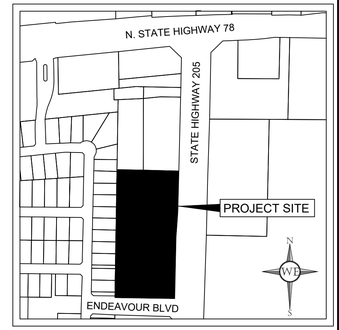
THENCE S01°17'07"W, 315.97 feet continuing along said common line to a 5/8" iron rod found **(N: 7,059,635.63, E: 2,594,734.93)** for the easternmost southeast corner, being the easternmost southeast corner of said Residue Tract;

THENCE S19°58'34"W, 22.66 feet continuing along said common line to a 1/2" iron rod found **(N: 7,059,614.34, E: 2,594,727.19)** for the southernmost southeast corner, being the southernmost southeast corner of said Residue Tract, lying in the north line of said Endeavor Boulevard;

THENCE departing SH 205, **N88°47'19"W, 298.87 feet** along the common line of said Residue Tract and Endeavor Boulevard to the **PLACE OF BEGINNING**, containing **4.666 acres** of land, more or less.

Bret Read, RPLS 6610
August 25, 2026





VICINITY MAP
N.T.S.

GRAPHIC SCALE
1" = 30'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.D.U.E.)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- T — PROPOSED TRANSFORMER LOCATION
- 10 — NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED SANITARY SEWER MANHOLE
- WM — PROPOSED WATER METER
- LSB — LANDSCAPE SETBACK
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- S.S. — SANITARY SEWER
- STORM SEWER MANHOLE

KEY NOTES

- A — 6" TALL INTEGRAL CONCRETE CURB.
- B — TEMPORARY TYPE III BARRICADE
- C — BARRIER FREE RAMP.
- D — CONCRETE WHEEL STOP (TYPICAL).
- E — ACCESSIBLE PARKING SIGN AND POLE.
- F — PAINTED ACCESSIBLE SYMBOL.
- G — 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- H — SINGLE 4" WHITE PAINTED STRIPING.
- I — 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- J — LOADING ZONE
- K — FIRE DEPARTMENT CONNECTION
- L — POTENTIAL GREASE TRAP LOCATION
- M — PROPOSED STOP BAR
- N — SIX-INCH SOLID WHITE STRIPE

SITE DATA SUMMARY TABLE	LOT 1	LOT 2	LOT 3
EXISTING ZONING	RETAIL "R"		
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"		
LAND USE DESIGNATION	OFFICE/RETAIL/RESTAURANT		RETAIL/RESTAURANT
GROSS ACREAGE	77,574 SF /1.78 AC.	83,470 SF /1.92 AC.	42,208 SF /0.97 AC.
NUMBER OF PROPOSED LOTS		3	
PROPOSED BUILDING AREA	12,000 SF	12,000 SF	7,050 SF
MAXIMUM BUILDING HEIGHT	30 FT (ONE-STORY)	30 FT (ONE-STORY)	30 FT (ONE-STORY)
LOT COVERAGE	15.47%	14.38%	16.7%
IMPERVIOUS COVER	57,840 SF/74.56%	65,729 SF/78.75%	30,598 SF/72.49%
LANDSCAPE AREA	19,734 SF/ 25.44%	17,741 SF/ 21.25%	11,610 SF/ 27.51%
PARKING SUMMARY	LOT 1	LOT 2	LOT 3
REQUIRED PARKING			
RESTAURANT (1 PER 100 SF)	7,400 SF/ 74 SPACES	9,100 SF/ 91 SPACES	*2,600 SF/ 26 SPACES
RETAIL (1 PER 200 SF)	4,600 SF/ 23 SPACES	2,900 SF/ 15 SPACES	5,200 SF/ 26 SPACES
TOTAL	97	105	45
PROVIDED PARKING			
STANDARD	93	101	49
ACCESSIBLE	4	5	3
TOTAL	97	106	52
REQUIRED LOADING SPACES	1	1	1

* OUTDOOR PATIO DINING INCLUDED IN SF FOR RESTAURANT (1,850 SF RESTAURANT WITH 750 SF OUTDOOR PATIO DINING = 2,600 SF)

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 11/17/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

CONCEPT PLAN

No.	DATE	REVISIONS

DATE
11/17/2026

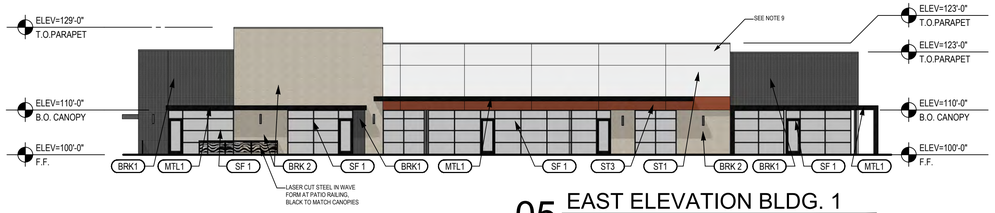
PROJECT NO.
2601022

SHEET NO.
EXHIBIT C



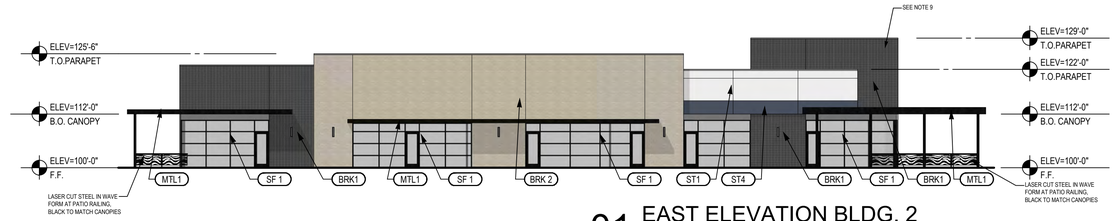
LAVON RETAIL PERSPECTIVE

SCALE: N.T.S.



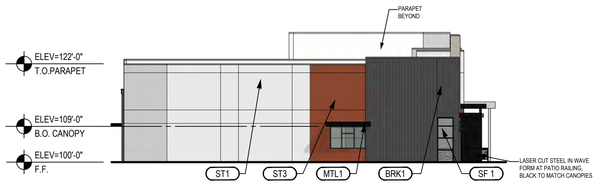
05 EAST ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



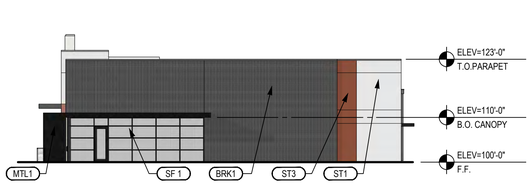
01 EAST ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



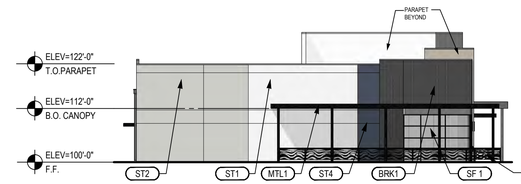
07 SOUTH ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



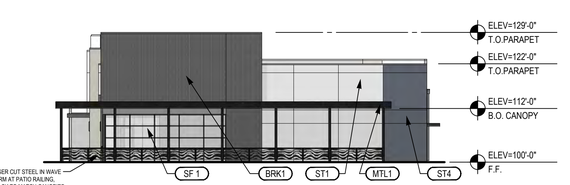
06 NORTH ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



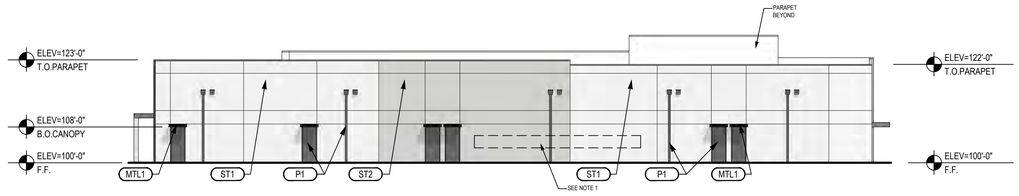
03 SOUTH ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



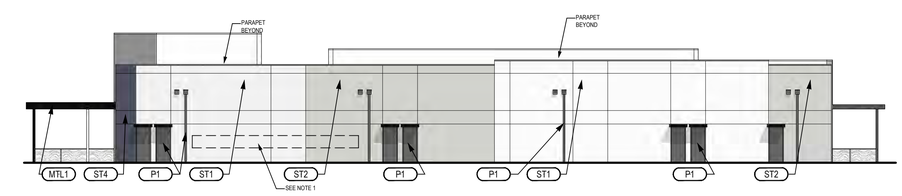
02 NORTH ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



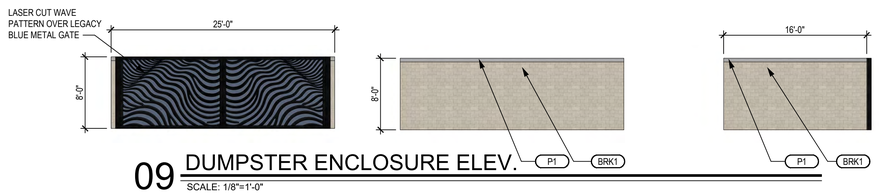
08 WEST ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



04 WEST ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



09 DUMPSTER ENCLOSURE ELEV.

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

MATERIAL CALCULATIONS (BUILDING 1)

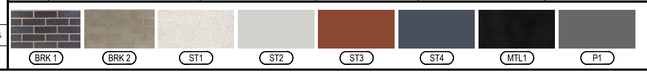
WALL LOCATION	EAST		NORTH		WEST		SOUTH	
THREE STEP STUCCO VENEER	1095	28%	330	19%	3441	95%	1140	65%
CLAY FIRED BRICK VENEER	1629	40%	1054	59%	0	0%	455	26%
ALUMINUM AWNINGS / CANOPIES	169	4%	87	5%	176	5%	75	4%
GLASS (INCL. STOREFRONT DOORS)	1157	29%	305	17%	0	0%	76	4%
TOTAL SF / % OF FACADE	4050	100%	1776	100%	3617	100%	1746	100%
TOTAL SF. (EXCLUDING STOREFRONT)/ % OF MASONRY	2893	94%	1471	94%	3617	92%	1670	96%

MATERIAL CALCULATIONS (BUILDING 2)

WALL LOCATION	EAST		NORTH		WEST		SOUTH	
THREE STEP STUCCO VENEER	371	10%	769	40%	3376	93%	1167	69%
CLAY FIRED BRICK VENEER	2398	58%	728	38%	0	0%	271	16%
ALUMINUM AWNINGS / CANOPIES	233	6%	149	8%	265	7%	94	6%
GLASS (INCL. STOREFRONT DOORS)	1147	28%	294	15%	0	0%	164	10%
TOTAL SF / % OF FACADE	4149	100%	1940	100%	3641	100%	1696	100%
TOTAL SF. (EXCLUDING STOREFRONT)/ % OF MASONRY	3002	92%	1646	91%	3641	93%	1532	94%

EXTERIOR FINISHES

MARK	DESCRIPTION	PRODUCT - MANUFACTURERER	PRODUCT COLOR	LOCATION	NOTES
P1	PAINT	SHERWIN WILLIAMS	BLACK TO MATCH MTL1	EXTERIOR HM. DOORS/ FRAMES	
SF1	STOREFRONT SYSTEM	KAWNEER OR EQUAL	BLACK ANODIZED	REF. ELEVATION/ PLAN	
MTL1	PRE-FIN. ALUMINUM AWNING	ARCH-FAB OR EQUAL	BLACK ANODIZED	REF. ELEVATIONS	
ST1	3 STEP STUCCO	PAREX OR EQUAL	DOVE GRAY		
ST2	3 STEP STUCCO	PAREX OR EQUAL	BLANK SLATE		
ST3	3 STEP STUCCO	PAREX OR EQUAL	RUGGED		
ST4	3 STEP STUCCO	PAREX OR EQUAL	LEGACY		
BRK1	CLAY FIRED BRICK VENEER	ACME OR EQUAL	MANGANESE IRONSPOT	EXTERIOR WALLS	
BRK2	CLAY FIRED BRICK VENEER	ACME OR EQUAL	GALENA	EXTERIOR WALLS	
BLK1	INTEGRATED COLOR BLOCK	ACME OR EQUAL	TO MATCH BRK1 COLOR	DUMPSTER SCREEN	



SHEET NOTES

1. UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL.
2. MECHANICAL UNITS SHALL BE SCREENED ACCORDANCE WITH ZONING ORDINANCES.
3. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
4. MORTAR FOR MANGANESE IRON SPOT BRICK TO BE SM800 BLACK
5. MORTAR FOR GALENA BRICK TO BE SM570 TUMBLEWEED
6. SEALANTS AND CAULK TO MATCH ADJACENT MATERIAL COLOR.
7. REAR HM DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT STUCCO, U.N.O.
8. EXPOSED BRICK LINTELS TO BE PAINTED TO MATCH STOREFRONT/CANOPIES
9. ADDRESS NUMBERING, ARIAL NARROW, 12" TALL BLACK ANODIZED ALUMINUM NUMBERS. LOCATION SUBJECT TO FIRE MARSHALL/CITY APPROVAL

NCA | Partners ARCHITECTURE

5646 MILTON ST.
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DALLAS, TX 75206
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LAVON RETAIL

STONEWOOD INVESTMENTS
LAVON, TEXAS

	DATE	DESCRIPTION
1	09-14-2026	FOR SUBMISSION/ REVIEW
2	10-09-2026	FOR SUBMISSION/ REVIEW

PRELIMINARY

THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 26009

COLOR ELEVATIONS

A.3

ILLUSTRATIVE DESIGN CHARACTER





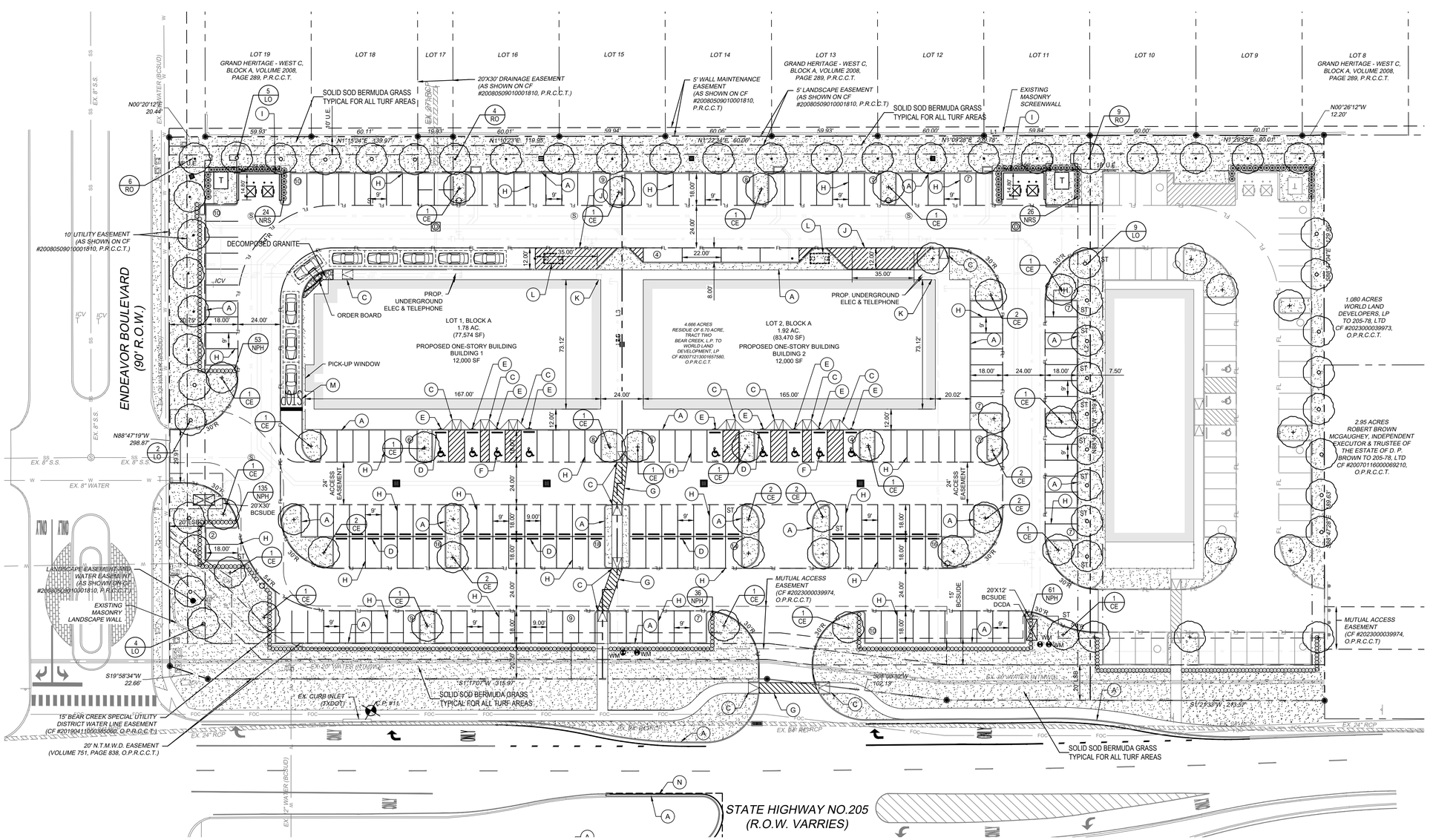


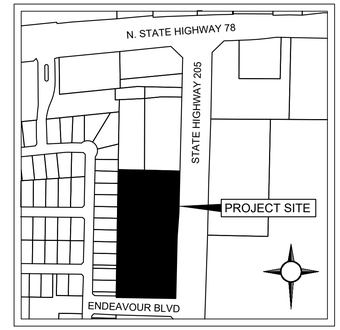




- Pedestrian-oriented gathering and activation area between commercial buildings.
- Enhanced paving and decorative treatments.
- Integrated landscaping and ornamental planters.
- Informal seating and opportunities for outdoor social interaction.
- Shade elements and decorative pedestrian-scale lighting.
- Flexible open space accommodating passive recreation and outdoor activities.
- Enhanced pedestrian connectivity between commercial storefronts.
- Coordinated site amenities that create an inviting sense of place.

Images are illustrative and intended to convey the general design character and pedestrian-oriented environment envisioned for the development. Final configuration, materials, landscaping and amenities may vary.





VICINITY MAP

N.T.S.

KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) FULL DEPTH SAWCUT, CONNECT TO EXISTING CONCRETE PAVEMENT, INSTALL LONGITUDINAL BUTT JOINT, AND MATCH EXISTING PAVEMENT ELEVATION.
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP.
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION

LANDSCAPE LEGEND

- CEDAR ELM - 4" CALIPER
- LIVE OAK - 4" CALIPER
- RED OAK - 4" CALIPER
- NEEDLEPOINT HOLLY - 2' HEIGHT
- NELLIE R. STEVENS - 4' HEIGHT
- BERMUDA GRASS - SOLID SOD

Studio Green Spot

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2742 STATE OF TEXAS
11.23.2026

LAVON RETAIL DEVELOPMENT

STATE HWY 205 / ENDEAVOR BLVD.
CITY OF LAVON, TEXAS

ISSUE:

FOR APPROVAL 09.09.2026
CITY COMMENTS 11.17.2026
CITY COMMENTS 11.23.2026

DATE:
11.23.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

PLANT MATERIAL SCHEDULE: LOT 1

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
CE	14	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B or container, 12' ht., 4' spread, 5' clear straight trunk
LO	11	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
RO	10	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
NPH	188	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread
NRS	24	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
		Bermudagrass '419'	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: LOT 1

TOTAL LANDSCAPE:
20% OF THE SITE TO BE LANDSCAPED.
AREA: 77,579.83 S.F.

REQUIRED	PROVIDED
15,515.97 S.F. (20%)	19,999.71 S.F. (26%)

STREET PERIMETER LANDSCAPE:
MINIMUM OF ONE (1) TREE, 4" CAL., PER 25' L.F. OF STREET FRONTAGE WITHIN 10' LANDSCAPE BUFFER

STREET:
S.H. 205:
246'

REQUIRED	PROVIDED
10 TREES	2 TREES (MOVED AROUND SITE DUE TO WATER EASEMENTS IN STREET BUFFER) -LABELED *ST

STREET:
ENDEAVOR BLVD:
298'

REQUIRED	PROVIDED
12 TREE	12 TREE

PERIMETER LANDSCAPING:
MINIMUM ONE (1) CANOPY TREE PER 30 L.F. OF THE PERIMETER LENGTH AND 20' LANDSCAPE BUFFER.
NORTH:
256'

REQUIRED	PROVIDED
9 TREES	9 TREES

PARKING LOT LANDSCAPE:
REQUIREMENT: PARKING ROWS SHALL BE SCREEN WITH EVERGREEN SHRUBS (2' HT), ONE CANOPY TREE IS REQUIRED PER 7 PARKING SPACES. EVERY PARKING SPACE SHALL BE A MAXIMUM 65 FEET FROM A TREE.

TOTAL PARKING: 93 SPACES

REQUIRED	PROVIDED
EVERGREEN SHRUBS (2' HT.)	EVERGREEN SHRUBS (2' HT.)
13 CANOPY TREES	13 CANOPY TREES

PLANT MATERIAL SCHEDULE: LOT 2

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
CE	26	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B or container, 12' ht., 4' spread, 5' clear straight trunk
LO	9	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
RO	9	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
NPH	97	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread
NRS	21	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
		Bermudagrass '419'	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: LOT 2

TOTAL LANDSCAPE:
20% OF THE SITE TO BE LANDSCAPED.
AREA: 83,468.90 S.F.

REQUIRED	PROVIDED
16,693.78 S.F. (20%)	17,933.85 S.F. (22%)

STREET PERIMETER LANDSCAPE:
MINIMUM OF ONE (1) TREE, 4" CAL., PER 25' L.F. OF STREET FRONTAGE WITHIN 10' LANDSCAPE BUFFER

STREET:
S.H. 205:
276'

REQUIRED	PROVIDED
11 TREES	11 TREES (MOVED AROUND SITE DUE TO WATER EASEMENTS IN STREET BUFFER) -LABELED *ST

PERIMETER LANDSCAPING:
MINIMUM ONE (1) CANOPY TREE PER 30 L.F. OF THE PERIMETER LENGTH AND 20' LANDSCAPE BUFFER.
NORTH:
265'

REQUIRED	PROVIDED
9 TREES	9 TREES

PARKING LOT LANDSCAPE:
REQUIREMENT: PARKING ROWS SHALL BE SCREEN WITH EVERGREEN SHRUBS (2' HT), ONE CANOPY TREE IS REQUIRED PER 7 PARKING SPACES. EVERY PARKING SPACE SHALL BE A MAXIMUM 65 FEET FROM A TREE.

TOTAL PARKING: 106 SPACES

REQUIRED	PROVIDED
EVERGREEN SHRUBS (2' HT.)	EVERGREEN SHRUBS (2' HT.)
15 CANOPY TREES	17 CANOPY TREES

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

EXHIBIT D

DEVELOPMENT STANDARDS

LAVON RETAIL PLANNED DEVELOPMENT DISTRICT
NWC STATE HIGHWAY 205 AND ENDEAVOR BOULEVARD

Purpose and Intent

The purpose of this Planned Development District is to establish the development standards necessary to facilitate the coordinated development of approximately 4.666 acres of land located generally at the northwest corner of State Highway 205 and Endeavor Boulevard as a commercial retail and restaurant development.

The Planned Development District is intended to retain the R – Retail District as the base zoning district while providing limited, site-specific modifications necessary to accommodate the proposed parking configuration and drive-through facilities depicted on the Site Plan.

Except as expressly modified by these Development Standards, development of the Property shall comply with the regulations applicable to the R – Retail District and all other applicable provisions of the City of Lavon Zoning Ordinance, as amended.

Property

These Development Standards shall apply to approximately 4.666 acres of land situated in the W.A.S. Bohannan Survey, Abstract No. 121, Collin County, Texas, as more particularly described in Exhibit B.

The 4.666-acre tract consists of the 0.929-acre tract and the residue of the former 6.70-acre Tract Two identified in the certified metes and bounds description.

Exhibits

The following exhibits are incorporated into and made part of this Planned Development District:

- Exhibit A: Property Map/Survey
- Exhibit B: Legal Description
- Exhibit C: Concept Plan

- Exhibit D: Development Standards
- Exhibit E: Building Elevations

Base Zoning District

The base zoning district for the Property shall be the R – Retail District.

Except as otherwise expressly provided herein, all permitted uses, conditional uses, dimensional standards, development standards, and other requirements applicable to the R – Retail District shall remain applicable to the Property.

Where these Development Standards conflict with the requirements of the R – Retail District or other applicable provisions of the Zoning Ordinance, these Development Standards shall control.

Concept Plan

Development of the Property shall be generally consistent with the Concept Plan attached as Exhibit C.

Permitted Uses

Permitted uses shall be as specified in the "R – Retail District" standards except as stated below:

Drive-Through Sales and Service Use

Drive-through Sales and Service Activity, accessory to a restaurant or other principal use permitted by right within this Planned Development District, shall be permitted by right on Lot 1, as generally depicted on the Concept Plan attached as Exhibit C, without requiring approval of a separate Conditional Use Permit.

Parking

General Parking Requirements

Except as expressly modified herein, off-street parking shall be provided in accordance with the applicable requirements of the City of Lavon Zoning Ordinance:

Front-Yard Parking Configuration

A maximum of four (4) rows of off-street parking shall be permitted between the principal buildings and State Highway 205, generally as depicted on the Concept Plan attached as Exhibit C.

The placement of the four parking rows may be modified during final site planning and engineering provided:

1. No more than four parking rows are provided between a principal building and State Highway 205;
2. The general relationship between the buildings, parking areas, internal drive aisles, and State Highway 205 remains substantially consistent with the Site Plan; and
3. The resulting configuration otherwise complies with these Development Standards and applicable City requirements.

Required Parking

The number of required parking spaces shall be calculated in accordance with the parking ratios applicable to the individual uses occupying each Lot.

Drive-Through Design and Operation

Drive-through facilities shall be designed to function as an integrated component of Lot 1 and shall generally conform to the locations and configurations depicted on the Concept Plan attached as Exhibit C.

Drive-through stacking lanes shall be designed so that queued vehicles do not obstruct:

1. Public streets;
2. Required fire lanes;
3. Primary internal circulation drives;
4. Required parking spaces; or
5. Pedestrian access routes.

Order points, menu boards, speaker systems, service windows, and related drive-through improvements shall be located and designed to minimize potential impacts on adjoining residential property to the extent practicable.

Additionally, outdoor amplified sound, including drive-thru ordering speakers, shall not exceed 55 decibels (dBA) as measured at the nearest residential property line. All exterior speaker systems shall be:

1. Directional and aimed away from adjacent residential uses

2. Equipped with an automatic volume-limiting device
3. Not audible beyond the property line during overnight hours

The City may require field testing and adjustment of speaker volume after opening to ensure compliance.

Where a drive-through facility is located proximate to residential property, applicable City requirements governing lighting, noise, screening, landscaping, and hours of operation shall remain applicable unless expressly modified by this Planned Development District.

Vehicular Access and Internal Circulation

Vehicular access and internal circulation shall be provided generally as depicted on the Concept Plan attached as Exhibit C.

Access to and improvements within the State Highway 205 right-of-way shall be subject to approval by the Texas Department of Transportation and via coordination with the City of Lavon, as applicable.

The Concept Plan may be modified during final engineering to accommodate TxDOT requirements relating to driveway location, spacing, turn lanes, median improvements, right-of-way design, or other transportation improvements without requiring an amendment to this Planned Development District, provided such modifications do not materially alter the overall development as depicted in the Concept Plan.

Building and Dimensional Standards

Except as expressly modified herein, buildings and improvements shall comply with the dimensional and development standards applicable to the R – Retail District.

Building footprints and locations depicted on the Concept Plan are conceptual and may be adjusted during final design and engineering, provided the resulting development remains generally consistent with the Concept Plan attached as Exhibit C and complies with applicable City regulations.

Lot 3 is intended for future commercial development and is included within this Planned Development District to preserve flexibility in accommodating future development opportunities and potential zoning considerations as specific uses and development plans are identified. The final building configuration, parking layout, access, landscaping, and other site improvements for Lot 3 shall be determined through subsequent site plan review in accordance with the applicable requirements of the R – Retail District and these Development Standards. Furthermore, upon

future development, Lot 3 shall reflect the general building design character shown for Lots 1 and 2.

Any additional development standards or deviations necessary to accommodate a future proposed use and associated performance shall require an amendment to this Planned Development District.

Landscaping and Screening

Landscaping and screening shall comply with the applicable requirements of the City of Lavon Code of Ordinances, except as otherwise provided herein:

SH 205 Street Trees

Due to existing utility easements along the SH 205 frontage, including easements associated with Bear Creek Special Utility District and the North Texas Municipal Water District, required street trees may be located outside the prescribed planting areas and adjusted from the otherwise applicable spacing requirements where necessary to avoid conflicts with existing utility easements and infrastructure. Such trees shall be located as close to the SH 205 frontage as reasonably practicable, outside the applicable utility easements, and generally consistent with the landscape arrangement depicted in the plans submitted in conjunction with this Planned Development District. All other applicable landscaping and screening requirements shall remain in effect unless otherwise modified by these Development Standards.

Shared Amenity Area

A shared pedestrian amenity area shall be provided generally between Buildings 1 and 2, as depicted on the Concept Plan attached as Exhibit C. The final design and improvements within this area shall be determined during site plan review, but all the following items shall be provided in the space:

- Pedestrian-oriented gathering and activation area between commercial buildings
- Enhanced paving and decorative treatments.
- Integrated landscaping and ornamental planters.
- Informal seating and opportunities for outdoor social interaction.
- Shade elements and decorative pedestrian-scale lighting.
- Flexible open space accommodating passive recreation and outdoor activities.

- Enhanced pedestrian connectivity between commercial storefronts.
- Coordinated site amenities that create an inviting sense of place.

Engineering and Public Improvements

All grading, drainage, utility, paving, fire protection, public infrastructure, and related engineering improvements shall comply with applicable City requirements.

The Property contains multiple existing drainage, utility, landscape, water, and access easements that will need to be accommodated during final engineering.

Approval of this Planned Development District shall not constitute approval of:

- Final engineering plans;
- Final plats;
- Drainage plans;
- Utility plans;
- Building permits;
- TxDOT improvements; or
- Other permits or approvals required by the City or another governmental entity.



Traffic Impact Analysis - REVISED

Lavon Retail

Lavon, Texas

19 October 2026

TRAFFIC IMPACT GROUP, LLC
972.358.6383
Texas Firm #16210

Lavon Retail – Lavon

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Texas.



REV
10/19/2026

Scott P. Israelson, P.E., PTOE
License No. 116712

Executive Summary

Project Description

The Lavon Retail development is located in Lavon, Texas. The proposed development will consist of two 12,000 SF buildings consisting of restaurant and retail space and is situated in the northwest corner of SH 205 & Endeavor Boulevard.

The site will have full-access driveways to SH 205 and Endeavor Boulevard.

The *Bear Creek Commercial South Traffic Impact Analysis* was prepared in February 2026. The site is located on the east side of SH 205 and will consist of a mix of retail and residential uses. The project is phased with Interim conditions planned in 2027 and full build in 2030. This analysis includes Interim trips from that project for Full Build 2028 conditions.

The TxDOT TSAP requires a Tier 1 study for developments that generate between 100 and 500 trips in the peak hour.

Trip Generation

The development is expected to generate 51 entering trips and 40 exiting trips in the AM peak hour, and 126 entering and 104 exiting trips in the PM peak hour.

Turn Lanes/Access Management

The development proposes a northbound left-turn lane and a southbound right-turn lane as part of development.

There are no sight distance obstructions at the driveway. The access will be aligned with an existing median break.

Traffic Impacts

SH 205 & Endeavor Boulevard

Analysis shows that the westbound left-turn movement is projected to see LOS F in the PM peak hour under No-Build conditions. The eastbound and westbound left-turn movements are both expected to see LOS F in the Full Build scenario.

The *Bear Creek Commercial South Traffic Impact Analysis* recommended constructing a northbound right-turn lane and a traffic signal at the intersection for its Interim Phase. This analysis confirms that signalization is the appropriate improvement for the intersection.

Queueing Analysis

The City requested a queueing analysis for the proposed drive-through window in this project.

Queueing analysis typically consists of observing maximum queues at a nearby location of the same restaurant chain. However, the tenant in this development is not yet identified, so this analysis has two methods to assist in examining queues.

The ITE resource library provides a document that summarized observed queues at several site studies. That document suggests a maximum observed queue of nine vehicles.

ITE also provides an equation using the natural log of the entering and processing rate to provide a 99% confidence level queue. Using trip generation data and estimated processing time, that calculation results in a queue of seven vehicles.

A conservative approach would use the higher of the two values so it is **recommended** to provide storage for a queue length of nine vehicles.

The site plan shows a QSR pad site that is not included in the traffic analysis. The recommendation to provide storage length to accommodate nine vehicles applies to this QSR.

It is **recommended** to perform a brand-specific queueing analysis when the fast-food tenant is identified.

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 23, 2026

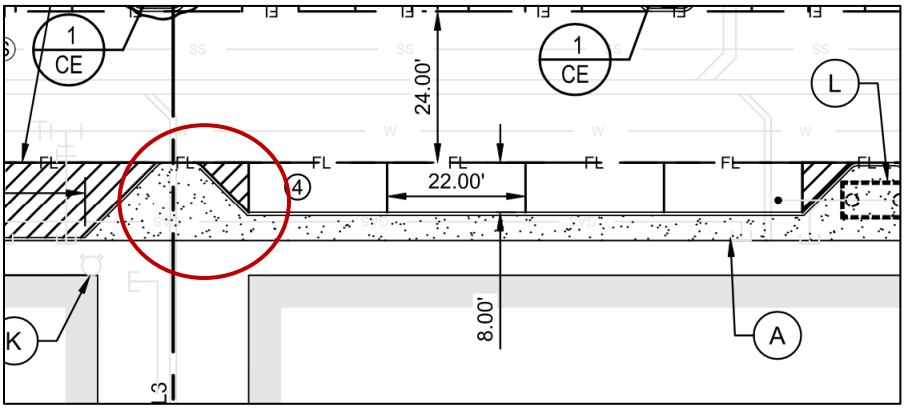
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: November 23, 2026

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

PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT: Provide a terminus tree in the location shown below.**



2. **REPEAT COMMENT:** The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

   Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall's separate response to Planning Comment 5.

   Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

   Applicant response: We are under the impression that the existing access easement must be shown on the PD exhibits. Please see updated landscape exhibit showing the subject easement. Regarding it's future modification to fit current development needs, while

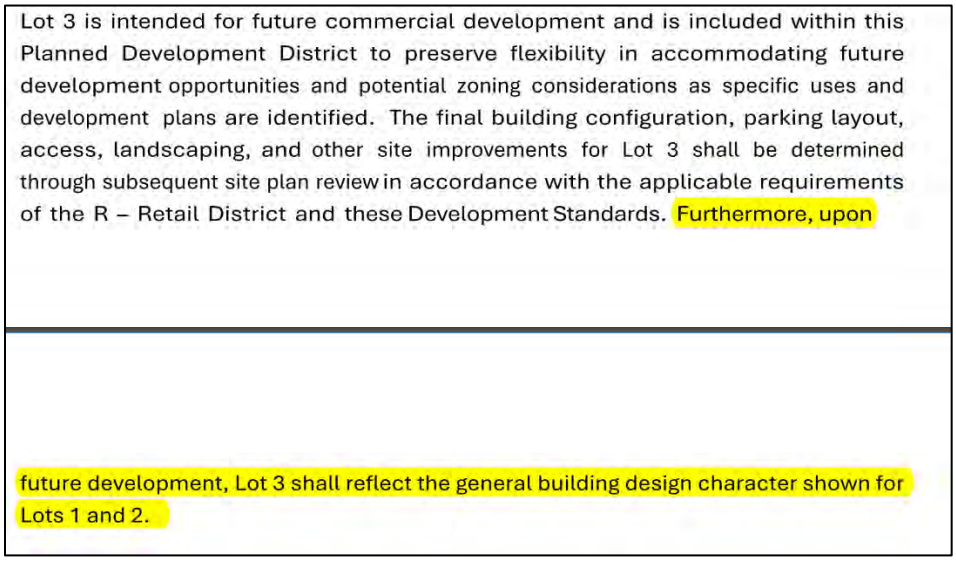
maintaining current and future access, we will explain this technical item during the presentation.

The proposed alignment of the fire lane/mutual access on the subject property does not align with the existing Mutual Access Easement (CF #2023000039974). Revise the Concept and Landscape Plan to realign the proposed fire lane/mutual access easement with the existing Mutual Access Easement or provide a new filed easement document that reflects the proposed alignment on the subject property and property to the north.

3. **REPEAT COMMENT**: Please clarify if the same architecture as seen on Lot 1 and 2 is intended for Lot 3. If so, please provide the elevations for Lot 3 or provide narrative standards that reflect what can be expected.

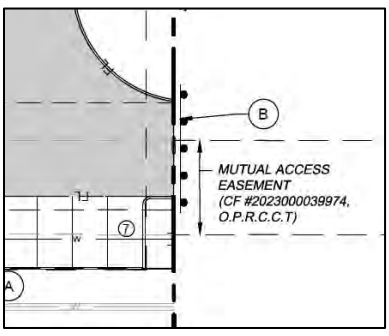
   Applicant response: Please see additional language added to the Building and Dimensional Standards section of Exhibit D. The building character of Lot 3 and it's future development shall reflect the building character associated with the developments of Lots 1 and 2.

   Staff recommends editing the highlighted sentence to state the following: "Furthermore, upon future development, Lot 3 shall reflect the general building design character shown for Lots 1 and 2, in terms of color palette, building accents, roof variations, and materials."



4. Revise the Development Standards to list the Landscape Plan as "Exhibit F: Landscape Plan."

5. Revise Exhibit E (labeled below as "B") to move the temporary bollards onto the subject property instead of the adjacent property to the north.



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:



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

Quality check by:



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

LAVON RETAIL | APPLICANT RESPONSE TO REMAINING COMMENTS

PD zoning resubmittal (3rd) • Northwest corner of SH 205 and Endeavour Boulevard • Approximately 4.666 acres

Responses: Dated 11/23/26

Planning & Design Comments

1. Provide two additional terminus trees, as shown below. Also, remove the bollards on the southside of Lot 3.

   Response: Added and updated.

2. The Illustrative Examples Exhibit provided representing visuals of the shared amenity space reflected photos with different/conflicting features. Staff proposes utilizing the provided bulleted standards in the development standards document, without the photos, in lieu of a separate exhibit. See "261119 – Development Standards LJA Redline" for details.

   Response: Understood and added as instructed. Please refer to email sent to City Mgr on 11/20 further explaining the intent of the images shown in the examples.

3. Several redline changes from "261106 – Development Standards LJA Redline" document have not been addressed. Please address all redline changes made in "261119 – Development Standards LJA Redline" in the next resubmittal or provide justification for why the changes were not made.

   Response: Please see document "261120 - Development Standards LJA Redline_all changes accepted". We accept all proposed changes.

4. It does not appear this comment has been addressed.

   Response: We are under the impression that the existing access easement must be shown on the PD exhibits. Please see the updated landscape exhibit showing the subject easement. Regarding it's future modification to fit current development needs, while maintaining current and future access, we will explain this technical item during our presentation.

5. Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure on Lot 3. Additionally, remove the following note from the Landscape Plan.

   Response: Revised. See updated plan named "L.1".

6. This will be considered by P&Z and City Council.

Response: Understood. We are prepared to discuss.

7. Please clarify if the same architecture as seen on Lot 1 and 2 is intended for Lot 3. If so, please provide the elevations for Lot 3 or provide narrative standards that reflect what can be expected.

   Response: Please see additional language added to the Building and Dimensional Standards section of Exhibit D. The building character of Lot 3 and it's future development shall reflect the building character associated with the developments of Lots 1 and 2.

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

   Response: Provided per this letter.

Exhibit D – Planned Development Standards

- The applicant agrees with and has accepted all proposed redline changes to the LJA redline received 11/20. Please see the updated exhibit reflecting this change.

11/20 Fire Marshall Comment

- Lot 3 proposes a 7,050 square foot building. We have adopted an amendment that requires fire sprinklers in all buildings over 6,000 square feet. Lot 1 and Lot 2 show underground fire mains and fire department connections, but Lot 3 does not. I recommend that you plan out your underground water supply to include providing fire sprinkler protection to Lot 3 as well.

  Response: The structure associated with Lot 3 is being shown in concept and is not proposed for immediate development. The intent is to show a lot that can support certain desirable characteristics (i.e. outdoor dining associated with full-service restaurant). However, please see updated Exhibit C. The applicant understands the future development of Lot 3 must meet all associated standards and regulations which will be followed upon future development.

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 20, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: November 16, 2026

LJA, 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

PD Development Standard Related Comments:

1. **REPEAT COMMENT:** If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

   Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including the future development lot. In response to staff's concern with speculative drive-through uses, the applicant removed the previously depicted restaurant/drive-through development detail for that lot. The only proposed by-right drive-through authorization is limited to Lot 1. The applicant requests staff concurrence in retaining Lot 3 within the PD without prescribing a speculative building layout or tenant-specific development configuration at this time. Retaining Lot 3 within the PD will allow for future development under the applicable base zoning and PD standards, while providing an opportunity for a future user to pursue a PD amendment should additional development standards or deviations be necessary to accommodate a specific use. This approach preserves flexibility for future development without establishing speculative entitlements or improvements at this stage. See revised site plan package.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3, such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

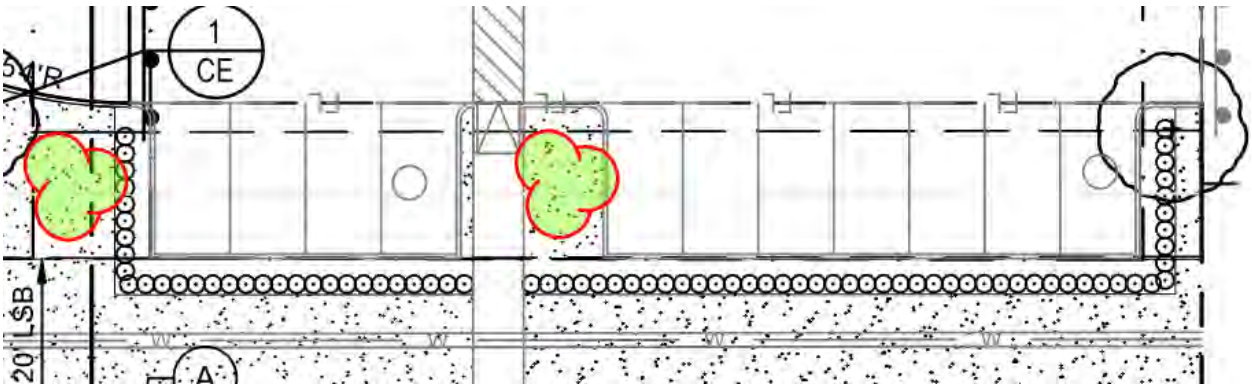
   Applicant response: The requested PD boundary continues to encompass the approximately 4.666- acre tract, including Lot 3, which is intended for future commercial development. In response to staff's concern regarding speculative drive-through uses, the applicant has removed the previously depicted restaurant/drive-through development detail for Lot 3, with the only proposed by-right drive-through authorization limited to Lot 1.

   The applicant requests staff concurrence in retaining Lot 3 within the PD to preserve flexibility for future commercial development opportunities and potential zoning considerations as specific uses and development plans are identified. Rather than prescribing a speculative building layout or tenant-specific development configuration at this time, future development of Lot 3 would be subject to subsequent site plan review in accordance with the applicable R – Retail District requirements and PD Development

Standards. Should a future proposed use require additional development standards or deviations, those provisions would be addressed through a subsequent PD amendment.

This approach allows Lot 3 to remain part of the overall PD while preserving opportunities to accommodate future development needs without establishing speculative entitlements or improvements at this stage. See revised plan package and Development Standards. Note, outdoor dining has been shown for the development.

Provide two additional terminus trees, as shown below. Also, remove the bollards on the southside of Lot 3.



2. **REPEAT COMMENT:** To offset front yard parking adjustments, Staff recommends the addition of a shared area located generally between Proposed Building One and Proposed Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users.

   Applicant response: The revised Exhibit D includes provisions for a shared pedestrian amenity area generally between Buildings 1 and 2. The applicant intends to activate the area but cannot responsibly prescribe tenant-dependent furnishings or programming before occupancy is known. Illustrative examples will be provided during the applicant's public hearing presentations.

   Please provide referenced "illustrative examples" with revisions for consideration. Please provide additional details via Concept Plan and/or development standards regarding the shared space amenity.

   Applicant response: Please see the illustrative examples included with the resubmittal materials.

   The Illustrative Examples Exhibit provided representing visuals of the shared amenity space reflected photos with different/conflicting features. Staff proposes utilizing the provided bulleted standards in the development standards document, without the photos, in lieu of a separate exhibit. See "261119 – Development Standards LJA Redline" for details.

3. **REPEAT COMMENT:** For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261103 – Development Standards LJA Redline"

   Applicant response: The revised Exhibit D responds to the substantive redline issues, including exhibit specificity, the Lot 1 drive-through limitation, parking, access, and simplified landscaping/pedestrian provisions. Detailed responses can be found in Section B below.

For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled “261106 – Development Standards LJA Redline.”

Applicant response: Understood.

Several redline changes from “261106 – Development Standards LJA Redline” document have not been addressed. Please address all redline changes made in “261119 – Development Standards LJA Redline” in the next resubmittal or provide justification for why the changes were not made.

4. **REPEAT COMMENT:** The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

   Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall’s separate response to Planning Comment 5.

   Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

   Applicant response: Provided.

   It does not appear this comment has been addressed.

5. **REPEAT COMMENT:** Revise the Concept Plan and the Landscaping Concept to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

   Applicant Response: See Comment 2. The revised plan removes the speculative restaurant and drive-through layout for the future lot. As no specific end user or development plan has been identified for Lot 3, the applicant requests staff concurrence in allowing the detailed building layout, parking configuration, and landscaping to be addressed with a future site plan. If staff determines that a minimum concept for Lot 3 remains necessary for this PD, the applicant requests identification of the minimum information required rather than a speculative tenant-specific plan.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3 such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

   Applicant Response: See Comment 2.

   Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure on Lot 3. Additionally, remove the following note from the Landscape Plan.

   THE LANDSCAPE SHOWN ON LOT 3 IS CONCEPTUAL AND IS PROVIDED TO SHOW HOW THE PROPOSED LANDSCAPE COULD BE LAID OUT

6. **FYI –** Lavon does not typically support speculative drive through's, without an identified tenant, due to potential issues with stacking in the fire lane or into public rights-of-way, as well as potential light and noise. When a tenant is identified, a queuing analysis is submitted so that it can be properly reviewed for needed vs. provided stacking spaces. P&Z and City Council will consider this request with this in mind.

   Applicant response: The applicant understands and appreciates the City's concerns regarding speculative drive-through facilities, particularly as they relate to vehicle stacking, circulation, lighting, and noise. However, we believe that designing the proposed shell building and associated drive-through facilities to accommodate a restaurant use, which generally represents a more intensive drive-through operation, is a reasonable and appropriate approach to planning for the site's long-term development.

   By contemplating a higher-intensity use at the outset, the applicant seeks to establish a site configuration capable of accommodating a broad range of potential tenants while proactively addressing circulation and operational considerations. We believe this approach represents sound development planning, provides valuable flexibility in attracting future tenants, and contributes to the long-term viability of the commercial development.

   Rather than deferring consideration of a drive-through until a specific tenant is identified, the applicant respectfully requests that the City consider the merits of the proposed design and its ability to accommodate anticipated drive-through activity.

   Ultimately, we believe the proposed drive-through represents a positive feature of the development and respectfully request the City's support for retaining this flexibility within the PD.

   This will be considered by P&Z and City Council.

7. Please clarify if the same architecture as seen on Lot 1 and 2 is intended for Lot 3. If so, please provide the elevations for Lot 3 or provide narrative standards that reflect what can be expected.

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

Comments prepared and compiled by:



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

Quality check by:



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

EXHIBIT D

DEVELOPMENT STANDARDS

LAVON RETAIL PLANNED DEVELOPMENT DISTRICT
NWC STATE HIGHWAY 205 AND ENDEAVOR BOULEVARD

Purpose and Intent

The purpose of this Planned Development District is to establish the development standards necessary to facilitate the coordinated development of approximately 4.666 acres of land located generally at the northwest corner of State Highway 205 and Endeavor Boulevard as a commercial retail and restaurant development.

The Planned Development District is intended to retain the R – Retail District as the base zoning district while providing limited, site-specific modifications necessary to accommodate the proposed parking configuration and drive-through facilities depicted on the Site Plan.

Except as expressly modified by these Development Standards, development of the Property shall comply with the regulations applicable to the R – Retail District and all other applicable provisions of the City of Lavon Zoning Ordinance, as amended.

Property

These Development Standards shall apply to approximately 4.666 acres of land situated in the W.A.S. Bohannan Survey, Abstract No. 121, Collin County, Texas, as more particularly described in Exhibit B.

The 4.666-acre tract consists of the 0.929-acre tract and the residue of the former 6.70-acre Tract Two identified in the certified metes and bounds description.

Exhibits

The following exhibits are incorporated into and made part of this Planned Development District:

- Exhibit A: Property Map/Survey
- Exhibit B: Legal Description
- Exhibit C: Concept Plan

- Exhibit D: Development Standards
- Exhibit E: Building Elevations

Base Zoning District

The base zoning district for the Property shall be the R – Retail District.

Except as otherwise expressly provided herein, all permitted uses, conditional uses, dimensional standards, development standards, and other requirements applicable to the R – Retail District shall remain applicable to the Property.

Where these Development Standards conflict with the requirements of the R – Retail District or other applicable provisions of the Zoning Ordinance, these Development Standards shall control.

Concept Plan

Development of the Property shall be generally consistent with the Concept Plan attached as Exhibit C.

Permitted Uses

Permitted uses shall be as specified in the "R – Retail District" standards except as stated below:

Drive-Through Sales and Service Use

Drive-through ~~s~~Sales and ~~s~~Service ~~a~~Activity, accessory to a restaurant or other principal use permitted by right within this Planned Development District, shall be permitted by right on Lot 1, as generally depicted on the Concept Plan attached as Exhibit C, without requiring approval of a separate Conditional Use Permit.

Commented [A1]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Parking

General Parking Requirements

Except as expressly modified herein, off-street parking shall be provided in accordance with the applicable requirements of the City of Lavon Zoning Ordinance:

Front-Yard Parking Configuration

A maximum of four (4) rows of off-street parking shall be permitted between the principal buildings and State Highway 205, generally as depicted on the Concept Plan attached as Exhibit C.

The placement of the four parking rows may be modified during final site planning and engineering provided:

1. No more than four parking rows are provided between a principal building and State Highway 205;
2. The general relationship between the buildings, parking areas, internal drive aisles, and State Highway 205 remains substantially consistent with the Site Plan; and
3. The resulting configuration otherwise complies with these Development Standards and applicable City requirements.

Required Parking

The number of required parking spaces shall be calculated in accordance with the parking ratios applicable to the individual uses occupying each Lot.

Drive-Through Design and Operation

Drive-through facilities shall be designed to function as an integrated component of ~~the overall commercial development~~ Lot 1 and shall generally conform to the locations and configurations depicted on the Concept Plan attached as Exhibit C.

Commented [A2]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Drive-through stacking lanes shall be designed so that queued vehicles do not obstruct:

1. Public streets;
2. Required fire lanes;
3. Primary internal circulation drives;
4. Required parking spaces; or
5. Pedestrian access routes.

Order points, menu boards, speaker systems, service windows, and related drive-through improvements shall be located and designed to minimize potential impacts on adjoining residential property to the extent practicable.

Additionally, outdoor amplified sound, including drive-thru ordering speakers, shall not exceed 55 decibels (dBA) as measured at the nearest residential property line. All exterior speaker systems shall be:

1. Directional and aimed away from adjacent residential uses

2. Equipped with an automatic volume-limiting device
3. Not audible beyond the property line during overnight hours

The City may require field testing and adjustment of speaker volume after opening to ensure compliance.

Where a drive-through facility is located proximate to residential property, applicable City requirements governing lighting, noise, screening, landscaping, and hours of operation shall remain applicable unless expressly modified by this Planned Development District.

Vehicular Access and Internal Circulation

Vehicular access and internal circulation shall be provided generally as depicted on the Concept Plan attached as Exhibit C.

Access to and improvements within the State Highway 205 right-of-way shall be subject to approval by the Texas Department of Transportation and via coordination ~~through~~ with ~~the~~ City of Lavon, as applicable. ~~with all applicable requirements.~~

The Concept Plan may be modified during final engineering to accommodate TxDOT requirements relating to driveway location, spacing, turn lanes, median improvements, right-of-way design, or other transportation improvements without requiring an amendment to this Planned Development District, provided such modifications do not materially alter the overall development as depicted ~~contemplated by~~ in the Concept Plan.

Commented [A3]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Commented [A4]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Building and Dimensional Standards

Except as expressly modified herein, buildings and improvements shall comply with the dimensional and development standards applicable to the R – Retail District.

Building footprints and locations depicted on the Concept Plan are conceptual and may be adjusted during final design and engineering, provided the resulting development remains generally consistent with the Concept Plan attached as Exhibit C and complies with applicable City regulations.

Lot 3 is intended for future commercial development and is included within this Planned Development District to preserve flexibility in accommodating future development opportunities and potential zoning considerations as specific uses and development plans are identified. The final building configuration, parking layout, access, landscaping, and other site improvements for Lot 3 shall be determined through subsequent site plan review in accordance with the applicable requirements of the R – Retail District and these

Development Standards. Any additional development standards or deviations necessary to accommodate a future proposed use and associated performance shall require an amendment to this Planned Development District.

Landscaping and Screening

Landscaping and screening shall comply with the applicable requirements of the City of Lavon Code of Ordinances, except as otherwise provided herein:

SH 205 Street Trees

Due to existing utility easements along the SH 205 frontage, including easements associated with Bear Creek Special Utility District and the North Texas Municipal Water District, required street trees may be located outside the prescribed planting areas and adjusted from the otherwise applicable spacing requirements where necessary to avoid conflicts with existing utility easements and infrastructure. Such trees shall be located as close to the SH 205 frontage as reasonably practicable, outside the applicable utility easements, and generally consistent with the landscape arrangement depicted in the plans submitted in conjunction with this Planned Development District. All other applicable landscaping and screening requirements shall remain in effect unless otherwise modified by these Development Standards.

~~Pedestrian Improvements~~

~~Pedestrian facilities shall be provided in accordance with applicable City of Lavon development standards.~~

Commented [A5]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Shared Amenity Area

A shared pedestrian amenity area shall be provided generally between Buildings 1 and 2, as depicted on the Concept Plan attached as Exhibit C. ~~–~~The final design and improvements within this area shall be determined during site plan review, but all the following items shall be provided in the space:~~.~~

Commented [A6]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

- Pedestrian-oriented gathering and activation area between commercial buildings
- Enhanced paving and decorative treatments.
- Integrated landscaping and ornamental planters.
- Informal seating and opportunities for outdoor social interaction.
- Shade elements and decorative pedestrian-scale lighting.

• Flexible open space accommodating passive recreation and outdoor activities.

• Enhanced pedestrian connectivity between commercial storefronts.

• Coordinated site amenities that create an inviting sense of place.

Engineering and Public Improvements

All grading, drainage, utility, paving, fire protection, public infrastructure, and related engineering improvements shall comply with applicable City requirements.

The Property contains multiple existing drainage, utility, landscape, water, and access easements that will need to be accommodated during final engineering.

Approval of this Planned Development District shall not constitute approval of:

- Final engineering plans;
- Final plats;
- Drainage plans;
- Utility plans;
- Building permits;
- TxDOT improvements; or
- Other permits or approvals required by the City or another governmental entity.

November 20, 2026

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

Re: Lavon 205 Retail, 3 Total Lots, 4.666 Acres
Change in Zoning

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plans dated October 20, 2026 as prepared by Westfall Engineering, and updated Traffic Impact Analysis dated October 19, 2026 as prepared by Traffic Impact Group, LLC, as well as other documents, for the above referenced property. The property is generally on the northwest corner of SH 205 and Endeavour Blvd. and east of Grand Heritage – West C. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Plans (Sheets SP1.0, DAM1.0, DAM1.1, PUP1.0)

1. All previous comments have been satisfactorily addressed. Detailed review will be provided with the submission of full Civil Plans.

Traffic Impact Analysis (TIA)

2. All previous TIA comments have been satisfactorily addressed.

This concludes our review of the above referenced revised plans & TIA. Any recommendation for Approval of the plans will be provided upon receipt of full civil plans. However, the concept provide is acceptable. The TIA may require update as specific tenants or other uses are determined.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.
Mark D. Hill, PE

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

F:\17024 - LAVON General Services\9 - Review\Lavon 205 Retail\Lavon 205 Retail - PD Zoning - Rev 1.docx

LAVON RETAIL | APPLICANT RESPONSE TO COMMENTS

PD zoning resubmittal (2nd) • Northwest corner of SH 205 and Endeavour Boulevard • Approximately 4.666 acres

Review basis: LJA Planning + Design Comments dated November 9, 2026; LJA Development Standards redline

A. LJA PLANNING + DESIGN COMMENTS

Comment 1 — PD exhibit organization

Staff comment (summary): Identify Exhibits A through E as property map/survey, legal description, concept plan, development standards, and building elevations.

Applicant response: The PD Development Standards have been revised to include an Exhibits section identifying and incorporating Exhibits A through E in accordance with the City's requested exhibit structure.

Comment 2 — Treatment of proposed Lot 3

Staff comment (summary): If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3, such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including Lot 3, which is intended for future commercial development. In response to staff's concern regarding speculative drive-through uses, the applicant has removed the previously depicted restaurant/drive-through development detail for Lot 3, with the only proposed by-right drive-through authorization limited to Lot 1.

The applicant requests staff concurrence in retaining Lot 3 within the PD to preserve flexibility for future commercial development opportunities and potential zoning considerations as specific uses and development plans are identified. Rather than prescribing a speculative building layout or tenant-specific development configuration at this time, future development of Lot 3 would be subject to subsequent site plan review in accordance with the applicable R – Retail District requirements and PD Development Standards. Should a future proposed use require additional development standards or deviations, those provisions would be addressed through a subsequent PD amendment.

This approach allows Lot 3 to remain part of the overall PD while preserving opportunities to accommodate future development needs without establishing speculative entitlements or improvements at this stage. See revised plan package and Development Standards. Note, outdoor dining has been shown for the development.

Comment 3 — Shared area between Buildings 1 and 2

Staff comment (summary): Please provide referenced "illustrative examples" with revisions for consideration. Please provide additional details via Concept Plan and/or development standards regarding the shared space amenity.

Applicant response: Please see the illustrative examples included with the resubmittal materials.

Comment 4 — Development Standards redline

Staff comment (summary): For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261106 – Development Standards LJA Redline."

Applicant response: Understood.

Comment 5 — Platting

Staff comment (summary): Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

Applicant response: Provided.

Comment 6 — Lot 3 site and landscape details

Staff comment (summary): If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3 such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered..

Applicant response: See response to Comment 2.

Comment 7 — Loading configuration

Staff comment (summary): Revise Exhibit C's Parking Summary Table to correct the total required parking from 105 spaces to 106 spaces.

It appears that outdoor dining may be proposed. FYI - Patio areas shall not be counted for parking calculations only if they serve strictly as a space to gather and or sit. If wait staff are serving customers in the patio area the square footage associated with the patio areas shall be accounted for in the parking calculation.

Applicant response: Please see the updated Exhibit C.

Comment 8 – Plant Data

Staff comment (summary): Revise plant schedules and legends so they are consistent.

Applicant response: Updated.

Comment 9 – Concern regarding speculative drive throughs.

Staff comment: Lavon does not typically support speculative drive through's, without an identified tenant, due to potential issues with stacking in the fire lane or into public rights-of-way, as well as potential light and noise. When a tenant is identified, a queuing analysis is submitted so that it can be properly reviewed for needed vs. provided stacking spaces. P&Z and City Council will consider this request with this in mind.

Applicant response: The applicant understands and appreciates the City's concerns regarding speculative drive-through facilities, particularly as they relate to vehicle stacking, circulation, lighting, and noise. However, we believe that designing the proposed shell building and associated drive-through facilities to accommodate a restaurant use, which generally represents a more intensive drive-through operation, is a reasonable and appropriate approach to planning for the site's long-term development.

By contemplating a higher-intensity use at the outset, the applicant seeks to establish a site configuration capable of accommodating a broad range of potential tenants while proactively addressing circulation and operational considerations. We believe this approach represents sound development planning, provides valuable flexibility in attracting future tenants, and contributes to the long-term viability of the commercial development.

Rather than deferring consideration of a drive-through until a specific tenant is identified, the applicant respectfully requests that the City consider the merits of the proposed design and its ability to accommodate anticipated drive-through activity.

Ultimately, we believe the proposed drive-through represents a positive feature of the development and respectfully request the City's support for retaining this flexibility within the PD.

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

November 9, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: October 28, 2026

LJA, 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

PD Development Standard Related Comments:

1. **REPEAT COMMENT:** Label the exhibits that are intended to be incorporated into the proposed PD as follows:
   Exhibit A: Property Map/Survey
   Exhibit B: Legal Description
   Exhibit C: Concept Plan
   Exhibit D: Development Standards
   Exhibit E: Building Elevations

   The exhibits have not been properly titled as stated.

2. **REPEAT COMMENT:** If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

   Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including the future development lot. In response to staff's concern with speculative drive-through uses, the applicant removed the previously depicted restaurant/drive-through development detail for that lot. The only proposed by-right drive-through authorization is limited to Lot 1. The applicant requests staff concurrence in retaining Lot 3 within the PD without prescribing a speculative building layout or tenant-specific development configuration at this time. Retaining Lot 3 within the PD will allow for future development under the applicable base zoning and PD standards, while providing an opportunity for a future user to pursue a PD amendment should additional development standards or deviations be necessary to accommodate a specific use. This approach preserves flexibility for future development without establishing speculative entitlements or improvements at this stage. See revised site plan package.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3, such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

3. **REPEAT COMMENT:** To offset front yard parking adjustments, Staff recommends the addition of a shared area located generally between Proposed Building One and Proposed

Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users.

Applicant response: The revised Exhibit D includes provisions for a shared pedestrian amenity area generally between Buildings 1 and 2. The applicant intends to activate the area but cannot responsibly prescribe tenant-dependent furnishings or programming before occupancy is known. Illustrative examples will be provided during the applicant's public hearing presentations.

Please provide referenced "illustrative examples" with revisions for consideration. Please provide additional details via Concept Plan and/or development standards regarding the shared space amenity.

4. **Repeat Comment:** For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261103 – Development Standards LJA Redline"

   Applicant response: The revised Exhibit D responds to the substantive redline issues, including exhibit specificity, the Lot 1 drive-through limitation, parking, access, and simplified landscaping/pedestrian provisions. Detailed responses can be found in Section B below.

   For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261106 – Development Standards LJA Redline."

5. **Repeat Comment:** The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

   Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall's separate response to Planning Comment 5.

   Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

6. **Repeat Comment:** Revise the Concept Plan and the Landscaping Concept to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

   Applicant Response: See Comment 2. The revised plan removes the speculative restaurant and drive-through layout for the future lot. As no specific end user or development plan has been identified for Lot 3, the applicant requests staff concurrence in allowing the detailed building layout, parking configuration, and landscaping to be addressed with a future site plan. If staff determines that a minimum concept for Lot 3 remains necessary for this PD, the applicant requests identification of the minimum information required rather than a speculative tenant-specific plan.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3 such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

7. Revise Exhibit C's Parking Summary Table to correct the total required parking from 105 spaces to 106 spaces.

PARKING SUMMARY	LOT 1	LOT 2
REQUIRED PARKING		
RESTAURANT (1 PER 100 SF)	7,400 SF/ 74 SPACES	9,100 SF/ 91 SPACES
RETAIL (1 PER 200 SF)	4,600 SF/ 23 SPACES	2,900 SF/ 15 SPACES
TOTAL	97	105
PROVIDED PARKING		

It appears that outdoor dining may be proposed. FYI - Patio areas shall not be counted for parking calculations only if they serve strictly as a space to gather and or sit. If wait staff are serving customers in the patio area the square footage associated with the patio areas shall be accounted for in the parking calculation.

8. **Repeat Comment:** Allee Elm is not on the Approved Plant List. Revise the Landscape Plan to include canopy trees from the Approved Plant List, as required by § 9.03.193(m) of the Lavon Code of Ordinances.

   Applicant Response: Landscape Plan revised to include canopy trees from the Approved Plant List. Westfall's separate planning-comment response states that the landscape plan has been revised to use approved canopy species, provide evergreen shrubs on three sides of the Lot 2 dumpster enclosure, and add the missing Lot 2 terminus tree.

   The Plant Material Schedules for Lot 1 and 2 have been revised to include all approved plants. However, the Landscape Legend still details Allee Elm – 4" Caliper. Revise the Landscape Legend to match the plant materials shown on the Plant Material Schedules.

9. FYI – Lavon does not typically support speculative drive through's, without an identified tenant, due to potential issues with stacking in the fire lane or into public rights-of-way, as well as potential light and noise. When a tenant is identified, a queuing analysis is submitted so that it can be properly reviewed for needed vs. provided stacking spaces. P&Z and City Council will consider this request with this in mind.

Comments prepared and compiled by:

Preston Loper
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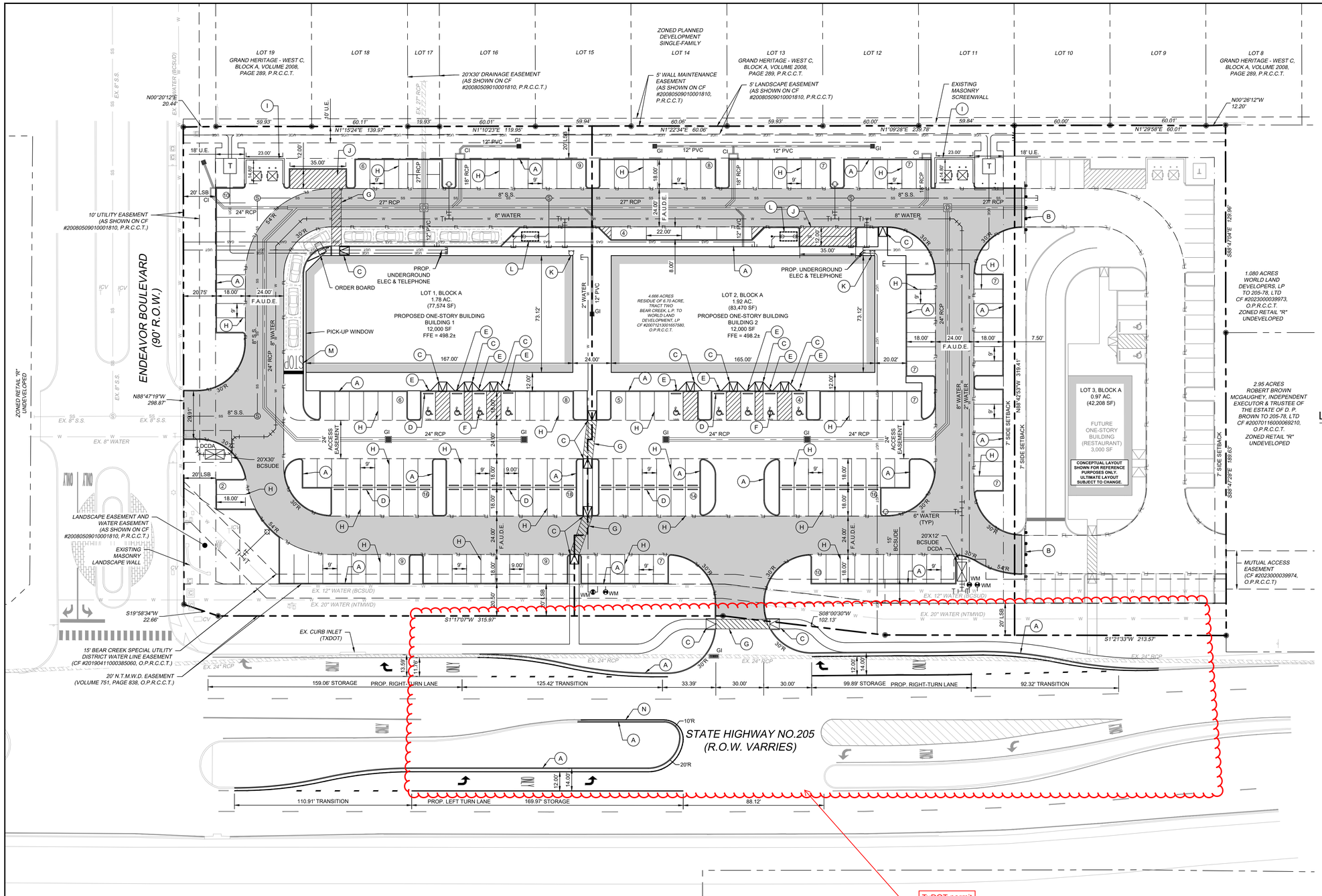
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:

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



LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.D.U.E.)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- LSB — LANDSCAPE SETBACK
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- S.S. — SANITARY SEWER
- STORM SEWER MANHOLE

KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) TEMPORARY TYPE III BARRICADE
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP (TYPICAL).
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION
- (M) PROPOSED STOP BAR
- (N) SIX-INCH SOLID WHITE STRIPE

Westfall Response:
Understood

SITE DATA SUMMARY TABLE	LOT 1	LOT 2	LOT 3
EXISTING ZONING	RETAIL "R"		
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"		
LAND USE DESIGNATION	OFFICE/RETAIL/RESTAURANT		RESTAURANT
GROSS ACREAGE	77,574 SF /1.78 AC.	83,470 SF /1.92 AC.	42,208 SF /0.97 AC.
NUMBER OF PROPOSED LOTS	3		
PROPOSED BUILDING AREA	12,000 SF	12,000 SF	3,000 SF
MAXIMUM BUILDING HEIGHT	30 FT (ONE-STORY)	30 FT (ONE-STORY)	30 FT (ONE-STORY)
LOT COVERAGE	15.47%	14.38%	7.11%
IMPERVIOUS COVER	57,840 SF/74.56%	65,729 SF/78.75%	3,000 SF/71.42%
LANDSCAPE AREA	19,734 SF/ 25.44%	17,741 SF/ 21.25%	12,064 SF/ 28.58%
PARKING SUMMARY	LOT 1	LOT 2	LOT 3
REQUIRED PARKING			
RESTAURANT (1 PER 100 SF)	6,500 SF/ 65 SPACES	9,100 SF/ 91 SPACES	3,000 SF/ 30 SPACES
RETAIL (1 PER 200 SF)	5,500 SF/ 28 SPACES	2,900 SF/ 15 SPACES	N/A
TOTAL	93	105	30
PROVIDED PARKING			
STANDARD	89	101	36
ACCESSIBLE	4	5	2
TOTAL	93	106	38
REQUIRED LOADING SPACES	1	1	1

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

SITE PLAN

REVISIONS

No.	DATE

DATE
09/11/2026

PROJECT NO.
2601022

SHEET NO.
SP1.0

TOTAL ALLOWABLE RELEASE (Q100) TO EX. LATERAL D3.3 = 43.67 CFS

THE PROPOSED SITE IS PART OF DRAINAGE AREA 19 FROM THE RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC. DRAINAGE AREA 19 WAS ACCOUNTED FOR IN THE DESIGN OF THE EXISTING SYSTEM IN FULLY-DEVELOPED CONDITIONS.

Westfall Response:
Understood

LOT 19 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

LOT 18

LOT 17

LOT 14

LOT 13 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

20'X30' DRAINAGE EASEMENT (AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

EX. 27" RCP

59.93' 15.93' 60.01' 59.94' 60.06' 59.93' 60.00' 59.84' 60.00' 60.01'

C 0.39 ac 1.2 cfs

20' DRAINAGE EASEMENT

12" PVC GI CI 18" RCP 27" RCP

B1 0.20 ac 1.4 cfs

B3 0.20 ac 1.4 cfs

24.00' F.A.U.D.E.

ENDEAVOR BOULEVARD (90' R.O.W.)

R1 0.28 ac 2.0 cfs

LOT 1, BLOCK A 1.78 AC. (77,574 SF)
PROPOSED ONE-STORY BUILDING
BUILDING 1
12,000 SF
FFE = 498.2±

B2 0.04 ac 0.3 cfs

LOT 2, BLOCK A 1.92 AC. (83,470 SF)
PROPOSED ONE-STORY BUILDING
BUILDING 2
12,000 SF
FFE = 498.2±

R2 0.28 ac 1.9 cfs

24" RCP

B4 0.62 ac 4.3 cfs

A1 0.55 ac 3.8 cfs

24' ACCESS EASEMENT

A2 0.30 ac 2.1 cfs

A3 0.30 ac 2.1 cfs

B6 0.32 ac 2.3 cfs

B5 0.31 ac 2.2 cfs

LOT 3, BLOCK A 0.97 AC. (42,208 SF)

FUTURE ONE-STORY BUILDING (RESTAURANT) 3,000 SF

OS1 0.89 ac 6.2 cfs

1.080 ACRES WORLD LAND DEVELOPERS, LP TO 205-78, LTD CF #20230003997 3, O.P.R.C.C.T.

2.95 ACRES ROBERT BROWN MCGAUGHEY, INDEPENDENT EXECUTOR & TRUSTEE OF THE ESTATE OF D. P. BROWN TO 205-78, LTD CF #20070116000692 10, O.P.R.C.C.T.

EX. 24" RCP

STORM DRAIN GRATE
TRIM ELEV: 501.85'
FL BOTTOM BOX: 494.82'
FL 24" RCP IN (N), 494.65'
FL 24" RCP OUT (S), 494.56'

PROP. 2-GRATE INLET TO REPLACE EXISTING TXDOT CURB INLET

STATE HIGHWAY NO.205 (R.O.W. VARIES)

Westfall Response:
Rainfall intensity updated to 9.20 in./hr.

9.20

LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 100 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- 498 — EXISTING CONTOUR
- PROPOSED STORM SEWER LINE
- SS — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- F.A.D.U.E. — PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- PROPOSED STORM SEWER MANHOLE

DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC.

PROPOSED ON-SITE
TC = 10 MIN
C = 0.80
I100 = 8.74 IN/HR
A = DRAINAGE AREA (ACRES)
Q100 = C*I100*A (CFS)

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27'

Westfall Response:
Rainfall intensity updated to 9.20 in./hr.

9.20

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY I_{100} (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q_{100} (cfs)
A1	0.55	0.80	8.74	10.0	3.8
A2	0.30	0.80	8.74	10.0	2.1
A3	0.30	0.80	8.74	10.0	2.1
B1	0.20	0.80	8.74	10.0	1.4
B2	0.04	0.80	8.74	10.0	0.3
B3	0.20	0.80	8.74	10.0	1.4
B4	0.62	0.80	8.74	10.0	4.3
B5	0.31	0.80	8.74	10.0	2.2
B6	0.32	0.80	8.74	10.0	2.3
C	0.39	0.35	8.74	10.0	1.2
OS1	0.89	0.80	8.74	10.0	6.2
R1	0.28	0.80	8.74	10.0	2.0
R2	0.28	0.80	8.74	10.0	1.9

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

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

GRAPHIC SCALE
1" = 30'
0' 15' 30' 60'

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100, MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY
DRAINAGE AREA MAP

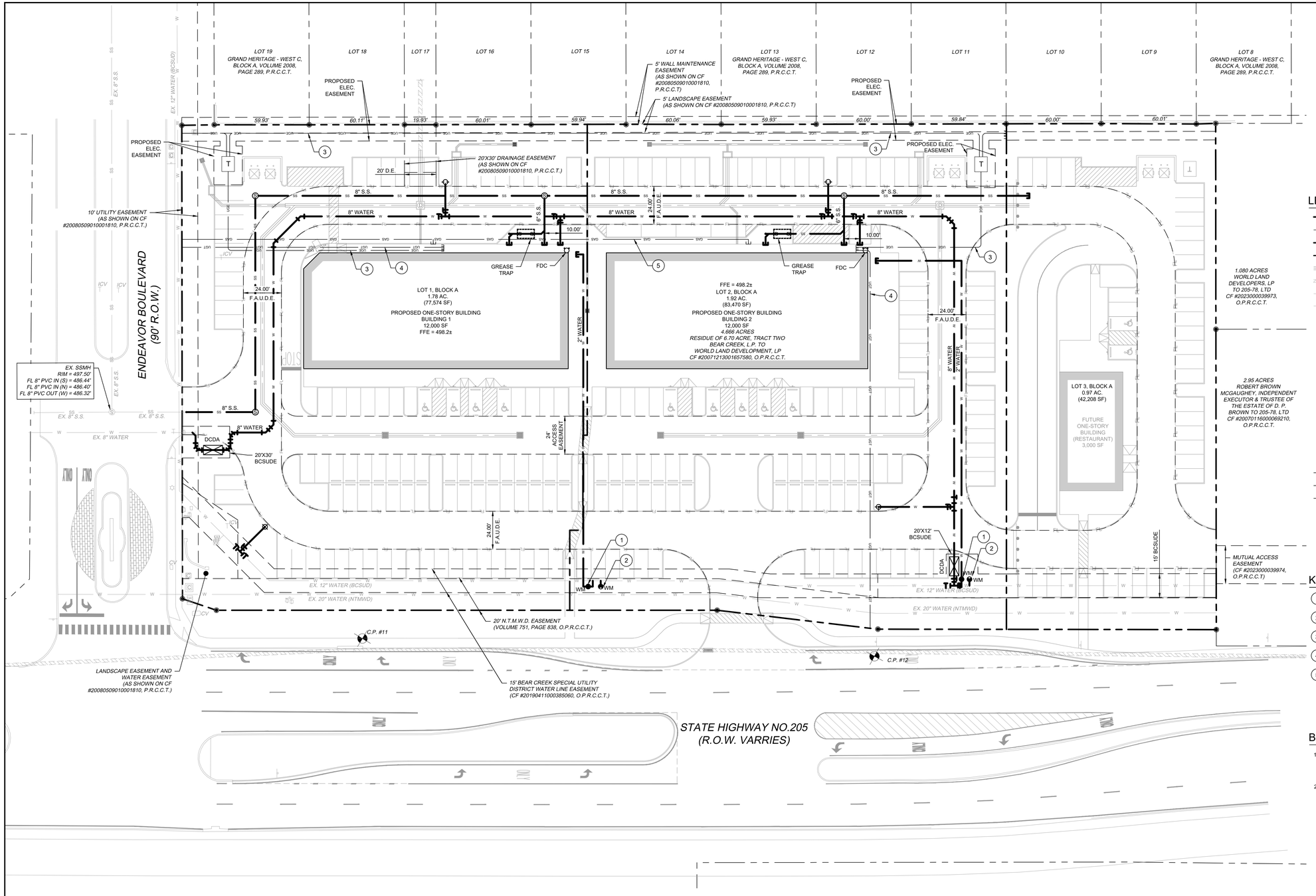
REVISIONS

No.	DATE

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. DAM1.1



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- WM — PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN
- GAS — PROPOSED GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- DE — PROPOSED DRAINAGE EASEMENT

KEY NOTES

1. PROPOSED DOMESTIC METER (2")
2. PROPOSED IRRIGATION METER (1")
3. PROPOSED UNDERGROUND ELECTRIC
4. PROPOSED UNDERGROUND TELEPHONE
5. PROPOSED GAS SERVICE

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27"

Westfall Response:
Note 7 corrected to reflect sanitary sewer pipe shall be SDR 26 PVC.

Sanitary sewer shall be SDR 26 PVC pipe

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

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

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LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY UTILITY PLAN

No.	DATE	REVISIONS

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. PUP1.0

TRAFFIC IMPACT GROUP, LLC

DATE: 19 October 2026

TO: Jeremy Nelson, Westfall Engineering

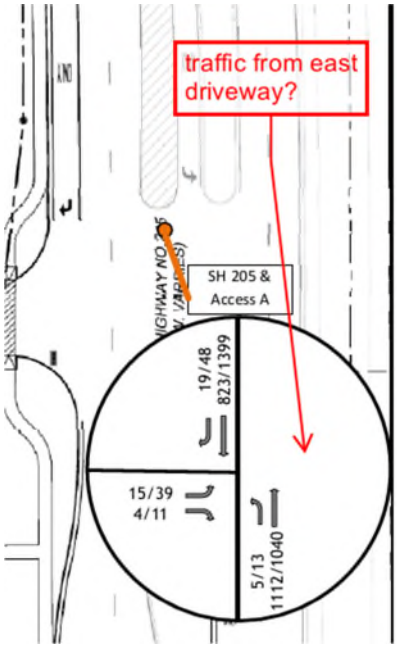
FROM: Scott Israelson

RE: Lavon Retail TIA
Lavon, TX
Responses to Comments

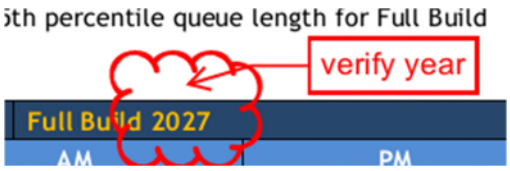
This memo serves as our responses to the City's comments on the submittal.

TIA should include QSR on north lot.

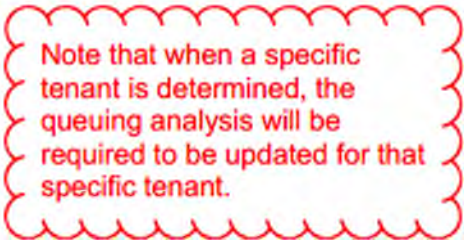
The site plan shows the QSR as a potential future phase, but there are no plans to develop at this time. I recommend requiring a new TIA if/when this QSR is proposed.



Access A aligns with "Drive A" from the Bear Creek Commercial South development, but Drive A is planned in Year 2030, so will not have any traffic until after Lavon Retail builds out. See Page 9 of the resubmittal.



The resubmittal corrects the typo in Table 7.



The resubmittal adds this requirement to the queueing analysis.

LAVON RETAIL | APPLICANT RESPONSE TO PLANNING COMMENTS

PD zoning resubmittal • Northwest corner of SH 205 and Endeavour Boulevard • Approximately 4.666 acres

Review basis: LJA Planning + Design Comments dated September 28, 2026; LJA Development Standards redline; revised Proposed PD Standards (Exhibit D); and separate Westfall Engineering / Traffic Impact Group response materials.

Scope: This letter addresses the applicant's planning positions and revisions to PD development standards. Engineering, landscape-plan corrections, access design, and TIA methodology remain in the separate consultant responses and revised plans. These documents are referenced for coordination purposes, with technical responses provided separately by the respective consultants.

A. LJA PLANNING + DESIGN COMMENTS — PD DEVELOPMENT STANDARDS

Comment 1 — PD exhibit organization

Staff comment (summary): Identify Exhibits A through E as property map/survey, legal description, concept plan, development standards, and building elevations.

Applicant response: The PD Development Standards have been revised to include an Exhibits section identifying and incorporating Exhibits A through E in accordance with the City's requested exhibit structure.

Comment 2 — Treatment of proposed Lot 3

Staff comment (summary): If Lot 3 remains within the PD, provide its proposed site design in the PD exhibits.

Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including the future development lot. In response to staff's concern with speculative drive-through uses, the applicant removed the previously depicted restaurant/drive-through development detail for that lot. The only proposed by-right drive-through authorization is limited to Lot 1. The applicant requests staff concurrence in retaining Lot 3 within the PD without prescribing a speculative building layout or tenant-specific development configuration at this time. Retaining Lot 3 within the PD will allow for future development under the applicable base zoning and PD standards, while providing an opportunity for a future user to pursue a PD amendment should additional development standards or deviations be necessary to accommodate a specific use. This approach preserves flexibility for future development without establishing speculative entitlements or improvements at this stage. See revised site plan package.

Comment 3 — Shared area between Buildings 1 and 2

Staff comment (summary): Provide a shared pedestrian area to offset the proposed front-yard parking configuration, potentially including seating, shade, lighting, murals or similar amenities.

Applicant response: The revised Exhibit D includes provisions for a shared pedestrian amenity area generally between Buildings 1 and 2. The applicant intends to activate the area but cannot responsibly prescribe tenant-dependent furnishings or programming before occupancy is known. Illustrative examples will be provided during the applicant's public hearing presentations.

Comment 4 — Development Standards redline

Staff comment (summary): Address additional comments in LJA's separate marked-up Development Standards.

Applicant response: The revised Exhibit D responds to the substantive redline issues, including exhibit specificity, the Lot 1 drive-through limitation, parking, access, and simplified landscaping/pedestrian provisions. Detailed responses can be found in Section B below.

Comment 5 — Platting

Staff comment (summary): The unplatted tract requires preliminary and final plat approval for the proposed subdivision.

Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall's separate response to Planning Comment 5.

Comment 6 — Lot 3 site and landscape details

Staff comment (summary): Show full Lot 3 site and landscape design if Lot 3 is included in the PD.

Applicant response: See Comment 2. The revised plan removes the speculative restaurant and drive-through layout for the future lot. As no specific end user or development plan has been identified for Lot 3, the applicant requests staff concurrence in allowing the detailed building layout, parking configuration, and landscaping to be addressed with a future site plan. If staff determines that a minimum concept for Lot 3 remains necessary for this PD, the applicant requests identification of the minimum information required rather than a speculative tenant-specific plan.

Comment 7 — Loading configuration

Staff comment (summary): Modify loading spaces on Lots 1 and 2 to improve maneuverability.

Applicant response: Westfall reports that the loading-space configuration has been modified. Please refer to the revised site plan and Westfall's separate response to Planning Comment 7 for the design response.

B. LJA DEVELOPMENT STANDARDS REDLINE — APPLICANT RESPONSES

Redline — Concept Plan (staff comments 8 and 9)

Staff comment (summary): A general-consistency statement is sufficient; remove unnecessary detailed plan language.

Applicant response: Exhibit D now uses a concise general-consistency provision for the site plan attached as Exhibit C. The earlier detailed building-size, lot-area, and administrative-adjustment narrative was removed. The applicant accepts the intent of this redline and does not seek additional deviations through this section.

Redline — Drive-Through Sales and Service (staff comment 17)

Staff comment (summary): Staff and decision-makers are concerned with speculative drive-throughs, especially near residential uses; tenant-specific queuing and operational details may be necessary.

Applicant response: The applicant narrowed the requested use entitlement to accessory drive-through activity on Lot 1 only, generally as depicted on Exhibit C. This location serves the southern proposed retail shell building; the drive-through improvements are contemplated with shell construction, rather than being a speculative freestanding restaurant on the future lot. The former speculative restaurant/drive-through layout on Lot 3 has been removed. No by-right drive-through entitlement is requested for Lot 2 or Lot 3. The revised standards also retain operational, queuing and residential-impact provisions. The applicant requests approval of the Lot 1 entitlement as shown, with tenant-specific operational and queuing verification at the applicable subsequent review stage. Refer to Traffic Impact Group's separate response on tenant-specific queuing.

Redline — Front-Yard Parking (staff comments 53 and 54)

Staff comment (summary): Four parking rows may be acceptable with an enhanced shared area between buildings.

Applicant response: The request remains a maximum of four parking rows between the principal buildings and SH 205, generally as shown on Exhibit C. In direct response to staff's stated offset, Exhibit D now includes a shared pedestrian amenity area between Buildings 1 and 2. Illustrative examples will be provided during the applicant's public hearing presentations.

Redline — Drive-Through Design and Operation (staff comments 64 and 65)

Staff comment (summary): Further concern with speculative drive-throughs and associated operational details.

Applicant response: The requested entitlement has been reduced to the drive-through associated with the Lot 1 shell building. The revised Exhibit D addresses circulation and queue obstruction, residential interface, and outdoor amplified

sound. These provisions are proposed development standards; any additional technical demonstrations requested for a specific tenant should be coordinated with the site/tenant approval process. See Traffic Impact Group's October 19, 2026 response memorandum and revised TIA for queuing-related matters.

Redline — Vehicular Access / Fire Lane (staff comment 87)

Staff comment (summary): Concern with mutual access and fire-lane connectivity, as identified in review materials.

Applicant response: The applicant retains a generally consistent site circulation framework while recognizing that SH 205 access and associated work remain subject to TxDOT approval through City coordination. See Westfall's separate plan/engineering responses. The PD standards do not request waiver of fire access requirements or independently authorize a final TxDOT driveway permit.

Redline — Landscaping and Screening (staff comment 111)

Staff comment (summary): Refine vague or nonspecific landscaping and screening standards.

Applicant response: The applicant removed the subjective frontage-by-frontage "particular consideration" language and reduced the PD provision to compliance with applicable City landscaping and screening ordinances. No separate PD modification of landscape or screening standards is requested. The landscape plan itself has been revised in response to specific planting and screening comments; the SH 205 utility-easement issue remains subject to City acceptance of the alternate tree placement identified by Westfall.

Related PD revision — Pedestrian Improvements and Shared Amenity Area

Staff comment (summary): Clarify pedestrian obligations without creating uncertain additional standards.

Applicant response: The pedestrian section now requires compliance with applicable City development standards. A separate shared-amenity section affirmatively locates the proposed pedestrian area between Buildings 1 and 2. This approach distinguishes baseline code compliance from the site-specific amenity offered in response to staff's parking comment, while preserving flexibility in final amenity design.

Related PD revisions — Other standards

Staff comment (summary): Clarify the base Retail District, parking calculation, building standards, and engineering approvals.

Applicant response: Exhibit D maintains R–Retail as the base district except for express PD modifications; calculates parking by the uses occupying each lot; maintains generally consistent building and access arrangements; and preserves subsequent plat, engineering, building permit and TxDOT approvals. These provisions are not intended to replace applicable technical review.

C. CROSS-REFERENCES — SEPARATE DESIGN-TEAM RESPONSES

Landscape Comments 1–3

Staff comment (summary): Approved canopy species, three-sided dumpster screening, and terminus tree on Lot 2.

Applicant response: Westfall's separate planning-comment response states that the landscape plan has been revised to use approved canopy species, provide evergreen shrubs on three sides of the Lot 2 dumpster enclosure, and add the missing Lot 2 terminus tree. Please review the revised landscape sheets and Westfall's response for each technical correction.

Landscape Comment 4 — SH 205 street trees

Staff comment (summary): Provide required street trees at the stated spacing and utility separation.

Applicant response: Westfall has identified existing Bear Creek SUD and NTMWD utility easements along the SH 205 frontage that restrict the placement of required street trees. The revised Landscape Plan locates canopy trees as close to the SH 205 frontage as practicable while avoiding conflicts with these easements. Exhibit D has been revised to address

the utility constraints by allowing adjustments to the required street-tree locations and spacing along SH 205. All other applicable landscaping and screening requirements remain in effect.

Building Elevation Comment 1 — Corridor branding

Staff comment (summary): Consider corridor-branding materials, colors, theming and design elements.

Applicant response: The applicant acknowledges the recommended corridor-branding concepts. The revised elevation and presentation package have been updated to reflect Lavon's preferred elements. Additional illustrative examples are planned to be utilized at future public hearings.

FMI Engineering Comments 1–13

Staff comment (summary): Platting, SH 205 access, drainage, sanitary sewer and other engineering comments.

Applicant response: Please refer to Westfall's separate response to the October 2, 2026 Freeman-Millican review and the revised engineering sheets. Westfall specifically reports an updated rainfall intensity and correction of the sanitary sewer pipe note; remaining permitting and engineering requirements continue through the applicable review processes.

FMI TIA Comments 14–21

Staff comment (summary): Full-development traffic assumptions, future restaurant lot, queuing, opposing driveway, and TIA corrections.

Applicant response: Please refer to Traffic Impact Group's October 19, 2026 response memorandum and revised TIA. Its response recommends a new TIA if/when a future QSR is proposed on the northern lot, addresses the opposing future driveway timing, corrects Table 7, and adds tenant-specific queuing analysis language.

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

September 28, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: September 16, 2026

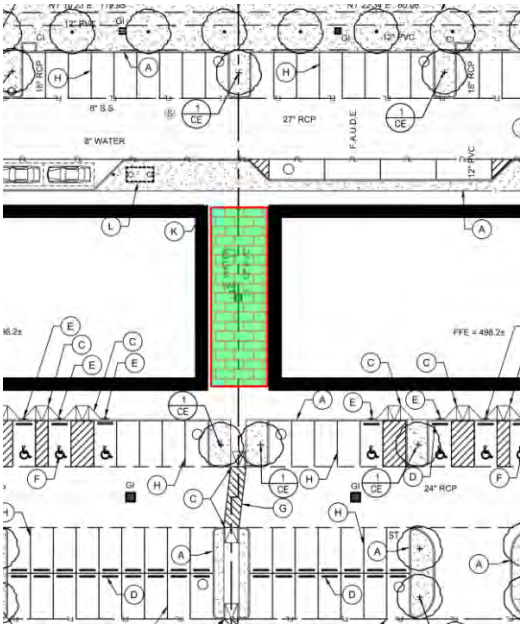
LJA, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

PD Development Standard Related Comments:

1. Label the exhibits that are intended to be incorporated into the proposed PD as follows:
   Exhibit A: Property Map/ Survey
   Exhibit B: Legal Description
   Exhibit C: Concept Plan
   Exhibit D: Development Standards
   Exhibit E: Building Elevations
2. If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

3. To offset front yard parking adjustments, staff recommends the addition of a shared area located generally between Proposed Building One and Proposed Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users. See references below:







4. For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled “260924 – Development Standards LJA Redline”

5. The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat. Westfall: Understood

6. Revise the Site Plan Concept (including the Landscaping Concept) to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

7. Staff recommends modifying the loading space configurations on Lot 1 and 2, Block A for better maneuverability/functionality. Westfall: Loading space modified

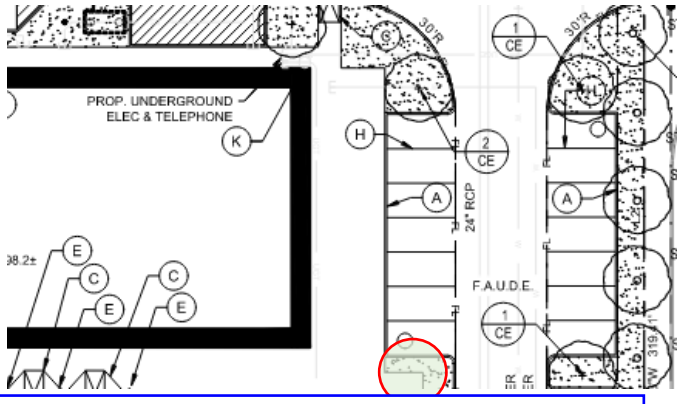
Landscape Plan Related Comments:

1. Allee Elm is not on the Approved Plant List. Revise the Landscape Plan to include canopy trees from the Approved Plant List, as required by § 9.03.193(m) of the Lavon Code of Ordinances. Westfall: Landscape plan revised to include canopy trees from the Approved Plan List.

2. The dumpster enclosure on proposed Lot 2, Block A includes evergreen shrubs on two sides of the enclosure. Revise the Landscape Plan to include evergreen shrubs on all three sides of the enclosure, as required by § 9.03.135(b)(6) of the Lavon Code of Ordinances.

Westfall: Evergreen shrubs provided on all three sides of the dumpster enclosure on Lot 2, Block A

3. A terminus tree is missing from a landscape island on Lot 2 Bock A. Revise the landscape Plan to include a terminus tree in the location called out below, as required by § 9.03.193(l) of the Lavon Code of Ordinances.



Westfall: Terminus tree added to the landscape island on Lot 2, Block A

4. A minimum of one canopy tree every 25 feet is required along SH205. These trees must be planted eight feet from public utility lines. Revise the Landscape Plan to include the required street trees along SH205, as required by § 9.03.193(b) of the Lavon Code of Ordinances.

Building Elevation Related Comments:

1. Staff recommends incorporating Lavon Corridor Branding Strategy Elements into the site via general theming, building materials (brick, stone, metal accents), colors, and accent design. See excerpts below:

- Color palette: Muted blues and reds inspired by Lake Lavon and Texas heritage, with neutral tones for timelessness.
- Typography: A mix of serif and sans-serif fonts for clarity and tradition.
- Materials: A mix of stone, brick, and metal accents reinforcing durability and authenticity.
- Landscaping: Native plants, trees, and median plantings to enhance curb appeal and soften the roadway.



Westfall: The entire SH 205 frontage of the property is covered by BCSUD and North Texas Municipal Water District (NTMWD) easements. Neither district allows trees or other landscaping within its easements, so the required street trees cannot be planted along the SH 205 frontage. The required canopy trees have instead been placed elsewhere on site, as close to the SH 205 frontage as practical, outside the easements.





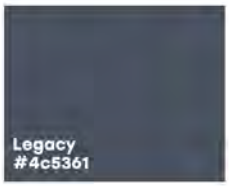




VISUALS:
COLOR PALETTE

The Lavon Corridor Branding Strategy color palette was developed to complement the "Feels Like Home" theme, inspired by discussions at the Branding Charrette. The colors were chosen to align with existing City and Economic Development Corporation branding, while evoking a Contemporary Americana style:

- Legacy (navy) ties to the blue in the Lavon logo and Lake Lavon.
- Lake Day (light blue) reflects the nearby water and Texas skies.
- Rugged (red) is a muted version of the Lavon logo's red, symbolizing Texas' rugged and patriotic spirit.
- Blank Slate (grey) blends modern and traditional elements, drawing from classical stonework and contemporary concrete.







FLORA + FAUNA



(Sharkskin Agave, desertsteel.net)

WAVES



(Ocean Black Metal Wall Art, visualalloy.com)

Comments prepared and compiled by:



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

Quality check by:



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

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

October 2, 2026

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

Re: Lavon 205 Retail, 3 Total Lots, 4.666 Acres
Change in Zoning

Dear Ms. Dobbs:

As requested, we have reviewed the Change in Zoning packet which includes Preliminary Plans dated September 11, 2026 as prepared by Westfall Engineering, and Traffic Impact Analysis dated September 3, 2026 as prepared by Traffic Impact Group, LLC, as well as other documents, for the above referenced property. The property is generally on the northwest corner of SH 205 and Endeavour Blvd. and east of Grand Heritage – West C. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This property is unplatted. **Westfall Response:** Understood.

2. It appears the property is to be subdivided into three (3) lots. Uses include retail and restaurant, with drive thru. **Westfall Response:** Confirmed.

3. Water service to be provided by Bear Creek SUD. **Westfall Response:** Understood.

4. Site access will be from Endeavour Blvd. on the south, SH 205 on the east and provisions for future connection to the northern property. **Westfall Response:** Confirmed.
5. The location of the SH 205 driveway connection is located across from a proposed driveway for Heritage Square. The SH 205 driveway location has been conceptually approved by TxDOT. The SH 205 Driveway will include a southbound deceleration lane and a northbound left turn lane. **Westfall Response:** Confirmed.

6. Only the identified sheets/reports are included in this review. All other sheets/reports are to be reviewed by others. **Westfall Response:** Understood.

Plans (Sheets SP1.0, DAM1.0, DAM1.1, PUP1.0)

7. Comments below are not necessarily zoning related, even though the submittal is a zoning package. **Westfall Response:** Understood.

8. Sheet SP1.0 – A TxDOT permit will be required for the proposed driveway connection to SH 205. The Developer will be responsible for preparation of the permit application and providing to the City for submission. Direct submission to TxDOT is not allowed. **Westfall Response:** Understood.

9. Sheet DAM1.1 – The site will drain to the existing storm sewer system installed in Grand Heritage – West C and stubbed out to this property. **Westfall Response:** Understood.

10. Sheet DAM1.1 – The rainfall intensity data used does not conform iSWMM hydrology Table 5.1 rainfall data. Current drainage design shall conform to current design standards. **Westfall Response:** Rainfall intensity updated to 9.20 in./hr.

11. Sheet PUP1.0 – Sanitary sewer will be collected on site and conveyed to the existing stub out on the north side of Endeavour Blvd. **Westfall Response:** Understood.

12. Sheet PUP1.0 – Note 7 should be corrected to reflect that sanitary sewer pipe shall be SDR 26 PVC. **Westfall Response:** Note 7 corrected to reflect sanitary sewer pipe shall be SDR 26 PVC.

13. Sheet PUP1.0 – The main sanitary sewer line shall be located within an easement. **Westfall Response:** Understood.

Traffic Impact Analysis (TIA)

14. The TIA includes an analysis of SH 205, Endeavour Blvd. and the proposed driveway access on SH 205.

15. The analysis used the TIA prepared for Heritage Square for background growth of 4%.

16. The TIA includes a generic queuing analysis for drive thru restaurants.

17. The TIA does not include the proposed QSR on the north lot (although addressed in queuing analysis). Since the TIA should be for full development, this third lot/building should be included for traffic projections. In the event a QSR is not developed on that lot, the TIA will be required to be revised to reflect the actual use,

18. A note should be added to state that when a specific tenant is determined for the drive thru restaurant, the queuing analysis will be required to be updated for that specific tenant.

19. For the Full Build Scenario, Heritage Square is assumed to be completed. However, Figure 8 does not appear to reflect the proposed driveway across from Driveway A.

20. Table 7 title should be verified.

21. This TIA concurs with the Heritage Square TIA that the Endeavour Blvd/SH 205 intersection be signalized.

This concludes our review of the above referenced plans & TIA. A copy of sheets/pages of the plans and TIA, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAVON General Services\9 - Review\Lavon 205 Retail\Lavon 205 Retail - PD Zoning - Rev 0.docx

October 2, 2026

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City of Lavon
120 School Road
Lavon, TX 75166

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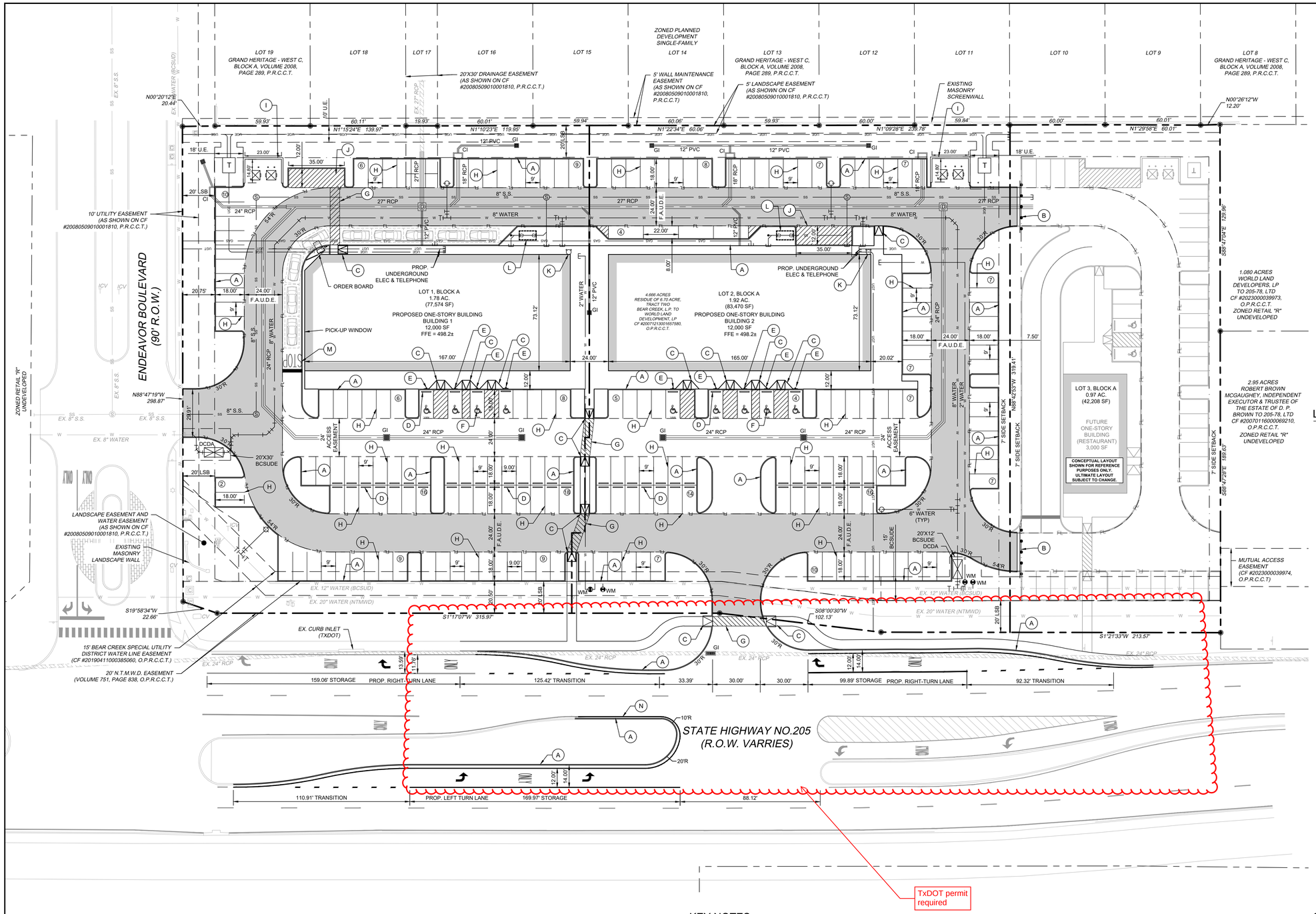
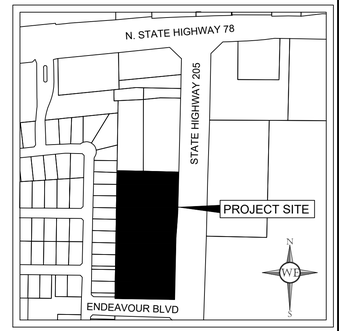
Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAVON General Services\9 - Review\Lavon 205 Retail\Lavon 205 Retail - PD Zoning - Rev 0.docx





VICINITY MAP

N.T.S.

GRAPHIC SCALE
1" = 30'
0' 15' 30' 60'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.D.U.E.)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- LSB — LANDSCAPE SETBACK
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- S.S. — SANITARY SEWER
- STORM SEWER MANHOLE

KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) TEMPORARY TYPE III BARRICADE
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP (TYPICAL).
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION
- (M) PROPOSED STOP BAR
- (N) SIX-INCH SOLID WHITE STRIPE

SITE DATA SUMMARY TABLE	LOT 1	LOT 2	LOT 3
EXISTING ZONING	RETAIL "R"		
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"		
LAND USE DESIGNATION	OFFICE/RETAIL/RESTAURANT		RESTAURANT
GROSS ACREAGE	77,574 SF /1.78 AC.	83,470 SF /1.92 AC.	42,208 SF /0.97 AC.
NUMBER OF PROPOSED LOTS	3		
PROPOSED BUILDING AREA	12,000 SF	12,000 SF	3,000 SF
MAXIMUM BUILDING HEIGHT	30 FT (ONE-STORY)	30 FT (ONE-STORY)	30 FT (ONE-STORY)
LOT COVERAGE	15.47%	14.38%	7.11%
IMPERVIOUS COVER	57,840 SF/74.56%	65,729 SF/78.75%	3,000 SF/71.42%
LANDSCAPE AREA	19,734 SF/ 25.44%	17,741 SF/ 21.25%	12,064 SF/ 28.58%
PARKING SUMMARY	LOT 1	LOT 2	LOT 3
REQUIRED PARKING			
RESTAURANT (1 PER 100 SF)	6,500 SF/ 65 SPACES	9,100 SF/ 91 SPACES	3,000 SF/ 30 SPACES
RETAIL (1 PER 200 SF)	5,500 SF/ 28 SPACES	2,900 SF/ 15 SPACES	N/A
TOTAL	93	105	30
PROVIDED PARKING			
STANDARD	89	101	36
ACCESSIBLE	4	5	2
TOTAL	93	106	38
REQUIRED LOADING SPACES	1	1	1

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 09/11/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

SITE PLAN

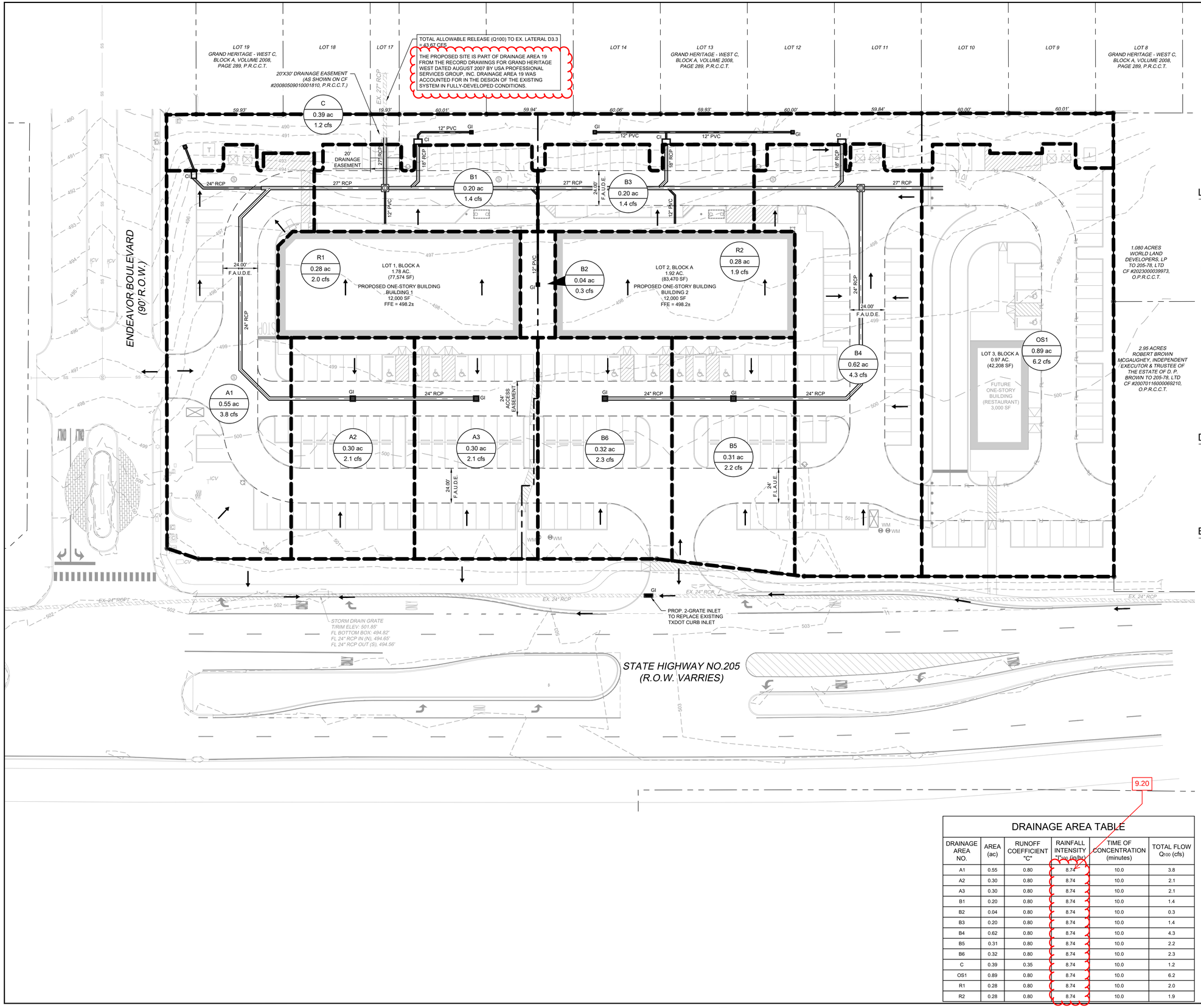
REVISIONS

No.	DATE

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. SP1.0



LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 100 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- F.A.D.U.E. — PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- PROPOSED STORM SEWER MANHOLE

DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC.

PROPOSED ON-SITE
TC = 10 MIN
C = 0.80
I100 = 8.74 IN/HR
A = DRAINAGE AREA (ACRES)
Q100 = C*I100*A (CFS)

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27'

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY I_{100} (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q_{100} (cfs)
A1	0.55	0.80	8.74	10.0	3.8
A2	0.30	0.80	8.74	10.0	2.1
A3	0.30	0.80	8.74	10.0	2.1
B1	0.20	0.80	8.74	10.0	1.4
B2	0.04	0.80	8.74	10.0	0.3
B3	0.20	0.80	8.74	10.0	1.4
B4	0.62	0.80	8.74	10.0	4.3
B5	0.31	0.80	8.74	10.0	2.2
B6	0.32	0.80	8.74	10.0	2.3
C	0.39	0.35	8.74	10.0	1.2
OS1	0.89	0.80	8.74	10.0	6.2
R1	0.28	0.80	8.74	10.0	2.0
R2	0.28	0.80	8.74	10.0	1.9

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

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100, MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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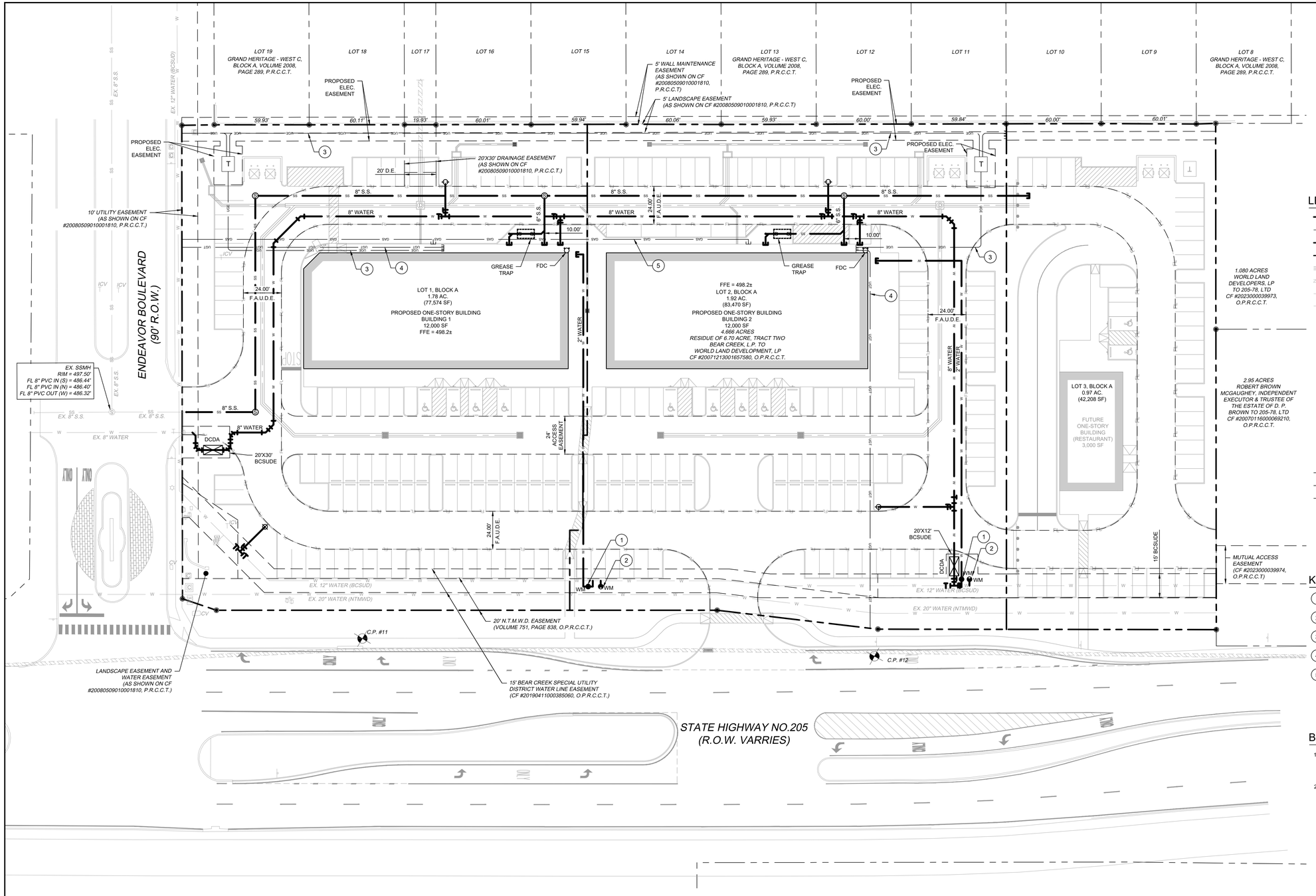
LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY
DRAINAGE AREA MAP

REVISIONS

No.	DATE

DATE 09/11/2026
PROJECT NO. 2601022
SHEET NO. DAM1.1



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- WM — PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN
- GAS — PROPOSED GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- DE — PROPOSED DRAINAGE EASEMENT

KEY NOTES

1. PROPOSED DOMESTIC METER (2")
2. PROPOSED IRRIGATION METER (1")
3. PROPOSED UNDERGROUND ELECTRIC
4. PROPOSED UNDERGROUND TELEPHONE
5. PROPOSED GAS SERVICE

BENCHMARK

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2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27"

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

Sanitary sewer shall be SDR 26 PVC pipe

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

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 100 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 09/11/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY UTILITY PLAN

No.	DATE	REVISIONS

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. PUP1.0

Executive Summary

TIA should include QSR on north lot.

Project Description

The Lavon Retail development is located in Lavon, Texas. The proposed development will consist of two 12,000 SF buildings consisting of restaurant and retail space and is situated in the northwest corner of SH 205 & Endeavor Boulevard.

The site will have full-access driveways to SH 205 and Endeavor Boulevard.

The *Bear Creek Commercial South Traffic Impact Analysis* was prepared in February 2026. The site is located on the east side of SH 205 and will consist of a mix of retail and residential uses. The project is phased with Interim conditions planned in 2027 and full build in 2030. This analysis includes Interim trips from that project for Full Build 2028 conditions.

The TxDOT TSAP requires a Tier 1 study for developments that generate between 100 and 500 trips in the peak hour.

Trip Generation

The development is expected to generate 51 entering trips and 40 exiting trips in the AM peak hour, and 126 entering and 104 exiting trips in the PM peak hour.

Turn Lanes/Access Management

The development proposes a northbound left-turn lane and a southbound right-turn lane as part of development.

There are no sight distance obstructions at the driveway. The access will be aligned with an existing median break.

Traffic Impacts

SH 205 & Endeavor Boulevard

Analysis shows that the westbound left-turn movement is projected to see LOS F in the PM peak hour under No-Build conditions. The eastbound and westbound left-turn movements are both expected to see LOS F in the Full Build scenario.

The *Bear Creek Commercial South Traffic Impact Analysis* recommended constructing a northbound right-turn lane and a traffic signal at the intersection for its Interim Phase. This analysis confirms that signalization is the appropriate improvement for the intersection.

III. Methodology

A. Base Assumptions

Intersection capacity analysis was conducted using Synchro v12.0. Trip generation was calculated using the 12th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

B. Background Growth

The *Bear Creek Commercial South Traffic Impact Analysis* used a background growth rate of 4% per year.

Figure 4 shows No-Build 2028 Volumes.

C. Trip Generation

The development is proposed to consist of two 12,000 SF buildings consisting of restaurant and retail space.

The *ITE Trip Generation Manual, 12th Edition* was used to estimate the projected trips by this development.

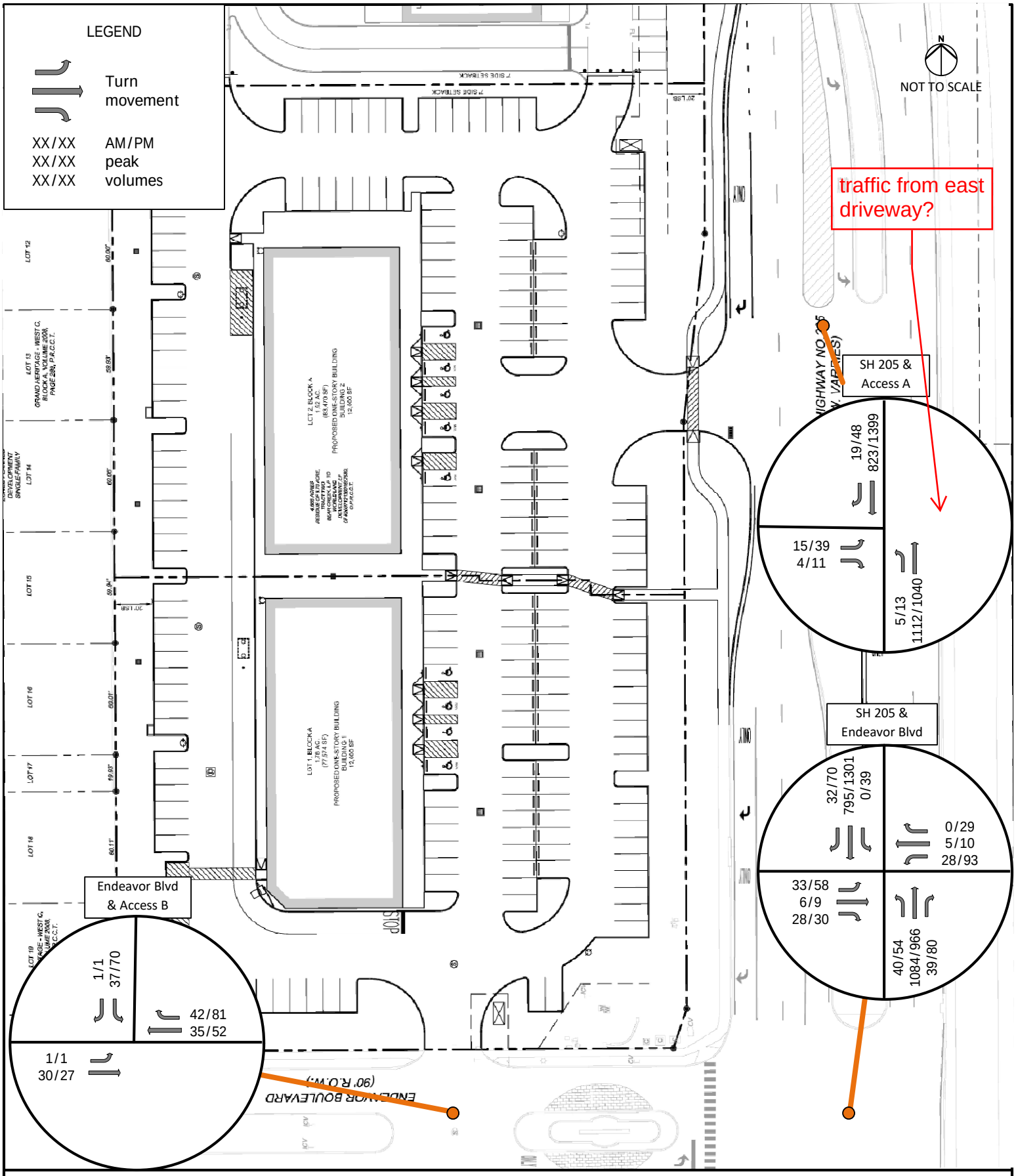
Table 1 contains the summary of the land uses and sizes used for trip generation estimates.

north lot should be included

Table 1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Strip Retail Plaza (<40k)	822	12	Th.Sq.Ft. GFA	653	26	21	43	43
Fast Casual Restaurant	930	5	Th.Sq.Ft. GFA	1129	5	3	38	34
Fine Dining Restaurant	931	5	Th.Sq.Ft. GFA	395	2	0	28	13
Fast Food Restaurant with Drive-Through Window	934	2	Th.Sq.Ft. GFA	896	34	32	33	30
Unadjusted Trips				**3073**	**67**	**56**	**142**	**120**
Pass-By/Diverted Link Reduction - from ITE Manual								
Pass-By/Diverted Link Reduction	*Fast Food Restaurant with Drive-Through Window (50% AM, 55% PM)*				*-16*	*-16*	*-16*	*-16*
Total New Peak Hour Trips to Adjacent Network					**51**	**40**	**126**	**104**

Pass-by reductions are included to account for the phenomenon where land uses such as convenience stores or other similar uses attract vehicles whose ultimate destination is elsewhere. These driveway turning movement trips replace what would otherwise be "through" movements, but do not contribute to "new trips" on the roadway network. This reduction was calculated in accordance with the *ITE Trip Generation Handbook, 3rd Edition.*



Full Build 2028 Volumes

Date: 7 September 2026

Figure 8

Lavon Retail

TRAFFIC IMPACT GROUP, LLC

Table 6 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2028 conditions.

Table 6 Full Build 2028								
Intersection	Approach	Movement	AM			PM		
			LOS	Delay	Queue	LOS	Delay	Queue
SH 205 & Endeavor Blvd/Drive A	EB	LT	D	28.1	18'	F	89.9	75'
		TH	C	15.6	8'	C	23.6	15'
		RT						
	WB	LT	E	39.8	20'	F	110.1	120'
		TH	D	31.5	3'	C	24.8	15'
		RT						
	NB	LT	A	10	5'	B	13.3	10'
		TH	Free					
		RT						
	SB	LT	A	0.0	-	B	10.9	5'
		TH	Free					
		RT						

Analysis shows that the westbound left-turn movement is projected to see LOS F in the PM peak hour under No-Build conditions. The eastbound and westbound left-turn movements are both expected to see LOS F in the Full Build scenario.

The *Bear Creek Commercial South Traffic Impact Analysis* recommended constructing a northbound right-turn lane and a traffic signal at the intersection for its Interim Phase. This analysis confirms that signalization is the appropriate improvement for the intersection.

B. SH 205 & Access A

Table 7 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2028 conditions.

verify year

Table 7 Full Build 2027								
Intersection	Approach	Movement	AM			PM		
			LOS	Delay	Queue	LOS	Delay	Queue
SH 205 & Access A	EB	LT	C	19.2	5'	E	37.1	33'
		RT						
	NB	LT	A	9.8	-	B	13.1	3'
		TH	Free					
	SB	TH	Free					
		RT						

Analysis shows that the project access is projected to function acceptably.

VI. Queueing Analysis

The City requested a queueing analysis for the proposed drive-through window in this project.

Queueing analysis typically consists of observing maximum queues at a nearby location of the same restaurant chain. However, the tenant in this development is not yet identified, so this analysis has two methods to assist in examining queues.

ITE Resources

ITE's resource library contains a report that documents the maximum observed queue performed on several site studies. The table below summarizes suggested queue lengths for various land uses.

Use	Maximum Observed Queue	Queue Distance Required (Based on 25 feet per queued car)
Fast-Food (hamburger)	9	225 ft.
Bank	7	175 ft.
Car Wash (self-service)	2	50 ft.
Day Care	9	225 ft.
Dry Cleaner	2	50 ft.
Drive-Through Stand-Alone Drug Store	4 (Estimated) *See **Note** below*	100 ft. (Estimated) *See **Note** below*

Adapted from the Source: James Gattis, "Queuing Areas for Drive Through Facilities, ITE Journal, May 1995.

Note: Though no known comprehensive studies exist now, drug store prescription drive-through locations should provide sufficient queue length for 4 vehicles (or 100 ft.).

The document recommends a queue storage length for nine vehicles for a fast-food restaurant with drive-through.

Note that when a specific tenant is determined, the queuing analysis will be required to be updated for that specific tenant.

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

September 28, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: September 16, 2026

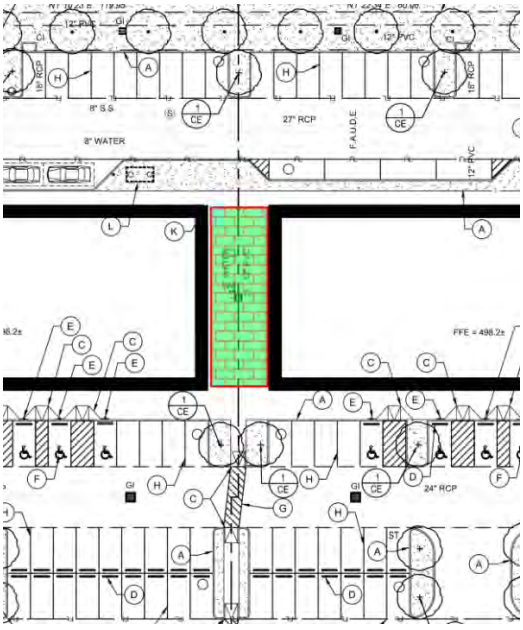
LJA, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

PD Development Standard Related Comments:

1. Label the exhibits that are intended to be incorporated into the proposed PD as follows:
   Exhibit A: Property Map/ Survey
   Exhibit B: Legal Description
   Exhibit C: Concept Plan
   Exhibit D: Development Standards
   Exhibit E: Building Elevations
2. If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

3. To offset front yard parking adjustments, staff recommends the addition of a shared area located generally between Proposed Building One and Proposed Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users. See references below:







4. For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled “260924 – Development Standards LJA Redline”

5. The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

6. Revise the Site Plan Concept (including the Landscaping Concept) to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

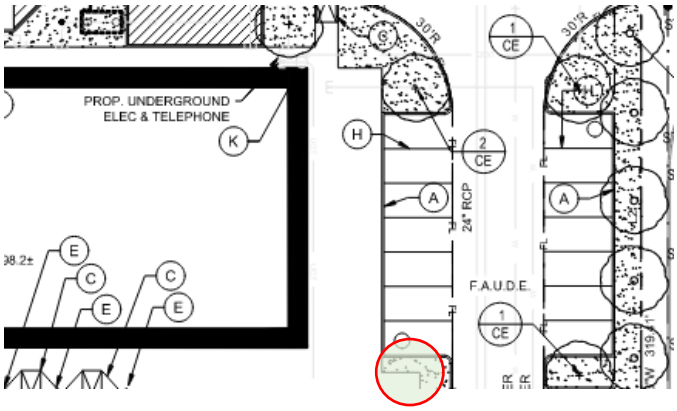
7. Staff recommends modifying the loading space configurations on Lot 1 and 2, Block A for better maneuverability/functionality.

Landscape Plan Related Comments:

1. Allee Elm is not on the Approved Plant List. Revise the Landscape Plan to include canopy trees from the Approved Plant List, as required by § 9.03.193(m) of the Lavon Code of Ordinances.

2. The dumpster enclosure on proposed Lot 2, Block A includes evergreen shrubs on two sides of the enclosure. Revise the Landscape Plan to include evergreen shrubs on all three sides of the enclosure, as required by § 9.03.135(b)(6) of the Lavon Code of Ordinances.

3. A terminus tree is missing from a landscape island on Lot 2 Bock A. Revise the landscape Plan to include a terminus tree in the location called out below, as required by § 9.03.193(I) of the Lavon Code of Ordinances.



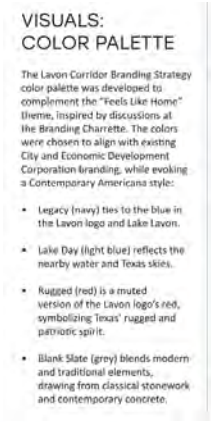
4. A minimum of one canopy tree every 25 feet is required along SH205. These trees must be planted eight feet from public utility lines. Revise the Landscape Plan to include the required street trees along SH205, as required by § 9.03.193(b) of the Lavon Code of Ordinances.

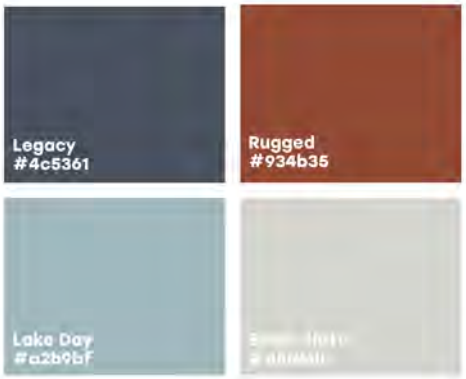
Building Elevation Related Comments:

1. Staff recommends incorporating Lavon Corridor Branding Strategy Elements into the site via general theming, building materials (brick, stone, metal accents), colors, and accent design. See excerpts below:













Comments prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed preliminary concepts are on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

***Check one*:** ☐ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

_____

Signature: _____

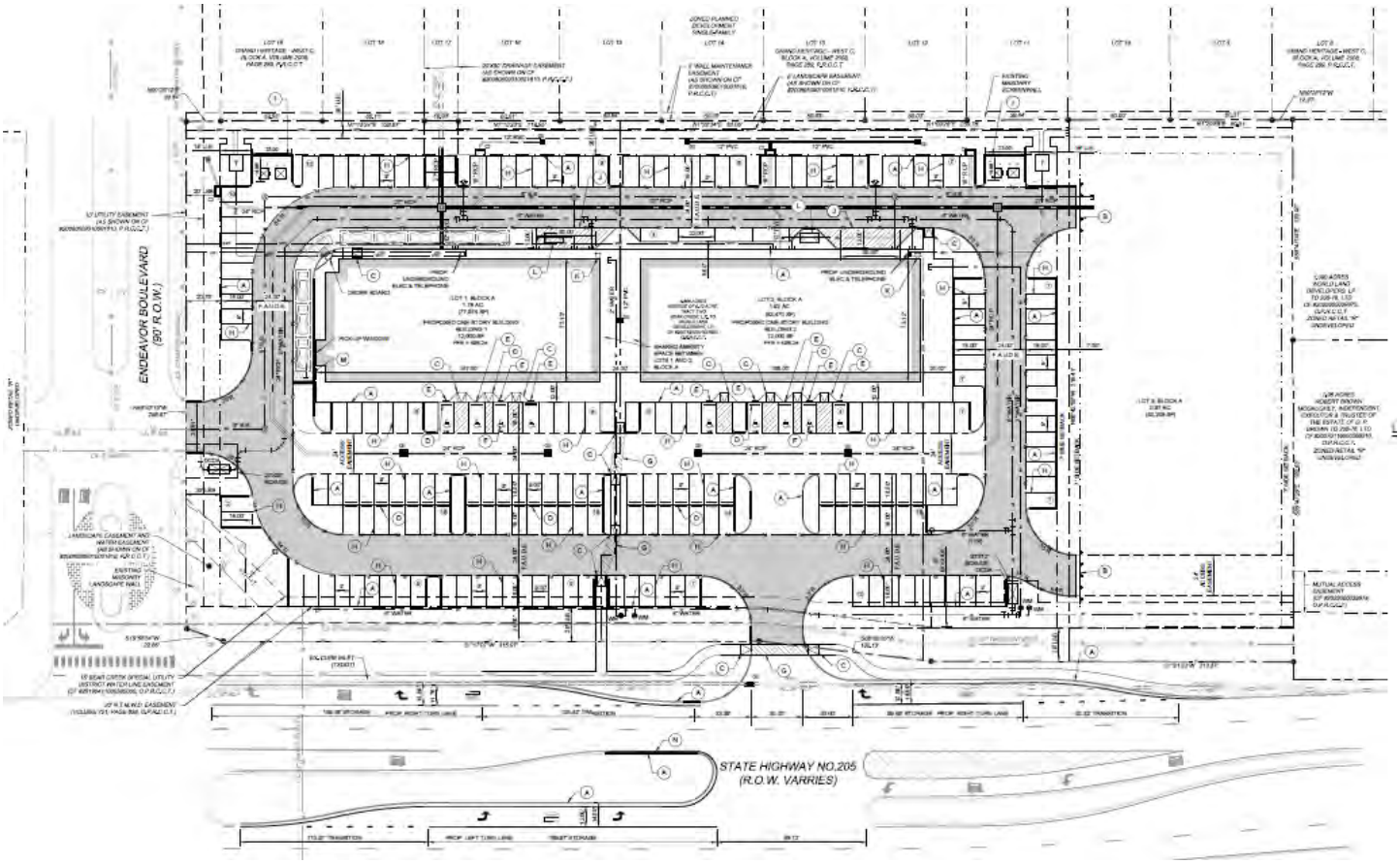
Name (printed): _____

Address:_____

Phone:_____ Email Address: _____

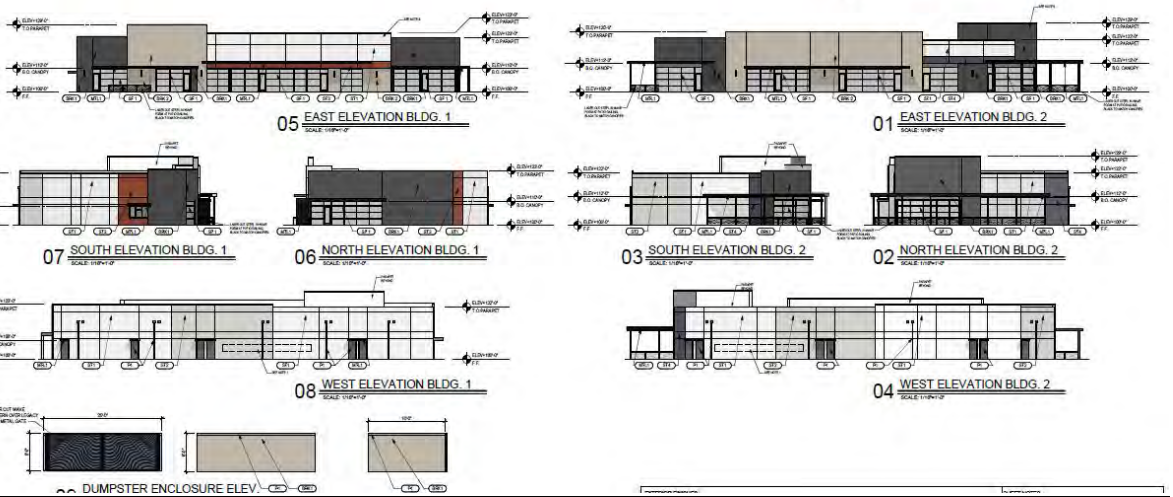
You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

Concept Plans





LAVON RETAIL PERSPECTIVE



RECEIVED
NOV 16 2026
By

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Check one: ☒ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) Positive Economic Development

Signature: [signature]

Name (printed): Brent Bono (World Land Developers, LP)

Address: [redacted] Dallas, TX, 75201

Phone: [redacted] Email Address: [redacted].com

You may return this form to: ***City of Lavon*** ***P.O. Box 340*** ***Lavon, Texas 75166*** *or via email to:* CityHall@lavontx.gov

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 72, 8.7979 ACRES STATE HWY 205

RECEIVED
NOV 16 2026
By

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Check one: ☑ I am **in favor** of the request. ☐ I am **opposed** to the request.

Reasons: *(attach separate sheet(s) as needed)* _____

Signature: Robert McDaughey DPB Investments LP

Name (printed): Robert McDaughey

Address: [redacted] Wichita Falls, TX 76308

Phone: [redacted] Address: [redacted] aol.com

You may return this form to: *City of Lavon* *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 19, 2.9647 ACRES STATE HWY 205

RECEIVED
NOV 24 2026
By

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Check one: ☒ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Richard Franklin Armstrong CPA

Address: [redacted]

Phone [redacted] Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

GRAND HERITAGE - WEST C, BLK A, LOT 9 ARMSTRONG

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: 7 - F**

Item:

Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. **2025-06-02** that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

1) Presentation of proposed application.
2) Open and continue a **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on January 5, 2027.
3) Discussion and action regarding the proposed application and accompanying Ordinance.

Although the application was published for December 1, 2026, the review is still in progress. The applicant has requested and staff recommends opening and continuing the public hearing without comment or action.

Application Information

Owner(s):	S2 Land Development L.L.C.
Applicant:	James Haddock, S2 Land Development, LLC
Location:	Southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas
Description:	Approximately 34.752 acres in the James. P. Davis Survey, Abstract No. 249, identified as Elevon, Section 5, Phase 1 (CCAD Property ID 2841677)
Current Zoning:	Planned Development – PD
Request:	Amend Planned Development – PD

Background

In June 2025, pursuant to an Amended and Restated Development Agreement between the applicant, the developer of Elevon, and the City, zoning was approved for Elevon Section 5 to include the property within the Elevon development project. The Agreement further established Land Use Guidelines for the property that are reflected in the zoning. A preliminary plat of the property, consistent with the Agreement and zoning was approved on March 4, 2025.

Request Details

The approved Planned Development District (PD) regulations contemplate land uses consisting of single family residential, patio home residential, neighborhood commercial services, and open space. The applicant desires to modify the PD zoning on Phase 1 to reduce the residential density and amend the lot dimensions and area requirements.

Per the applicant, the proposed amendment to the PD zoning removes any reference to the patio homes section. The patio home section is proposed to be replaced with 50' x 115' residential lots which can be seen on the revised overall concept plan.

The staff has reviewed and supports the proposed zoning.

The applicant is finalizing the concept plan and requested that the public hearing be opened and continued to allow the plans to be completed and fully reviewed.

Zoning and Residential Density: The property is currently undeveloped. The PD offers 2.22 acres of commercial and 32.5 acres of residential area.

Development Design Standards: Specific development standards are provided in the attachment.

Utilities: The project will be served by Bear Creek Special Utility District (SUD) for water. The development will be served by the city's sanitary sewer system.

Floodplain: There is no proposal to reclaim existing floodplain.

Road Connection: The development takes primary access from CR 541. The applicant has dedicated right of way depicted on the approved preliminary plat. Cross connections to Elevon, Section 4 and FM 2755 will be provided. A Traffic Impact Analysis (TIA) has been prepared and reviewed.

Parkland Development: There will be preservation and activation of the open space in Phases 2 and 3.

Planning and Zoning Commission Report:

NO ACTION WAS TAKEN.

Staff Notes:

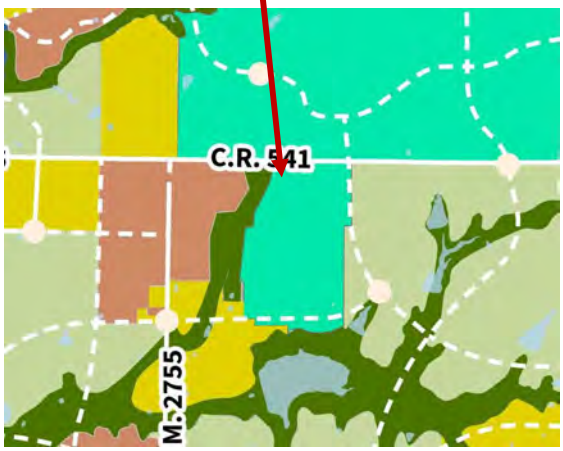
The public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and thirteen (13) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Three (3) notices were returned in favor of and none in opposition to the application.

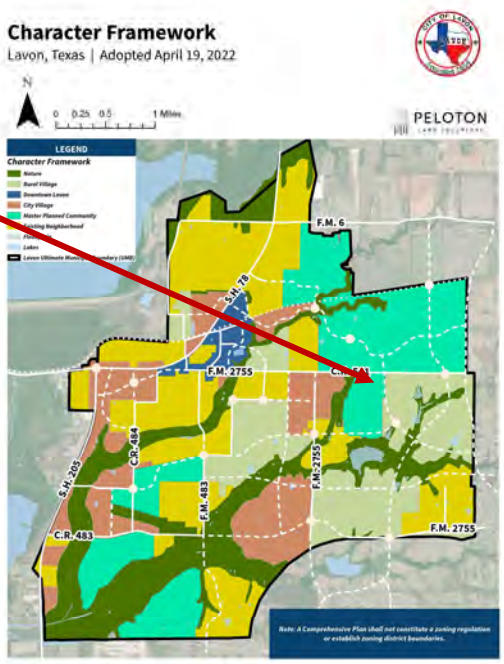
The proposed application is generally consistent with the Future Land Use Plan and the Comprehensive Plan. Engineering and planning correspondence are not included in the packet as review is in progress.

Opening and continuing the public hearing with no action is recommended.

Attachments:
1. Location Exhibits
2. Application and Development Standards
3. Neighbor Notices
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

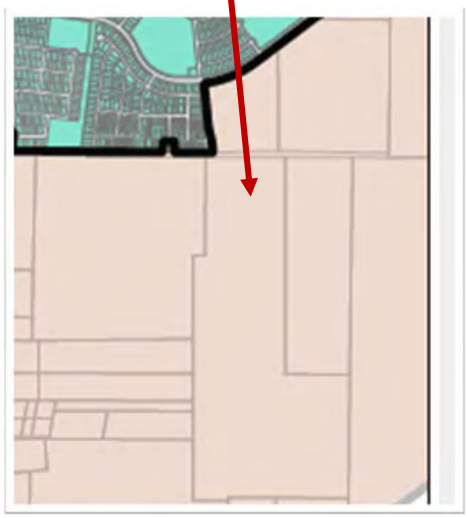
Future Land Use Plan

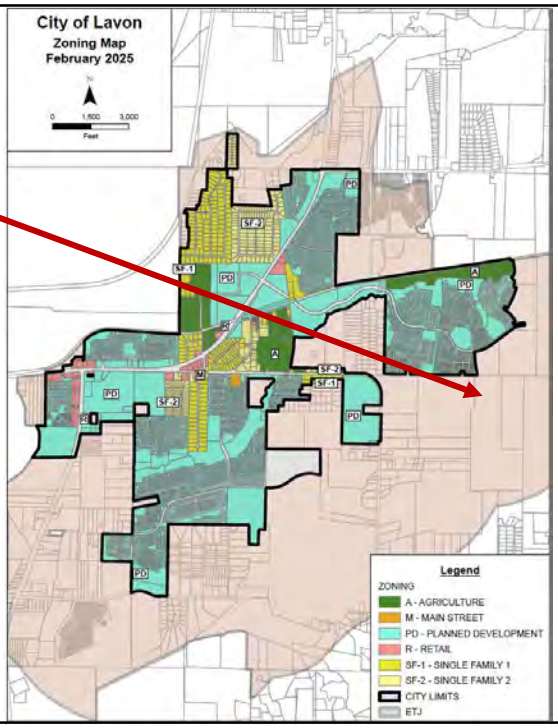




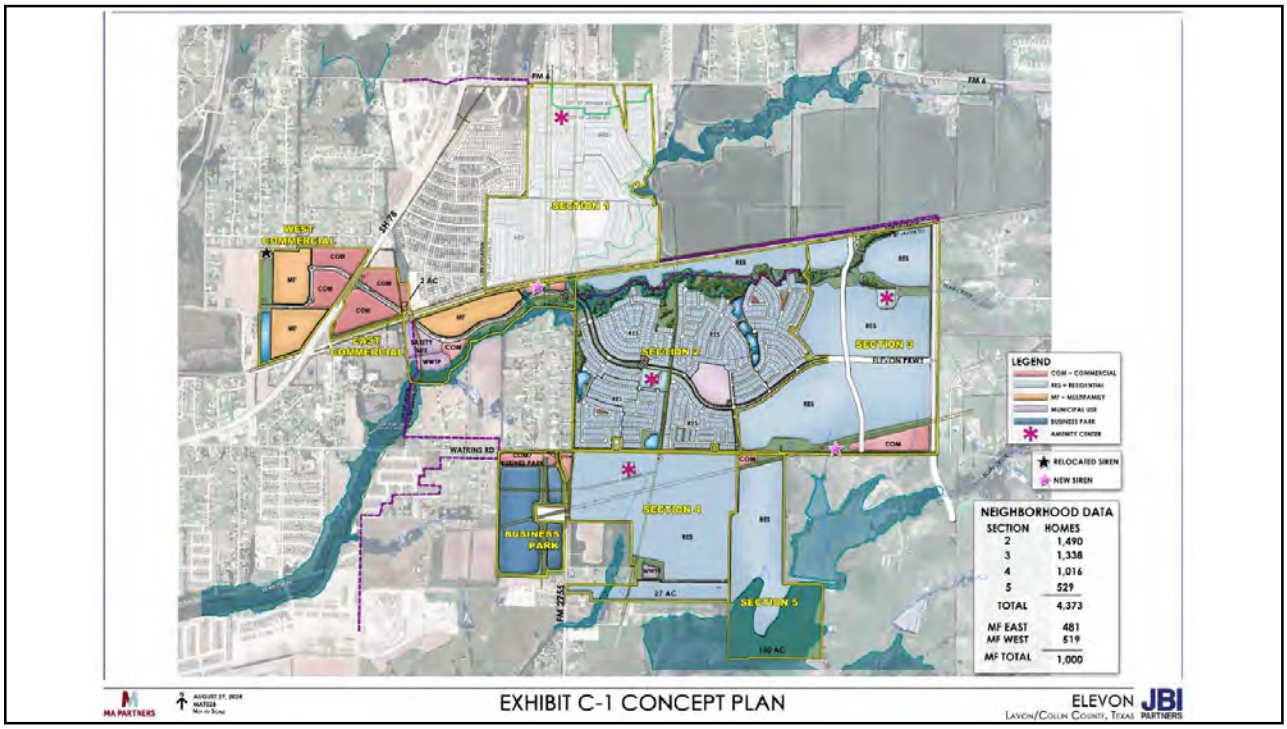
26

Zoning Map





27


WEST COMMERCIAL
EAST COMMERCIAL
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
BUSINESS PARK
WATKINS RD
FM 2755
ELEVON PKWY
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
MA PARTNERS
JBI PARTNERS

28


SITE LOCATION

29

CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

James Haddock (S2 Land Development) — Applicants Name
09/15/2026 — Date

Dallas, TX, 75220 — Representative or Agent
817-905-4511 — Phone Number

10003 Technology Blvd W — Street
Dallas, TX, 75220 — City, State, Zip

Southeast of the intersection of Noble Grove and County Road 541
Location of Property

Included with PD Regulations — Legal Description of Property
PD - Ordinance No.2025-06-02 — Current Zoning

Check which zoning category you wish to change to:

- ☐ Residential Single Family – 1-acre (SF-1)
- ☐ Residential Single Family – 2 (SF-2)
- ☐ Residential Single Family – 4 (SF-4)
- ☑ Planned Development (PD) Amending PD
- ☐ Special or Conditional Use Permit
- ☐ Retail (R)
- ☐ Main Street (M)
- ☐ Business Park (B)
- ☐ Other: _____

Signature of Applicant or Representative: _____

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____

Rev 12-04-2023

CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmcclendon@lavontx.gov

Declaration of Ownership

Date: 9/16/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, JOHN SPARROW, 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 SPARROW,

on this the 16TH day of SEPTEMBER, 2026.

STEPHEN RAY TRIPLETT
Notary Public, State of Texas
Comm. Expires 07-26-2028
Notary ID 135009844

(notary seal)

Notary Public in and for DALLAS County, Texas

Rev 12-04-2023

ELEVON SECTION 5

Planned Development District
Development Standards
Lavon, Texas

I. GENERAL PURPOSE AND DESCRIPTION

This Planned Development District ("PD") will allow for the development of a creative and unique subdivision on this specific tract of land. The development shall comply with the PD regulations outlined in this document. All regulations not specifically defined in this Planned Development District will be subject to the Lavon Code of Ordinances.

II. PROPERTY DESCRIPTION

The approximate 34.752-acre tract of land consisting of Phase 1 out of the total 151.93-acre tract of land is located generally along the south side of Watkins Road, west of FM 2755 as shown on the Location Map, attached hereto as Exhibit A and more particularly described by metes and bounds, attached hereto as Exhibit B.

III. CONCEPTUAL PLAN

A Conceptual Plan has been incorporated into this Article as Exhibit C, as a supporting visual representation of the text in this Article. Development within the District must generally comply with the Conceptual Plan, including lot mix and open space, which may be amended.

IV. EXHIBITS

A. Exhibit A – Location Map
B. Exhibit B – Legal Description
C. Exhibit C – Conceptual Plan

V. DEVELOPMENT STANDARDS (GENERAL)

A. Elevon Section 5 shall consist of a general Residential zone. The design and development of Elevon Section 5 shall generally conform to Exhibit C – Conceptual Plan.
B. An associated plat similar to the Conceptual plan depicted in Exhibit C, meeting the Lavon Code of Ordinances, shall be required to be filed with the County Clerk prior to the issuance of a Building Permit. Standards contained herein are not intended to reflect Subdivision Ordinance or engineering-related waivers of any type.
C. Unless otherwise specified in this PD, development within Elevon Section 5 is governed by the Lavon Code of Ordinances, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this ordinance and associated exhibits shall apply.
D. In the event of a conflict between the written text and the illustrations provided in this ordinance, the written text contained herein shall control.

E. The following uses are permitted within Elevon Section 5:
    a) Single family detached residential
    b) Open Space
    c) Dog Park
    d) Commercial uses per the "Commercial Standards" section contained below.

F. Pocket Park minimum Specifications:
    a) A minimum size of 1/2 acre each.
    b) Pocket parks shall have street frontage on at least two sides
    c) A minimum five-foot sidewalk or trail shall be provided around the perimeter of the space adjacent to streets. The sidewalk may meander through the pocket park.
    d) Shaded areas for seating shall be provided.
    e) Benches for seating shall be provided.
    f) Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.

G. An 8-foot trail shall be provided along CR 541. A 6 to 8-foot trail shall be provided within the 60-foot electrical easement.

H. Perimeter Screening Requirements along Collector Streets (C4U):
    a) Screening shall be six feet tall and constructed with one or a combination of the following, brick, stone, board on board cedar fencing, ornamental open fencing and landscaping. Board on board cedar fencing shall not comprise more than 50 percent of screening materials.
    b) Masonry columns will be a maximum every 100 feet.

B. DEVELOPMENT STANDARDS (SINGLE FAMILY)

A. Dimensional Standards shall be in accordance with the Dimensional Standards table below.

Lot Type	**Residential**
Minimum Front Yard Setback	10-feet
Minimum Side Yard	5-feet
Minimum Side Yard Corner Lot	10-feet
Minimum Rear Yard Setback	10-feet
Minimum Building Separation	10-feet
Minimum Lot Width	40-feet
Minimum Lot Depth	115-feet
Maximum Lot Coverage (Impervious Surface of Building Foundations)	75%
Maximum Main Structure Height	2 1/2 Stories - 40 feet
Maximum Accessory Structure Height	30-feet

VI. DEVELOPMENT STANDARDS (COMMERCIAL):

A. Uses:

a) Permitted uses shall be in accordance with Table 2.1, attached.

B. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this Agreement for 10 years, unless otherwise identified below.

b) Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required.

c) Building Placement, Orientation and Site Design:

1. Minimum Front Yard setback is 25 feet.
2. Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
3. Minimum Lot Area: 10,000 square feet.
4. There is no Minimum Building Size.
5. Maximum Height is 45 feet with the exception of hotel uses, which shall be 65 feet.

EXHIBIT A

LOCATION MAP

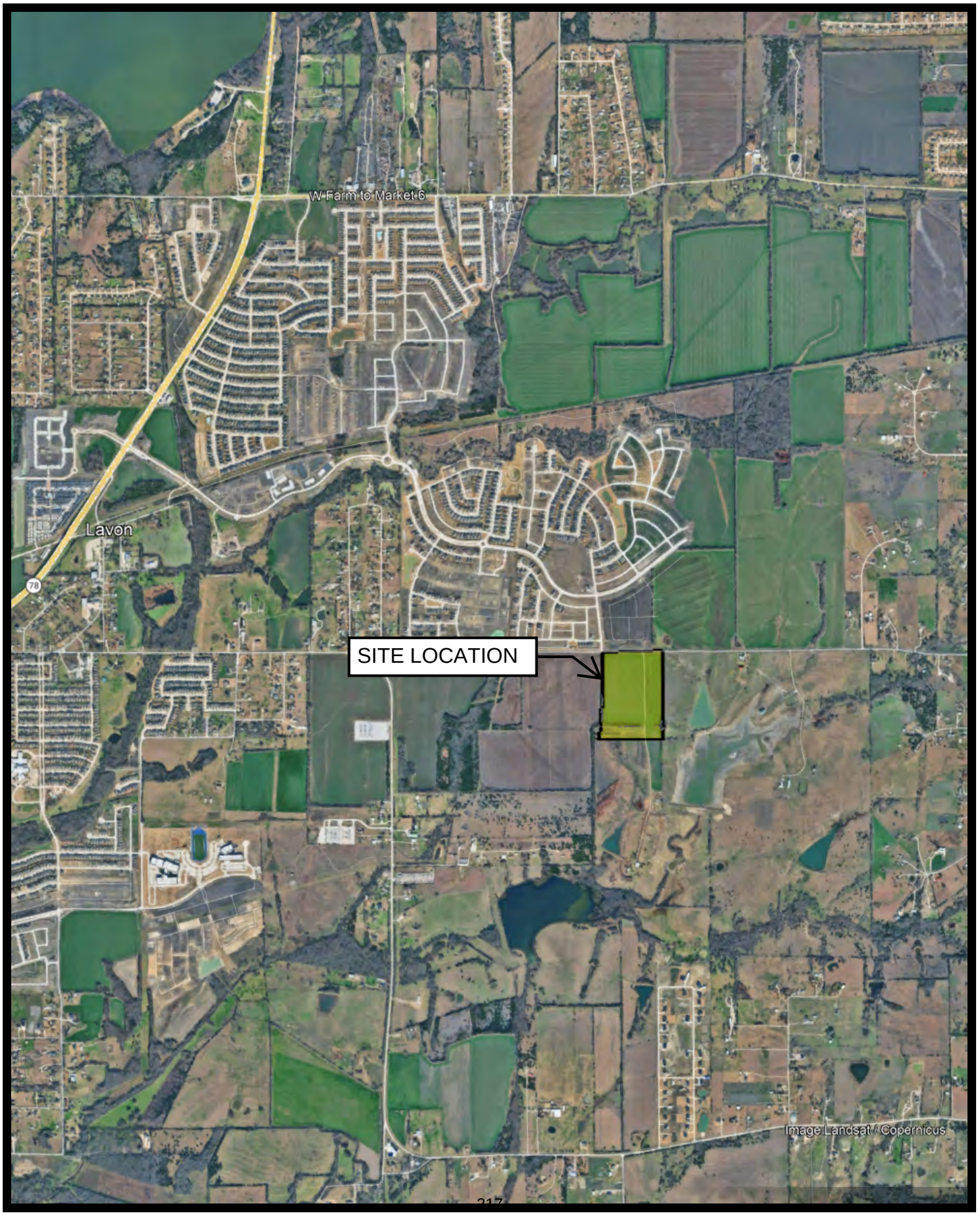


EXHIBIT B

360 SURVEYING

METES AND BOUNDS DESCRIPTION
34.752 ACRES

All that certain tract or parcel containing 34.752 acres of land in the **James P. Davis Survey, A-249, Collin County, Texas**, being a portion of a tract which was called 151.193 acres conveyed from Sandstone Lavon Partners, LP to S2 Land Development, LLC, by an instrument of record in Clerks File #2025000000291, Collin County Official Public Records (CCOPR), said 34.752 acres being more particularly described as follows, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

COMMENCING FOR REFERENCE at a 5/8" iron rod found **(N: 7,060,719.39, E: 2,611,320.42)** for the northeast corner, being the northeast corner of said 151.193 acre tract, the northeast corner of a tract which was called Variable Width R-O-W Dedication (0.576 acre, 25,092 SQ FT), by an instrument of record in Clerks File #2025000100976, CCOPR and the northwest corner of a tract which was called 408.035 acres conveyed from Lake Mary Investments and Properties, LLC to DFW Collins Land and Properties, Inc., by an instrument of record in Clerks File #20170413000470060, CCOPR, lying in the south right of way (R-O-W) line of County Road 541 (CR 541);

THENCE departing CR 541, **S00°28'17"W, 20.80 feet** along the common line of said 151.193 acre tract, said R-O-W Dedication and said 408.035 acre tract to a point **(N: 7,060,698.59, E: 2,611,320.25)** for northeast corner, being the southeast corner of said R-O-W Dedication and the **PLACE OF BEGINNING** of the tract described herein;

THENCE S00°28'17"W, 1,512.51 feet continuing along the common line of said 151.193 acre tract and said 408.035 acre tract to a point **(N: 7,059,186.13, E: 2,611,307.81)** for the southeast corner;

THENCE N89°27'17"W, 851.27 feet crossing said 151.193 acre tract to a point **(N: 7,059,194.23, E: 2,610,456.58)** for beginning of a curve;

THENCE 99.37 feet along the arc of a curve to the **left** continuing across said 151.193 acre tract, **(Delta= 113°52'29", Radius= 50.00 feet, Chord= S59°56'36"W, 83.81 feet)**, to a point **(N: 7,059,152.25, E: 2,610,384.04)** for the westernmost southeast corner;

THENCE N76°06'43"W, 125.71 feet continuing across said 151.193 acre tract to a point **(N: 7,059,182.43, E: 2,610,262.01)** for the southwest corner;

THENCE N13°53'17"E, 56.03 feet continuing across said 151.193 acre tract to a point **(N: 7,059,236.82, E: 2,610,275.45)** for beginning of a curve;

THENCE 194.45 feet along the arc of a curve to the **left** continuing across said 151.193 acre tract, **(Delta= 13°20'33", Radius= 835.00 feet, Chord= N07°13'00"E, 194.01 feet)**, to a point **(N: 7,059,429.29, E: 2,610,299.83)** for end of curve;

310 H.G. Mosley Pkwy, Longview, Tx 75604 • 903.387.2577 • TBPELS 10194293

THENCE N00°32'43"E, 203.72 feet continuing across said 151.193 acre tract to an angle point **(N: 7,059,633.00, E: 2,610,301.76)**;

THENCE N00°32'43"E, 193.72 feet continuing across said 151.193 acre tract to a point for an exterior corner **(N: 7,059,826.71, E: 2,610,303.61)**;

THENCE N45°32'43"E, 14.14 feet continuing across said 151.193 acre tract for an exterior corner **(N: 7,059,836.62, E: 2,610,313.70)**;

THENCE S89°27'17"E, 20.00 feet continuing across said 151.193 acre tract to an interior corner **(N: 7,059,836.43, E: 2,610,333.70)**;

THENCE N00°32'43"E, 50.00 feet continuing across said 151.193 acre tract to an interior corner **(N: 7,059,886.42, E: 2,610,334.18)**;

THENCE N89°27'17"W, 20.00 feet continuing across said 151.193 acre tract to an exterior corner **(N: 7,059,886.62, E: 2,610,314.18)**;

THENCE N44°27'17"W, 14.14 feet continuing across said 151.193 acre tract to an exterior corner **(N: 7,059,896.71, E: 2,610,304.27)**;

THENCE N00°32'43"E, 256.00 feet continuing across said 151.193 acre tract to a point **(N: 7,060,152.70, E: 2,610,306.71)** for beginning of a curve;

THENCE 97.10 feet along the arc of a curve to the **right** continuing across said 151.193 acre tract, **(Delta= 17°39'41", Radius= 315.00 feet, Chord= N09°22'34"E, 96.71 feet)**, to a point **(N: 7,060,248.12, E: 2,610,322.47)** for end of curve;

THENCE N18°12'24"E, 37.26 feet continuing across said 151.193 acre tract to a point **(N: 7,060,283.51, E: 2,610,334.11)** for beginning of a curve;

THENCE 229.57 feet along the arc of a curve to the **left** continuing across said 151.193 acre tract, **(Delta= 34°09'52", Radius= 385.00 feet, Chord= N01°07'28"E, 226.18 feet)**, to a point **(N: 7,060,509.65, E: 2,610,338.55)** for end of curve;

THENCE N15°57'27"W, 65.25 feet continuing across said 151.193 acre tract to a point **(N: 7,060,572.39, E: 2,610,320.61)** for beginning of a curve;

THENCE 40.20 feet along the arc of a curve to the **right** continuing across said 151.193 acre tract, **(Delta= 7°18'41", Radius= 315.00 feet, Chord= N12°18'07"W, 40.17 feet)**, to a point **(N: 7,060,611.64, E: 2,610,312.05)** for the southernmost northwest corner;

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THENCE N81°20'11"E, **18.15 feet** continuing across said 151.193 acre tract to a point **(N: 7,060,614.37, E: 2,610,329.99)** for an interior corner;

THENCE N45°06'00"E, **100.00 feet** continuing across said 151.193 acre tract to a point **(N: 7,060,684.96, E: 2,610,400.82)** for an interior corner;

THENCE N00°31'17"E, **22.16 feet** continuing across said 151.193 acre tract to a point **(N: 7,060,707.12, E: 2,610,401.03)** for the northernmost northwest corner, lying in the south line of said R-O-W Dedication from which a nail found for the northwest corner of said 151.193 acre tract bears: N78°58'03"W, 131.22 feet;

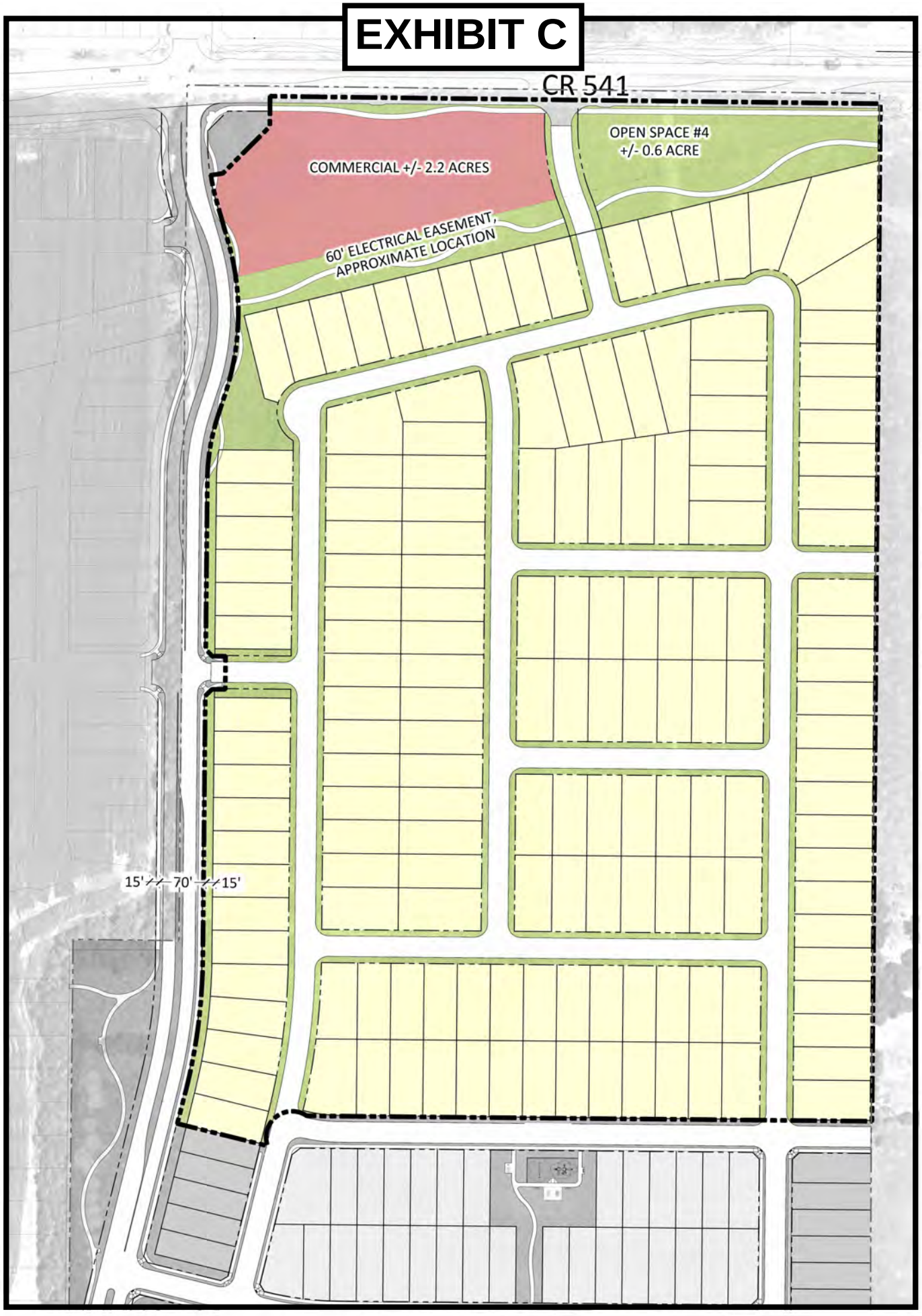
THENCE S89°28'06"E, **919.27 feet** along the south line of said R-O-W Tract to the **PLACE OF BEGINNING**, containing **34.752 acres** of land, more or less.



Bret Read, RPLS 6610
October 28, 2026

310 H.G. Mosley Pkwy, Longview, Tx 75604 • 903.387.2577 • TBPELS 10194293

EXHIBIT C



STRAND

PLANNING AND LANDSCAPE ARCHITECTURE

PLANNER: XI BREEDING,PLA | XBREEDING@STRANDAE.COM | 979-324-8771

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
©2021 STRAND, ALL RIGHTS RESERVED

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CITY OF LAVON

ELEVON SECTION 5

EXHIBIT DS-3 - CONCEPT PLAN

0 60' 120'

10/21/2026

PRELIMINARY LOT COUNT TABLE			
RESIDENTIAL TYPE		SUBTOTAL	PERCENTAGE
	40 x 115	160	100.00%
TOTAL		160	100.00%

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. 2025-06-02 that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. **You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property.** The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Proposed concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

***Check one*:** ☐ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

_____

Signature: _____

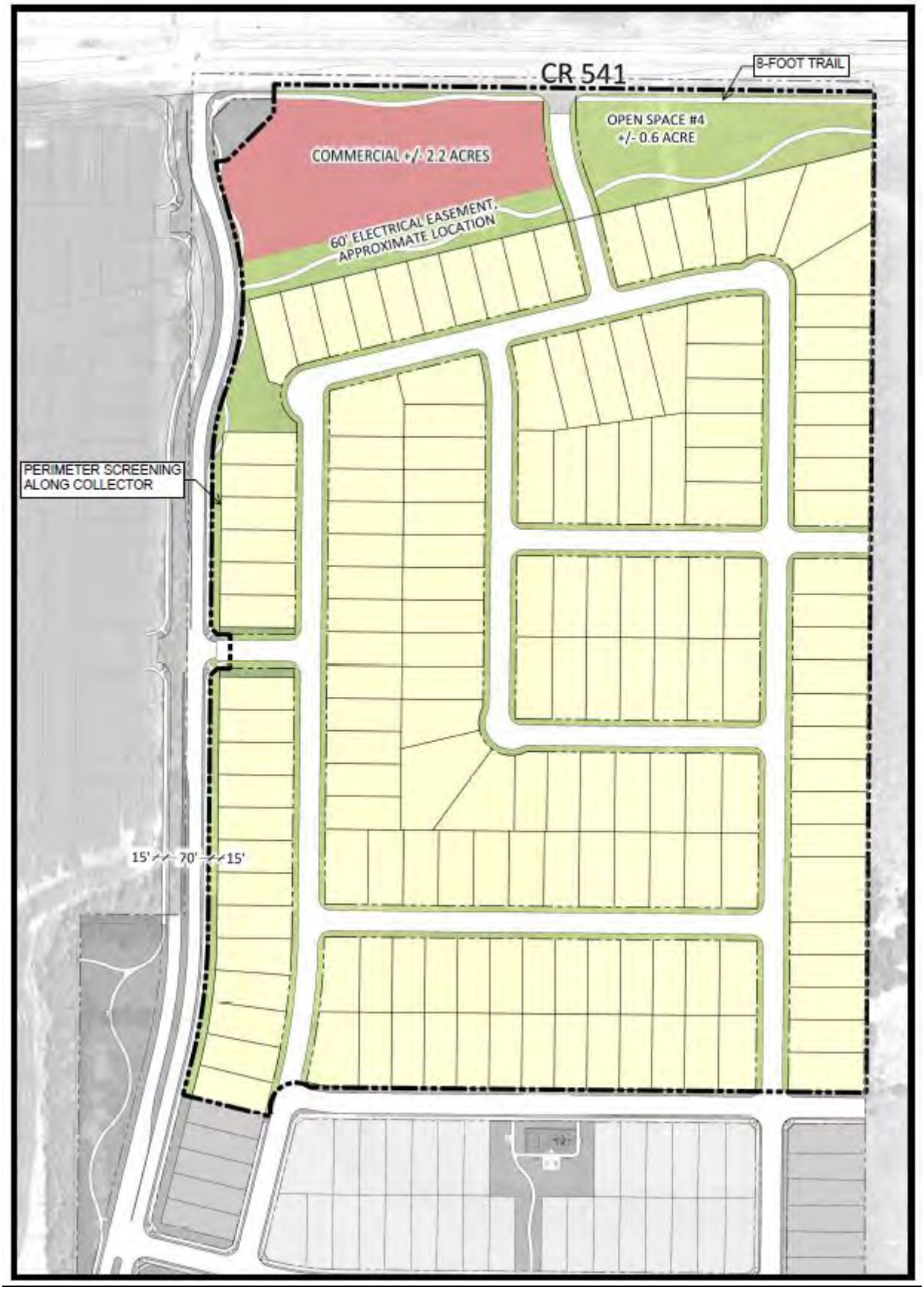
Name (printed): _____

Address:_____

Phone:_____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

Concept Plan



RECEIVED
NOV 16 2026
By

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Check one: ☑ I am **in favor** of the request. ☐ I am **opposed** to the request.

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): Ryan T Burton / Elevon HOA

Address: [redacted], Carrollton, TX 75006

Phone: 97[redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ELEVON SECTION 2 PHASE 2D, BLK B, LOT 16X; (COMMON AREA)
HAPPY HOLLY RD , LAVON, TX 75166

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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Proposed concept is on the back of this Notice.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): _____

Address: [redacted] TX 75006

Phone: 972[redacted] Email Address: [redacted]

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ELEVON PARKWAY, BLK I, LOT 1X
NOBLE GRV , LAVON, TX 75166

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

RECEIVED
NOV 16 2026
By _____

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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

ELEVON PARKWAY, BLK J, LOT 1X

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: _ 7 – G _**

Item:

Discussion and action regarding Resolution No. **2026-12-02** awarding a bid and authorizing contract negotiation for a project consisting of the installation of generators at the city hall, police department, and fire department, Project No(s). DR 4485-0014 / DR 4485-0101 / DR 4485-0102, such project to be financed with assistance of the Hazard Mitigation Grant Program (HMGP) administered by the Texas Division of Emergency Management (TDEM) a city matching amount not to exceed $35,000.00; and providing for an effective date.

Background:

In 2022, the City Council authorized one or more Hazard Mitigation Grant Program – COVID 19 applications to be filed on behalf of the City with the Texas Division of Emergency Management for eligible projects. The application(s) were authorized for up to $307,062.00 of grant funds to construct improvements, project engineering, acquisition, and grant administration. The City committed up to $34,118.00 from its General Fund as a cash contribution and/or in-kind services toward the engineering and construction activities of the selected project as well as cost over-runs.

The application for the project consisting of three generators to be installed at City Hall, the Fire Station, and the Police Station was awarded earlier this year. Sealed bids were received on November 24, 2026 from six (6) qualified contractors.

The bids ranged from $252,981 to $597,139. The lowest qualified bidder, Freddie America, LLC, is local to the area and the project timeline is 180 calendar days.

Once installed, City Hall will be able to serve as a warming station in certain power outage events and critical public safety operations will be less affected by power outages.

Financial Implications:

Funding for the applications is provided and designated in the annual budget.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Resolution and city engineer recommendation and bid tabulation

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

November 25, 2026

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

Re: Recommendation of Award
HMGP Generator Installation (City Hall, Fire Station, Police Station)

Dear Ms. Dobbs:

Sealed bids for the above-referenced project were received on November 24, 2026, at 10:00 a.m. at Lavon City Hall.

Eighteen (18) companies identified as “General Contractors” or “Subcontractors” in CivCast downloaded the bid documents. Six (6) contractors submitted a bid.

The projects consists of three (3) generator projects at City Hall, Fire Station and Police Station. Each one has a separate bid amount, but bid award is based upon total for all three projects.

The low bid was submitted by Freddie America LLC of Nevada, TX in the total base bid amount of $252,981.38. This includes $110,817,72 for the City Hall (FEMA Project No. 14F), $60,976.11 for the Fire Station (FEMA Project No, 102R) and $81,187.55 for the Police Station (FEMA Project No. 101R). A total of 180 Calendar Days was specified in the bids. A complete bid tabulation is attached for your use.

We recommend award of the project to Freddie America, LLC in the amount of $252,981.38 and 180 calendar days.

Sincerely,
FREEMAN - MILLICAN, INC.

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

Attachment

F:\25011 - LAVON HMGP Generators\5 - Bidding\25011 Letter of Recommendation.docx

BID TABULATION

OWNER:	City of Lavon			Contractor	Freddie America LLC	Contractor	McDonald Municipal & Industrial A dividion of CF McDonald Electric, Inc	Contractor	Ready Power LLC
PROJECT:	HMGP Generator Installtion (City Hall, Fire Station, Police Station)			Address	12289 County Road 800	Address	5044 Timber Creek Dr	Address	4900 Calliope St
ENGINEER:	FREEMAN-MILLICAN, INC.			City, State	Nevada, TX 75173	City, State	Houston, TX 77017	City, State	New Orleans, LA 70125
BID DATE:	November 24, 2026			Phone	214-537-5287	Phone	713-921-1368	Phone	504-234-2656
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
BASE BID – FEMA PROJECT NO. 14F (CITY OF LAVON CITY HALL GENERATOR)									
AP.1	80 kW Generator	1	LS	$48,935.70	$48,935.70	$50,000.00	$50,000.00	$89,000.00	$89,000.00
AP.2	Automatic Transfer Switch	1	LS	$12,284.30	$12,284.30	$15,000.00	$15,000.00	$27,000.00	$27,000.00
AP.3	Electical	1	LS	$43,223.72	$43,223.72	$62,126.00	$62,126.00	$32,000.00	$32,000.00
AP.4	Contingency Allowance	1	LS	$6,374.00	$6,374.00	$6,374.00	$6,374.00	$6,374.00	$6,374.00
	SUBTOTAL BASE BID (14F) (AP.1 - AP.4)				**$110,817.72**		**$133,500.00**		**$154,374.00**
BASE BID – FEMA PROJECT NO. 102R (CITY OF LAVON FIRE DEPARTMENT GENERATOR)									
BP.1	45 kW Generator	1	LS	$37,385.30	$37,385.30	$35,000.00	$35,000.00	$53,000.00	$53,000.00
BP.2	Electrial	1	LS	$19,290.81	$19,290.81	$28,969.00	$28,969.00	$9,000.00	$9,000.00
BP.3	Bollards	2	LS	$900.00	$1,800.00	$1,500.00	$3,000.00	$1,000.00	$2,000.00
BP.4	Contingency Allowance	1	LS	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
	SUBTOTAL BASE BID (102R) (BP.1 - BP.4)				**$60,976.11**		**$69,469.00**		**$66,500.00**
BASE BID – FEMA PROJECT NO. 101R (CITY OF LAVON POLICE STATION GENERATOR)									
CP.1	45 kW Generator	1	LS	$39,385.30	$39,385.30	$40,000.00	$40,000.00	$53,000.00	$53,000.00
CP.2	Automatic Trasnfer Switch	1	LS	$8,668.20	$8,668.20	$15,000.00	$15,000.00	$23,000.00	$23,000.00
CP.3	Electrical	1	LS	$27,834.05	$27,834.05	$37,000.00	$37,000.00	$11,000.00	$11,000.00
CP.4	Concrete Foundation	1	LS	$3,500.00	$3,500.00	$20,000.00	$20,000.00	$8,000.00	$8,000.00
CP.5	Bollard	1	LS	$1,800.00	$1,800.00	$1,500.00	$1,500.00	$2,000.00	$2,000.00
	SUBTOTAL BASE BID (101R) (CP.1 - CP.5)				**$81,187.55**		**$113,500.00**		**$97,000.00**
	TOTAL BASE BIDS (AP.1 -AP.4, BP.1 - BP.4, CP.1 - CP.5)				**$252,981.38**		**$316,469.00**		**$317,874.00**

OWNER:	City of Lavon			Contractor	Texas Aquastore LLC	Contractor	Acumen Enterprises Inc	Contractor	Concord Commercial Services, Inc
PROJECT:	HMGP Generator Installtion (City Hall, Fire Station, Police Station)			Address	3873 Old Hwy 6	Address	1508 Falcoln Dr	Address	11400 Long St
ENGINEER:	FREEMAN-MILLICAN, INC.			City, State	Van Alstyne, TX 75495	City, State	DeSoto TX, 75115	City, State	Balch Springs, TX 75180
BID DATE:	November 24, 2026			Phone	903-870-5000	Phone	972-672-9740	Phone	972-557-8789
ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT	UNIT PRICE	TOTAL AMOUNT
BASE BID – FEMA PROJECT NO. 14F (CITY OF LAVON CITY HALL GENERATOR)									
AP.1	80 kW Generator	1	LS	$91,043.00	$91,043.00	$122,442.00	$122,442.00	$90,000.00	$90,000.00
AP.2	Automatic Transfer Switch	1	LS	$20,532.33	$20,532.33	$33,092.00	$33,092.00	$12,000.00	$12,000.00
AP.3	Electical	1	LS	$16,000.00	$16,000.00	$30,068.00	$30,068.00	$122,935.00	$122,935.00
AP.4	Contingency Allowance	1	LS	$6,374.00	$6,374.00	$6,374.00	$6,374.00	$6,374.00	$6,374.00
	SUBTOTAL BASE BID (14F) (AP.1 - AP.4)				**$133,949.33**		**$191,976.00**		**$231,309.00**
BASE BID – FEMA PROJECT NO. 102R (CITY OF LAVON FIRE DEPARTMENT GENERATOR)									
BP.1	45 kW Generator	1	LS	$62,000.00	$62,000.00	$73,931.00	$73,931.00	$70,000.00	$70,000.00
BP.2	Electrial	1	LS	$43,426.33	$43,426.33	$25,740.00	$25,740.00	$68,414.00	$68,414.00
BP.3	Bollards	2	LS	$2,500.00	$5,000.00	$5,000.00	$10,000.00	$1,800.00	$3,600.00
BP.4	Contingency Allowance	1	LS	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
	SUBTOTAL BASE BID (102R) (BP.1 - BP.4)				**$112,926.33**		**$112,171.00**		**$144,514.00**
BASE BID – FEMA PROJECT NO. 101R (CITY OF LAVON POLICE STATION GENERATOR)									
CP.1	45 kW Generator	1	LS	$77,043.00	$77,043.00	$82,538.00	$82,538.00	$70,000.00	$70,000.00
CP.2	Automatic Trasnfer Switch	1	LS	$15,276.33	$15,276.33	$24,876.00	$24,876.00	$4,400.00	$4,400.00
CP.3	Electrical	1	LS	$12,500.00	$12,500.00	$24,764.00	$24,764.00	$133,116.00	$133,116.00
CP.4	Concrete Foundation	1	LS	$10,000.00	$10,000.00	$3,409.00	$3,409.00	$12,000.00	$12,000.00
CP.5	Bollard	1	LS	$2,500.00	$2,500.00	$2,044.00	$2,044.00	$1,800.00	$1,800.00
	SUBTOTAL BASE BID (101R) (CP.1 - CP.5)				**$117,319.33**		**$137,631.00**		**$221,316.00**
	TOTAL BASE BIDS (AP.1 -AP.4, BP.1 - BP.4, CP.1 - CP.5)				**$364,194.99**		**$441,778.00**		**$597,139.00**

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-12-02

Award Hazard Mitigation Grant Program (HMGP) – Three Generators

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AWARDING A BID AND AUTHORIZING CONTRACT NEGOTIATION FOR A PROJECT CONSISTING OF THE INSTALLATION OF GENERATORS AT THE CITY HALL, POLICE DEPARTMENT, AND FIRE DEPARTMENT, PROJECT NO(S). DR 4485-0014 / DR 4485-0101 / DR 4485-0102, SUCH PROJECT TO BE FINANCED WITH ASSISTANCE OF THE HAZARD MITIGATION GRANT PROGRAM (HMGP) ADMINISTERED BY THE TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM) A CITY MATCHING AMOUNT NOT TO EXCEED $35,000.00; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Lavon, Texas (the "City Council") advertised and accepted competitive bids for the construction proposal in accordance with state law and the terms of the grant program; and

WHEREAS, the City Council finds that awarding and authorizing the negotiation and execution of a contract for a project consisting of the installation of generators at the city hall, police department, and fire department with assistance of the Hazard Mitigation Grant Program (HMGP) administered by the Texas Division of Emergency Management (TDEM) serves the best interest of the City and the public health, safety, and welfare of the citizens.

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

SECTION 1: The City Council hereby awards and authorizes the negotiation and execution of a contract for a project consisting of the installation of generators at the city hall, police department, and fire department, Project No(s). DR 4485-0014 / DR 4485-0101 / DR 4485-0102, such project to be financed with assistance of the Hazard Mitigation Grant Program (HMGP) administered by the Texas Division of Emergency Management (TDEM) a city matching amount not to exceed $35,000.00, subject to the city attorney's and city engineer's approval; and

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

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

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

CITY OF LAVON
Agenda Brief

MEETING: December 1, 2026 **ITEM: _ 7 – H _**

Item:

Discussion and action regarding election of Board of Directors for the Texas Coalition for Affordable Power.

Background:

In October 2024, the City of Lavon accepted membership in the Texas Coalition for Affordable Power (TCAP) for the City's commercial electric service not otherwise provided by Farmers Electric Cooperative. TCAP is a coalition of 164 members with members around Lavon including Murphy, Wylie, Farmersville, Parker, Fate, Royse City, Rockwall, and Sachse.

The elective contract for electricity to serve city facilities and streetlights became effective June 1, 2025.

As members, the City may participate in the election of the Board of Directors. The Board of Directors of TCAP is responsible for developing TCAP's strategic plan and supporting policies with the goal of obtaining for its members reliable, low-cost electricity.

The formal ballot provides for the election of eight members of the fifteen-member Board of Directors. The terms are for 2027 through 2028. A maximum of eight votes may be cast by a member city.

Financial Implications:

There is no direct financial implication.

Staff Notes:

Votes may be cast for eight nominees.

Attachments: 1) Ballot Form and nominee biographies

Kim Dobbs

From: Margaret Somereve <msomereve@tcaptx.com>
Sent: Monday, November 16, 2026 4:01 PM
To: Kim Dobbs
Subject: TCAP 2027-2028 Board of Directors Ballot
Attachments: 2027 TCAP BOARD BALLOT.pdf

TCAP Member,

Attached to this email is the ballot for the election of **eight** members to the TCAP Board of Directors for the 2027-2028 term of office.

Ten individuals have volunteered to become candidates for the TCAP Board of Directors, and their brief biographies are included in the PDF file.

Again this year, the ballot is a fillable pdf form that allows you the option to click on your selections, electronically sign your name and click on submit to email back to TCAP.

Your involvement in selecting directors is very important. **Only one ballot per member city/entity.**

I encourage you to complete the ballot and mail or scan/email the signed ballot to me before the **Wednesday, January 6, 2027 deadline.** Ballots can also be presented at the annual membership on Friday, January 8, 2027 9:00 a.m. at the Hilton Austin Airport.
The seating of the board will occur at the TCAP annual membership meeting.

Should you have any questions concerning the election process, please feel free to contact me.
Margaret

--
Margaret Somereve
Executive Director

(972) 725-4114

msomereve@tcaptx.com

Texas Coalition for Affordable Power™

2027/2028 TCAP Board Ballot

BALLOT – 2027/2028 TCAP BOARD OF DIRECTORS

Instructions for Voting:

Only one ballot per member city/entity. *The member representative is entitled to cast eight votes for the eight current positions. PLEASE BE SURE THAT NO MORE THAN EIGHT CANDIDATES HAVE BEEN CHECKED!* ***Ballots with more than nine cast votes will be rejected.*** *No more than one vote may be cast for the same nominee. Places 1, 3, and 5 will be filled by the three candidates in the high consumption (HC) category receiving the most votes. Places 7 and 9 will be filled by the candidate in the medium consumption (MC) category receiving the most votes. Place 11 will be filled by the candidate in the low consumption (LC) category receiving the most votes. Places 13 and 15 will be filled by the two candidates receiving the most votes but who were not elected to a particular consumption category. The exception to this rule is the requirement in TCAP Bylaws that stipulates the board of directors include at least one member from each of the four ERCOT zones (North, South, West, and Houston). Nominees who are incumbents (I) are noted on the ballot.*

(Vote for eight)

Names were randomly drawn for ballot order

☐ **Michael Delmore, Lancaster – MC (I)**	☐ **Omar Williams, Fate- LC (I)**
☐ **Clayton Fulton, Hurst – MC (I)**	☐ **Dewey Stoffels, Grapevine- HC (I)**
☐ **Mark Poland, Sugar Land – HC (I)**	☐ **Gilbert P. Reyna, Jr., Victoria- HC (I)**
☐ **Brenton Lewis, Ingleside - LC**	☐ **Frances De Leon, South Texas Water Authority- LC (I)**
☐ **Henry Arredondo, Alpine - LC**	☐ **Chuong Phung, Grand Prairie – HC (I)**

Please complete and return by **5 p.m. C.S.T., Wednesday, January 6, 2027** to:
Margaret Somereve, Executive Director
P.O. Box 5
Addison, TX 75001
or msomereve@tcaptx.com

Submitted by (MUST BE COMPLETED):

_____
Printed Name

_____
Signature

_____
Member City/Entity:

Submit Ballot

2027/2028 TCAP Board Biographies

(alphabetical order)



Henry Arredondo, City of Alpine

Henry Arredondo is an experienced Texas municipal executive with a career centered on local government leadership, public finance, and utility and infrastructure management. Having directed municipal operations across multiple Texas communities, including Alpine, Dilley, and Del Rio, Arredondo brings direct experience with municipal operational budgeting, utility cost control, and regional collaboration. His background in public financial administration and municipal administration positions him to represent member cities effectively on the TCAP Board of Directors, ensuring sound fiduciary oversight, rate stability, and affordable energy procurement for Texas municipalities.

Mr. Arredondo is a Certified Public Manager and received his BBA in Finance& Accounting from Texas State University and his MBA from Sul Ross State University. Mr. Arredondo represented the City of Dilley on the TCAP board in 2025.



Frances De Leon, South Texas Water Authority

Frances De Leon is Assistant Executive Director at South Texas Water Authority (STWA) in Kingsville, Texas. She began her employment at STWA as Business and Risk Manager in 2004. Prior to joining STWA, Ms. De Leon served 20 years in public service with the City of Kingsville and Kleberg County.

Ms. De Leon holds a Bachelor of Business Administration from Texas A&M University-Kingsville. She is a Registered Tax Assessor/Collector and holds a TDI Insurance Adjuster License and TCEQ Class D Water Operator License. Ms. De Leon is married and has two sons and four grandsons. She enjoys spending her free time with family and following these boys to their sporting events.



Mike Delmore, City of Lancaster

Michael Delmore serves as Chief Financial Officer for the City of Lancaster, Texas oversee Municipal Courts, the Country View Golf Course and treasury activities. He previously served as the CFO for the City of Brownsville, Texas and brings senior leadership experience across both public and private sectors.

A committed educator and mentor, Michael has been a guest lecturer for government budgeting, finance and information technology courses at Stephen F. Austin State University as well as the University of Texas at Dallas. He is equally passionate about community service and lifelong learning.

For the 2026 calendar year Michael has served on the Texas Coalition for Affordable Power and was elected treasurer in April 2026.
Outside of the office, Michael is an accomplished distance runner, having completed 48 marathons, including top 15% finishes at the Boston Marathon in 1981, 2000, and 2002. His discipline on the road mirrors his leadership philosophy: pace matters, endurance wins and preparation makes all of the difference.

2027/2028 TCAP Board Biographies

(alphabetical order)

Michael obtained his undergraduate degree from Florida State University, his MBA from The University of West Florida and took coursework at The University of Texas at Dallas in order to meet the educational requirements for the CPA exam.



Clayton Fulton, City of Hurst

Clayton Fulton graduated with a Master's in Public Administration from the George W. Romney Institute of Public Service and Ethics in Brigham Young University's Marriott School of Management in 2008 with an emphasis in local government and financial analysis. Upon graduation he received the Stewart L. Grow award from the MPA program for integrity, academic excellence, concern for others, and devotion to public service. Clayton has also received a bachelor's degree from BYU in Sociology, holds associates degrees in Business and General Studies, completed the Texas Tech Institute of Governmental Finance and is a Certified Government Finance Officer.

Clayton is an active of TCMA and GFOAT and has served on the TCAP Board since 2021. He is currently serving as Assistant City Manager with the City of Hurst. Clayton has been instrumental in incorporating the Council's strategic priorities into the annual budget process and oversees Finance, Information Technology, Public Works, Utility Billing, and Solid Waste Services. He also partners with Atmos and Oncor for any customer issues faced by the citizens and coordinating on rate cases that involve the City. Prior to working for the City of Hurst, Mr. Fulton worked as the Finance Director for the City of Anna overseeing all financial operations for the city as well as managing the municipal court, utility billing, information technology, and human resource operations for the City. Mr. Fulton brought the GFOA distinguished budget award to the City of Anna and also received recognition from the State of Texas Comptroller's Office for financial transparency.

Clayton has also held positions with the State of Utah's Division of Housing and Community Development where he developed increasing responsibility over the execution and management of various Federal HUD, USDA, and HHS grants in addition to overseeing additional State grant programs. In his spare time he volunteers with his church and enjoys spending time in the great outdoors and finding adventure in everyday life. Clayton lives in NRH with his wife and 5 children.



Brenton Lewis, City of Ingleside

Brenton Lewis has served as City Manager for the City of Ingleside since June 2022. Throughout his career in local government, he has served communities across several regions of Texas, including the Panhandle, East Texas, the Dallas-Fort Worth Metroplex, the Texas Hill Country, and the Coastal Bend. He also spent several years serving in Nebraska, broadening his experience in municipal administration and public service. During his public service career, Brenton has managed two municipal electric utilities and one municipal natural gas utility. He also represented a founding member city of the Public Alliance for Community Energy (PACE) as a Board Member. In these roles, he provided strategic leadership in utility operations and energy policy, with responsibilities that included the establishment, evaluation, and administration of wholesale and retail utility rate structures.

2027/2028 TCAP Board Biographies

(alphabetical order)

Brenton is committed to ensuring that Ingleside continues to embody its motto, *"Where Industry and Families Thrive Together."* Through collaborative leadership, sound financial management, and strategic economic development initiatives, he works to foster economic growth while maintaining the high quality of life that residents expect and deserve.

In addition to his municipal leadership responsibilities, Brenton serves on the Texas City Management Association Board of Directors as the representative for Region 9. He has also been recognized by the International City/County Management Association for forty-five years of service to local government.

Among his many honors, Brenton has been bestowed the title of Admiral in the Great Navy of the State of Nebraska, the state's highest civic honor. The honorary designation is awarded by the Governor of Nebraska in recognition of distinguished service and contributions to the community.



Chuong Phung, City of Grand Prairie

Chuong joined the City of Grand Prairie in 2019 and serves as a Senior Assistant City Attorney and as Risk Manager for the City. In these roles, he is responsible for a variety of matters including claims and litigation involving the City, Public Information Act requests, and utility-related concerns. Before coming to work for the City of Grand Prairie, Chuong worked for several private law firms in Los Angeles, California.

Chuong received his BA from UCLA and his JD from Loyola Law School, Los Angeles, and is licensed to practice law in California and Texas.

Chuong has served as a member of the TCAP Board since 2023. He also serves on the board and is the Treasurer for the Texas Coalition of Cities for Utility Issues.



Mark Poland, City of Sugar Land

Chief Poland's 26-year law enforcement career includes a diverse and strong background in many facets of law enforcement, management and leadership. He was born and raised in northern Virginia just outside of the nation's capital. He credits integrity, work ethic and leading by example as the attributes that led to his appointment as Chief of Police for the Sugar Land Police Department. Prior to Sugar Land, he worked for the Loudoun County Sheriff's Office, Virginia's largest full-service sheriff's office.

Chief Poland fosters and implements formal public-private partnership involving numerous community stakeholders working towards crime suppression as well as shared community goals. He is a dedicated and professional commander with previous assignments that included Patrol, Gang Detective, Special Victims Unit Detective, Sergeant position within Patrol and the Narcotics Unit respectively, 2nd Lieutenant in Patrol and Internal Affairs Unit, Assistant Division Commander of the Criminal Investigations, Division Commander of Field Operations and Undersheriff. Prior to becoming Chief, and as Undersheriff with the Loudoun County Sheriff's Office, Poland managed a $111-million-dollar budget and over 850 personnel for Loudoun County.

2027/2028 TCAP Board Biographies

(alphabetical order)

Chief Poland graduated with a master's degree from the Naval Postgraduate School, Center for Homeland Defense and Security with a degree in Homeland Defense. He graduated with honors, Summa Cum Laude, from the George Washington University with a degree in Police Science and a graduate of the Federal Bureau of Investigation's National Academy, Session 260.

He recently assisted as a subject-matter expert for the Department of Justice's Commission on Law Enforcement report. He is a member of the International Association of Chiefs of Police, the Texas Police Chief's Association, the Federal Bureau of Investigation National Academy Virginia Chapter, the Major County Sheriffs of America, the Virginia Sheriff's Institute, the Virginia Sheriff's Association, and the National Sheriff's Association.



Gilbert P. Reyna, Jr., City of Victoria

Graduating Cum Laude from the University of Houston in Houston with a Bachelor of Accounting Degree and obtained my Certified Public Accountant certificate in September 1988, 2 years after completing college.

In 1986 I began employment with the accounting firm, Harrison, Waldrop & Uherek (HWU), an accounting firm which consists of 15-19 professionals, serving as an Audit Manager in charge of several large governmental entities, private and public enterprises. I remained with HWU until January 1995 when I was hired as the Assistant Director of Finance for the City of Victoria, and within the first year, I was appointed as the City of Victoria Director of Finance. In August 2020, I was appointed Chief Financial Office for the City of Victoria, at which time I continue to serve as the treasurer of the Victoria Sales Tax Development Corporation, Victoria Housing Finance Corporation, Victoria Health Facilities, Development Corporation, Victoria Public Facility Corporation, and the Victoria Development Commission. In July 2025, I was appointed Assistant City Manager for the City of Victoria.

I was a board member of the South Texas Aggregation Project Board (STAP) representing the City of Victoria from March 2009 until the end of 2010, at which time I was elected to the Texas Coalition for Affordable Power Board (TCAP). I have served on the board of TCAP for the terms of January 2011 through December 2026. For the period March 2009 until October 2009, I acted as interim representative to the Electric Reliability Council of Texas (ERCOT).



Dewey Stoffels, City of Grapevine

Dewey Stoffels serves as Environmental Manager for the City of Grapevine, where he oversees programs designed to protect public health and the environment while supporting the community's quality of life and economic vitality. His goal is to help reinforce a simple message: Grapevine is a great place to visit, a great place to work, and, most importantly, a great place to live.

His responsibilities include solid waste, recycling, hazardous waste, stormwater water quality, drinking water protection, pretreatment wastewater quality, groundwater protection, mosquito vector control, air quality, and energy and sustainability initiatives.

Dewey's professional interests and studies have included management, drinking water, wastewater, as well as, stream water, lake water, and steam generation water quality. Tangential professional interests and studies include statistical problem solving, marketing, accounting, and law. His career has taken an unusually broad path. He has managed environmental programs for

three North Texas cities, conducted stream and aquatic research for the U.S. Forest Service, taught college science laboratories at Stephen F. Austin State University, sat for the CPA exam, worked as a machinist and aircraft seat assembler, and spent decades working on farms and ranches. He has also worked in agrivoltaics as a solar grazer, combining livestock management with renewable-energy land use.

The various experiences have given Dewey an appreciation for the connection between sound management, infrastructure, natural resources and the people who depend on them. Dewey is a husband and proud father of three. He is grateful for God's grace, his family, and the opportunity to work with and care for His creation.



Omar Williams, City of Fate

Omar Williams serves as Assistant to the City Manager for the City of Fate, Texas, where he supports strategic planning, organizational development, information technology, and major capital initiatives.

Omar began his public service career in 2012 with the U.S. Navy, serving five years on active duty as a Hospital Corpsman. Following his military service, he joined the U.S. Government Accountability Office (GAO) as an auditor, evaluating federal programs and government operations. Before joining the City of Fate, he spent three years with the Texas Coalition for Affordable Power (TCAP), progressing from graduate intern to Assistant to the Executive Director. His experience with TCAP provided firsthand insight into the organization's operations, mission, and role in helping Texas municipalities manage energy costs and navigate the complexities of the electricity market.

Omar holds a Bachelor of Arts in English from the University of Kansas and a Master of Public Administration from the University of North Texas. He serves on the Texas Advisory Committee for the U.S. Global Leadership Coalition and as Vice Chair of the Texas Veterans Commission's Fund for Veterans' Assistance Advisory Committee. He is also an active member of the International City/County Management Association (ICMA), Texas City Management Association (TCMA), and North Texas City Management Association (NTCMA).

Drawing on his experience in federal auditing, municipal management, and public-sector energy procurement, Omar brings a unique perspective to TCAP, combining institutional knowledge of the organization with an understanding of the financial and operational challenges facing Texas cities.