

**CITY OF LAVON, TEXAS**

**ORDINANCE NO. 2026-02-03**

Conditional Use Permit – 963 S. SH 78 – Drive Through Coffee Shop

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 9, ZONING ORDINANCE, OF THE CODE OF ORDINANCES, AS HERETOFORE AMENDED SO AS TO GRANT A CONDITIONAL USE PERMIT AS SPECIFIED IN ARTICLE 9.03 ZONING, OF THE CODE OF ORDINANCES, SECTION 9.03.131 RETAIL DISTRICT (R) (C)(4) FOR DRIVE-THROUGH SALES ACTIVITY FOR A COFFEE SHOP AT 963 S. SH 78, ON A PROPOSED 0.60 ACRES PORTION OF LOT 2, BLOCK 1 OF THE LAVON 7-ELEVEN ADDITION, SITUATED NORTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, CITY OF LAVON, COLLIN COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; A CUMULATIVE REPEALER CLAUSE; A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Lavon, Texas (the "City") is a Home Rule municipality; and

**WHEREAS**, Chapter 211 "Municipal Zoning Authority" of the Texas Local Government Code authorizes a city to adopt ordinances regulating the zoning of property within the city and Chapter 109; and

**WHEREAS**, the Planning and Zoning Commission and the City Council of the City (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 are compatible with surrounding properties and are appropriate for the location of the property and that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

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

**SECTION 1.** 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.** That Chapter 9, Zoning Ordinance, of the City of Lavon Code of Ordinances as heretofore amended, and the same is hereby amended so as to grant a Conditional Use Permit as specified in Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for drive-through sales activity for a coffee shop at 963 S. SH 78, on a proposed 0.60 acres portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, and that the herein-described property shall only be used in the manner and for the purpose provided for in the Zoning Ordinance of the City of Lavon as heretofore amended by granting of this conditional use permit and as may be amended in the future, developed in accordance with the conditions set out in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein.

**SECTION 3.** That the Zoning Ordinance of the City of Lavon Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**SECTION 4.** That all rights and remedies of the City of Lavon are expressly saved as to any and all violations of the provisions of any Ordinances regulating, affecting, or relating to zoning, land use and/or development which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

**SECTION 5.** That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.


**SECTION 6.** If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

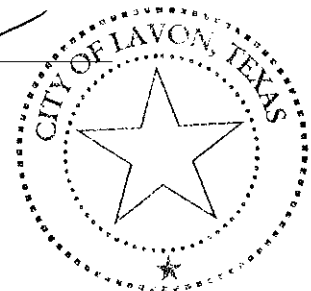
**SECTION 7.** It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

**SECTION 8.** The City Secretary of the City of Lavon is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

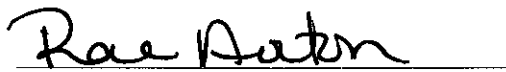
**SECTION 9.** That this Ordinance shall be in full force and effect from and after its date of passage, in accordance with law, and it is so ordained.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 17<sup>th</sup> day of February 2026.

  
Vicki Sanson  
Mayor



ATTEST:

  
Rae Norton  
City Secretary

**ORDINANCE 2026-02-03**

**EXHIBIT "A"**

**CONDITIONS**

- The Building Elevations shall generally comply with the attached Exhibit B (Exterior Elevations) in terms of building materials, lighting, and exterior wall colors.
- Due to the proximity to a major intersection, the lumens of the accent lights on the façade will not exceed a limit to be established by the city planner.
- 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:
  - Directional and aimed away from adjacent residential uses
  - Equipped with an automatic volume-limiting device
  - Not audible beyond the property line during overnight hours

**ORDINANCE 2026-02-03**

**EXHIBIT "B"**

**ELEVATIONS AND**

**SITE LAYOUT**

DATE: 03/10/2018  
 JOB NO: 2018-001  
 DRAWN: STAFF  
 CHECKED: CM



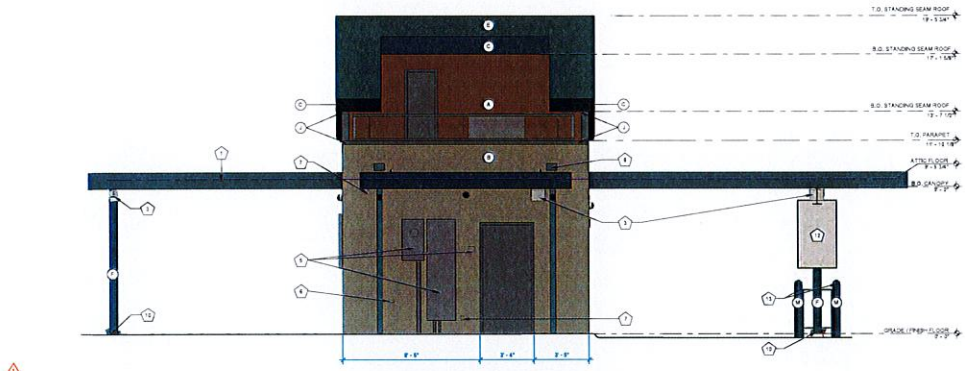
7114 HELDER RD  
 ARLINGTON, TX 76010  
 PH: 817.433.8888  
 FAX: 817.433.9898

**7 BREW COFFEE**  
 963 NORTH TEXAS HIGHWAY  
 LAVON, TEXAS 75166

REVISIONS  
 CITY REVIEW COMMENTS REVIEW  
 EXPANDED

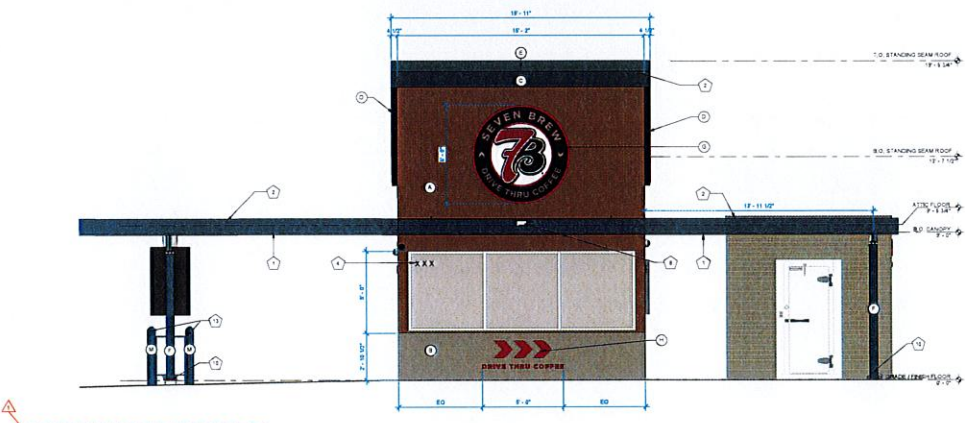
EXTERIOR ELEVATIONS  
 SHEET NUMBER

A2.0



**2 EXTERIOR ELEVATION - BACK**  
 13'-0" x 11'-0"

NO LED FLEX LIGHT ON REAR ELEVATION



**1 EXTERIOR ELEVATION - FRONT**  
 13'-0" x 11'-0"

**EXTERIOR ELEVATION KEYNOTES**

Number	Note Text
1	PRE-ENGINEERED CANOPY BY OTHERS. SEE SHOP DRAWINGS
2	LED FLEX LIGHT
3	OUTDOOR SPEAKERS MOUNTED TO CANOPIES - TYP OF (J) REF. SYSTEMS PLAN
4	DOOR SWELLS TO BE 8" TALL X 2" BULBUSH STROKE
5	ELECTRICAL EQUIPMENT - SEE ELECTRICAL
6	ROOF SCUPPER HOSE BIBS
7	EXTERIOR DOWN THE ROOF DRAIN OUTLET - SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 3
9	SURFACE MOUNTED SIGN BOX
10	ROOF FOOTER COORDINATE WITH CIVIL
11	GUARDRAIL - 3" = 8" ABOVE AT FLD FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (J) REF. SYSTEMS PLAN
13	SCOLLARD COORDINATE WITH CIVIL
14	DOWNSPROUT TAKEN UNDERGROUND. REF. CIVIL TYP

**EXTERIOR ELEVATION MATERIALS LEGEND**

Number	Material
A	FIBER CEMENT WALL PANEL (P-3)
B	BRICK VENEER (P-1)
C	REGAL BLUE STANDING SEAM PANELS (M-2)
D	REGAL BLUE SCUPPER PANELS (M-2)
E	REGAL BLUE STANDING SEAM PANELS (M-2)
F	REGAL BLUE (M-2) SCUPPER PANELS (TYP)
G	ROUND STONEFRONT SIGN, SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK STONEFRONT SIGNAGE APPLIED TO SIGNING WITH 1/4" DOUBLE SIDE TAPE
J	ZINC GREY BRASS METAL CANOPY
L	ILLUMINATED STONEFRONT SIGNAGE BY SIGN CONTRACTOR - SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT
M	SCOLLARD PAINT (P-1)

**EXTERIOR CLADDING CALCULATION**

BACK SIDE	SF	%
PRIMARY	43 SF	19%
SECONDARY	117 SF	49%
GLAZING (DOORS)	23 SF	10%
CORNING/FASCIA	61 SF	27%
TOTAL SF	244 SF	100%

FRONT SIDE	SF	%
PRIMARY	144 SF	65%
SECONDARY	44 SF	20%
GLAZING (DOORS)	45 SF	21%
CORNING/FASCIA	61 SF	28%
TOTAL SF	214 SF	100%

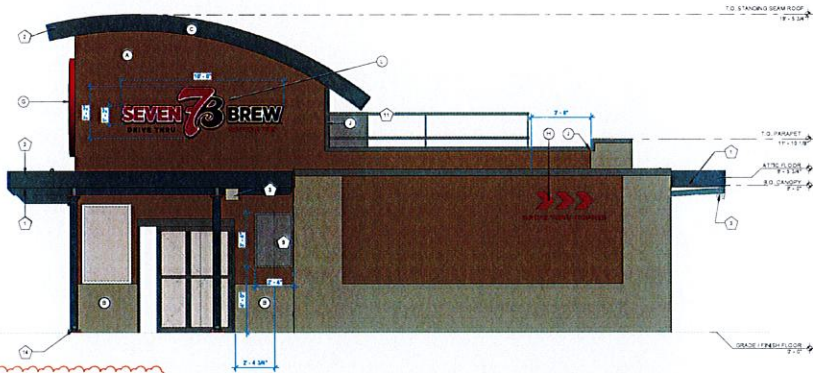
**EXTERIOR CLADDING MATERIALS**

PRIMARY MATERIAL (P-3)  
 COLOR - CEDAR

SECONDARY MATERIAL (P-1)  
 COLOR - SHALE BROWN

FASCIA - CANOPY AND ROOF  
 COLOR - REGAL BLUE (M-2)

CORNING - PARAPET AND TYP  
 COLOR - ZINC GREY (M-1)



**2** EXTERIOR ELEVATION - RIGHT SIDE  
3/8" = 1'-0"



**1** EXTERIOR ELEVATION - LEFT SIDE  
3/8" = 1'-0"

**EXTERIOR ELEVATION KEYNOTES**

Note Number	Note Text
1	UNENGINEERED CANOPY BY OTHERS. SEE SHOP DRAWINGS.
2	LED FLEX LIGHT.
3	SONICORE SPEAKERS MOUNTED TO CANOPIES - TYP OF (3) REF. SYSTEMS PLAN.
4	ADDRESS NUMBERS TO BE 8" TALL X 8" BRUSH STROKE.
5	ELECTRICAL EQUIPMENT - SEE ELECTRICAL.
6	RUST-PROOF NOISE BIBS.
7	EXTERIOR WEATHER-RESISTANT OUTLET - SEE MEP.
8	ROOF SCUPPER DRAIN - TYP OF (3).
9	SURFACE MOUNTED SIGN BOX.
10	TOP OF ROOFER COORDINATE WITH CIVIL.
11	SIARDORAL - 3'-6" ABOVE AT THE FLOOR.
12	SAVING DIGITAL DISPLAYS - TYP OF (2) REF. SYSTEMS PLAN.
13	BOLLARD, COORDINATE WITH CIVIL.
14	DOWNPOUT TAKEN UNDERGROUND. REF. CIVIL. TYP.

**EXTERIOR ELEVATION MATERIALS LEGEND**

Note Number	Note Text
A	FIBER CEMENT WALL PANEL (P1-2)
B	SPICKY LINER (P1-1)
C	REGAL BLUE BRICK (P1-1) (P1-2) (P1-3)
D	REGAL BLUE SOFFIT PANELS (P1-2)
E	REGAL BLUE STANDING BEAM ROOF PANELS (P1-2)
F	REGAL BLUE (W-3) GANTRY (P1-2)
G	ROUND STOREFRONT SIGN, SUPPLIED AND INSTALLED BY SIGN CONTRACTOR.
H	1/2" THICK ACRYLIC SIGNAGE APPLIED TO SIGNING WITH 1/4" DOUBLE SIDED TAPE.
I	ZINC GREY BRASS METAL CAP (P1-3)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR - SIGNAGE TO BE SUBMITTED UNDER SEPARATE PERMIT.
M	BOLLARD, PAINT (P1-1)

**EXTERIOR GLAZING GLAZINGS**

GLAZING TYPE	SF	%
PRIMARY	132 SF	41%
SECONDARY	88 SF	28%
GLAZING DOORS	128 SF	41%
CORNING GLAZING	36 SF	12%
TOTAL SF	384 SF	100%

**EXTERIOR GLAZING MATERIALS**

GLAZING TYPE	Material
PRIMARY	PRIMARY MATERIAL (P1-2) 1/2" CLEAR GLASS W/ IR-REJECTIVE COATING
SECONDARY	SECONDARY MATERIAL (P1-1) 1/2" CLEAR GLASS W/ IR-REJECTIVE COATING
GLAZING DOORS	GLAZING DOORS (P1-2) 1/2" CLEAR GLASS W/ IR-REJECTIVE COATING
CORNING GLAZING	CORNING GLAZING (P1-2) 1/2" CLEAR GLASS W/ IR-REJECTIVE COATING

**LETZ SEE**

LETZ SEE TYPE	SF	%
PRIMARY	214 SF	56%
SECONDARY	158 SF	40%
GLAZING DOORS	36 SF	9%
GLAZING FASIM	8 SF	2%
TOTAL SF	384 SF	100%

**EXTERIOR MATERIALS**

Material	Color
FASIM - CANOPY AND ROOF	REGAL BLUE (P1-3)
CORNING - PARAPET AND TOP	COLOR - REGAL BLUE (P1-3)

DATE: 10/18/2024  
 JOB NO: 2228-01  
 DRAWN: STAFF  
 CHECKED: IM

**7 BREW COFFEE**  
 963 NORTH TEXAS HIGHWAY  
 LAVON, TEXAS 75166

EXTERIOR ELEVATIONS  
 SHEET NUMBER

A2.1

**EXTERIOR GLAZING FIN. CALCULATION**

<b>FRONT SIDE</b>	SF	3
PRIMARY	110 SF	41%
SECONDARY	10 SF	4%
GLAZING / DOORS	3 SF	1%
<b>CONTROL GLAZING</b>	123 SF	100%
<b>TOTAL SF</b>	123 SF	100%

<b>LEFT SIDE</b>	SF	3
PRIMARY	110 SF	41%
SECONDARY	10 SF	4%
GLAZING / DOORS	3 SF	1%
<b>CONTROL GLAZING</b>	123 SF	100%
<b>TOTAL SF</b>	123 SF	100%

<b>BACK SIDE</b>	SF	3
PRIMARY	110 SF	41%
SECONDARY	10 SF	4%
GLAZING / DOORS	3 SF	1%
<b>CONTROL GLAZING</b>	123 SF	100%
<b>TOTAL SF</b>	123 SF	100%

**EXTERIOR GLAZING MATERIALS**

PRIMARY MATERIAL (P-1)  
 MCM-100-100-100-100  
 COLOR - CEDAR

SECONDARY MATERIAL (P-2)  
 MCM-100-100-100-100  
 COLOR - BRICK

FASOR - GLASSY AND ROOF  
 COLOR - REGAL BLUE (M-1)

CORNER - MARBLE AND 1/2"  
 COLOR - BING (G-1) WHITE

**REMOTE COOLER GENERAL NOTES**

1. LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH DRG. ENGINEER.
2. ALL DRAWINGS ARE BASED OFF "NOB/LAKE - GOLD LOCKER" AS FTT14 PHYSICAL SPECIFICATIONS. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.

**REMOTE COOLER KEYNOTES**

Note Number	Note Text
1	MALIKIN COOLER
2	FIBER CEMENT WALL PANEL (P-2)
3	BRICK VENEER (P-1)
4	BRICK VENEER (P-1)
5	35 COOLER PANELS
6	BRICK COATED WIRE SHELVING - (1) 24" X 48" & (2) 24" X 60"
7	COOLER LOCK & CONTROLS
8	1/2" THICK ACRYLIC BRONZE APPLIED TO BING WITH VIN DOUBLE SIDE TAPE

DATE: 03/10/2024  
 JOB NO: 2024-001  
 DRAWN: STAFF  
 CHECKED: CM

**CM**  
 CONSULTING  
 MODERN  
 ARCHITECT

714 N. BELSHUR RD.  
 ARLINGTON, TX 76010  
 (817) 674-6348  
 FAX: (817) 634-6678

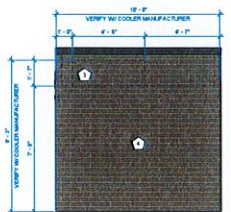
**7 BREW COFFEE**  
 963 NORTH TEXAS HIGHWAY  
 LAVON, TEXAS 75166

REVISIONS  
 CITY REVIEW COMMENTS REVIEW  
 1/1/2024

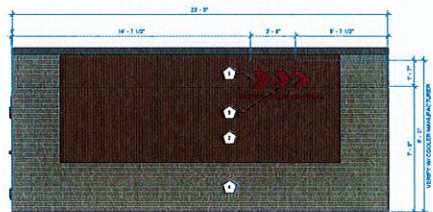
REMOTE COOLER ELEVATIONS AND FINISHES

SHEET NUMBER

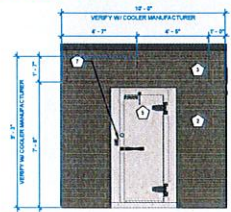
A2.3



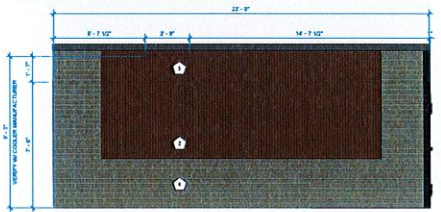
**5 COOLER ELEVATION - BACK**  
 3/8" = 1'-0"



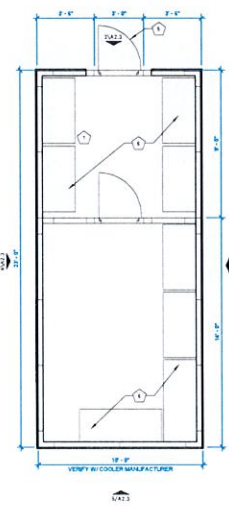
**4 COOLER ELEVATION - LEFT**  
 3/8" = 1'-0"



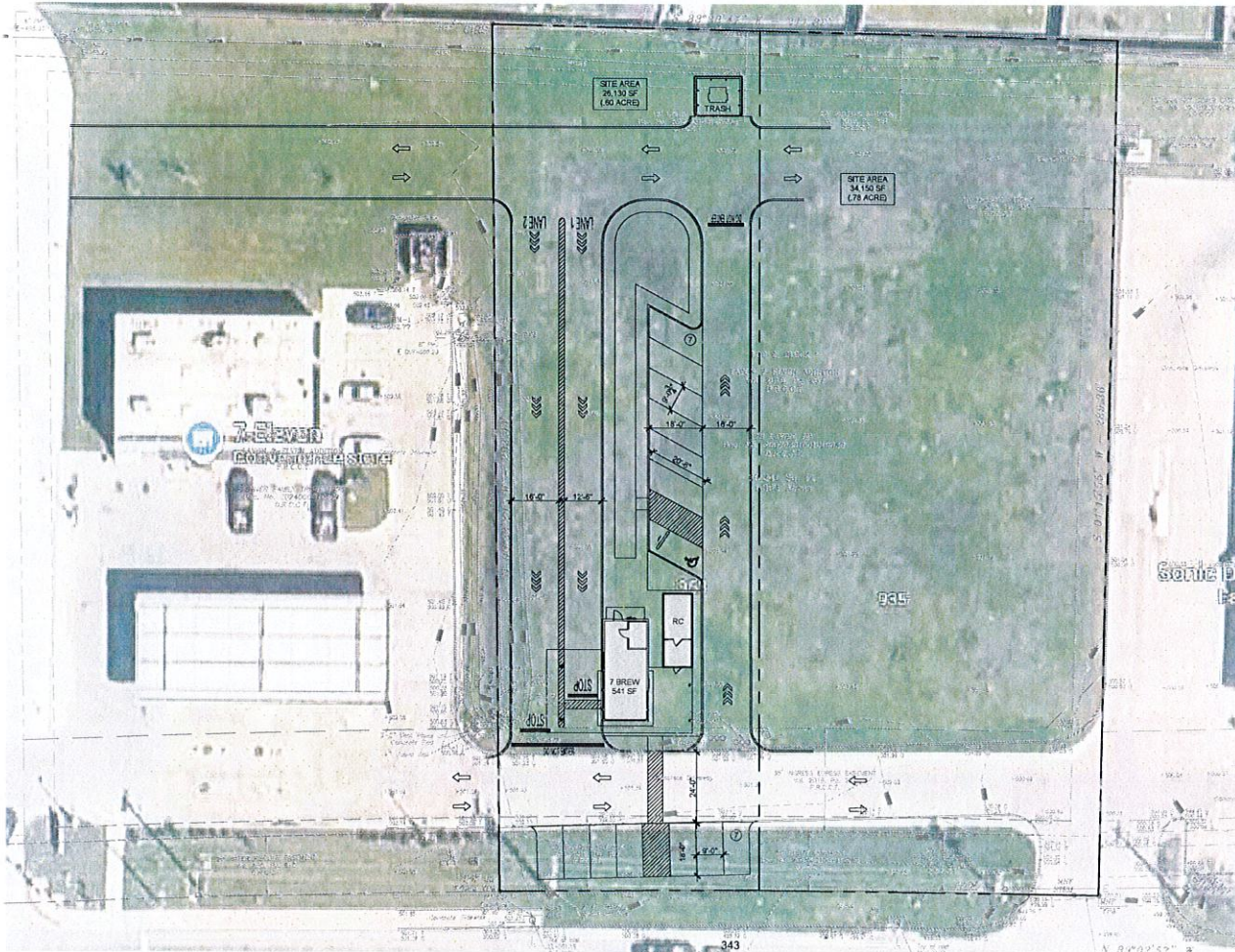
**3 COOLER ELEVATION - FRONT**  
 3/8" = 1'-0"



**2 COOLER ELEVATION - RIGHT**  
 3/8" = 1'-0"



**1 REMOTE COOLER PLAN**  
 3/8" = 1'-0"



CITADEL DEVELOPMENT

CLIENT



PROJECT LOCATION

936 NORTH  
STATE HWY 78  
LAVON,  
TEXAS 75166

SCALE 1" = 30'



SHEET

CONCEPTUAL SITE PLAN

DATE

OCTOBER 10, 2025