



**AGENDA**  
**FEBRUARY 24, 2026**  
**CITY OF LAVON**  
**PLANNING AND ZONING COMMISSION**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**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. 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 the items be placed on a future agenda or referred to city staff.*

**5. ITEMS FOR CONSIDERATION**

**A.** Discussion and action regarding the minutes of the February 10, 2026 meeting.

**B.** Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” and Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.173 “Off-street parking requirements” generally to amend minimum parking requirements and add the parking requirements to the Permitted Use Table; an amendment to Division 2 “Districts and Zoning District Map” Section 9.03.034 “Amendments to the official zoning ordinance and zoning district map” generally to amend subject property notification sign requirements; and an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to add and amend use definitions.

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

**C.** **PUBLIC HEARING TO BE CONTINUED TO MARCH 24, 2026** Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

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

**D.** Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

**E.** Discussion and action regarding the revised site plan and landscape plan of the Retail & Restaurant project at 635 S. SH 78 on Lot 4, Block A of the 78 East Commercial Addition in the Grand Heritage

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Planned Development District northwest of the intersection of SH 78 and Burnett Drive, City of Lavon, Collin County, Texas (CCAD Property ID 2614649).

F. Staff report regarding Planning and Zoning Commission recommendations to the City Council.

**6. SET FUTURE MEETINGS AND AGENDAS**

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

- March 24, 2026 regular meeting

**7. PRESIDING OFFICER TO ADJOURN THE MEETING**

This is to certify that this Agenda was duly posted at City Hall and on the City's website at [www.cityoflavon.com](http://www.cityoflavon.com) on or before 6:00 p.m. on February 18, 2026.

*/ Rae Norton /* \_\_\_\_\_

Rae Norton, City Secretary

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission 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. Any action regarding such matters will be conducted in Open Session.

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**MINUTES  
FEBRUARY 10, 2026  
CITY OF LAVON  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING  
6:30 PM**

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ATTENDING: JOANE MCCLENDON, SEAT 1  
DEBORAH NABORS, VICE CHAIR, SEAT 2  
JOHNATHAN CLIFTON, SEAT 3  
HENRY VALLEJO, SEAT 4  
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

1. **MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
  - LEDC Open Rewards has been extended with no exact date for closing.
  - Breakfast with the Bunny Saturday, March 28, 2026.

4. **CITIZEN COMMENTS**

There were no citizen comments.

5. **ITEMS FOR CONSIDERATION**

A. **Discussion and action regarding the Minutes of the December 23, 2025 meeting.**

**MOTION: APPROVE THE MINUTES OF THE DECEMBER 23, 2025 MEETING.**

MOTION MADE: MCCLENDON

SECONDED: VALLEJO

APPROVED: UNANIMOUS

B. **Public hearing, discussion and action regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. 2022-02-08 in Elevon, Section 3 consisting of residential, commercial/mixed use, and parks/open space areas, on approximately 360 acres of land, generally on the north side of County Road 541 and east of Elevon, Section 2 and the Lavon Ranchettes Addition, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169 and Elevon, Section 3, Phase 3B-1 and Phase 3B-2).**

**Presentation of proposed application**

City Manager Kim Dobbs provided information regarding the application. Daniel Dewey, JBI Partners, was available to present the application.

**PUBLIC HEARING continued from January 27, 2026 to receive comments regarding the proposed application.**

At 6:37 p.m. Mr. Rosenquist reopened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:37 p.m.

**Discussion and action regarding the proposed application.**

Ms. Dobbs noted that notice had been posted and published, signs placed on the property, and that one-hundred fifty-seven (157) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. One (1) notice was returned in favor of and one (1) notice was returned in opposition to the application.

**MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM TEMPORARY AGRICULTURE (A) TO ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-02-08 IN ELEVON, SECTION 3 CONSISTING OF RESIDENTIAL, COMMERCIAL/MIXED USE, AND PARKS/OPEN SPACE AREAS, ON APPROXIMATELY 360 ACRES OF LAND, GENERALLY ON THE NORTH SIDE OF COUNTY ROAD 541 AND EAST OF ELEVON, SECTION 2 AND THE LAVON RANCHETTES ADDITION, DESCRIBED AS PART OF THE 472.8955 ACRE TRACT IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.**

MOTION: NABORS  
SECONDED: MCCLENDON  
APPROVED: UNANIMOUS

- C. **Public hearing, discussion, and action regarding an application to change the zoning from Planned Development as established by Ordinance No. 2004-09-05, as amended, that established the PD District regulations for the Commercial Planning Area in the Grand Heritage development project to Retail (R) for the property on 1.067 acres of land southeast of the intersection of SH 78 and Atlantis Blvd. adjacent to and in the vicinity of 9930 S. SH 78, out of the WAS Bohannon Survey, Abstract 121, Sheet 3, Tract 101, City of Lavon, Collin County, Texas. (CCAD Property ID 2826863).**

**Presentation of proposed application**

Ms. Dobbs provided information regarding the proposed application. David Hopkins, Hopkins Commercial, was available to present the application.

**PUBLIC HEARING continued from January 27, 2026, to receive comments regarding the proposed application.**

At 6:42 p.m. Mr. Rosenquist reopened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:42 p.m.

**Discussion and action regarding the proposed application.**

Ms. Dobbs noted that notice had been posted and published, signs placed on the property, and that nineteen (19) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Four (4) notices were returned in favor of and one (1) in opposition to the proposed zoning change.

**MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT AS ESTABLISHED BY ORDINANCE NO. 2004-09-05, AS AMENDED, THAT ESTABLISHED THE PD DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT TO RETAIL (R) FOR THE PROPERTY ON 1.067 ACRES OF LAND SOUTHEAST OF THE INTERSECTION OF SH 78 AND ATLANTIS BLVD. ADJACENT TO AND IN THE VICINITY OF 9930 S. SH 78, OUT OF THE WAS BOHANNAN SURVEY, ABSTRACT 121, SHEET 3, TRACT 101, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.**

MOTION MADE: NABORS  
SECONDED: VALLEJO  
APPROVED: UNANIMOUS

- D. Public hearing, discussion and action regarding an application for 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 7-Brew 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, (CCAD Property ID 2796752).**

**Presentation of proposed application.**

Ms. Dobbs provided information regarding the proposed application. Rhianna Powell, Citadel Development Services, was available for questions.

**PUBLIC HEARING continued from January 27, 2026, to receive comments regarding the proposed application.**

At 6:46 p.m. Mr. Rosenquist continued the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:47 p.m.

**Discussion and action regarding the proposed application.**

Ms. Dobbs noted that notice had been posted and published, signs placed on the property, and that twenty-three (23) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. One (1) notice was returned in opposition and none were returned in favor of the application.

**MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR 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 7-BREW 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.**

MOTION MADE: VALLEJO  
SECONDED: NABORS  
APPROVED: UNANIMOUS

- E. Discussion and action regarding the site plan and landscape plan of the Lavon Retail Project at 616 Cedar Street on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of S.H. 78 and Cedar Street, City of Lavon, Collin County, Texas (CCAD Property ID 2918093).**

Ms. Dobbs provided information regarding the site and landscape plan and the applicant's representative Clay Christy, Claymoore Engineering, detailed the site plan and was available to present the application.

**MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR STREET ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF S.H. 78 AND CEDAR STREET, CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: MCCLENDON  
SECONDED: NABORS  
APPROVED: UNANIMOUS

- F. Discussion and action regarding the preliminary plat of the Eleven Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No.**

**740, located northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533).**

Ms. Dobbs provided information regarding the preliminary plat and the developer's representative was available to present the application.

**MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ELEVON NORTHEAST COMMERCIAL ADDITION CONSISTING OF 6 LOTS ON 11.764 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, LOCATED NORTHEAST OF THE INTERSECTION OF ELEVON PARKWAY AND SH 78, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: NABORS  
SECONDED: MCCLENDON  
APPROVED: UNANIMOUS

- G. Discussion and action regarding the final plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533).**

Ms. Dobbs provided information regarding the final plat and the developer's representative was available to present the application..

**MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE ELEVON NORTHEAST COMMERCIAL ADDITION CONSISTING OF 6 LOTS ON 11.764 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, LOCATED NORTHEAST OF THE INTERSECTION OF ELEVON PARKWAY AND SH 78, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.**

MOTION MADE: MCCLENDON  
SECONDED: CLIFTON  
APPROVED: UNANIMOUS

- H. Discussion and action regarding the final plat of the Lavon Landing Addition consisting of 5 commercial lots on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas (CCAD Property ID 2542827).**

Ms. Dobbs provided information regarding the final plat and the developer's representative was available to present the application.

**MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE LAVON LANDING ADDITION CONSISTING OF 5 COMMERCIAL LOTS ON 5.508 ACRES AT 358 N. SH 78, S. M. RAINER SURVEY, ABSTRACT NO.740, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.**

MOTION MADE: NABORS  
SECONDED: VALLEJO  
APPROVED: UNANIMOUS

- I. Discussion and action regarding the site plan and landscape plan for a commercial project at 783 S. SH 78 on Lot 4R2, Block A of the SB Lavon Addition Replat, a 2.08 acre lot northwest of the intersection of S. SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).**

Ms. Dobbs provided information regarding the site and landscape plan, Brent Bono, 78 Commercial West, LP was available to present the application.

**MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN FOR A COMMERCIAL PROJECT AT 783 S. SH 78 ON LOT 4R2, BLOCK A OF THE SB LAVON ADDITION REPLAT, A 2.08 ACRE LOT NORTHWEST OF THE INTERSECTION**

**OF S. SH 78 AND GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: MCCLENDON  
SECONDED: NABORS  
APPROVED: UNANIMOUS

**J. Staff report regarding Planning and Zoning Commission recommendations to the City Council and discussion regarding the Comprehensive Plan Update.**

Ms. Dobbs provided a report regarding City Council action.

**6. SET FUTURE MEETINGS AND AGENDAS**

Regular Meeting – February 24, 2026

Comprehensive Plan Advisory Committee (CPAC) – February 23, 2026

**THE MEETING WAS ADJOURNED AT 7:06 P.M.**

**DULY PASSED AND APPROVED** on this 24<sup>th</sup> day of February 2026.

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David Rosenquist, Chairman

Attest:

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Rae Norton, City Secretary



# CITY OF LAVON

## Agenda Brief

MEETING: February 24, 2026

ITEM: 5 – B

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**Item:**

Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” and Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.173 “Off-street parking requirements” generally to amend minimum parking requirements and add the parking requirements to the Permitted Use Table; an amendment to Division 2 “Districts and Zoning District Map” Section 9.03.034 “Amendments to the official zoning ordinance and zoning district map” generally to amend subject property notification sign requirements; and an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to add and amend use definitions.

- 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:**

Summary of Proposed Zoning Amendment

This amendment reorganizes and clarifies the Zoning Ordinance as it relates to permitted uses, parking requirements, property notification signage, and definitions.

Key updates include:

- **Parking Standards Consolidated:** Existing parking ratios are moved from the Off-Street Parking section into the Permitted Use Table so that each use and its required parking are shown together for clarity and ease of administration.
- **Parking Ratio Modifications and Additions:** Select parking requirements are clarified or adjusted, and parking ratios are added for uses that previously did not have specified standards, to improve consistency and eliminate gaps.
- **Use Table Corrections:** Uses that were included in the Off-Street Parking section but missing from the Permitted Use Table have been added to ensure alignment between sections.
- **Residential CUP Signage Update:** Property notification signs will no longer be required for residential Conditional Use Permits. All other zoning cases will continue to require posted signage in accordance with existing standards.
- **Definitions Added:** Definitions have been added or refined for uses listed in the Permitted Use Table to strengthen clarity and enforceability.

This amendment is primarily administrative in nature and is intended to synchronize and organize the current ordinance without changing existing use entitlements. A future code amendment will include more substantive updates to evaluate and refine permitted uses, associated parking requirements, and definitions to reflect current policy direction.

***Staff Notes:***

The requisite public hearing notice was published in the newspaper and posted on the website. The proposed amendments are consistent with the Future Land Use Plan and the Comprehensive Plan.

Approval is recommended.

**Attachment:** 1) Redline text proposed amendment

**City of Lavon Zoning Amendment  
February 2026**

**Permitted Use Table and Parking Regulations, Property Notification Sign Standards, and Definitions**

**Purpose:**

- To move existing parking ratios from the Off-street parking requirements section to the Permitted Use Table
- To modify parking ratios for select existing uses
- To add parking ratios for uses not included in the Off-street parking requirements section
- To add uses, within the Off-street parking requirements section, that were missing from the Permitted Use Table
- To add definitions for uses in the Permitted Use Table not already defined
- To amend the property notification sign requirement for residential Conditional Use Permits

**Proposed standards:**

**DIVISION 2 DISTRICTS AND ZONING DISTRICT MAP**

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§ 9.03.032 Permitted use table.

Figure 9.1.2.2								
PERMITTED USE TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RESIDENTIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Single family (SF) detached dwelling	P	P	P	P	--	P	--	Two covered parking spaces for each dwelling unit located behind the front yard building line and not within the side yard.
Home based business within a SF dwelling (i.e. home occupation)	P	P	P	P	--	P <sup>1</sup>	--	Zero spaces required

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RESIDENTIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Single family - zero lot line	--	--	--	--	--	--	--	Two covered parking spaces for each dwelling unit located behind the front yard building line and not within the side yard.
Single family attached - townhomes	--	--	--	--	--	P	--	Two covered parking spaces for each dwelling unit located behind the front yard building line and not within the side yard.
Duplex	--	--	--	--	--	--	--	Two covered parking spaces for each dwelling unit located behind the front yard building line and not within the side yard.
Community Home (including Group Home)	P	P	P	P	--	--	--	Four parking spaces per home.
Multi-family dwelling	--	--	--	--	--	C	--	Two parking spaces for each dwelling unit. Reference additional off-street parking requirements in Section 9.03.173.
Real estate model home	--	C	C	C	--	--	--	Two parking spaces per home
Bed and Breakfast	--	--	--	--	--	C	--	One parking space for each guest sleeping room.
Manufactured home detached dwelling park of two or more dwellings	C	--	--	--	--	--	--	Two parking spaces per single residential unit plus One community parking space within a community parking area for every two residential units.

Figure 9.1.2.2

PERMITTED USE TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RESIDENTIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
<a href="#">Manufacturer home park development</a>	C	--	--	--	--	--	--	Two parking spaces per single residential unit <b>plus</b> One community parking space within a community parking area for every two residential units.
Guest house, caretaker or security quarters for SF dwelling	P	P	--	--	--	--	--	<a href="#">One space per dwelling unit</a>
Accessory structure with restrictions	P	P	P	P	--	--	--	<a href="#">Zero spaces required</a>
Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court)	p <sup>2</sup>	p <sup>2</sup>	p <sup>2</sup>	p <sup>3</sup>	--	--	--	<a href="#">Zero spaces required</a>

Figure 9.1.2.2

PERMITTED USE TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
Alcohol: mixed beverage sales (on-premises consumption) <sup>1</sup>	--	--	--	--	p <sup>4</sup>	p <sup>4</sup>	p <sup>4</sup>	One parking space for every 200 square feet of building floor area.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
Alcohol: wine and malt beverage sales (on-premises consumption) <sup>1</sup>	--	--	--	--	P <sup>4</sup>	P <sup>4</sup>	P <sup>4</sup>	One parking space for 200 square feet of building floor area.
Alcohol: mixed beverage package store (on- and/or off-premises consumption)	--	--	--	--	C <sup>4</sup>	--	--	One parking space for every 200 square feet of building floor area.
Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)	--	--	--	--	C <sup>4</sup>	--	--	One parking space for every 200 square feet of building floor area.
Amusement establishment	--	--	--	--	C	C	--	(A) One parking space for 200 square feet of building floor area. (B) Two parking spaces for every outside or inside game court. (C) One parking space for each four seats of outdoor assembly bleachers or indoor seating. (D) 70 spaces for every playing field used for league play. (E) Two parking spaces for every golf course green or driving range tee. (F) Five parking spaces for every bowling alley.
Animal boarding, kennel or shelter	C	--	--	--	--	--	--	<u>One parking space for every 300 square feet of building floor area.</u>
<u>Auditorium or similar gathering assembly</u>	--	--	--	--	--	--	--	One parking space for every four seats.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
Automobile fueling and gasoline filling station	--	--	--	--	C	--	--	One parking space for every 200 square feet of building floor area.
Automobile service establishment	--	--	--	--	C	--	P	One parking space for every 200 square feet of building floor area.
Bakery/confectionery retail establishment	--	--	--	--	C	C	--	One parking space for every 200 square feet of building floor area.
Building material sales	--	--	--	--	C	--	--	One parking space for every 1,000 square feet of building floor area.
Business service and sales	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 300 square feet of floor space.
Carwash	--	--	--	--	C	--	--	Four stacking spaces per automated wash tunnel, plus One space per 500 square feet of indoor floor area (not including wash tunnel).
Cash and retail lending service establishment	--	--	--	--	C <sup>5</sup>	--	--	One parking space for every 200 square feet of building floor area.
Commercial greenhouse or nursery (wholesale and retail)	C	--	--	--	--	--	--	One parking space for every 200 square feet of building floor area.
Commercial stable	C	C	--	--	--	--	--	One space per two stalls.
Dry-cleaning retail establishment with no processing on site	--	--	--	--	C	C	--	One parking space for every 200 square feet of building floor area.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
Exercise and sports establishment	--	--	--	--	C	C	--	(A) One parking space for every two hundred square feet of building floor area. (B) Two parking spaces for every outside or inside game court. (C) One parking space for each four (4) seats of outdoor assembly bleachers or indoor seating. (D) Seventy spaces for every playing field used for league play. (E) Two parking spaces for every golf course green or driving range tee. (F) Five parking spaces for every bowling alley.
Financial institution	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 2300 square feet of floor area.
<u>General Office</u>	--	--	--	--	--	--	--	One parking space for every 300 square feet of floor space.
<u>Hospital or medical/health care facility</u>	--	--	--	--	--	--	--	One parking space for every two patient beds plus One parking space for every 430 square feet of floor area 1.5 employees.
Hotel	--	--	--	--	C	--	--	One parking space for each <u>guest sleeping room</u> plus One parking space for every 300 square feet of meeting or commercial assembly floor area.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
	A	SF-1	SF-2	SF-4	R	M	B	
Insurance	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 300 square feet of floor space.
Medical and state licensed health services	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 200 square feet of floor area.
<u>Medical office or clinic</u>	--	--	--	--	--	--	--	One parking space for every 200 square feet of floor area.
Merchandise rental	--	--	--	--	C	--	--	One parking space for every 200 square feet of floor area.
Nursery, garden, landscape material sales	--	--	--	--	C	--	--	One parking space for every 200 square feet of building floor area.
<u>Retail Office/showroom/warehouse</u>	--	--	--	--	--	--	--	One parking space per employee <u>and plus</u> One space for each <u>500-300</u> square feet of showroom space.
Outdoor, drive-in or drive-thru sales or service activity, including rear yard patios	--	--	--	--	C	C <sup>6</sup>	--	<u>One space per 200 square feet, plus Six stacking spaces from the point where the order is placed, plus Three stacking spaces for mobile order windows</u>
Personal services	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	C	One parking space for every 200 square feet of floor area.
Pet grooming and care services	--	--	--	--	C	C	--	One parking space for every 300 square feet of building floor area.
Pharmacy	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 200 square feet of building floor area.
Private clubs and organizations (indoor)	--	--	--	--	C	--	--	One space per 200 square feet of building floor area.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
Professional service and sales	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 300 square feet of floor area.
Recreational vehicle park of two or more vehicles	C	--	--	--	--	--	--	One parking space per vehicle, plus additional spaces based on accessory uses
Real estate	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 300 square feet of floor space.
Restaurant	--	--	--	--	P	P	--	One parking space for every 100 square feet of building floor area <del>three (3) seats with a minimum of eight (8) parking spaces provided and one and one-half (1-1/2) parking spaces per employee.</del>
Retail sales	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 2500 square feet of building floor area.
Second-hand/used goods/pawn shop	--	--	--	--	C <sup>5</sup>	--	--	One parking space for every 200 square feet of building floor area.
Smoke/tobacco/CBD store	--	--	--	--	C	C	--	One parking space for every 200 square feet of building floor area.
Storage, self-service	--	--	--	--	C	--	P <sup>1</sup>	One parking space per employee, <del>and plus</del> One parking space for each 300 square feet of office and showroom space.
Tattoo service and similar body artwork	--	--	--	--	C <sup>5</sup>	--	--	One parking space for every 200 square feet of building floor area.
Technical service and sales	--	--	--	--	P <sup>1</sup>	P <sup>1</sup>	--	One parking space for every 300 square feet of building floor area.
Theater	--	--	--	--	C	C	--	One space per every four seats

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
Vapor smoking services	--	--	--	--	C	C	--	One parking space for every 200 square feet of building floor area.
Vehicle display and sales	--	--	--	--	--	--	--	One parking space for every 200 square feet of building floor area
Vehicle parking garage	--	--	--	--	--	--	--	Parking ratio equivalent to the sum of the uses associated with the parking garage. If standalone, not associated with use, zero spaces required.
Vertically mixed-use and residential	--	--	--	--	P	P	--	(A) Residential uses: One space per dwelling unit, of which, a minimum 75% of the spaces shall be covered. Enclosed parking may be provided in lieu of covered spaces. (B) Non-residential uses: Spaces as required by proposed land use
Veterinarian service, animal clinic	C	--	--	--	C	C	--	One parking space for every 300 square feet of building floor area.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	SF-4	R	M	B	
Cemetery or mausoleum	P	P	P	--	--	--	--	<del>cemetery parking requirement at a rate of 2.5 percent of the cemetery site shall be dedicated to off-street parking. For a cemetery gathering building, room or public structure the parking requirement shall be a minimum of plus</del> One parking space for each 300 square feet of <del>cemetery gathering building, room or public</del> structure space. <del>The interior roadways (non-public streets and roadways) of the cemetery may act to meet the cemetery parking requirement except for the building parking space requirement which shall be at a rate of 300 per square feet. Reference additional off-street parking requirements in Section 9.03.173.</del>
Church or place of worship	P	P	P	P	P	P	P	One parking space for every 300 square feet of floor area, <del>except that for assembly areas plus</del> one space <del>shall be provided</del> for every four seats in an assembly area.
<u>Civic Center</u>	--	--	--	--	--	--	--	One parking space for every 300 square feet of floor area, <del>except that for assembly areas plus</del> one space <del>shall be provided</del> for every four seats in an assembly area.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	SF-4	R	M	B	
Community recreational use	--	C	C	C	--	--	--	(A) One parking space for every two hundred square feet of building floor area. (B) Two parking spaces for every outside or inside game court. (C) One parking space for each four seats of outdoor assembly bleachers or indoor seating. (D) Seventy spaces for every playing field used for league play. (E) Two parking spaces for every golf course green or driving range tee. (F) Five parking spaces for every bowling alley.
Community swimming pool	--	C	C	C	--	--	--	<b>10 parking spaces</b>
Country club	--	C	C	C	--	--	--	(A) One parking space for every two hundred square feet of building floor area. (B) Two parking spaces for every outside or inside game court. (C) One parking space for each four seats of outdoor assembly bleachers or indoor seating. (D) Seventy spaces for every playing field used for league play. (E) Two parking spaces for every golf course green or driving range tee. (F) Five parking spaces for every bowling alley.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	SF-4	R	M	B	
Day care and educational facility - privately-owned	C	C	C	C	P	P	--	One parking space for every 250 square feet of building floor area, plus Three stacking spaces per drive through/pick-up lane if provided
Educational facility - public	P	P	P	P	--	--	--	One parking space per each employee, plus one parking space for every four classrooms for elementary levels, plus one parking space for every four students for secondary and higher levels of education.
Federal, state or city owned or controlled facilities or utilities	P	P	P	P	P	P	P	One parking space for every 300 square feet of building floor area
Franchise-holding facilities and utilities holding a franchise under the authorization of the city	C	C	C	C	C	C	P	One parking space per employee
Golf course	--	C	C	C	--	--	--	Two parking spaces for every golf course green or driving range tee.
Library	--	--	--	--	--	--	--	One parking space for every 400 square feet of floor area.
Municipal uses	P	P	P	P	P	P	P	One parking space for every 300 square feet of floor area.
Nursing home or assisted living facility	--	--	--	--	C	C	C	One space for every five beds
Open Space Preserves	P	P	P	P	P	P	P	Zero spaces required

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	SF-4	R	M	B	
Public parks and playgrounds	--	P	P	P	P	P	P	(A) One parking space for every two hundred square feet of building floor area. (B) Two parking spaces for every outside or inside game court. (C) One parking space for each four seats of outdoor assembly bleachers or indoor seating. (D) Seventy spaces for every playing field used for league play. (E) Two parking spaces for every golf course green or driving range tee. (F) Five parking space per playground or dog park.
Public recreational facilities	--	P	P	P	P	P	P	(A) One parking space for every two hundred square feet of building floor area. (B) Two parking spaces for every outside or inside game court. (C) One parking space for each four seats of outdoor assembly bleachers or indoor seating. (D) Seventy spaces for every playing field used for league play. (E) Two parking spaces for every golf course green or driving range tee. (F) Five parking spaces for every bowling alley. (G) One parking space per acre.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INSTITUTIONAL & CIVIC USES	A	SF-1	SF-2	SF-4	R	M	B	
Wind energy, utility or telecommunication tower	C	C	C	C	--	--	P	<u>Zero spaces required</u>

**Figure 9.1.2.2**

**PERMITTED USE TABLE**

P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
AGRICULTURAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Animal husbandry, livestock	P	P	--	--	--	--	--	<a href="#">Zero spaces required</a>
Crop cultivation, forestry, farming	P	P	--	--	--	--	--	<a href="#">Zero spaces required</a>
Uses related to animal husbandry and raising of crops on unplotted land	P	P	--	--	--	--	--	<a href="#">Zero spaces required</a>
Dairy farm	P	--	--	--	--	--	--	<a href="#">Zero spaces required</a>
Wholesale plant nursery	P	--	--	--	--	--	--	<a href="#">Zero spaces required</a>
Horse stables, riding academies and equestrian boarding	P	C	--	--	--	--	--	<a href="#">One parking space per 500 square feet</a>

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use		C = Conditional Use			-- = Not Permitted			
INDUSTRIAL USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
	A	SF-1	SF-2	SF-4	R	M	B	
Alcohol: brewpub (on- and/or off-premises consumption)	--	--	--	--	C <sup>4</sup>	--	C <sup>4</sup>	One parking space for every 200 square feet of retail or event area for businesses including on-premises consumption, <u>plus</u> one parking space per employee on the largest shift.
Alcohol: manufacturing and distribution (on- and/or off-premises consumption)	--	--	--	--	--	--	C <sup>1,4</sup>	(A) For businesses including on-premises consumption, one parking space for every 200 square feet of retail or event area <u>plus</u> one parking space per employee on the largest shift. (B) For <del>b</del> Businesses within this use without on-premises consumption, one parking space per employee and one <u>parking</u> space for each 500 square feet of showroom space.
Auto, tool or equipment rental	--	--	--	--	--	--	--	<u>One parking space for every 200 square feet of building floor area</u>
Automobile and truck repairs and service	--	--	--	--	--	--	P <sup>1</sup>	<u>One parking space for every 300 square feet of building floor area.</u>
Commercial cleaning or laundry plant	--	--	--	--	--	--	--	<u>One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.</u>

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use			-- = Not Permitted				
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INDUSTRIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Data center and software design	--	--	--	--	--	--	--	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Information assembly, broadcasting, carriers	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Information data processing	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Information distribution, publication, production	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Information telecommunication, sellers	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Machinery, heavy equipment, truck sales and service	--	--	--	--	--	--	--	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use			-- = Not Permitted				
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INDUSTRIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Manufacturing - appliance, instrument, controller	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Manufacturing - device, parts, vehicle	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Manufacturing - die, tooling, equipment, machinery	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Manufacturing - other	--	--	--	--	--	--	C <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Materials bending, cutting, machining, molding, welding	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Medical or scientific laboratory	--	--	--	--	--	--	--	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use			-- = Not Permitted				
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INDUSTRIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Open storage and open processing operations	--	--	--	--	--	--	C <sup>1,7</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Outside sales and storage	--	--	--	--	--	--	--	One parking space for every 200 square feet of building floor area.
Packaging of parts and materials prev manufactured	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.
Parts assembly, materials sorting prev manufactured	--	--	--	--	--	--	P <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet. <del>one and one half (1-1/2) parking spaces for every one (1) employee for businesses with two (2) or more work shifts, one (1) parking space per employee for businesses with one (1) work shift.</del>
Professional, scientific and technical services	--	--	--	--	--	--	P <sup>1</sup>	One parking space for every 300 square feet of floor space.
Storage of flammable liquids and materials	--	--	--	--	--	--	C <sup>1</sup>	One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.

Figure 9.1.2.2

PERMITTED USE TABLE

P = Permitted Use	C = Conditional Use		-- = Not Permitted					
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING <sup>9</sup>
INDUSTRIAL USES	A	SF-1	SF-2	SF-4	R	M	B	
Temporary concrete batch plant	--	C <sup>8</sup>	C <sup>8</sup>	C <sup>8</sup>	--	--	--	<u>None required</u>
Trade contractor office and dispatch	--	--	--	--	--	--	--	<u>One parking space for every 300 square feet of floor space.</u>
Warehousing and distribution facilities	--	--	--	--	--	--	P <sup>1</sup>	<u>One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.</u>
Wholesale enterprises w/o materials storage and distrib	--	--	--	--	--	--	P <sup>1</sup>	<u>One space per 1,000 square feet of lot area up to 20,000 square feet, plus One space for each 2,000 square feet of lot area over 20,000 square feet.</u>

<sup>1</sup> Conducted entirely within the interior of a building.

<sup>2</sup> Two accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

<sup>3</sup> One accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

<sup>4</sup> 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).

<sup>5</sup> Provided the lot on which a similar establishment is located is more than one thousand feet from the location of the proposed use; the one thousand foot distance shall be measured between the lots and along the public street.

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

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

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

<sup>9</sup> [Reference additional off-street parking requirements in Section 9.03.173.](#)

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

Uses not identified as permitted or conditional are prohibited.

§ 9.03.034 Amendments to the official zoning ordinance and zoning district map.

...

(e) Notices and notifications. Zoning and rezoning requests shall be scheduled for public hearings before the planning and zoning commission and the city council and noticed in accordance with this section as follows:

...

(2) Subject property notification signs. Notification signs shall meet the following requirements:

(A) The city manager or their designee shall have the authority to determine if the notice posting on the subject property met the intent of the requirements contained herein.

(B) The applicant shall post the required number of notification signs, on the subject property, at least seven days prior to the date of the public hearing before the planning and zoning commission as follows:

(i) Sign requirements: A minimum of one (1) sign shall be posted on the subject property, along each of its public road frontages, at a minimum spacing of one (1) sign per five hundred (500) linear feet of frontage or portion thereof.

(ii) The sign shall contain legible information and specifications as detailed in the city's notification sign requirements.

(iii) The applicant shall provide time-stamped photos of the required notification signs, as posted on the subject property, between 8:00 a.m. on Monday and 12:00 p.m. (noon) on Wednesday, the week before the scheduled planning and zoning commission meeting. The applicant shall provide the following photos:

- a. One legible photo of a sign showing the required information meeting the standards as provided on the signs;
- b. One photo of each public road frontage showing that the signs are facing the right-of-way; and
- c. An informal exhibit showing the location of the signs along the rights-of-way.

**(C) Notification signs for residential Conditional Use Permits are not required.**

## DIVISION 3 DEFINITIONS

### § 9.03.061 General.

*Abutting or adjacent property lines.* Property lines adjacent and in common for a minimum distance of twenty-four (24) feet or district lines.

*Accessory structure with restrictions.* See [Accessory use, unit, structure, or building](#).

*Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court).* See [Accessory use, unit, structure, or building](#).

*Accessory use, unit, structure, or building.*

**(1)** A building, structure, or use which is subordinate to and serves a primary use or principal structure;

**(2)** A building, structure, or use which is subordinate in footprint on the lot, subordinate in area, extent, use or purpose to the primary use, building or structure served;

**(3)** A building, structure, or use which contributes to the comfort, convenience, or necessity of occupants of the primary use served;

**(4)** A building, structure, or use which is located within the same zoning district as the primary use; or

**(5)** A building, structure, or use which in residential districts is not used for commercial purposes other than legitimate home occupations/home based business, and is not rented to or utilized by other than bona fide servants employed on the premises or members of the family of the occupant(s) of the principal structure. Examples of accessory buildings, structures, or uses include, but are not limited to private garages, greenhouses, servant's quarters, tool sheds, hobby shed, storage buildings, greenhouses, or bathhouses adjoining a swimming pool, swimming pool, sports court and tennis court. Persons are related within the meaning of this provision if they are related within the first or second degree of consanguinity or affinity.

**(A)** Attached accessory structure - a structure that shares an attached or common roof with the primary structure.

**(B)** Detached accessory structure - a structure that does not share an attached or common roof with the primary structure.

*Agricultural uses.* Agricultural uses include activities that raise, produce or keep plants or animals. Examples include but are not limited to breeding or raising of fowl or other livestock animals; dairy farms; stables; riding academies; equestrian boarding facilities; farming, truck gardening, forestry, tree farming; and wholesale plant nurseries.

*Alcohol: brewpub (on- and/or off-premises consumption).* A business to brew, bottle, can, package, and/or label malt beverages with potential sale of the malt beverages it produces to ultimate consumers at the business for on- or off-premises consumption.

*Alcohol: manufacturing and distribution (on- and/or off-premises consumption).* A business relating to the manufacturing and/or distribution of alcohol beverages, also including storing, importing, transferring, selling, and/or distributing of malt beverages, wine, and/or distilled spirits for on- and/or off-premises consumption.

*Alcohol: mixed beverage package store/retailer (on- and/or off-premises consumption).* A business selling distilled spirits, wine, and/or malt beverages to consumers for on- and/or off-premises consumption, including the possible transportation of its inventory between its other licensed locations within the same county, transportation/delivery of alcoholic beverage orders to its end-consumer customers, conducting product tastings on the package store premises, and/or other related sales activity.

*Alcohol: mixed beverage sales (on-premises consumption).* A business including the incidental or secondary sale of malt beverages, wine, and/or distilled spirits for on-premises consumption.

*Alcohol: wine and malt beverage package store/retailer (on- and/or off-premises consumption).* A business selling wine and/or malt beverages (no distilled spirits) to consumers for on- and/or off-premises consumption, including the possible transportation of its inventory between its other licensed locations within the same county, transportation/delivery of alcoholic beverage orders to its end-consumer customers, conducting product tastings on the package store premises, and/or other related sales activity.

*Alcohol: wine and malt beverage sales (on-premises consumption).* A business including the incidental or secondary sale of malt beverages and/or wine (no distilled spirits) for on-premises consumption.

*Alley.* An “alley” is a public right-of-way or thoroughfare which is not less than Eighteen Feet (18') wide and affords only a secondary means of access to abutting property.

*Alter.* To change the size, shape or physical outline, copy, nature of message, intent or type of an entity including signs and buildings.

*Amusement establishment.* An indoor or outdoor amusement or recreation enterprise offering entertainment or games of skill. Amusement establishment facilities include indoor or outdoor recreation areas, bowling alley, skating rink, trampoline park, and performance venue.

*Animal boarding.* See kennel.

*Animal husbandry, livestock.* See agricultural uses.

*Apartment.* An “apartment” is a room or group of rooms used as a dwelling for one family or household being one (1) dwelling unit, said unit being equipped for the preparation of food.

*Apartment building.* A building or portion of a building used or intended to be used as a dwelling for three (3) or more families or households, each household living independently of each other, with each unit equipped for preparation of food.

*Auditorium or similar gathering assembly.* A location in which concerts, rodeos, sports events, or other large-scale gatherings can be housed.

*Auto, tool or equipment rental.* Establishments engaged in the rental of automobiles, tools, tractors, construction equipment, agricultural implements, and similar industrial equipment.

*Automobile and truck repairs and service.* The use of a site for the repair of automobiles, non-commercial trucks, motorcycles, motorhomes, recreational vehicles, boats, or other similar uses, including the sale, installation, and servicing of equipment and parts.

*Automobile fueling and gasoline filling station.* A facility for the retail dispensing and sale of vehicle fuels, including gasoline, gas/oil mixtures, diesel fuel, ethanol, or electricity through fixed dispensing equipment, operated by customers or employees.

*Automobile service establishment.* Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil, spark plug, and filter changing; tuneups; emergency road service; replacement of starters, alternators, hoses, brake parts, automobile washing and polishing; performing state inspections and making minor repairs necessary to pass said inspection; normal servicing of air conditioning systems; and other similar minor services for motor vehicles except heavy load vehicles.

*Bakery/confectionery retail establishment.* An establishment primarily engaged in the retail sale of baked products for consumption offsite.

*Barn, commercial or private.* See stable, commercial or private.

*Basement.* A story (or portion of a story) partly or totally below ground level, with less than one-half of its height (measured from floor to ceiling) above ground level.

*Bed and breakfast inn.*

**(1) Traditional.** A residential structure where three (3) or fewer rooms are rented to transient paying guests on an overnight basis with no more than one meal served daily, where no cooking facilities are provided in the rooms and where the total number of permanent and

transient occupants does not exceed six (6) at any one time. The owner-operator of a traditional bed and breakfast resides at that place. This is classified as a normal home occupation.

**(2) Non-traditional.** A residential structure where more than two (2) rooms are rented to transient paying guests on an overnight basis with no more than one (1) meal served daily, where no cooking facilities are provided in the rooms and where the total number of permanent and transient occupants does not exceed four (4) at any one time. The owner-operator may or may not reside there.

**Block.** A tract of land bounded by streets (or street rights-of-way) or a combination of streets and public parks.

**Brick.** Includes kiln fired clay or shale brick manufactured to ASTM C216 or C652, Grade SW, can include concrete brick if the coloration is integral, shall not be painted, and it is manufactured to ASTM C1634; minimum thickness of two and one quarter inches when applied as a veneer, and shall not include unfired clay or shale brick.

**Buffer zone.** An unimproved area required between adjacent property lines or adjacent structures.

**Building.** Any structure which is affixed to the land, has one (1) or more floors and a roof, and is bounded by either open area or the lot lines, and is designed for human use or habitation, shelter for animals, chattels, records or other moveable property[.] A building shall not include such structures as billboards, fences or communication towers or structures with interior surfaces not normally accessible for human use, such as tanks, smoke stacks, grain elevators, and oil cracking towers or similar structures.

**Building line.** The line established by the required yard.

**Building material sales.** Facilities for the wholesale or retail sale of building materials, tools and hardware customarily used in the construction of buildings and other structures.

**Building official.** Is the officer or other designated authority charged with the administration and enforcement of the city's building codes. Subtitle, [sic] or the duly authorized representative.

**Building setback line.** The line defining an area on the lot between the street right-of-way and all other property lines and the building line within which no building or structure shall be constructed, encroach or project except:

**(1)** Sidewalks;

**(2)** Fences that conform to the fence ordinance regulations;

- (3) Driveways;
- (4) Retaining walls;
- (5) Fountains and other landscaping elements;
- (6) Light poles if fed from underground utilities;
- (7) Flag poles;
- (8) Mail boxes; and
- (9) Signs that conform to the sign ordinance regulations.

*Building front setback line.* A line parallel to the street right-of-way line, which the building faces and from which it takes its primary access.

*Building rear setback line.* A line parallel to an adjacent lot, alley or street in the case of double frontage lots, which the building backs up to and from which it has its rear or secondary access.

*Business service and sales.* An establishment providing services to business establishments on a fee or contract basis, including but not limited to advertising services, business equipment and furniture sales or rental, or protective services.

*Building side setback line.* A line parallel to an adjacent lot or street right-of-way on a corner lot, up to which the building sides.

*Carwash.* A self-service or full-service facility for washing, cleaning and drying vehicles including automobiles, motorcycles, buses, or recreational vehicles. This definition excludes facilities that serve semi-trailer trucks with at least 3 axles that are designed to tow trailers.

*Cash and retail lending service establishment.* An establishment providing loans to individuals in exchange for personal checks as collateral.

*CBD.* Cannabidiol in the form of a consumable hemp product, as that term is defined in section 443.001 of the Texas Health and Safety Code, that may be lawfully sold in accordance with state and federal laws.

*Cemetery or mausoleum.* A use, structure or place designated for burial of the dead.

*Civic center.* A use, building or structure that is owned, managed or operated in whole or in part by a public governmental agency for governmental, cultural, recreational, athletic, convention or entertainment uses and activities.

*Commercial cleaning or laundry plant.* A facility equipped for commercial laundry and dry cleaning operations. Solvents and cleaning compounds may be stored on the premises.

*Commercial greenhouse or nursery (wholesale and retail).* An establishment for the growth, display, and/or sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or outside an enclosed building.

*Commercial stable.* See agricultural uses.

*Common area or common property.* A parcel or parcels of land, together with the improvements to the land, the use and enjoyment of which are shared by the owners and occupants of the individual building sites in a subdivision[.]

*Community home.* A building, structure or use providing food and shelter, personal guidance, care, rehabilitation services or supervision for not more than 6 disabled persons, regardless of their legal relationship to one another and 2 supervisory personnel. A group home is a community-based residential home operated in accordance with the Texas Human Resource Code chapter 123 and the Texas Department of Mental Health and Mental Retardation Act. A group home is a use by right that is authorized in any district zoned residential.

*Community recreational use.* Any establishment or area with the purpose of providing the public opportunity for recreation or leisure.

*Community swimming pool.* Any swimming pool other than a private swimming pool, including publicly and privately owned pools open to the public.

*Conditional use.* A use, building and structure allowed upon issuance of a permit after additional review and regulation to ensure compatibility between uses and for developing conditions which allow for compatibility with adjacent uses.

*Country club.* A privately owned club, with restricted membership. Such a club may include a golf course, swimming pool, cabanas, tennis courts and facilities for dining, entertainment, and other recreational uses.

*Court (for building purposes).* An open, unoccupied space bounded on more than two (2) sides by the walls of a building.

*Church.* A use, building or structure used for religious activities, education and worship.

*Crop cultivation, forestry, farming.* See agricultural uses.

*Dairy farm.* See agricultural uses.

*Data center and software design.* A facility whose primary service is data processing or storage and is used to house computer systems and associated components such as telecommunications and storage systems.

*Day care - commercial.* Any facility or premises where a total of seven (7) or more children under fourteen (14) years of age, and/or elderly adults, regularly attend for all or a portion [of] the twenty-four (24) hour day for purposes of custody, care, or instruction; and which children or elderly adults are not members of the immediate nuclear family of any natural person actually operating the facility or premises.

*Day care - in-home.* Any occupied private residence utilized for purposes of custody, care, or instruction; and which persons are not members of the immediate nuclear family living in the residence, pursuant to and as further defined by chapter 42 of the Texas Human Resources Code.

*Decorative concrete block.* Includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted; minimum thickness of two and five-eighths inches (2-5/8") when applied as a veneer; shall include light weight and featherweight concrete block or cinder block units.

*Distilled spirits.* A liquor or similar alcoholic beverage distilled from grains, fruits, or other fermentable ingredients. Much stronger than beer and wine, distilled spirits (ex. brandy, gin, rum, tequila, whiskey, vodka, bourbon, etc.) and various flavored liqueurs.

*District.* Any section or area of the city for which the city council has adopted zoning regulations governing the use of buildings and premises, the height of buildings, the size of yards, the intensity of use, and other land use matters.

*Dry-cleaning retail establishment with no processing on site.* A facility used for picking up individual consumer's laundry and/or dry cleaning without dry cleaning equipment located on the premises.

*Drive-in or drive-through service or sales.* A retail transaction or the serving of a patron while in a motor vehicle or the permitting of consumption of food or drink while in a motor vehicle parked on the premises.

*Duplex dwelling unit.* A residential structure providing complete, independent living facilities for two (2) separate families, including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit.

*Dwelling.* Any building or portion of a building constructed for use by or occupied exclusively by one (1) family with culinary and sanitary conveniences provided for their use.

*Dwelling unit (DUs).* A structure, constructed on the site of its location, designed for a person or family to live in, in an individual or private state, and to be occupied as a home for an occupant, or the occupant and the family, if any, and not designed to be occupied by more than one (1) family.

*E-cigarette.* The term as defined in Tex. Health & Safety Code § 161.081(1-a).

*Educational facility - public.* An educational institution regulated by the state and operated by an independent school district. Curriculum includes kindergarten, elementary, and secondary education, but does not include private, business, commercial, trade, or craft schools.

*Erect.* To build, construct, attach, hand, [hang] place, suspend or affix, and when used in reference to signs, such term shall also include the painting of signs on the exterior surface of a building or structure, and shall also include the painting or affixing of signs to the exterior or interior surface of windows and shall include signs located interior to a building but readily visible from the exterior.

*Exercise and sports establishment.* Any facility where members or nonmembers use equipment or space or receive instruction for the purpose of physical exercise, fitness, flexibility, and/or weight control. Facilities may include amenities such as whirlpools, saunas, swimming pools, massage rooms, and sports courts, as well as locker rooms, and showers.

*Exterior architectural feature.* Any building or portion of a building that, due to its design, adornment, decoration or unique features, is of interest to the general public as an important asset to the community.

*Family.* Any number of individuals occupying a dwelling unit and living together as a single housekeeping unit, in which not more than three (3) individuals are unrelated by blood, marriage, adoption, or guardianship; the term includes a single individual.

*Farm animals.* Domestic animals generally used or raised on a farm for profit, including but not limited to cattle, horses, cows, sheep, bulls, stallions, jacks, swine, goats and all domesticated fowl used for eggs or food.

*Federal, state, or city owned or controlled facilities or utilities.* Any facility, including but not limited to, buildings, property, recreation areas, and utilities, which are leased or otherwise operated or funded by a governmental body or public entity.

*Financial institution.* An establishment that provides retail banking services, mortgage lending, or similar financial services to individuals and businesses. This classification includes credit unions, savings institutions, and Automated Teller Machines (ATMs).

*Floodplain.* Property that has a history of inundation or is determined to be subject to flood hazard, specifically identified by the Federal Emergency Management Agency on its flood hazard boundary maps (FHBM) for the city. Within the floodplain, no development or alteration of the floodplain due to dumping, excavation, storage, filling or mining operations shall be conducted without a development permit approved by the city. Note that the fact that land may not be classified as floodplain shall not be interpreted as assurance that such land or area is not subject to periodic local flooding.

*Floor Area Ratio.* The ratio of the gross floor area of a building or buildings in relations to the required lot area. The floor area ratio (FAR) may be expressed as a percent of the lot area.

*Franchise-holding facilities and utilities holding a franchise under the authorization of the city. An establishment or organization that has a formal agreement with the city to use public property for installations, service delivery, or other related purposes.*

*Frontage.* All of the property on one side of a street between two intersecting streets (crossing or terminating) measured parallel along the line of the street, or if the street is a dead-end, then such term shall mean all of the property abutting on one side between an intersecting street and the dead-end of the street; additionally, “frontage” shall mean all of the property on one side of a street between two lot lines.

*Garage, private.* An accessory building designed or used for the storage of not more than four (4) motor-driven vehicles owned by the occupants of the building to which it is accessory. Not more than one (1) of the vehicles may be a commercial vehicle of not more than a two (2) ton capacity.

*Garage, public.* A building or portion thereof, other than a private garage, designed or used for equipping, servicing, repairing, hiring, selling, or storing motor-driven vehicles.

*General office. Administrative, executive, professional, or managerial premises providing direct services to consumers.*

*Golf course. A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities but excluding miniature golf.*

*Guest house, caretaker or security quarters for SF dwelling. An attached or detached accessory building used to house guests, a caretaker, or security personnel for the occupants of the principal building, and which is not rented or leased.*

*Height.* The vertical distance of a building, structure or portion thereof, measured from the mean level of the ground surrounding the building to the highest point of the coping of a flat roof, or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip or gambrel roofs.

*Hobby shed.* An accessory use and structure not used for commercial purposes nor rented to others as defined under accessory use item (5) [sic]

*Home based business.* A home occupation or use for profit or non-profit involving business, art or hobby activities including the selling to, production of, and provision of services to others not part of the on-site single family residential use.

*Home occupation.* Any occupation or activity carried on or occurring in a dwelling unit by a member of the immediate family, residing on the premises, in connection with which there is used no sign other than a name plate as allowed by the city's sign ordinance attached to the building, and no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; and, no mechanical equipment is used except that which is of a type similar in character to that normally used for purely domestic or household purposes. Retail sales from the home to walk up or drive up customers, cafes, or diners and barber or beauty shops are not considered a home occupation. Examples of home occupations include crafts; woodworking; dressmaking; custom cakes or other small scale catering that uses no commercial type or size equipment; professional services such as bookkeeping, handling of telephone orders, technology or electronic communication; traditional bed and breakfasts limited to three (3) rooms for rent, and day care for six (6) or fewer persons.

*Horse stables, riding academies and equestrian boarding.* See agricultural uses.

*Hospital or medical/health care facility.* An institution or place where sick or injured patients are provided medical or surgical care.

*Hotel.* A structure or building or group of structures or buildings whose principal function or use is to provide rooms for temporary lodging where entrance to reach room is from a completely enclosed area and which structure may also contain a restaurant, conference rooms and retail uses or personal service uses.

*Information assembly, broadcasting, carriers.* Establishments primarily engaged in the provision of broadcasting and other information relaying services accomplished through the use of electronic and telephonic mechanisms.

*Information data processing.* An establishment primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form.

*Information distribution, publication, production.* The creation or development of informational content and the dissemination of the content to the public through print, electronic, digital, broadcast, or other media formats.

*Information telecommunication, sellers.* Any facility, and its accessory uses or structures, utilized for the broadcast or reception of electro-magnetically transmitted information.

*Insurance.* A financial institution that provides risk management services by offering insurance policies to individuals, businesses, and organizations.

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

*Library.* A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

*Loading space.* A paved all weather impervious surface area, enclosed or unenclosed, sufficient in size to store a one (1) ton truck or larger truck and a passenger bus, with a paved surface driveway connecting the loading space with the public street or alley and permitting ingress and egress.

*Lot.* A lot is the smallest physical and undivided tract or portion of land as shown on a duly recorded plat, having frontage on a public street.

*Lot, corner.* A lot that has an interior angle of less than one hundred and thirty-five (135) degrees at the intersection of two (2) street lines. A lot abutting upon a curved street shall be considered a corner lot if the tangents of the curbs at the points of intersection of the side lot lines intersect at an interior angle of less than one hundred and thirty-five (135) degrees.

*Lot coverage.* The percent of the lot covered with structures as compared to open space. Structures include all buildings, parking lots and driveways. See definition of open space.

*Lot, double frontage.* A lot having a frontage on two (2) parallel streets.

*Lot, interior.* A building lot other than a corner lot.

*Lot area.* The area of a lot between lines, including any portion of an easement that may exist within such lot lines.

*Lot of record.* A lot which is part of a subdivision, the map or plat of which has been recorded in the office of the County Clerk of Collin County; or a parcel of land, the deed of which was recorded in the office of the County Clerk of Collin County.

*Machinery, heavy equipment, truck sales and service.* Establishment primarily engaged in the sale or service of tools, trucks, tractors, construction equipment, agricultural implements, and similar industrial equipment.

*Manufactured home.* A structure constructed on or after June 15, 1976, according to the rules of the United States Department of Housing and Urban Development, transportable in one or more sections, which, in the traveling mode, is eight (8) body feet or more in width or forty (40) body feet or more in length, or, when erected on site, and which is built on a permanent chassis and designed to be used as a dwelling and shall have a permanent concrete foundation, connected to public water and sanitary sewer utilities, and includes plumbing, heating, air-conditioning, and electrical systems. The term does not include a recreational vehicle as that term is defined by 24 Code of Federal Regulations, section 3282.8(g). The manufactured home is not constructed with a permanent hitch or other device allowing transport of the unit other than for the purpose of delivery to a permanent site and which does not have wheels or axles permanently attached to its body or frame.

*Manufactured home lot.* A parcel of land in a manufactured home park for the placement of a single HUD-code manufactured home and the exclusive use of its single family occupants.

*Manufactured home park.* A parcel of land designed as an area for manufactured homes to be installed as residences containing individual lots of record for the permanent placement of a manufactured home on an individual lot of record with roads, utilities, and drainage in accordance with all applicable provisions of the City's Code of Ordinances and other regulations governing a manufactured home park.

*Manufacturing – appliance, instrument, controller.* Establishments primarily engaged in manufacturing appliances, instruments, controllers, and/or related materials.

*Manufacturing – device, parts, vehicle.* Establishments primarily engaged in manufacturing devices, parts, vehicles, and/or related materials.

*Manufacturing – die, tooling, equipment, machinery.* Establishments primarily engaged in manufacturing dies, tools, equipment, machinery, and/or related materials.

*Manufacturing – other.* The mechanical or chemical transformation of materials or substances into new products, including the assembling of component parts, the creation of products, and the blending of materials.

*Materials bending, cutting, machining, molding, welding.* An establishment conducting various methods of material fabrication and alteration.

*Medical and state licensed health services.* An establishment where patients receive consultation, diagnosis, and treatment by doctors, dentists, or similar practitioners, and is authorized to operate under state law. This use includes medical services offered exclusively on an outpatient basis, including emergency services such as urgent care centers, and licensed facilities offering substance abuse treatment, blood banks, and plasma centers.

Medical office or clinic. A facility, other than hospitals, where patients are admitted for examinations and treatment by one or more physicians, on either a "walk-in" or appointment basis. Patients are treated on an outpatient basis and are not admitted for overnight treatment or observation.

Medical or scientific laboratory. A facility that conducts research to promote the general base of knowledge or to create new or improved products.

Merchandise rental. An establishment where merchandise such as furniture, appliances, and electronic equipment may be rented for personal use.

*Minor.* A person under 21 years of age.

*Model home.* A dwelling unit within a residential development used for the purpose of display of amenities and marketing the sale of homes within the residential development and functioning as a sales office until sold to a third party buyer.

*Motel.* A structure or building or group of structures or buildings whose principal function or use is to provide rooms for temporary lodging in which the rooms are directly accessible from an outdoor parking area.

Multi-family dwelling. See multi-unit dwelling.

*Multi-unit dwelling.* A residential structure providing complete, independent living facilities for three (3) or more families or households living independently of each other and including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit. Condominiums are included in this definition.

Municipal uses. Any building, structure, or facility owned, leased, or operated by the City.

*Nonconforming use.* The use of land or a building, or portion thereof, which does not conform with the use regulations of the district in which it is situated and which use was legally in existence prior to the effective date of this division and any subsequent amendments.

Nursery, garden, landscape material sales. The retail handling of any article, substance, or commodity related to the planting, maintenance, or harvesting, of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods, and related products in small quantities to the consumer.

*Nursing home.* A building, or portion thereof, used or designed for medical services for the housing of the aged, and/or mentally or physically challenged persons who are under daily medical, psychological, or therapeutic care; including assisted living centers; provided that this definition shall not include rooms in any residential dwelling, hotel, or apartment hotel not ordinarily intended to be occupied by said persons.

*Occupancy.* The use or intended use of land or buildings by owners, occupants, proprietors or tenants.

*Off-street parking.* An area for storage of an automobile that is entirely on private property.

*Office/showroom/warehouse.* A facility or portion of a facility used for administrative, professional, or clerical operations, the display and demonstration of products to customers or clients without on-site manufacturing, and/or for the storage, distribution, and handling of goods.

*Open space.* The part of a building lot, including courts or yards, which are open and unobstructed from its lowest level to the sky, which is accessible to all residents or users upon a building lot, which is not part of a roof, driveway, parking area, and which does not include any structures.

*Open space reserve.* Open space reserve shall mean an open area, a minimum size of five (5) acres, which is designed and intended to be used for outdoor recreation. An area of usable open space reserve shall include Texas native or natural landscaping, walks, water features and decorative objects such as artwork or fountains. Open space reserves shall not include recreational equipment or recreational sports fields, or buildings, except those buildings designed specifically for maintenance of the open space reserve. Open space reserves may include parking areas and driveways.

*Open space preserves.* See open space reserve.

*Open storage and open processing operations.* The storage of materials outside the principal or accessory buildings on a property as well as processing operations that are conducted outdoors.

*Outdoor, drive-in or drive-thru sales or service activity, including rear yard patios.* An establishment open to the public where food and beverages are prepared and served to customers in motor vehicles. Food or drink may also be served for off-premises consumption as carry-out orders at drive-in or drive-through points of service.

*Outdoor storage.* The keeping, in an unenclosed area, of any goods, items, material or merchandise in the same place for more than twenty-four (24) hours and not actively being sold.

*Outside sales and storage.* The placement of commodities, materials, goods, equipment, vehicles, merchandise, or other personal property that are immediately available for sale or rent outside of a building.

Packaging of parts and materials prev manufactured. The packaging of parts, previously manufactured, by means of fasteners, nuts and bolts, screws, glue, welding, or other similar technique.

*Parking space.* A paved all weather impervious surface area, enclosed or unenclosed, sufficient in size to store one (1) automobile, with a paved surface driveway connecting the parking space with the public street or alley and permitting ingress and egress of an automobile.

Parts assembly, materials sorting prev manufactured. The fitting or joining of parts of a mechanism, previously manufactured, by means of fasteners, nuts and bolts, screws, glue, welding, or other similar technique.

*Personal services.* Establishments primarily engaged in providing care and services for people's needs, such as barbershops, beauty salons, spas, businesses offering classes for small groups or individuals, and permanent cosmetics. A beauty salon may offer permanent cosmetics services, as long as such services are in conjunction with the beauty salon and are limited to parts of the body above the neck and are generally for cosmetic or reconstructive purposes.

Pet grooming and care services. See kennel.

Pharmacy. An establishment where drugs and medicines are prepared and dispensed.

*Place of worship.* A building or structure, or group of buildings or structures that by design and construction are primarily intended for conducting organized religious services and associated accessory uses.

*Planned unit.* A land area, which (1) has individual building sites and common property such as a park and (2) is designed to be capable of satisfactory use and operation as a separate entity without necessarily having the participation of other building sites or other common property. The ownership of the common property may either be public or private.

*Planned unit development.* A single planned unit as initially designed; or such a unit as expanded by annexation of additional land areas; or a group of continuous planned units, whether as separate entities or merged into a single consolidated entity.

*Planning commission.* The planning and zoning commission of the City of Lavon, Texas.

Private clubs and organizations (indoor). A nonprofit membership organization that holds regular meetings and pursues a common interest, usually cultural, civic, religious, or social, and has formal written membership rules along with the requirement for members to pay dues. A "club or lodge" may, subject to other regulations controlling such uses, maintain dining facilities; engage professional entertainment for the enjoyment of

members and their guests; or store, sell, possess, or serve any alcoholic beverage permitted by the law of the State of Texas. This definition does not include any form of sleeping accommodation.

Professional, scientific and technical services. Work done for others, predominately on the premises of the office, by someone trained and engaged in such work for a career; e.g., doctors, lawyers, accountants.

Professional service and sales. A business that offers any type of personal service to the public which requires as a condition of such service the obtaining of a license or other legal authorization. By way of example, and without limiting the generality of this definition, professional services include services rendered by certified public accountants, engineers, architects, and attorneys at law.

Public parks and playgrounds. Open space owned and operated by a public agency that is available to the public for active play and recreation. May contain sports courts and/or a play apparatus.

Public recreational facilities. A recreation facility or park owned and operated by a public agency and available to the public.

Real estate. Administrative, executive, professional, or managerial premises providing real estate and related services.

Real estate model home. A dwelling unit temporarily used for the purpose of display and marketing for the sale of residential development.

*Recreation vehicle.* A vehicle designed for human habitation for recreational purposes and capable of being used on a highway. Recreational vehicles shall include a motor home, travel trailer, and camping trailer, but shall not include a mobile home or manufactured home.

*Recreational vehicle park.* Any area or tract of land where two or more recreational vehicle lots or spaces are rented or held for rent.

*Repair.* The reconstruction or renewal of any part of an existing building for the purposes of maintenance. The word repair shall not apply to structural alterations.

Restaurant. An eating/drinking establishment that is open to the public, where food and beverages are prepared, served, and primarily consumed within the primary building, or sold for off premises consumption. Outdoor patios ancillary to an indoor restaurant use may be permitted.

Retail sales. Establishments engaged in selling goods, commodities, or merchandise to the public.

*Right-of-way.* The area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easement in which the city has an interest.

*Roof line.* The height which is defined by the intersection of the roof of the building and the wall of the building. For mansard-type roofs, the roof line shall be defined as the top of the lower slope of the roof. Roofs with parapet walls completely around the building and not exceeding four (4) feet in height may be considered as the roof line.

*Second-hand/used goods/pawn shop.* A retail establishment engaged in selling used merchandise, such as clothing, furniture, books, shoes, or household appliances, on consignment. Merchandise is brought to the establishment and processed by marking, cleaning, sorting, and storing as a major part of the principal use. Such stores do not include those selling vehicles, auto parts, scrap, or waste.

*Servants quarters.* Living spaces for domestic servants, gardeners or childcare, adult /elder care or health specialists that have the same utility connections as the main house.

*Setback or building line.* A line, which marks the setback distance from the property line and establishes the minimum required front, side, or rear yard space of a lot.

*Single dwelling unit including a manufactured home.* Any building or portion of a building constructed for use by or occupied exclusively by one family with culinary and sanitary conveniences provided for their use. This structure may be designed and built in a factory in compliance with the standards of the United States Department of Housing and Urban Development.

*Single family attached - townhomes use.* A single-family dwelling unit constructed in a series or a group of attached units with property lines separating such units, usually with the dividing wall between units falling on the property line.

*Single family (SF) detached dwelling.* A dwelling unit designed and constructed for occupancy by one family and located on a single lot or tract that has no physical connection to a building located on any other lot or tract.

*Single family – zero lot line.* A dwelling unit designed and constructed for occupancy by one family and located on a single lot or tract, with one side of the unit built along the property line, and has no physical connection to a building located on any other lot or tract

*Site plan.* A Plan showing use of the land, to include locations of buildings, drives, sidewalks, parking areas, drainage facilities, and other structures to be constructed.

*Servants quarters.* Living spaces for domestic servants, gardeners or childcare, adult /elder care or health specialists that have the same utility connections as the main house.

***Setback or building line.*** A line, which marks the setback distance from the property line and establishes the minimum required front, side, or rear yard space of a lot.

***Smoke/tobacco/CBD store.*** Any premises dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, tobacco paraphernalia, or CBD or hemp-derived products, except:

**(1)** A pharmacy selling FDA approved cannabis and cannabis-derived products; and

**(2)** Any grocery store, supermarket, convenience store or similar retail use that sells conventional cigars, cigarettes, tobacco, or CBD or hemp-derived products as an ancillary sale, meaning the store uses for the display, sale, distribution, delivery, offering, furnishing, or marketing of conventional cigars, cigarettes, tobacco or CBD or hemp product:

**(A)** No more than two percent (2%) or 200 square feet of its gross floor area (whichever is less); or

**(B)** For a retail store consisting of 250 square feet or less, no more than five (5) square feet.

***Stable, commercial or private.*** Commercial barn or stable shall mean a boarding facility used for the rental of stall space or for the sale or rental of horses, mules or similar large animals. Private barn or stable shall mean a facility used solely for the owner's private purposes for the boarding, sale or keeping of horses, mules or ponies, and not kept for remuneration, hire or sale.

***Stone.*** Includes naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of two and five-eighths (2-5/8) inches when applied as a veneer.

***Storage of flammable liquids and materials.*** A structure storing any liquid or material which has a flash point of 70 degrees Fahrenheit.

***Storage, self-service.*** A structure containing separate, individual, and private storage spaces of varying sizes.

***Storage garage.*** A "storage garage" is any premises and structure used exclusively for storage of more than five (5) automobiles.

*Story.* That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, the space between the floor and the ceiling next above it.

*Street.* A way for vehicular traffic or parking, whether designated as a highway or as any of the following types:

**(1)** Residential street: serves a residential neighborhood and may be a cul-de-sac, loop or short street.

**(2)** Collector street: serves to collect traffic from multiple residential streets.

**(3)** Arterial street: a through traffic street, generally aligned in the direction of major traffic movement carrying such traffic into or out of the city.

**(4)** Parkways and boulevards: across-city traffic thoroughfares, for movement of great amounts of traffic.

**(5)** Commercial streets: serve both business and industrial areas.

*Structural alterations.* Any change which would tend to modify the life of a supporting member of a structure such as bearing walls, columns, beams, or girders.

*Structure.* Anything constructed, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

*Stucco.* Stucco shall be defined as traditional three (3) step hard coat stucco applied over a masonry or concrete backing.

*Tattoo service and similar body artwork.* Establishments producing an indelible mark or figure on the human body by scarring or inserting pigments under the skin using needles, scalpels or other related equipment to license with the Department of State Health Services, not to include permanent cosmetics services. Also includes establishments creating an opening in a person's body, other than the earlobe, to insert jewelry or another decoration to license with the Department of State Health Services, including studios that perform implants.

*Technical service and sales.* A business that offers any type of personal service to the public which require technical expertise and skills, often related to technology or engineering. By way of example, and without limiting the generality of this definition, technical services include software development, engineering design, and technical consultancy.

*Temporary concrete batch plant.* An on-site manufacturing plant utilized for a limited period of time as allowed in this division where concrete is mixed before being transported to a construction site ready to be poured.

*Theater.* A structure providing live or taped entertainment with fixed seating.

*Tobacco.* Any preparation of the nicotine-rich leaves of the tobacco plant, which are cured by a process of drying and fermentation for use in smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body.

*Tobacco paraphernalia.* Any paraphernalia, equipment, device, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco products, or other controlled substances as defined in the Tex. Health and Safety Code. Items or devices classified as tobacco paraphernalia include but are not limited to the following: pipes, punctured metal bowls, bong, water bong, electric pipes, e-cigarettes, e-cigarette juice, buzz bombs, vaporizers, hookahs, and devices for holding burning material. Lighters and matches shall be excluded from the definition of tobacco paraphernalia.

*Tobacco product.* Any product in leaf, flake, plug, liquid, or any other form, containing nicotine derived from the tobacco plant, or otherwise derived, which is intended to enable human consumption of the tobacco or nicotine in the product, whether smoked, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. For the purposes of this chapter, the term "tobacco product" excludes any product that has been specifically approved by the United States Food and Drug Administration (FDA) for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.

~~*Townhouse.* A single-family dwelling unit constructed in a series or a group of attached units with property lines separating such units, usually with the dividing wall between units falling on the property line.~~

*Trade contractor office and dispatch.* A mobile trailer or any other temporary structure used by a construction contractor for office/headquarters purposes at the site of and for the duration of the construction of a structure or building project. This use also includes equipment storage, portable lavatories permitted on or adjacent to the construction site, or on lots or parcels owned or controlled by the owner of the lot or parcel on which the construction is taking place.

*Transmission tower.* A wireless telecommunications support structure designed primarily of the support and attachment of a wireless telecommunications facility. Transmission towers include:

**(1) Monopole tower** -A self-supporting structure composed of a single spire used to support telecommunications antenna and/or related equipment.

**(2) Lattice tower** -A self-supporting three (3) or four (4) sided, open, steel frame structure used to support telecommunications antenna and/or related equipment;

**(3) Guyed tower** -An open, steel frame structure that requires wires and anchor bolts for support.

**(4) Stealth tower** - A manmade tree, clock tower, church steeple, bell tower, utility pole, light standard, identification pylon, flagpole, or similar structure, that is camouflaged to be unrecognizable as a telecommunications facility, designed to support or conceal the presence of telecommunication antennas and blends into the surrounding environment.

*Use.* The purpose or activity for which the land or building thereon is designed, arranged, or intended, or for which it is occupied or maintained, and shall include any manner or performance of such activity with respect to the performance standards of this division.

*Use permits.* Permits authorized by the city council upon recommendation of the planning and zoning commission allowing certain uses in zoning districts.

**(1) Conditional uses** are uses which are generally compatible with those uses permitted by right in a zoning district, but which require individual review of their location, design, configuration, density and intensity. These are granted to the land and will continue to be valid with sale or transfer of property.

**(2) Specific uses** are uses which are not generally compatible with those uses permitted by right in the zoning district, but by the unusual circumstances (existing uses and historic uses) in the area, consideration of the use is advisable. These are granted to a person and do not transfer with change of ownership of the property unless such change is by inheritance.

*Uses related to animal husbandry and raising of crops on unplotted land. See agricultural uses.*

*Utility facility.* Infrastructure services and structures necessary to deliver basic utilities essential to the public health, safety, and welfare. This includes all lines and facilities provided by a public or private agency and related to the provision, distribution, collection, transmission or disposal of water, storm and sanitary sewage, oil, gas, power, information, telephone cable, electricity and other services provided by the utility. This does not include wireless telecommunication facilities.

*Vapor smoking services.* A retail use that provides vapor smoking services on-site.

*Variance.* A legal modification in the application of specific zoning district regulations such as yard, lot width and yard depth, signs, set back and off-street parking, and loading regulations granted due to the special conditions or circumstances peculiar to a particular parcel of property.

*Vehicle display and sales. Any establishment that sells or leases new or used automobiles, trucks, vans, trailers, recreational vehicles, boats, motorcycles or other similar motorized transportation vehicles. May maintain an inventory of the vehicles for sale or lease either on-site or at a nearby location and may provide on-site facilities for the repair and service of the vehicles sold or leased.*

Vehicle parking garage. A structure composed of one or more levels for the parking or storage of motor vehicles.

Vertically mixed use commercial and residential. A building or connected buildings that contain both residential and commercial uses.

Veterinarian service, animal clinic. See Kennel.

Warehousing and distribution facilities. An establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials to retailers, wholesalers, agents, brokers, or to industrial, commercial, institutional, or professional business users and may include an office incidental to the primary use.

Wholesale enterprises w/o materials storage and distrib. An establishment or place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional, or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies. This is not considered a general commercial use.

Wholesale plant nursery. See agricultural uses.

Wind energy, utility or telecommunication tower. Facilities that provide for the transmission, transfer, and distribution of telephone service and related activities that are not part of a commercial utility facility. Also includes a machine by which energy supplied by the wind is changed to electric energy.

Wireless telecommunication facility. An unstaffed facility operating for the transmission and reception of low-power radio signals consisting of an equipment shelter or cabinet, a support structure, antennas, and related equipment.

Yard. An open space open from its lowest point to the sky unobstructed at grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward, except for the ordinary projection of sills, belt courses, cornices, chimneys, buttresses, ornamental features and eaves and as otherwise provided herein.

Yard, front. A yard extending across the front of a lot between the side lot lines, and being the minimum horizontal distance between the street line and the main building including any projections of the usual uncovered steps, uncovered balconies, or uncovered porches. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

*Yard, rear.* A yard extending across the rear of a lot and being the required minimum horizontal distance between the rear lot line and the rear of the main building including any projections thereof other than the projections of uncovered steps, unenclosed balconies, or unenclosed porches. On all lots, the rear yard shall be in the rear of the front yard.

*Yard, side.* A yard between the main building and side line of the lot, and extending from the required front yard to the required rear yard, and being the minimum horizontal distance between a side lot line and the side of the main buildings or any projections thereof.

Definitions not expressly described herein are to be construed in accordance with customary usage in municipal planning and engineering practices. Words used in the masculine or feminine shall also be construed to mean the other.

(Ordinance 2018-03-02, ch. 3, adopted 3/20/18; Ordinance 2022-07-02 adopted 7/19/22; Ordinance 2023-03-03 adopted 3/7/2023; Ordinance 2023-10-03 adopted 10/17/2023)

## DIVISION 8 OFF-STREET PARKING AND LOADING REGULATIONS

### § 9.03.173 Off-street parking requirements.

...

#### (b) Parking requirements:

- ~~(1) Alcohol: brewpub (on- and/or off-premises consumption) - one (1) parking space for every two hundred (200) square feet of retail or event area for businesses including on-premises consumption, plus one (1) parking space per employee on the largest shift.~~
- ~~(2) Alcohol: manufacturing and distribution (on- and/or off-premises consumption) - one (1) parking space for every two hundred (200) square feet of retail or event area for businesses including on-premises consumption, plus one (1) parking space per employee on the largest shift. Businesses within this use without on-premises consumption, one (1) parking space per employee and one (1) space for each five hundred (500)-square feet of showroom space.~~
- ~~(3) Alcohol: mixed beverage package store/retailer (on- and/or off-premises consumption) - one (1) parking space for every two hundred (200) square feet of building floor area.~~
- ~~(4) Alcohol: mixed beverage sales (on-premises consumption) - one (1) parking space for every two hundred (200) square feet of building floor area.~~
- ~~(5) Alcohol: wine and malt beverage package store/retailer (on- and/or off-premises consumption) - one (1) parking space for every two hundred (200) square feet of building floor area.~~
- ~~(6) Alcohol: wine and malt beverage sales (on-premises consumption) - one (1) parking space for every two hundred (200) square feet of building floor area.~~
- ~~(7) Auditorium or similar gathering assembly - one (1) parking space for every four (4) seats.~~
- ~~(8) Bank or financial institution - one (1) parking space for every three hundred (300) square feet of floor area.~~
- ~~(9) Cemetery or mausoleum - cemetery parking requirement at a rate of 2.5 percent of the cemetery site dedicated to off street parking. For a cemetery gathering building, room or public structure the parking requirement shall be a minimum of one (1) parking space for each 300 (three hundred) square feet of building or structure space. The interior roadways (non-public streets and roadways) of the cemetery may act to meet the cemetery parking requirement except for the building parking space requirement which shall be at a rate of 300 per square feet.~~

~~(10) Church – one (1) parking space for every three hundred (300) square feet of floor area, except that for assembly areas one (1) space shall be provided for every four (4) seats in an assembly area.~~

~~(11) Civic center – one (1) parking space for every three hundred (300) square feet of floor area, except that for assembly areas one (1) space shall be provided for every four (4) seats in an assembly area.~~

~~(12) Educational facility – one (1) parking space per each employee plus one (1) parking space for every four (4) classrooms for elementary levels, plus one (1) parking space for every four (4) students for secondary and higher levels of education.~~

~~(13) General office – one (1) parking space for every three hundred (300) square feet of floor space.~~

~~(14) Group home – four (4) parking spaces.~~

~~(15) Home-based bed and breakfast business – one (1) parking space for each sleeping room.~~

~~(16) Hospital or medical/health care facility – one (1) parking [space] for every two (2) patient beds plus one (1) parking space for every one and one-half (1-1/2) employees.~~

~~(17) Hotels and motels: one (1) parking space for each sleeping room plus one (1) parking space for every three hundred (300) square feet of meeting or commercial assembly floor area.~~

~~(18) Library – one (1) parking space for every four hundred (400) square feet of floor area.~~

~~(19) Manufacturer home park development – two (2) parking spaces per single residential unit and one (1) community parking space within a community parking area for every two (2) residential units.~~

~~(20) Manufacturing and assembly – one and one half (1-1/2) parking spaces for every one (1) employee for businesses with two (2) or more work shifts, one (1) parking space per employee for businesses with one (1) work shift.~~

~~(21) Medical office or clinic – one (1) parking space for every two hundred (200) square feet of floor area.~~

~~(22) Multifamily dwellings.~~

~~(A) Two (2) parking spaces for each dwelling unit.~~

(B) A minimum thirty (30) percent of required off-street parking spaces shall be enclosed in a garage. As part of the site plan approval process, enclosed parking space requirement for multifamily dwelling uses may be reduced from thirty (30) percent of the units having an enclosed parking space to no less than twenty (20) percent of the units having an enclosed parking space, if the proposed project satisfies the following:

- (i) Provide trees at a ratio of one tree per twenty (20) feet in the street and adjacency buffers; and
- (ii) Provide usable public open space (minimum 3,000 contiguous square feet, not encumbered by floodplain, and with pedestrian/recreation amenities such as benches, water fountains, playground, etc.).

(C) No garage doors shall face a public street.

(D) No covered parking spaces and/or detached garages may be placed between a multifamily building and a public street.

(E) Detached garages shall be a minimum of twenty (20) feet from any residential building.

(F) Stacking spaces (tandem spaces between the garage door and fire lane) shall not be counted towards required parking spaces.

(G) A minimum twenty (20) percent of required off-street parking spaces shall be covered using a canopy structure(s).

(H) Covered parking shall be designed to have decorative posts and masonry accents, so they are architecturally compatible with the home architecture.

(I) Areas dedicated for parking of boats, trailers, and RVs shall be separated from vehicle parking and shall be located in a designated area which is screened from the street and adjacent residential property. Boats, trailers, and RVs may not be parked in required parking spaces, and areas dedicated for these vehicles may not be counted toward required off-street parking.

~~(23) Personal services including spas, beauty and barber shops, one (1) parking space for every two hundred (200) square feet of floor area.~~

~~(24) Recreational, amusement, health club, country clubs, and similar membership uses - public or private:~~

~~(A) One (1) parking space for every two hundred (200) square feet of building floor area.~~

~~(B) Two (2) parking spaces for every outside or inside game court.~~

~~(C) One (1) parking space for each four (4) seats of outdoor assembly bleachers or indoor seating.~~

~~(D) Seventy (70) spaces for every playing field used for league play.~~

~~(E) Two (2) parking spaces for every golf course green or driving range tee.~~

~~(F) Five (5) parking spaces for every bowling alley.~~

~~(25) Retail sales uses, including general merchandise and/or grocery store - one (1) parking space for every two hundred and fifty (250) square feet of building floor area.~~

~~(26) Restaurants - one (1) parking space for every three (3) seats with a minimum of eight (8) parking spaces provided and one and one-half (1-1/2) parking spaces per employee.~~

~~(27) Service providers to the general public other than listed in this division – one (1) parking space for every three hundred (300) square feet of building floor area.~~

~~(28) Single dwelling unit including a manufactured home – two (2) covered parking spaces for each dwelling unit located behind the front yard building line and not within the side yard.~~

~~(29) Warehousing/distribution center – one (1) parking space per each employee on one (1) shift and one and one half (1-1/2) parking spaces per employee for two (2) or more work shifts.~~

~~(A) Mini-warehouses, self-storage – one (1) parking space per employee and one (1) parking space for each three hundred (300) square feet of office and showroom space.~~

~~(B) Retail showroom/warehouse – one (1) parking space per employee and one (1) space for each five hundred (500) square feet of showroom space.~~

~~(30) Unclassified use – for uses not included above, one (1) parking space for each three hundred (300) square feet of floor area.~~

(c) Rules for computing number of parking spaces. In computing the number of parking spaces required for each of the above uses the following rules shall govern:

(1) The term “floor area” means the gross floor area of the specific use.

(2) Where fractional spaces result, the parking spaces required shall be constructed to be the next higher whole number.

(3) Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity, or otherwise, to create a need for an increase in the number of existing parking spaces, such spaces shall be provided on the basis of the enlargement or change. Whenever any building is enlarged to the extent of 50 percent or more in floor area or in the area used, said building or use shall then and thereafter comply with the parking requirements set forth herein.

(4) In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.

(5) In the case of potential conflicts between parking requirements in computation of requirements, the requirement resulting in the most required spaces shall apply.



# CITY OF LAVON

## Agenda Brief

MEETING: February 24, 2026

ITEM: 5 - C

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**Item:**

**PUBLIC HEARING TO BE CONTINUED TO MARCH 24, 2026** Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan may also be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

- 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):** Bear Creek Commercial Properties, L.P.

**Applicant:** Bear Creek Commercial Properties, L.P.

**Location:** Southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive.

**Description:** Approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

**Current Zoning:** Planned Development, established by Ordinance No. **2004-09-05** - West Flex B

**Request:** Planned Development – PD

### Request

The applicant submitted a request for the public hearing to be continued to the next meeting for them to be able to answer some outstanding questions and refine the development plans.

It is recommended that the public hearing be opened and continued to March 24, 2026.

**Attachments:** 1. Request to Continue Public Hearing  
2. Location Exhibit

2101 CEDAR SPRINGS RD., STE 600  
ROSEWOOD COURT  
DALLAS, TEXAS 75201



TEL. 214-880-8400  
Fax 214-880-7171

February 20, 2026

To Whom It May Concern:

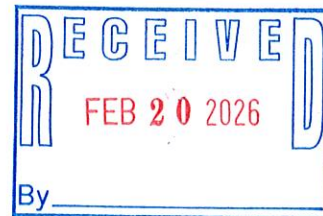
Bear Creek Commercial Properties, LP requests a continuance to our forthcoming Planning and Zoning Commission public hearing scheduled for February 24, 2026.

Our group is continuing to work with City of Lavon staff to answer some outstanding questions and further refine our development plan. Our intention is to be prepared to present in the March 24, 2026 Planning and Zoning Commission meeting.

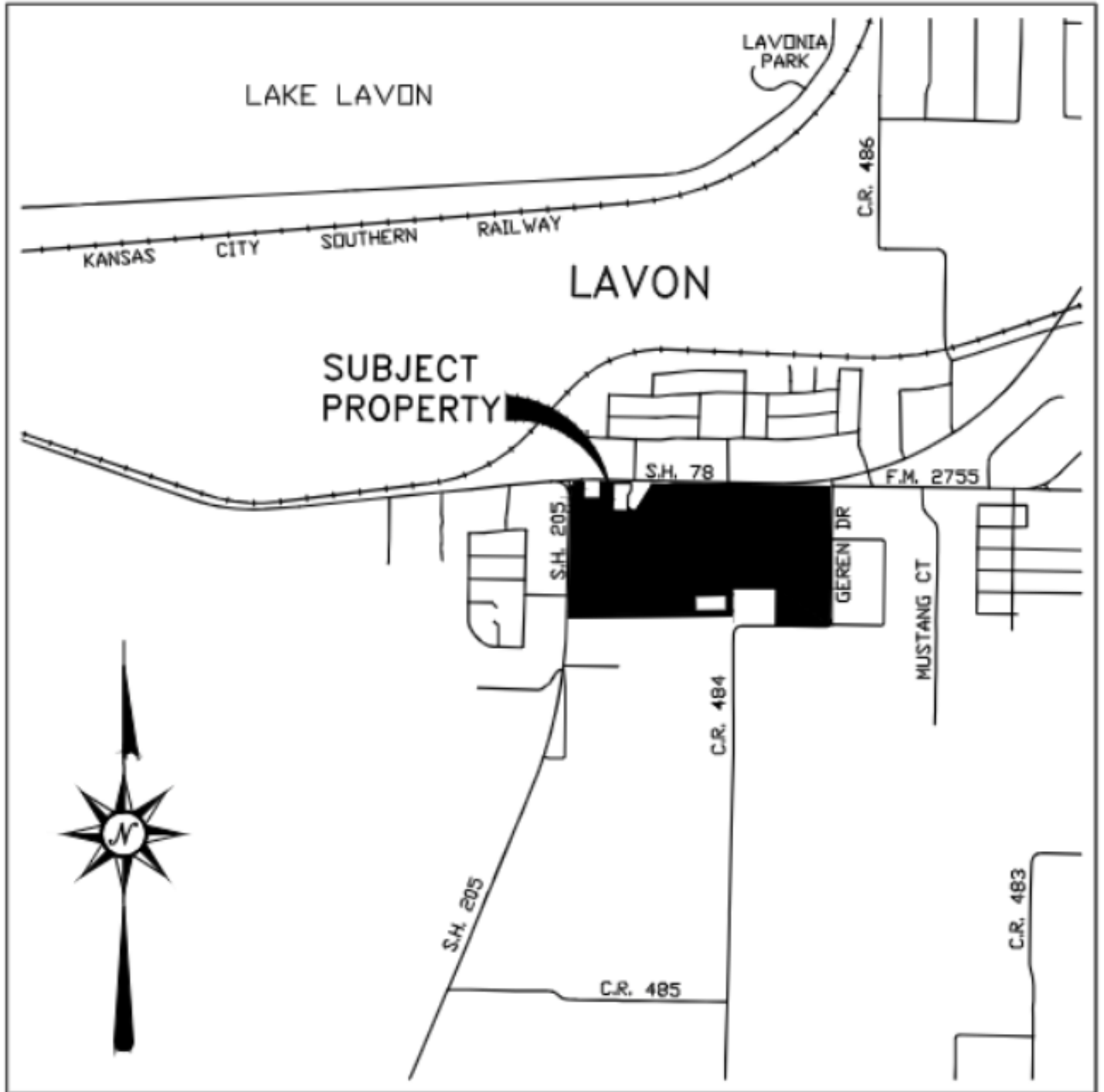
We look forward to the opportunity to present at a future meeting, what we believe to be a compelling development for the property.

Best Regards,

Matthew Johnson  
Owner's Representative



LOCATION EXHIBIT  
HERITAGE SQUARE PROJECT





## CITY OF LAVON Agenda Brief

**MEETING:** February 24, 2026

**ITEM:** 5 – D

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**Item:**

Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition on approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

### Application Information

**Owner(s):** Bear Creek Commercial Properties, L.P.

**Applicant:** Bear Creek Commercial Properties, L.P.

**Location:** Southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive.

**Description:** Approximately 110.12 acres of land out of the W.A.S. Bohannon Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

**Current Zoning:** Planned Development, established by Ordinance No. 2004-09-05 - West Flex B

**Request:** Preliminary Plat

### Request Details

The applicant submitted a request to defer action on the preliminary plat to the next meeting.

It is recommended that no action be taken on the preliminary plat and for action be tabled to the March 24, 2026 meeting.

**Attachments:**

1. Request to Table Action
2. Location Exhibit

## Kim Dobbs

---

**From:** Shane Thompson <sthompson@lja.com>  
**Sent:** Friday, February 20, 2026 2:50 PM  
**To:** Kim Dobbs  
**Cc:** Jeff Bethke; 0022 - Bear Creek Lavon; Matthew Johnson  
**Subject:** Bear Creek Commercial Preliminary Plat

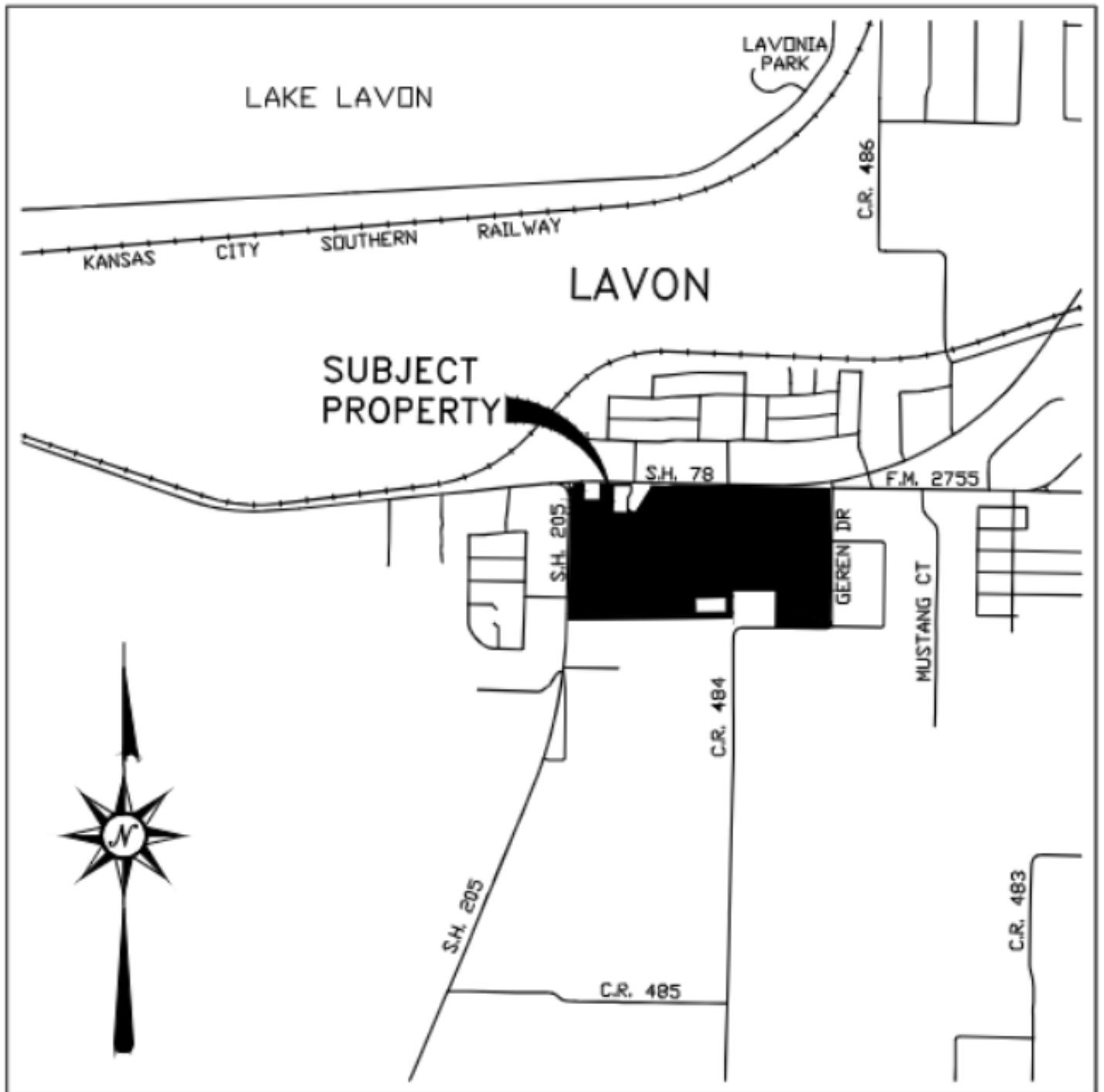
Kim,

Per our conversation, can you please table the Bear Creek Commercial Preliminary Plat for next weeks P&Z meeting and we will go with the PD in March.

Thanks,  
Shane Thompson

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LOCATION EXHIBIT  
BEAR CREEK COMMERCIAL PRELIMINARY PLAT





## CITY OF LAVON Agenda Brief

MEETING: February 24, 2026

ITEM: 5 – E

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**Item:**

Discussion and action regarding the revised site plan and landscape plan of the Retail & Restaurant project at 635 S. SH 78 on Lot 4, Block A of the 78 East Commercial Addition in the Grand Heritage Planned Development District northwest of the intersection of SH 78 and Burnett Drive, City of Lavon, Collin County, Texas (CCAD Property ID 2614649).

### Application Information

- Owner(s):** TX 78, LLC
- Applicant:** Kiew Kam, Triangle Engineering, LLC
- Location:** 635 S. SH 78, located northwest of the intersection of SH 78 and Burnett Drive.
- Description:** Lot 4, Block A of the 78 Commercial East Addition in the Grand Heritage Planned Development District (CCAD Property ID 2614649).
- Current Zoning:** Planned Development – Ord. No. 2004-09-05 and Ord. No. 2023-08-10
- Request:** REVISED Site Plan and Landscape Plan

### Request Details

The applicant is seeking approval of the REVISED site plan and landscape plan, previously approved on May 6, 2025, for a site containing two multi-tenant commercial buildings, each being approximately 10,670 square feet in area.

When initially approved, for the combined area of 21,340 square feet for the two buildings, the applicant proposed approximately 16,645 square feet for retail use and 4,695 square feet for restaurant use. The revised submittal provides for one of the buildings to be an emergency medical care facility and the other building to be 50% retail and 50% restaurant uses without a drive-through.

The site will be developed in accordance with the Grand Heritage Planned Development District regulations, Ordinance No. 2004-09-05, as amended that established the Planned Development zoning for the property.

No major changes are proposed to the building materials, façades, or photometric plans.

**Code Excerpt:**

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

**9.03.151 PURPOSE**

The purpose of this Section is to regulate the manner in which land in the City of Lavon is used and developed, minimize adverse effects on surrounding property or the general public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

**9.03.154 CRITERIA FOR APPROVAL**

- a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.
- b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.
- c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

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

Platting: The property is platted.

Access: Access is provided SH 78 and via cross access easements. The applicant prepared an update to the Traffic Impact memorandum for the revised site plan and uses.

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

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

The proposed application was reviewed by the planning consultant, fire plan reviewer, and city engineer.

**Staff Notes:**

Approval of the revised site plan and landscape plan are recommended.

- Attachments:**
- 1. Application and Site Plan; Building Elevations
  - 2. Landscape Plan
  - 3. Location exhibits
  - 4. Planning and Engineering Review comments



# CITY OF LAVON

## SITE PLAN APPLICATION

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

### APPLICATION INFORMATION

Name: TX 78 LLC

Address: 550 Westcott Street, Suite 449 Houston, Texas 77007

Telephone Number: 281-300-6881

Email Address: ravi@thakkardc.com

### LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)

LOT 4, BLOCK A 78 COMMERCIAL EAST

### SUBDIVISION NAME: (*approved plat is prerequisite*) \_\_\_\_\_

**ZONING:** PD-1 GRAND HERITAGE

**LEGAL OWNER OF PROPERTY INVOLVED:** 78 COMMERCIAL EAST, LP

**If Applicant is NOT the Owner, Relationship to Owner:** CIVIL CONSULTANT

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

Signature: KIEW KAM 01-15-2026  
Owner / Authorized Agent Date

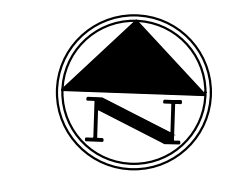
Printed Name: KIEW KAM  
Owner / Authorized Agent

Title: PROJECT MANAGER

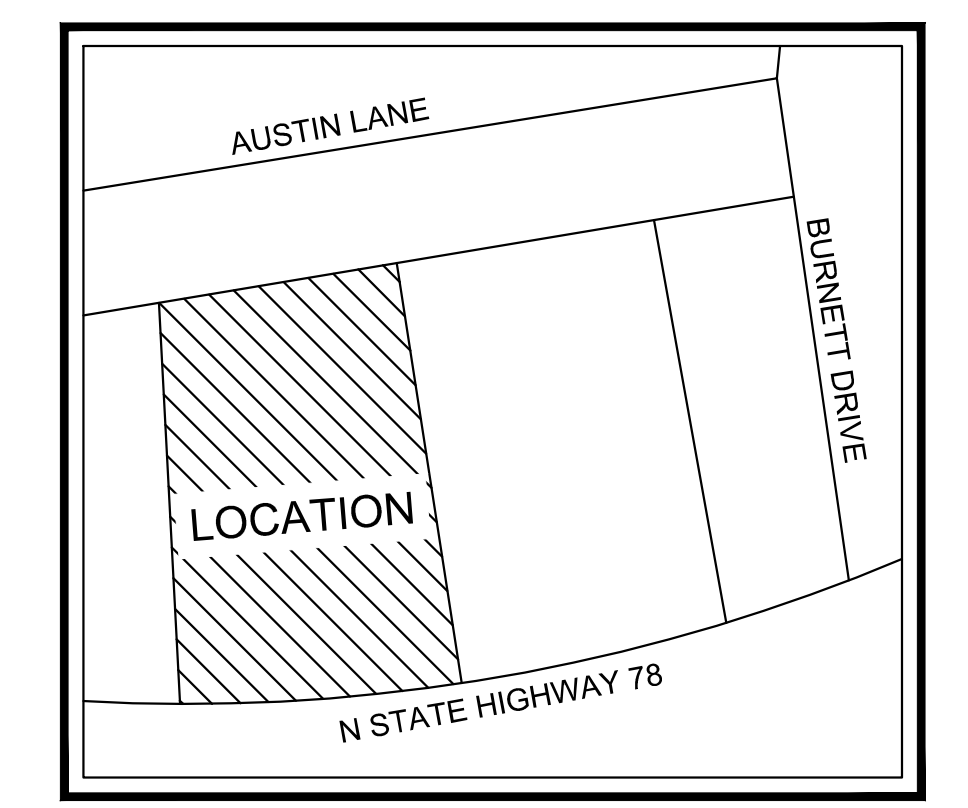
Company: TRIANGLE ENGINEERING LLC

**City Office Use Only:**

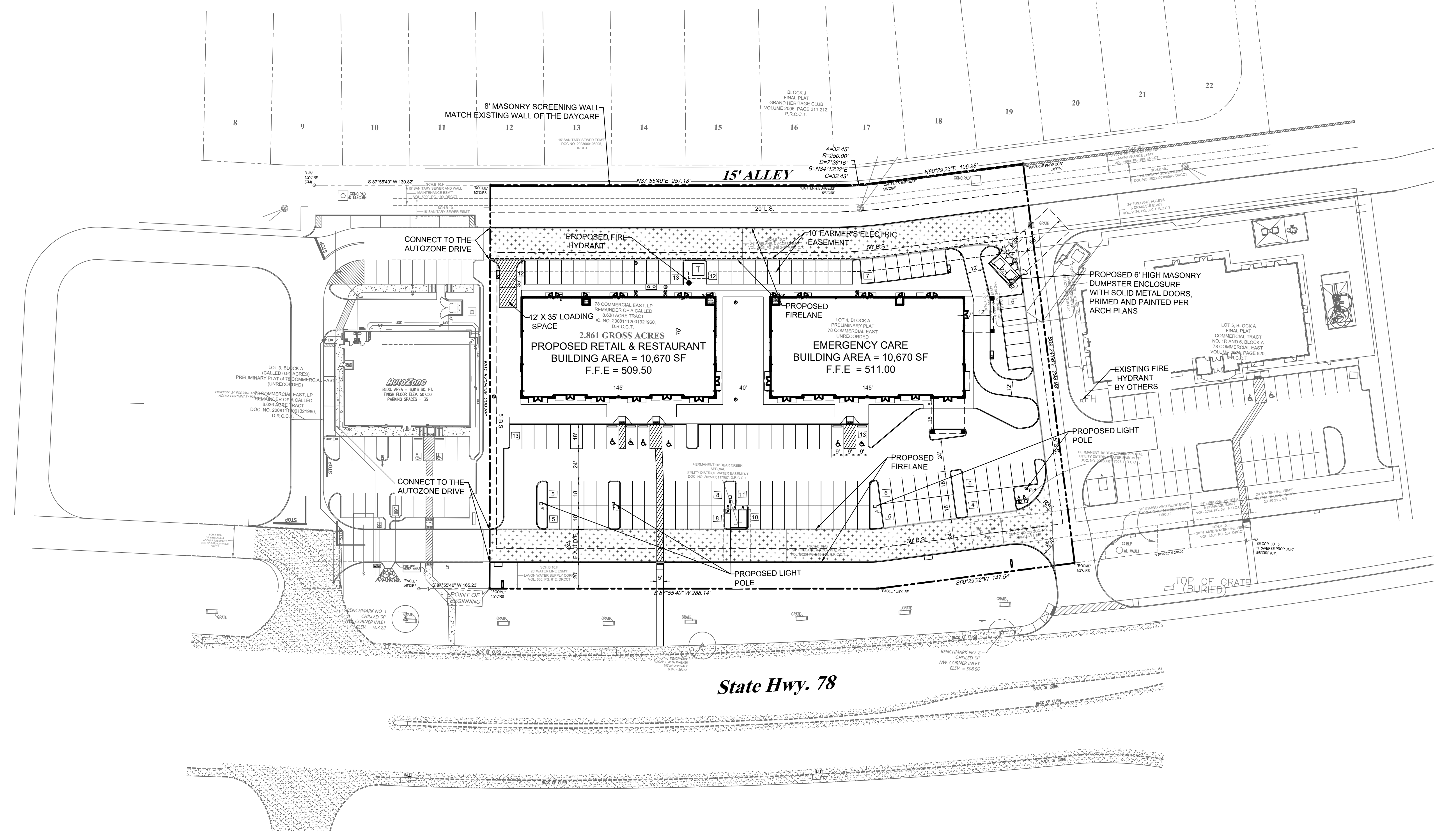
	Amount:	Check #	or Cash _____
Fee paid ( <i>due at time of application</i> )			
Cost plus admin fee - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			



Scale: 1" = 40' Feet



VICINITY MAP  
N.T.S.



State Hwy. 78

**SITE GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

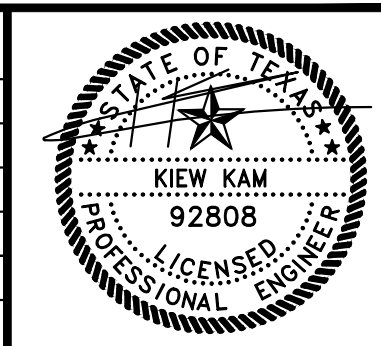
SITE DATA SUMMARY TABLE	
SITE ACREAGE:	2.861 ACRES
ZONING:	PD-1 GRAND HERITAGE
PROPOSED USE:	MEDICAL, RETAIL AND RESTAURANT
BUILDING COVERAGE:	17.12%
TOTAL BUILDING AREA:	21,340 S.F.
PARKING REQUIRED:	75% (RETAIL & URGENT CARE) 25% RESTAURANT
URGENT CARE AND RETAIL (1 PER 200)	80
RESTAURANT (1 PER 100)	53
TOTAL PARKING REQUIRED:	133 SPACES
TOTAL PARKING PROVIDED:	133 SPACES
MAX. BUILDING HEIGHT OF RETAIL & RESTAURANT:	24'
MAX. BUILDING HEIGHT OF EMERGENCY CARE:	24'

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	- - - - -
FENCE	x x x x x
FIRE LANE	
STRIPING	
PARKING SPACES	[X]
PROPOSED FIRELANE AREA	.....
WHEEL STOPS	—
HANDICAP LOGO	♿
HANDICAP SIGN	♿
RAMP	▭
FIRE HYDRANT	⬆
DUMPSTER	♻
SANITARY SEWER MANHOLE	⊙
SANITARY SEWER CLEANOUT	⊙
SANITARY SEWER DOUBLE CLEANOUT	⊙
SANITARY SEWER SAMPLE PORT	⊙
GREASE TRAP	⊙
DOMESTIC WATER METER WITH BACKFLOW PREVENTOR	⊙
IRRIGATION METER WITH BACKFLOW PREVENTOR	⊙
OCTAVE MASTER METER ASSEMBLY WITH BACK FLOW PREVENTOR BY PARK USA (DETAIL C-9.1)	⊙
TRANSFORMER	⊕

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.



NO.	DATE	DESCRIPTION	BY
1	01-27-26	REVISED CONSTRUCTION DRAWINGS	KK
2	.	.	.
3	.	.	.
4	.	.	.
5	.	.	.
6	.	.	.
7	.	.	.
8	.	.	.
9	.	.	.
10	.	.	.



**REVISED SITE PLAN**  
**RETAIL & RESTAURANT**  
 STATE HIGHWAY 78  
 CITY OF LAVON  
 TEXAS  
 WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638

**TRIANGLE ENGINEERING LLC**  
 T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com  
 W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	RAD	02-07-25	SCALE BAR	016-25	<b>C-3.0</b>

TX. P.E. FIRM #11525

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**THAKKAR**  
 DESIGN + CONSTRUCTION

550 Westcott Street, Suite 449  
 Houston, TX 77007

281.318.1515  
 www.thakkardc.com

**SHELL CONSTRUCTION  
 COMMERCIAL DEVELOPMENT**

**BUILDING A:  
 655 S STATE HWY 78  
 LAVON, TX 75166**

ISSUE/DATE		
01	5/13/25, 9:58 AM	Accessibility Review
02	5/16/25, 8:56 AM	City Submittal
03	6/9/25, 8:10 AM	City Submittal 2
04	6/13/25, 7:59 AM	City Submittal 3

SEAL

DRAWN BY  
 Julianna Cummins

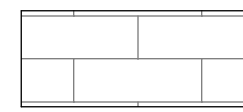
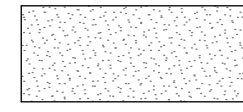

SHEET TITLE  
 EXTERIOR ELEVATIONS - BUILDING A

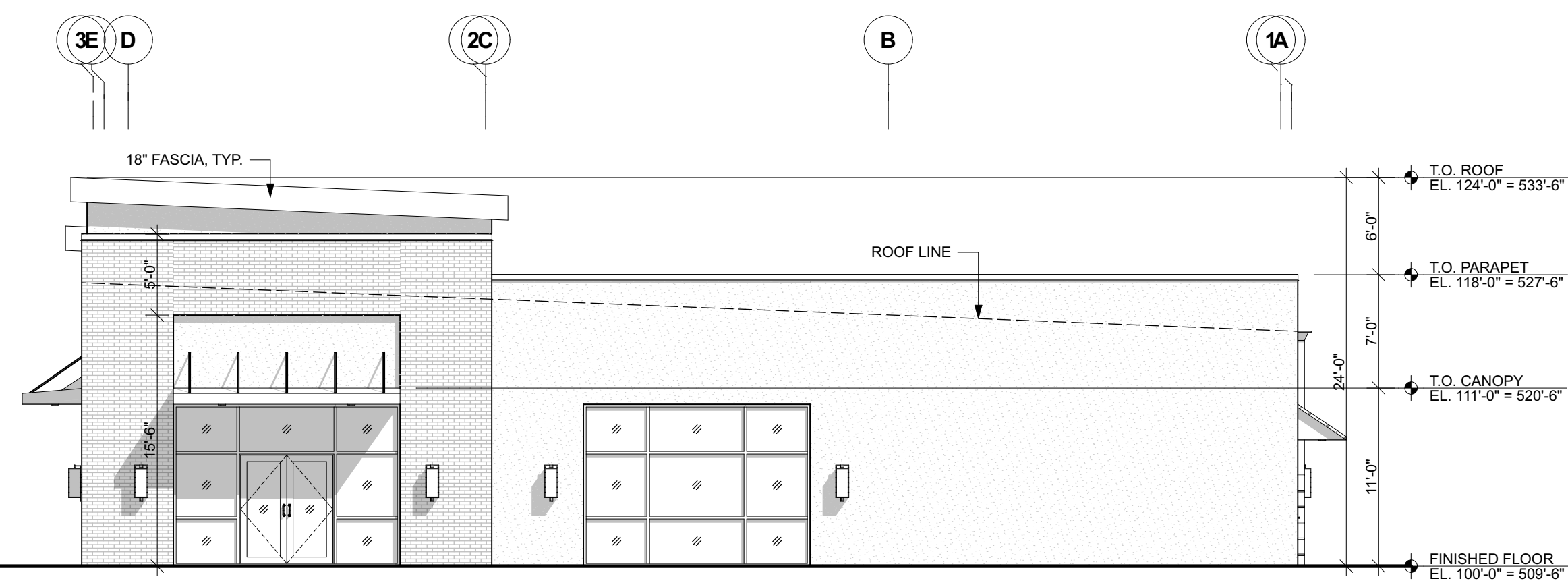
SHEET NO  
**A-202**

**EXTERIOR ELEVATION NOTES**

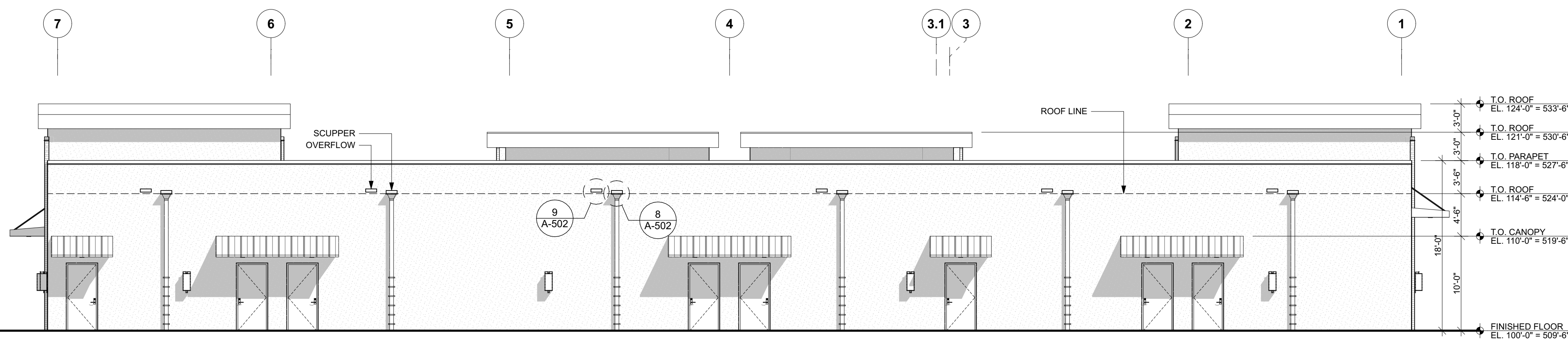
- FOR ALL BUILDING MOUNTED ELECTRICAL, PLUMBING, AND MECHANICAL MOUNTING LOCATIONS SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE SITE SUPERINTENDENT PRIOR TO INSTALLATION.
- PROVIDE SOLID BLOCK IN WALL FOR BUILDING MOUNTED FIXTURES AS REQUIRED.

**EXTERIOR FINISH LEGEND**

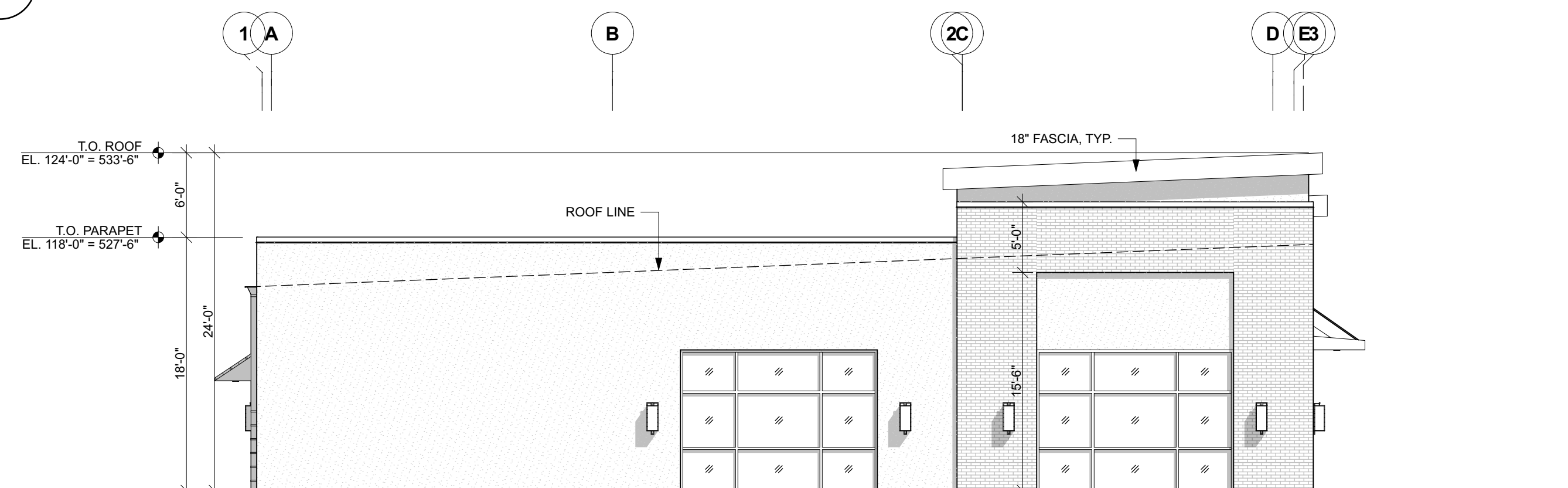
	<b>BRICK</b> MANUFACTURER: TBD STYLE: TBD COLOR: TBD SIZE: TBD
	<b>STUCCO</b> COLOR: SW SNOWBOUND 7004
	<b>STANDING SEAM METAL</b> MANUFACTURER: TBD STYLE: FLAT PANEL COLOR: MATTE BLACK



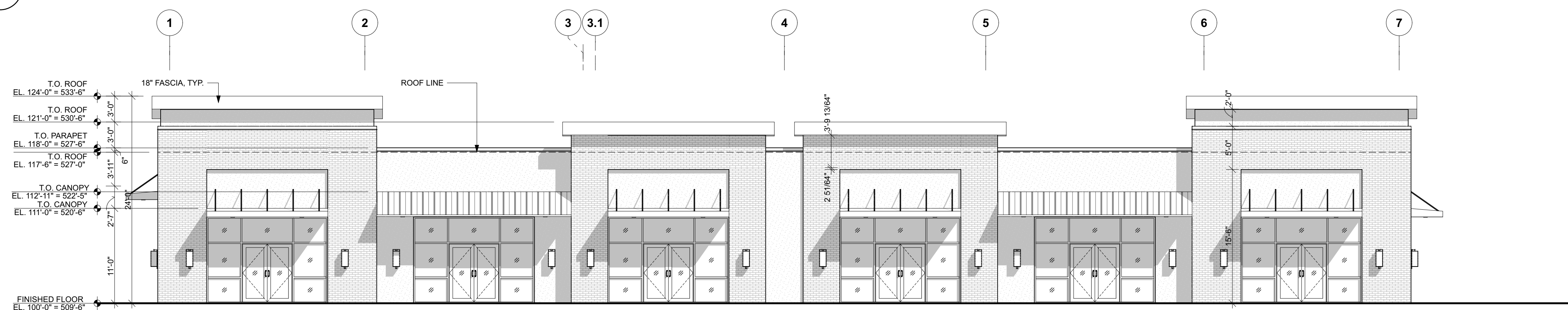
**4 BUILDING A - EAST ELEVATION**  
 SCALE: 1/8" = 1'-0"



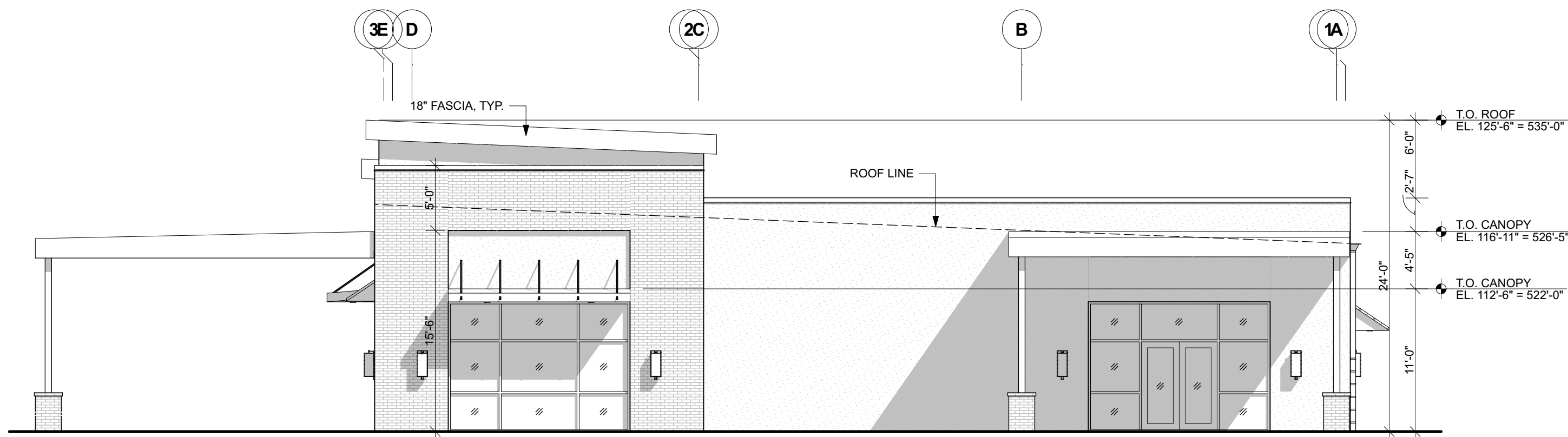
**3 BUILDING A - NORTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



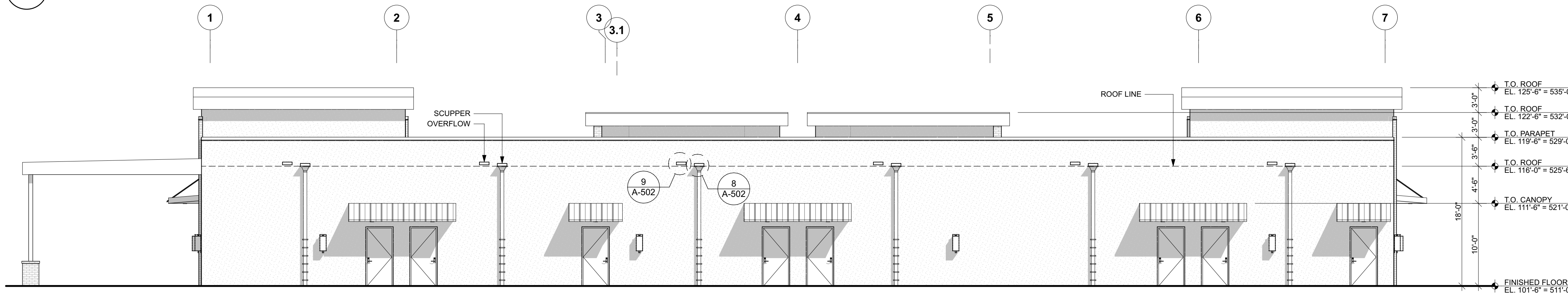
**2 BUILDING A - WEST ELEVATION**  
 SCALE: 1/8" = 1'-0"



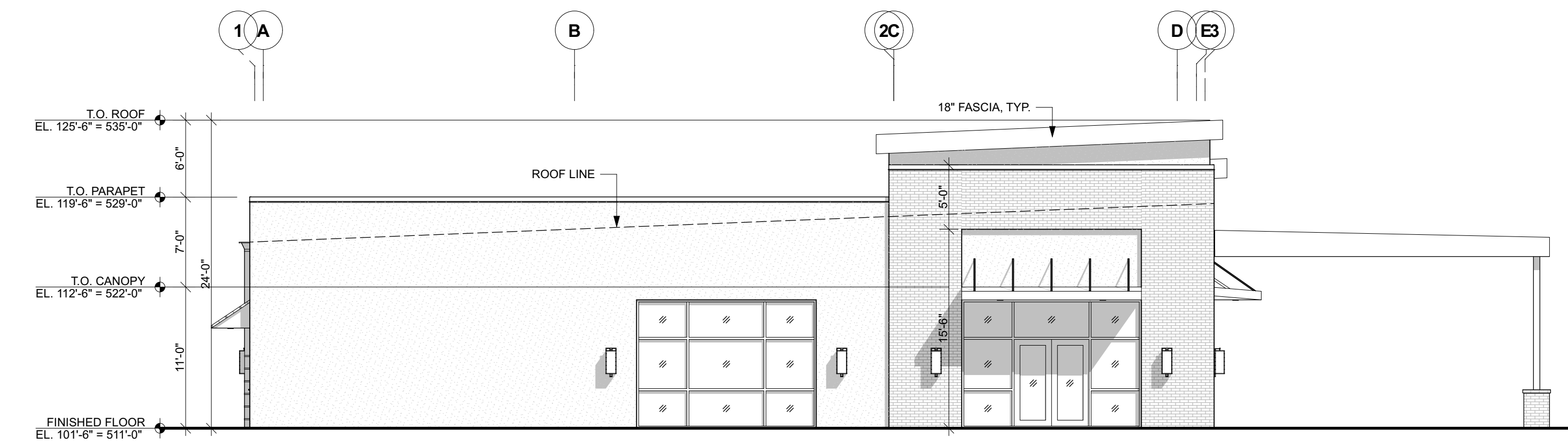
**1 BUILDING A - SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"



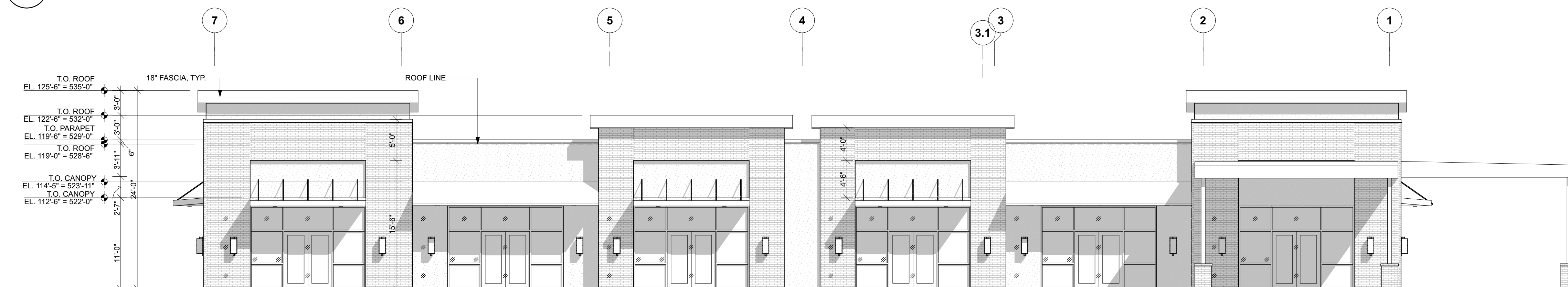
**4 BUILDING B - EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 BUILDING B - NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**2 BUILDING B - WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 BUILDING B - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"

**EXTERIOR ELEVATION NOTES**

1. FOR ALL BUILDING MOUNTED ELECTRICAL, PLUMBING, AND MECHANICAL, MOUNTING LOCATIONS SHALL BE REVIEWED IN THE FIELD AND APPROVED BY THE SITE SUPERINTENDENT PRIOR TO INSTALLATION.
2. PROVIDE SOLID BLOCK IN WALL FOR BUILDING MOUNTED FIXTURES AS REQUIRED.

**EXTERIOR FINISH LEGEND**

	<b>BRICK</b> MANUFACTURER: TBD STYLE: TBD COLOR: TBD SIZE: TBD
	<b>STUCCO</b> COLOR: SW SNOWBOUND 7004
	<b>STANDING SEAM METAL</b> MANUFACTURER: TBD STYLE: FLAT PANEL COLOR: MATTE BLACK

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**SEAL**

**DRAWN BY**

Julianna Cummins

**SHEET TITLE**

EXTERIOR ELEVATIONS - BUILDING B

**SHEET NO**

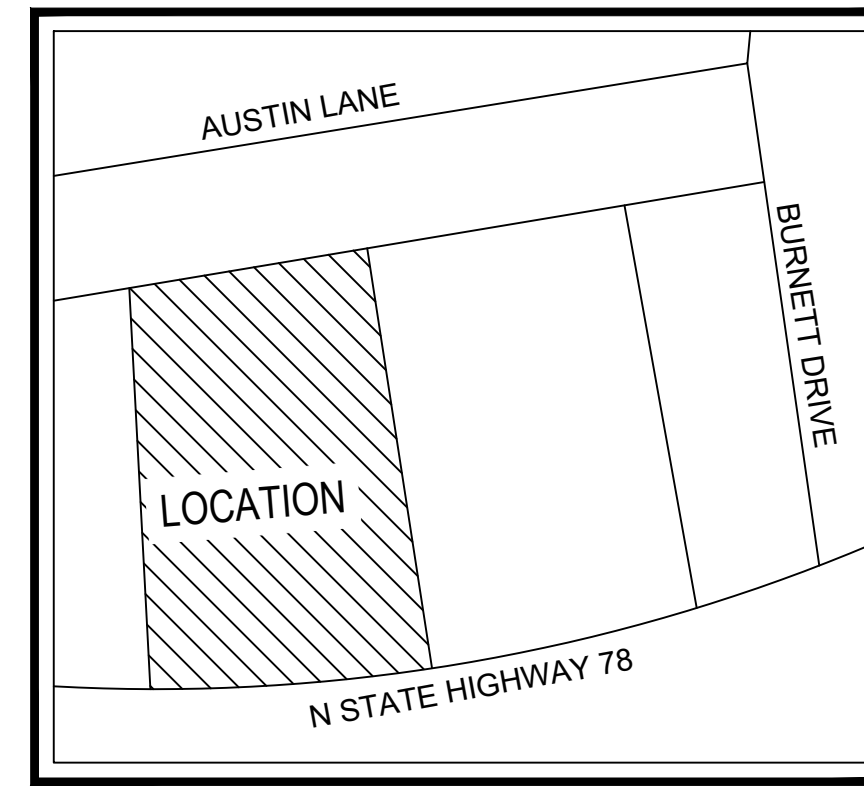
**A-204**



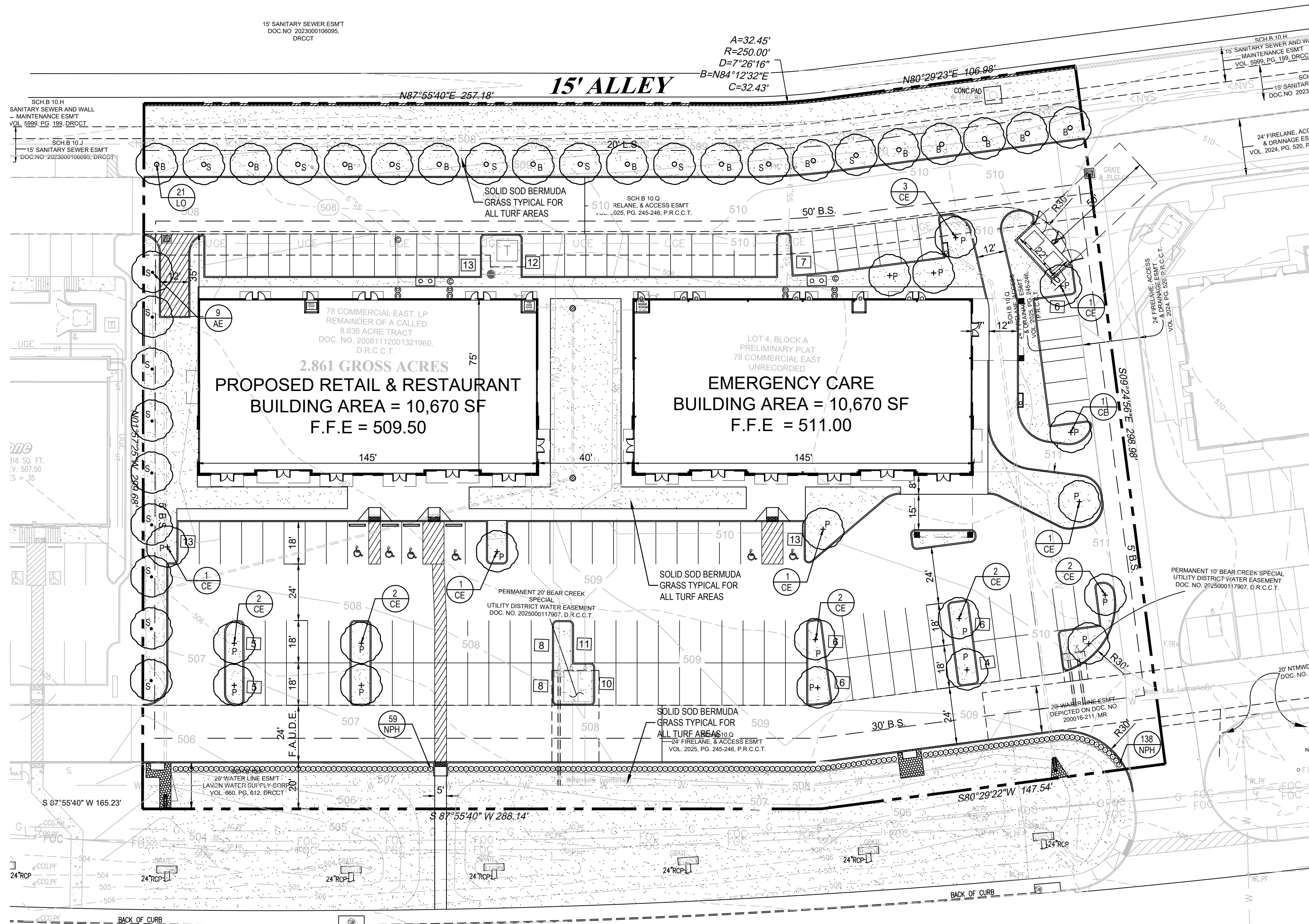
LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1782 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



01.12.2026



VICINITY MAP  
N.T.S.



State Hwy. 78

LANDSCAPE LEGEND

- 
- 
- 
- 
- 

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

LANDSCAPE AREA:  
REQUIREMENT: 20% OF THE SITE TO BE LANDSCAPE AREA.  
LOT AREA: 124,627 S.F.

REQUIRED	PROVIDED
24,925 S.F. (20%)	29,820 S.F. (24%)

STREET TREES:  
REQUIREMENT: A MINIMUM OF ONE (1) CANOPY TREE, 4\"/>

REQUIRED	PROVIDED
17 TREES (4\"/>	

STATE HWY 78 - 436 L.F.

REQUIRED	PROVIDED
17 TREES (4\"/>	

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

NORTH PROPERTY LINE: 397 L.F.

REQUIRED	PROVIDED
13 CANOPY TREES	13 CANOPY 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: 131 SPACES

REQUIRED	PROVIDED
EVERGREEN SHRUBS (2' HT.)	EVERGREEN SHRUBS (2' HT.)
19 CANOPY TREES	19 CANOPY TREES

TREE CLASSIFICATIONS:

- S - STREET TREE - 17
- B - PERIMETER TREE - 13
- P - PARKING LOT TREE - 19

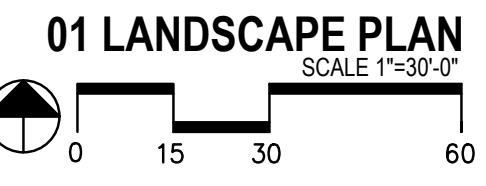
PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
AE	9	Allee Elm	<i>Ulmus parvifolia</i> 'Allee'	4" cal.	B&B or container, 12 ht., 4' spread, 5' clear straight trunk
CE	19	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	4" cal., 4' spread, 5' clear straight trunk
LO	21	Live Oak	<i>Quercus virginiana</i>	4" cal.	4" cal., 4' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	197	Needlepoint Holly	<i>Ilex cornuta</i> 'Needlepoint'	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Bermudagrass '419'	<i>Cynodon dactylon</i> '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.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3\"/>
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1\"/>
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



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

RETAIL & RESTAURANT DEVELOPMENT

WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638  
STATE HWY 78  
CITY OF LAVON, TEXAS

ISSUE:  
FOR APPROVAL 03.11.2025  
CITY COMMENTS 04.04.2025  
CITY COMMENTS 01.12.2026

DATE:  
01.12.2026

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

L.1



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



01.12.2026

**SECTION 02900 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

Refer to bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

**1.3 REFERENCE STANDARDS**

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and remove from representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

**JOB CONDITIONS**

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

**1.7 QUALITY ASSURANCE**

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be replaced.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

**2.2 SOIL PREPARATION MATERIALS**

- A. Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay – between 7-27 percent
    - Silt – less than 50 percent
    - Sand – less than 25 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

**2.3 MISCELLANEOUS MATERIALS**

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- B. Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armooc with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lottland Co., (214) 631-6250 or approved equal.

**PART 3 - EXECUTION**

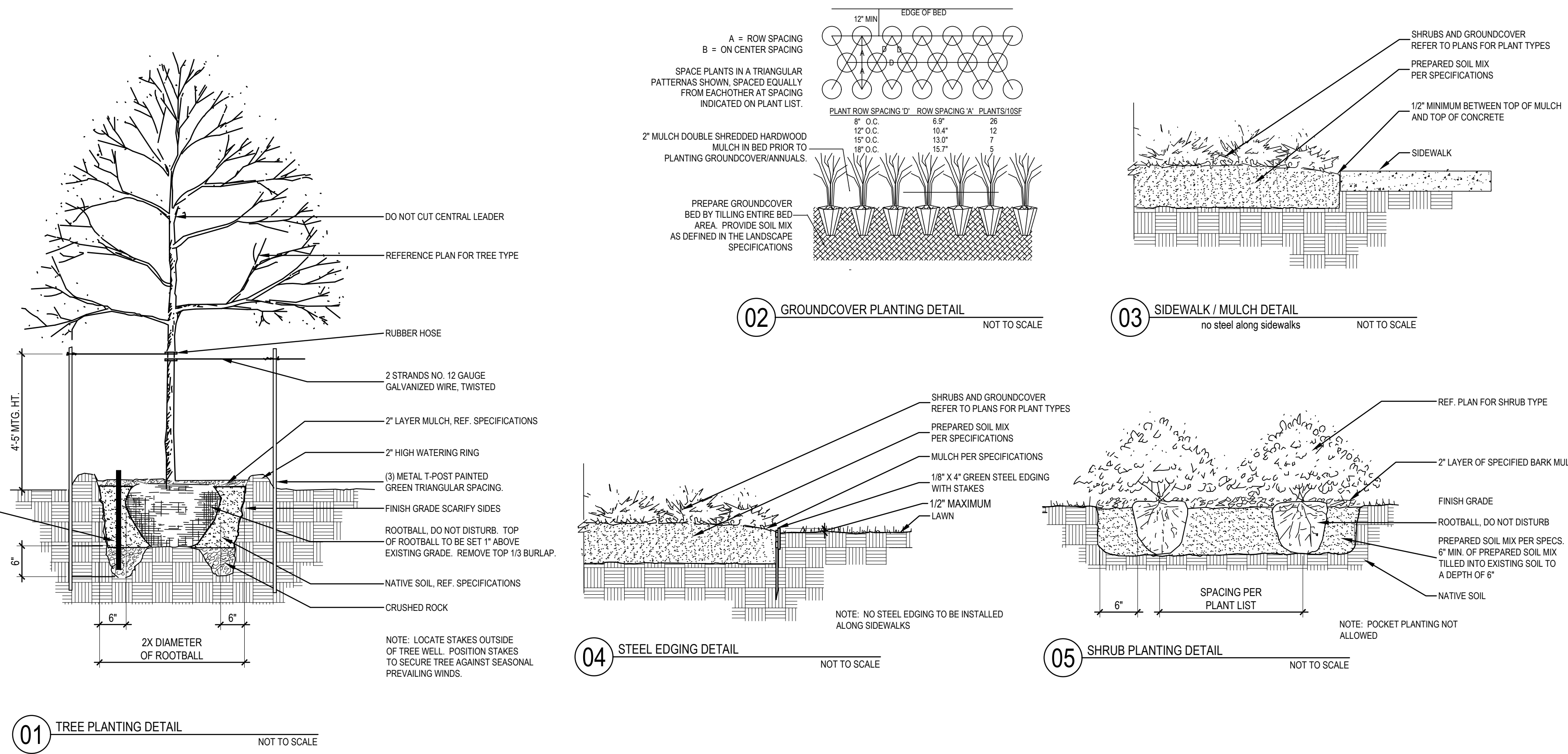
**3.1 BED PREPARATION & FERTILIZATION**

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' satter board against the bed areas.

**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class 1 pruning standards provided by National Arborist Association.
  - Dead wood or suckers and broken badly bruised branches shall be removed. General topping of the branched is not permitted. Do not cut terminal branches.
  - Pruning shall be done with clean, sharp tools.
  - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
  - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owner's approval prior to installation.
  - All steel curbing shall be free of kinks and abrupt bends.
  - Top of curbing shall be 3/4" maximum height above grade.
  - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  - Do not install steel edging along sidewalks.
  - Cut steel edging at 45 degree angle where edging meets sidewalk.



**3.3 CLEANUP AND ACCEPTANCE**

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

**RETAIL & RESTAURANT DEVELOPMENT**

WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638  
STATE HWY 78  
CITY OF LAVON, TEXAS

ISSUE:  
FOR APPROVAL 03.11.2025  
CITY COMMENTS 04.04.2025  
CITY COMMENTS 01.12.2026

DATE:  
01.12.2026

SHEET NAME:  
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

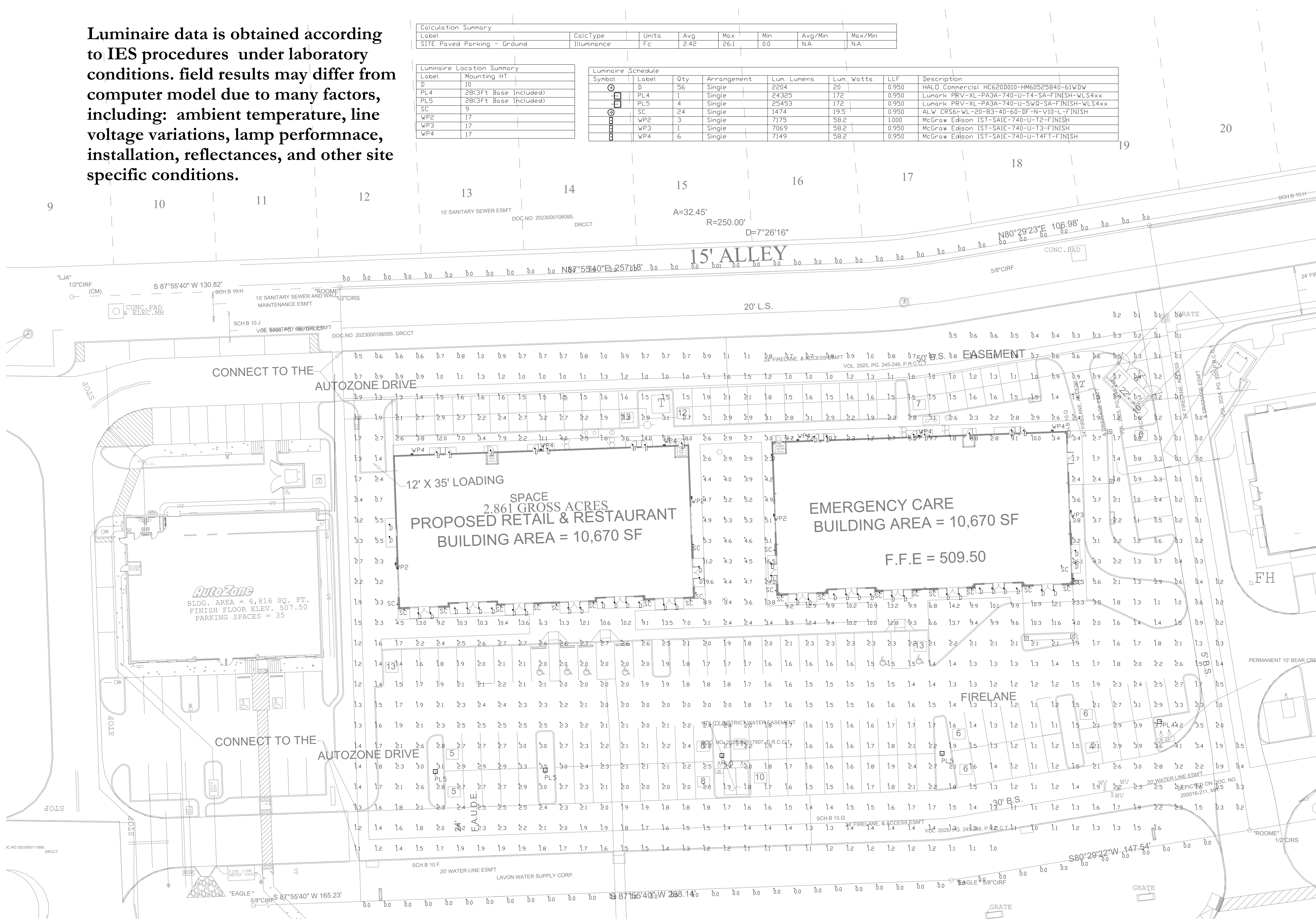
L.2

Luminaire data is obtained according to IES procedures under laboratory conditions. field results may differ from computer model due to many factors, including: ambient temperature, line voltage variations, lamp performance, installation, reflectances, and other site specific conditions.

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Paved Parking - Ground	Illuminance	Fc	2.42	26.1	0.0	N.A.	N.A.

Luminaire Location Summary	
Label	Mounting HT
D	10
PL4	28'3ft Base Included
PL5	28'3ft Base Included
SC	9
WP2	17
WP3	17
WP4	17

Luminaire Schedule							
Symbol	Label	Qty	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
⊙	D	56	Single	2204	20	0.950	HALO Commercial HC620D010-HM60525840-61WDW
□	PL4	1	Single	24325	172	0.950	Lumark PRV-XL-PA3A-740-U-T4-SA-FINISH-WLS4xx
□	PL5	4	Single	25453	172	0.950	Lumark PRV-XL-PA3A-740-U-5WQ-SA-FINISH-WLS4xx
⊙	SC	24	Single	1474	19.5	0.950	ALW CRS6-WL-20-83-40-60-DF-N-V10-L-FINISH
□	WP2	3	Single	7175	58.2	1.000	McGraw Edison IST-SAIE-740-U-T2-FINISH
□	WP3	1	Single	7069	58.2	0.950	McGraw Edison IST-SAIE-740-U-T3-FINISH
□	WP4	6	Single	7149	58.2	0.950	McGraw Edison IST-SAIE-740-U-T4FT-FINISH



**SITE PHOTOMETRIC CALCULATION**

SCALE: 1"=20'-0"

**BJGA  
DESIGNS LLC  
ENG. FIRM F-12766**

Copyright 2025 BJGA DESIGNS, LLC  
Drawings, calculations and specifications are instruments of service and shall remain property of BJGA Designs, LLC. They are not to be used on other projects or extensions to this project except by agreement in writing and with appropriate compensation to BJGA Designs, LLC. Contractor is responsible for confirming and correlating existing conditions at the job site. BJGA Designs, LLC will not be responsible for construction means, techniques, sequences or procedures, or the safety precautions and programs in connection with this project.

**PROJECT NAME:**  
Shell Construction  
Commercial Development

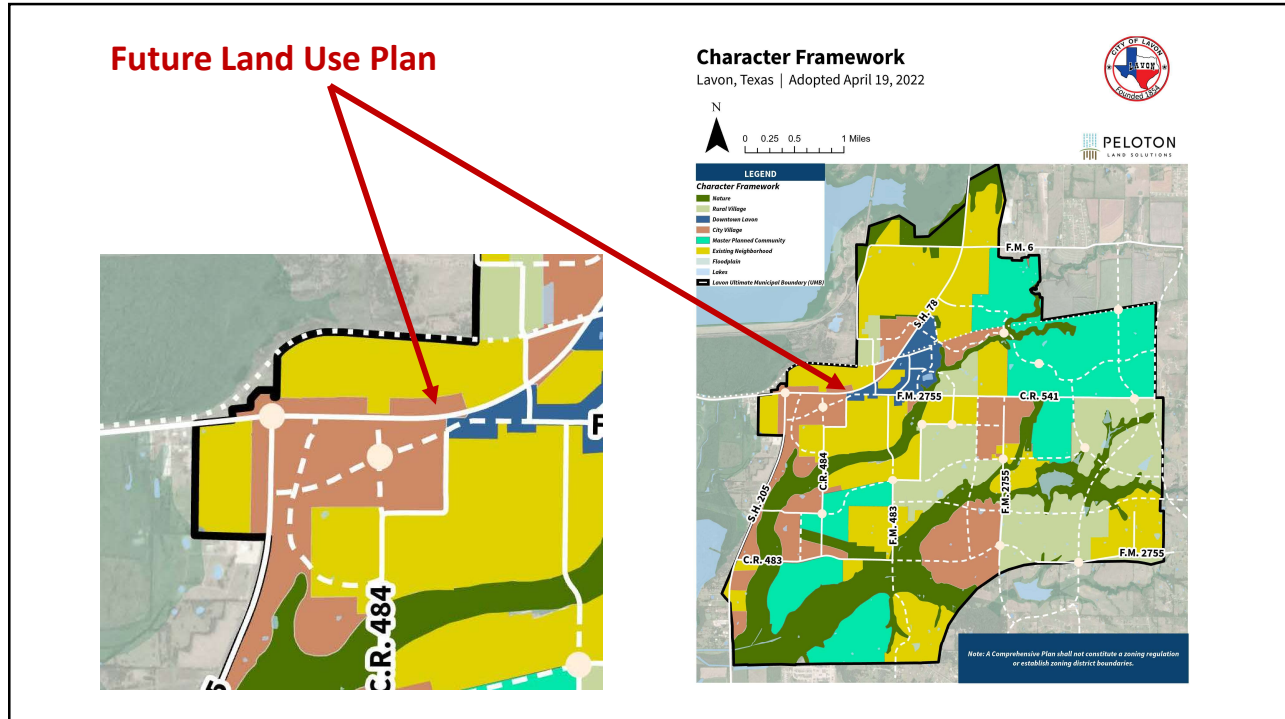
**PROJECT ADDRESS:**  
State Highway 78  
Lavon, TX

**DEVELOPER:**  
THAKKAR  
550 Westcott Street  
Suite 449  
Houston, TX 77007

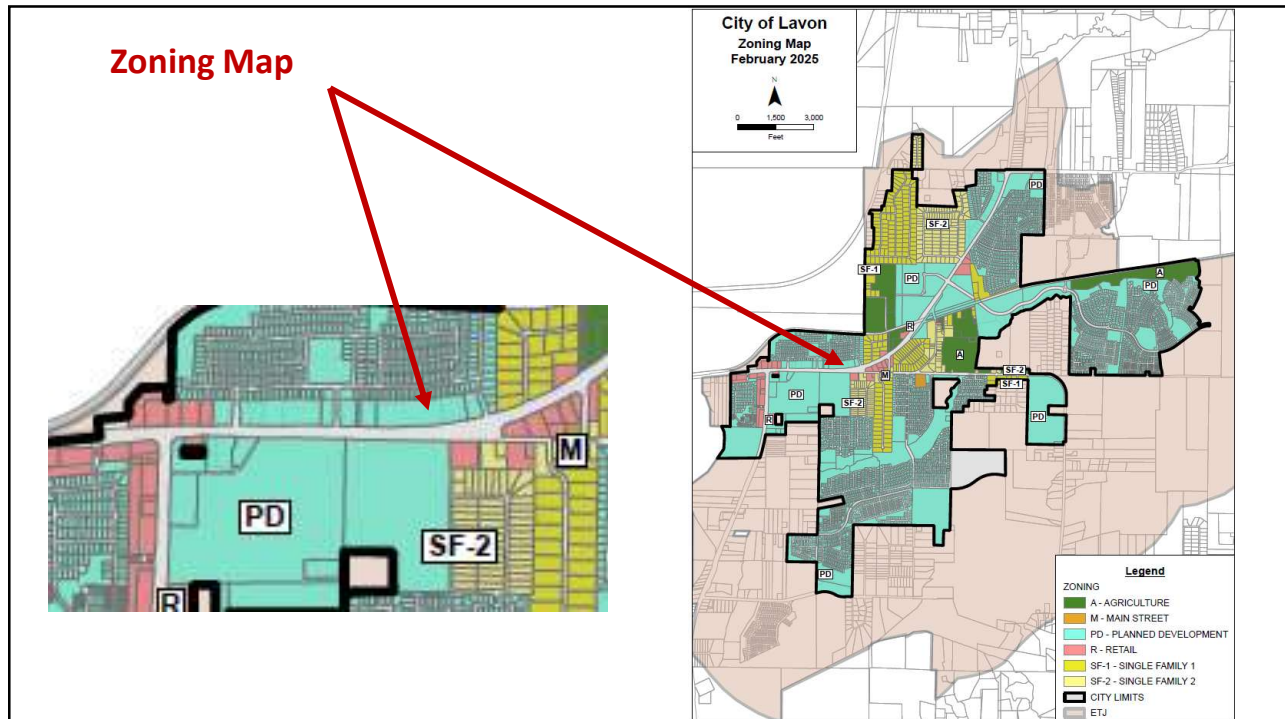
**ISSUES & REVISIONS:**  
REV. 1: ISSUED FOR PERMIT 3/12/2025  
REV. 1: RE-ISSUED FOR PERMIT 4/14/25  
REV. 2: UPDATED PHOTOMETRIC 1/5/26



**SITE  
PHOTOMETRIC  
CALCULATION  
E-0.00**



21

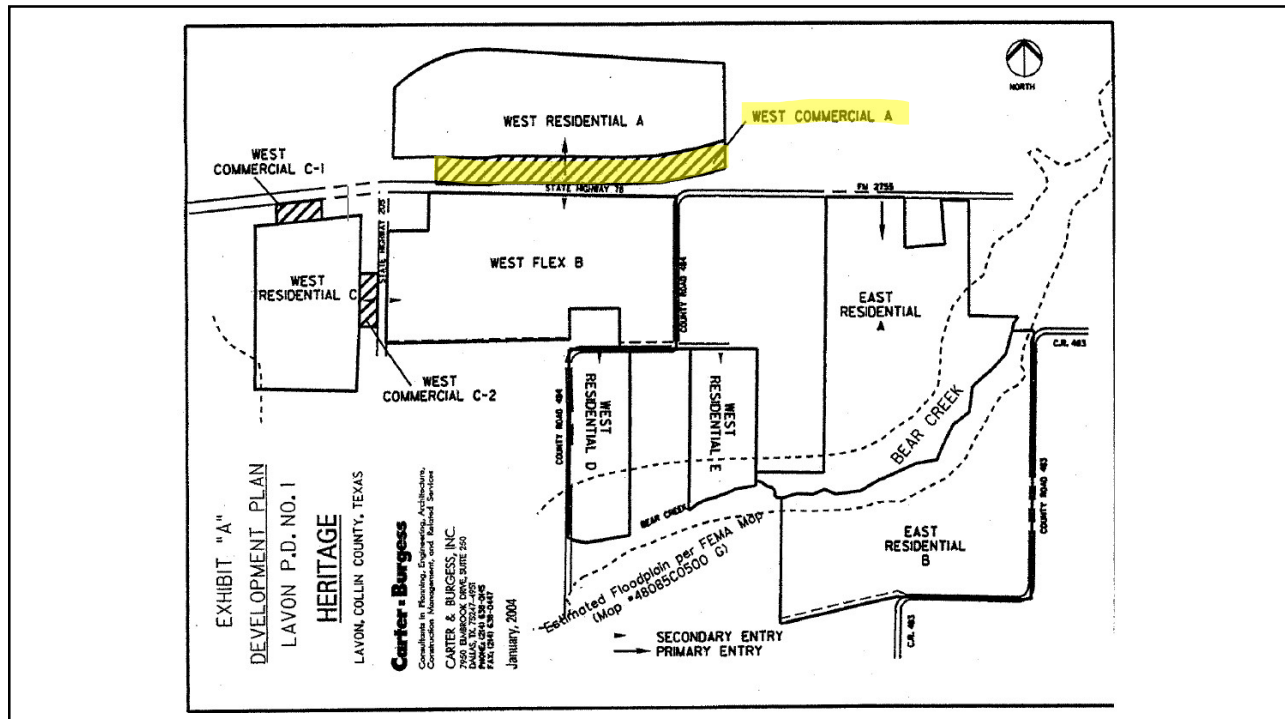


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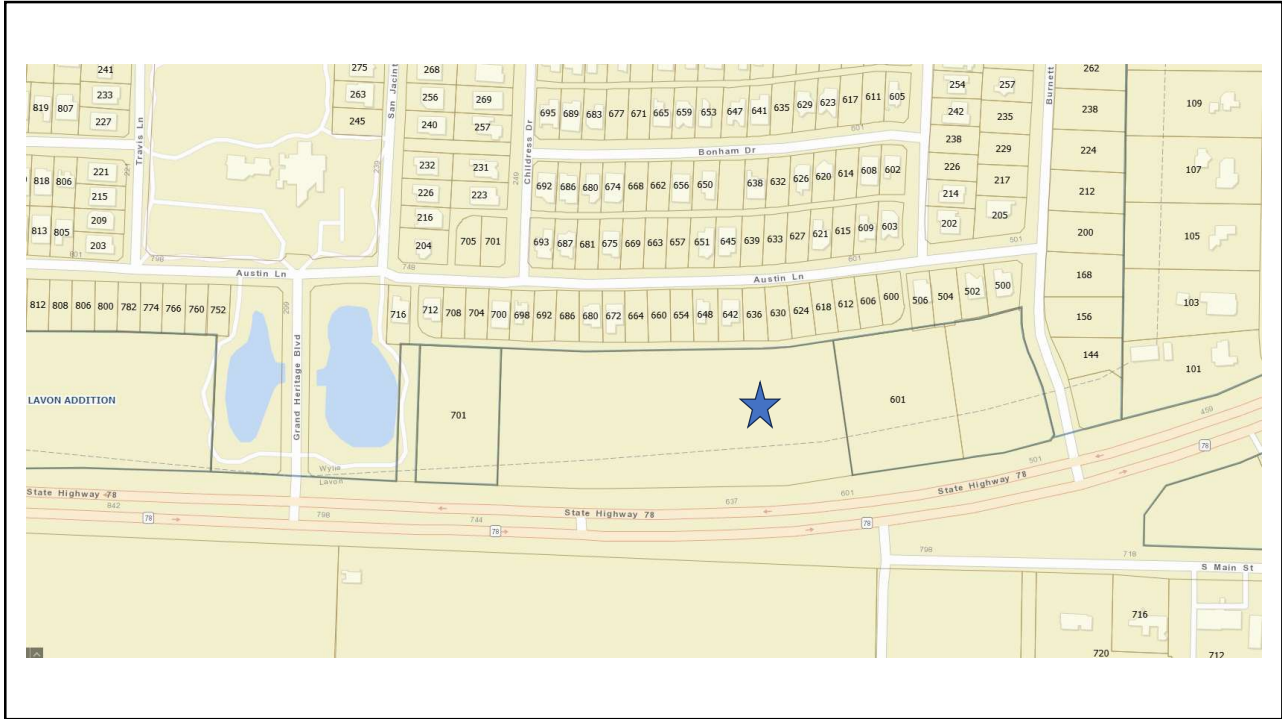
**Grand Heritage PD Land Plan Exhibit**



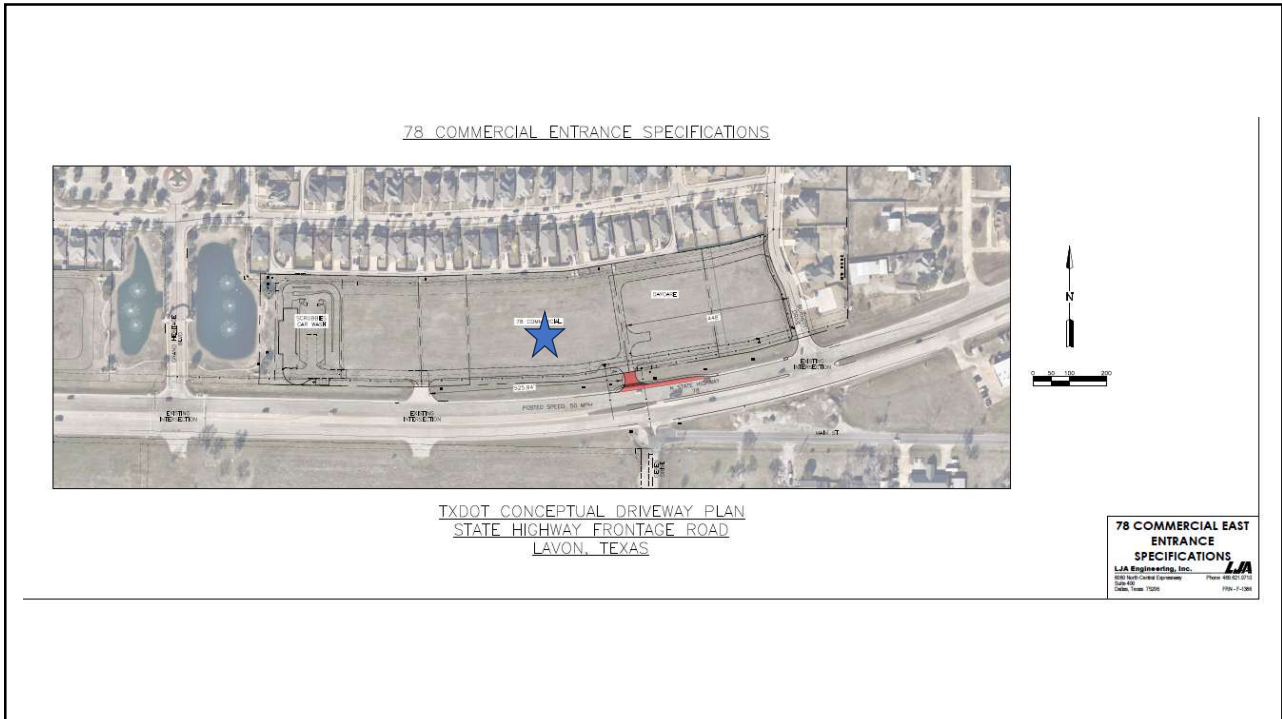
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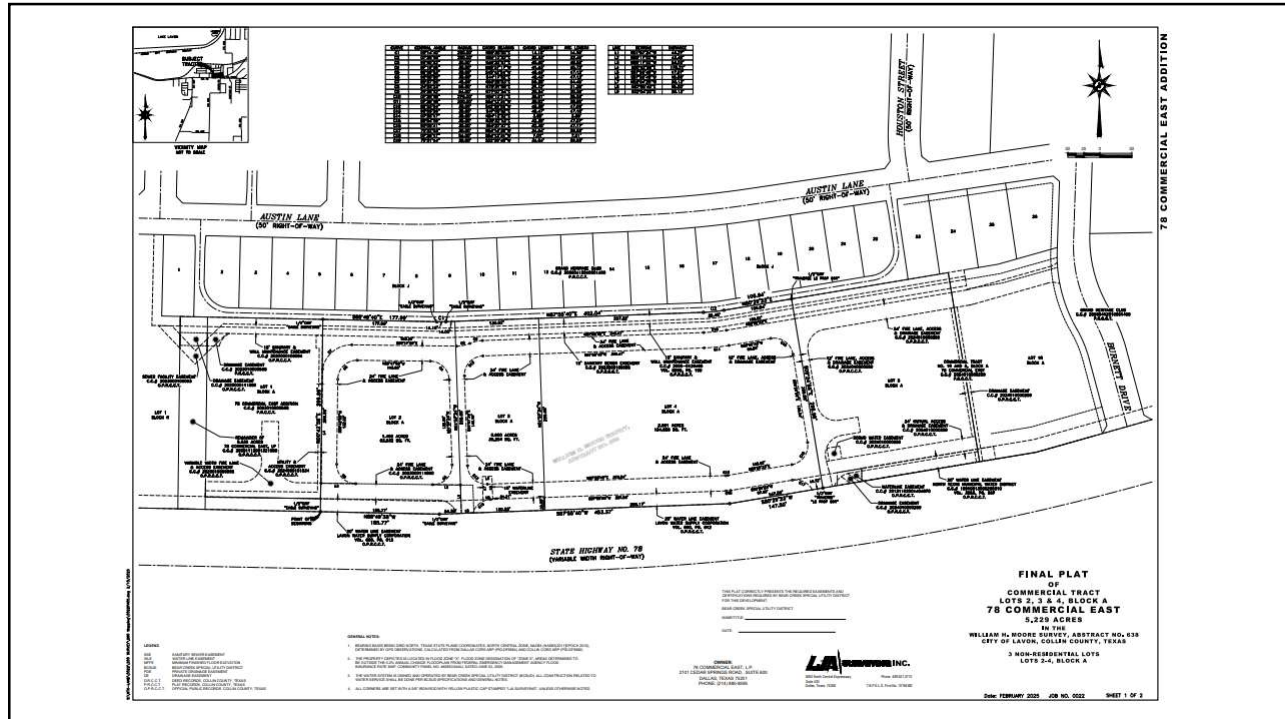
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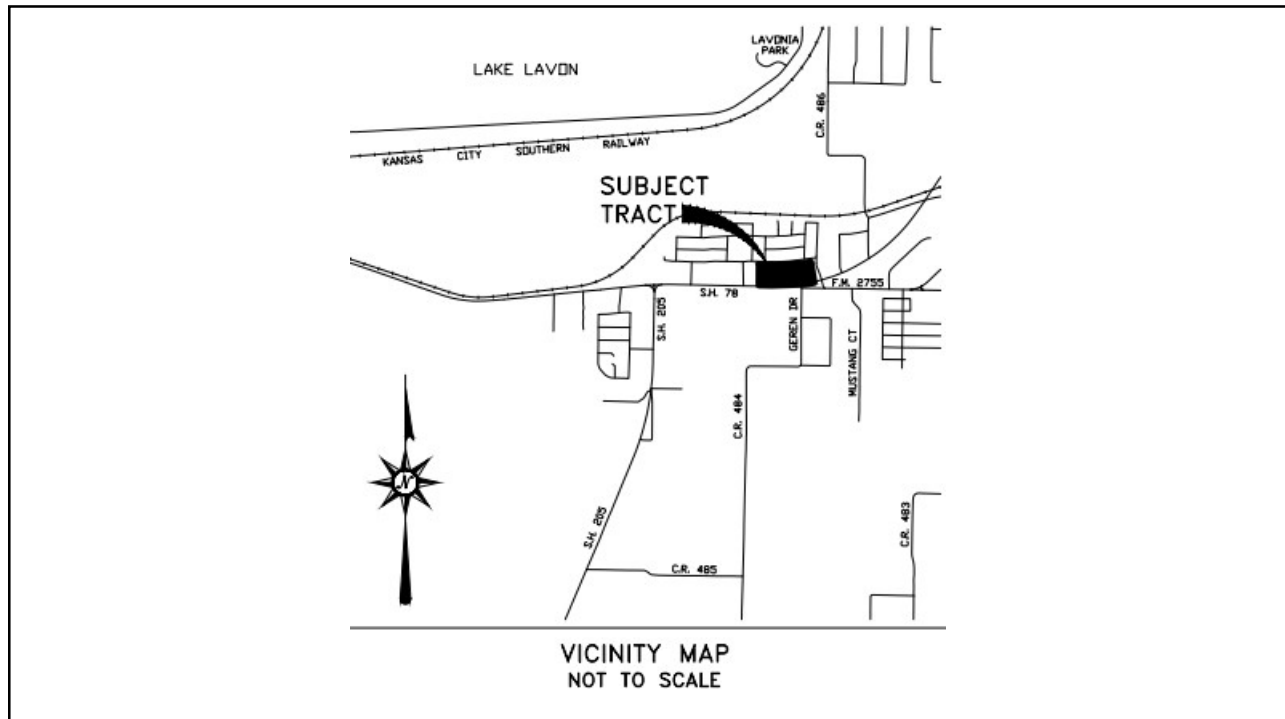
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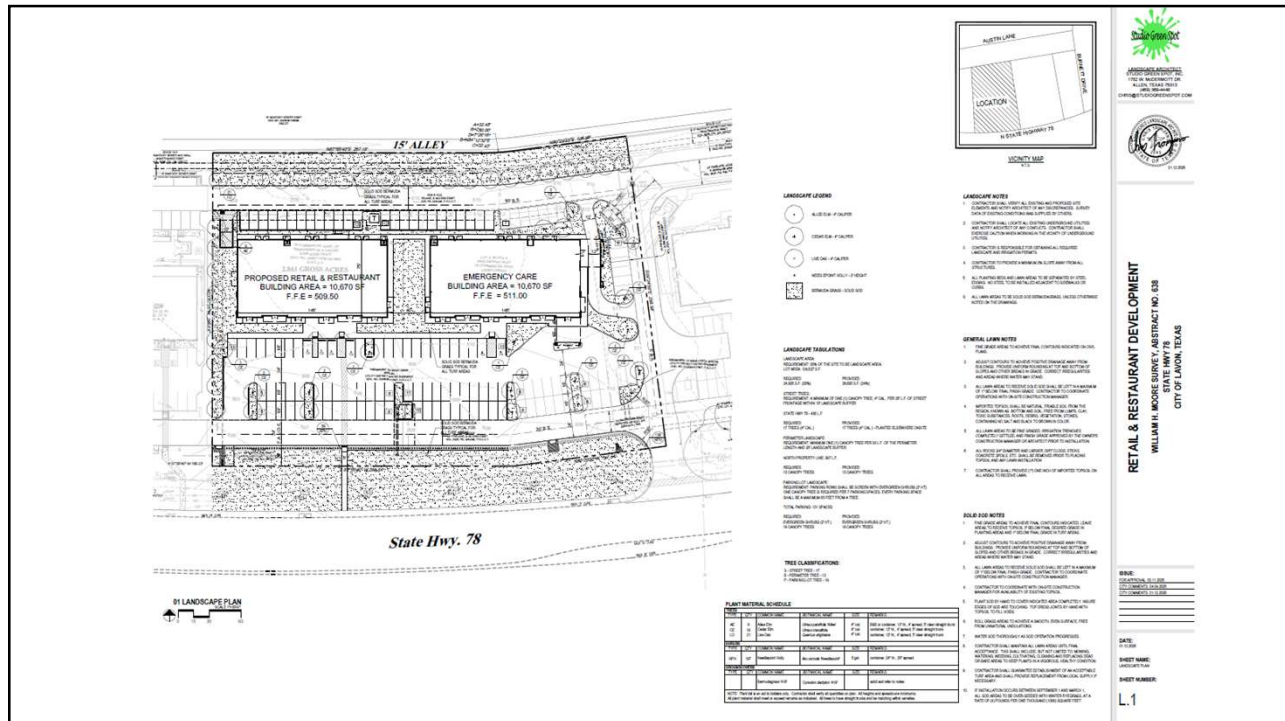


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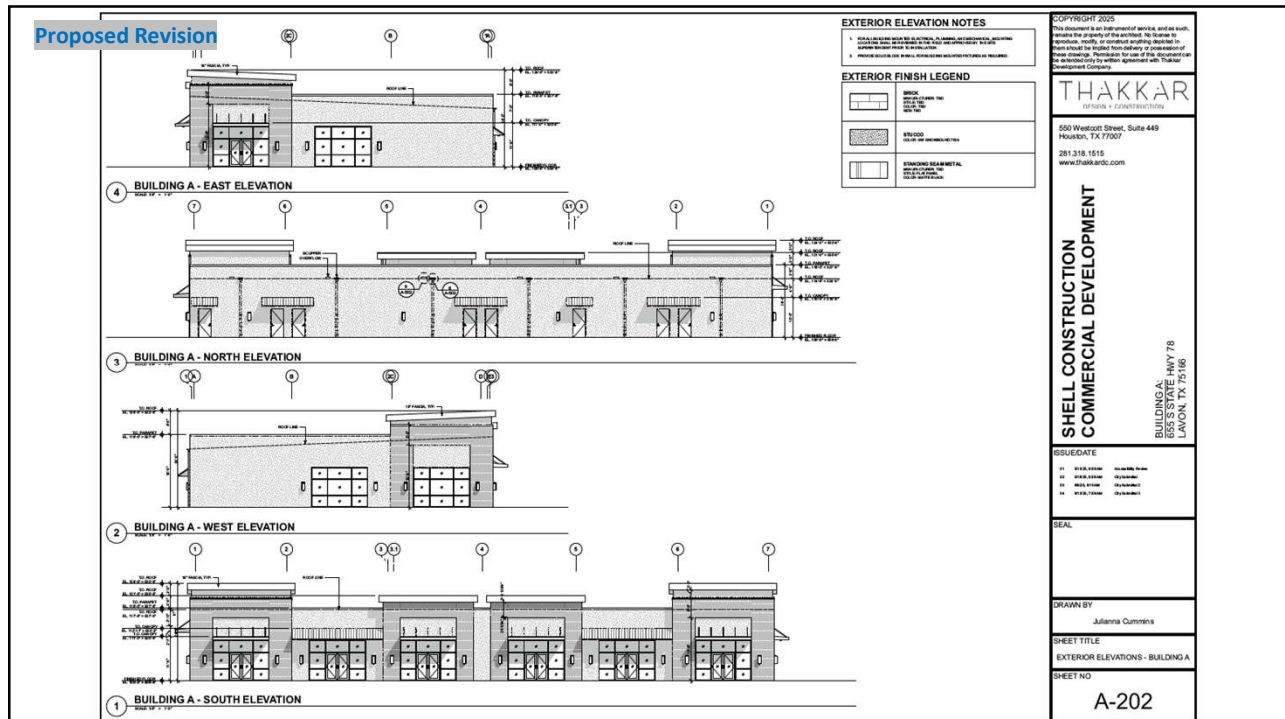


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31



32

**Proposed Revision**

4 BUILDING B - EAST ELEVATION

3 BUILDING B - NORTH ELEVATION

2 BUILDING B - WEST ELEVATION

1 BUILDING B - SOUTH ELEVATION

**EXTERIOR ELEVATION NOTES**

1. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS, FINISHES, AND DIMENSIONS.
2. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS, FINISHES, AND DIMENSIONS.
3. REFER TO THE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS, FINISHES, AND DIMENSIONS.

**EXTERIOR FINISH LEGEND**

	BRICK 2 1/2" x 8" x 4" (CMU)
	STUCCO 3/8" x 1/2" x 1/2" (CMU)
	STANDING SEAM METAL 24" x 12" x 0.01875"

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**THAKKAR**  
ARCHITECTS & ENGINEERS

550 Westcott Street, Suite 449  
Houston, TX 77007  
281.318.1815  
www.thakkar.com

**SHELL CONSTRUCTION  
COMMERCIAL DEVELOPMENT**

BUILDING A:  
8855 STATE HWY 78  
LAWON, TX 75168

**ISSUE DATE**

01	10.10.2025	Issue/Rev. 1
02	10.10.2025	Issue/Rev. 2
03	10.10.2025	Issue/Rev. 3
04	10.10.2025	Issue/Rev. 4

**SEAL**

**DRAWN BY**  
Juliana Currimin

**SHEET TITLE**  
EXTERIOR ELEVATIONS - BUILDING B

**SHEET NO**  
A-204

33

**Previously Approved**

34

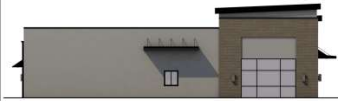
Previously Approved



BUILDING A - EAST ELEVATION



BUILDING A - NORTH ELEVATION



BUILDING A - WEST ELEVATION



BUILDING A - SOUTH ELEVATION

EXTERIOR FINISH LEGEND	
	Brick
	Stucco
	Concrete
	Metal
	Glass

THAKKAR  
ARCHITECTS

100 Westcott Street, Suite 400  
Houston, TX 77002  
832.338.3333  
www.thakkararch.com

SHELL CONSTRUCTION  
COMMERCIAL DEVELOPMENT  
STATE HIGHWAY 78  
LAYTON, TX

REVISIONS:

DATE:

NOT FOR CONSTRUCTION

CONTRACT: Adairwa County

SHEET TITLE: COLOR ELEVATIONS - BUILDING A

SHEET NO: A-202

# LAVON RESTAURANT AND RETAIL DEVELOPMENT LAVON, TX TRAFFIC IMPACT ANALYSIS

LJA Project No. NT6408-2501

Stephanie Taylor, PE, PTOE  
LJA Engineering, Inc.



6060 N Central Expressway, Suite 440  
Dallas, Texas 75206  
Phone: 469.621.0710  
[www.ljaengineering.com](http://www.ljaengineering.com)  
TBPE Firm F-3186

February 2026

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# **LAVON RESTAURANT AND RETAIL DEVELOPMENT TRAFFIC IMPACT ANALYSIS**

February 3, 2026

LJA Project No. NT6408-2501

## EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Lavon Restaurant and Retail development in Lavon, Texas.

This development will consist of 21,340 total square feet divided evenly between a restaurant and retail area and an emergency care facility. Construction for this development is expected to be completed in 2027. The study horizon for this TIA is year 2032. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIA includes the street network located within a mile from the proposed development's access points and includes the following intersections:

1. SH 78 at Grand Heritage Boulevard
2. SH 78 at Burnett Drive

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing conditions (2025)
2. Build-out year (2027) – background traffic growth rate only
3. Build-out year (2027) – all background traffic
4. Build-out year (2027) – combined traffic
5. Horizon year (2032) – background traffic growth rate only
6. Horizon year (2032) – all background traffic
7. Horizon year (2032) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022. Based on previous discussions with city staff, an average annual growth rate of 4.0 percent was used to project future traffic volumes. This growth rate was then applied to the traffic counts to bring them to present day volumes. This growth rate was applied to the existing traffic volumes in order to determine the future background traffic volumes for the years 2027 and 2032. In addition to the growth rate, development volumes from Bear Creek Phases 3-6, the Lavon Tract, Crestridge Meadows, Bear Creek Commercial South, and future commercial development along the north side of SH 78 were added as background traffic.

The overall proposed development is expected to add 847 daily vehicle trips with 54 vehicle trips (29 in, 25 out) during the AM peak hour and 83 vehicle trips (41 in, 42 out) during the PM peak hour. These traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 6<sup>th</sup> Edition* (HCM6). Level of Service analyses for intersections were completed using Synchro 11 traffic analysis software.

With the continued growth of background traffic volumes, the existing roadway system and intersections are already at or over capacity during the peak hours. The addition of development related traffic adds to the already high delay. Thus, several improvements are recommended to help accommodate the traffic growth.

- Eastbound and northbound protected-permitted overlap right-turns at Grand Heritage Boulevard and SH 78
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard

The following is a list of improvements recommended as a result of the development:

- Westbound right turn lane on SH 78 at Drive A

February 12, 2026

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

Re: 78 Commercial East Addition, Lot 4, Block A (Retail & Restaurant), 1 lot, 2.861 Acres  
Site Development Plans Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Development Plans dated January 27, 2026 as prepared by Triangle Engineering, LLC for the above referenced property. The property is generally located east of AutoZone and west of the Montessori School within the 78 Commercial East Addition, Block A, Lot 4. Our comments are as follows:

#### GENERAL

1. The development consists of two (2) buildings identified as retail & restaurant use. The revised Site Plan shows a modification of one building to be an emergency medical use with side ambulance access and front drop off area.
2. The total area of the buildings is 21,340 sq. ft., of which 5,335 sq. ft. is designated as restaurant (25%).
3. Water service to be provided by Bear Creek SUD.
4. An updated TIA was provided to show the impact of changing the use of the building to emergency medical services. Although there are some comments to be addressed on the TIA, the analysis does show that the traffic generation will be less than what was shown for the previous site plan uses.

#### Site Development Plans

5. All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Site Development Plans. **We recommend APPROVAL of the Site Development Plans.**

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

Ms. Kim Dobbs  
78 Commercial East Addition, Lot 4, Block A – Site Development Plans  
February 12, 2026  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

F:\17024 - LAV General Servies\9 - Review\78 Commercial East\Retail & Restaurant\78 Commercial East - Retail & Restaurant - Civil Plans - Rev 1.docx

February 9, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Highway 78 Commercial East, Lot 4 Retail & Restaurant  
Site Plan Review  
LJA Job No. NTP-40467  
Email Submittal: January 28, 2026

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

**We have no further comments and recommend approval.**

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

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'.

Abra R. Nusser, AICP  
Senior Director at LJA  
Email: [anusser@lja.com](mailto:anusser@lja.com)  
Phone: 972.339.8186  
On behalf of the City of Lavon, TX

January 22, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Highway 78 Commercial East, Lot 4 Retail & Restaurant  
Site Plan Review  
LJA Job No. NTP-40467  
Email Submittal: January 15, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions:**

1. Revise that Proposed Use in the Site Date Summary Table to include Medical, Retail and Restaurant use and add the building height. **COMMENT ACKNOWLEDGED AND UPDATED**
2. Revise the dumpster enclosure to meet the size requirements for a double container. Inside wall measurements must be a minimum of 25.5 feet wide by 14 feet deep.  
**THE DUMPSTER IS REVISED AS PER COMMUNITY WASTE DISPOSAL SHEET**
3. Staff recommends providing wheel stops, on the spaces that are adjacent to the building, to prevent car overhang on the sidewalk.  
**WE HAVE AMPLE SPACE OF CLEARANCE FOR PEDESTRIANS AND IT MEETS TDLR CLEARANCE**
4. Please confirm porte cochere configuration and clearance with Fire Marshal (even though fire lane does not traverse under this drive aisle).  
**COMMENT CKNOWELDGED.**
5. It appears that there is space between the buildings for a small outdoor dining area. Please consider that is a desired feature.

**THE SPACE BETWEEN THE BUILDING WILL BE UTILIZED AS A SAMM OUTDOOR DINING AREA DPENDING ON THE TENANT THE OWNER WILL HAVE IN FUTURE.**

Thank you,



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

January 22, 2026

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Highway 78 Commercial East, Lot 4 Retail & Restaurant  
Site Plan Review  
LJA Job No. NTP-40467  
Email Submittal: January 15, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions:**

1. Revise that Proposed Use in the Site Data Summary Table to include Medical, Retail and Restaurant use and add the building height.
2. Revise the dumpster enclosure to meet the size requirements for a double container. Inside wall measurements must be a minimum of 25.5 feet wide by 14 feet deep.
3. Staff recommends providing wheel stops, on the spaces that are adjacent to the building, to prevent car overhang on the sidewalk.
4. Please confirm porte cochere configuration and clearance with Fire Marshal (even though fire lane does not traverse under this drive aisle).
5. It appears that there is space between the buildings for a small outdoor dining area. Please consider that is a desired feature.

Thank you,



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



# CITY OF LAVON

## Agenda Brief

**MEETING: February 24, 2026**

**ITEM: 5 - F**

---

**Item:**

Staff report regarding Planning and Zoning Commission recommendations to the City Council and discussion regarding the Comprehensive Plan Update.

**City Council Actions:**

Public hearing, discussion and action regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. **2022-02-08** in Elevon, Section 3 consisting of residential, commercial/mixed use, and parks/open space areas, on approximately 360 acres of land, generally on the north side of County Road 541 and east of Elevon, Section 2 and the Lavon Ranchettes Addition, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169 and Elevon, Section 3, Phase 3B-1 and Phase 3B-2)..

**MOTION: APPROVE AN APPLICATION TO CHANGE THE ZONING FROM TEMPORARY AGRICULTURE (A) TO ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-02-08 IN ELEVON, SECTION 3 CONSISTING OF RESIDENTIAL, COMMERCIAL/MIXED USE, AND PARKS/OPEN SPACE AREAS, ON APPROXIMATELY 360 ACRES OF LAND, GENERALLY ON THE NORTH SIDE OF COUNTY ROAD 541 AND EAST OF ELEVON, SECTION 2 AND THE LAVON RANCHETTES ADDITION, DESCRIBED AS PART OF THE 472.8955 ACRE TRACT IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.**

MOTION MADE: SHEPARD  
SECONDED: DUMAS  
APPROVED: UNANIMOUS

Public hearing, discussion and action regarding an application to change the zoning from Planned Development as established by Ordinance No. **2004-09-05**, as amended, that established the PD District regulations for the Commercial Planning Area in the Grand Heritage development project to Retail (R) for the property on 1.067 acres of land southeast of the intersection of SH 78 and Atlantis Blvd. adjacent to and in the vicinity of 9930 S. SH 78, out of the WAS Bohannan Survey, Abstract 121, Sheet 3, Tract 101, City of Lavon, Collin County, Texas. (CCAD Property ID 2826863).

**MOTION: APPROVE AN APPLICATION TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT AS ESTABLISHED BY ORDINANCE NO. 2004-09-05, AS AMENDED,**

**THAT ESTABLISHED THE PD DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT TO RETAIL (R) FOR THE PROPERTY ON 1.067 ACRES OF LAND SOUTHEAST OF THE INTERSECTION OF SH 78 AND ATLANTIS BLVD. ADJACENT TO AND IN THE VICINITY OF 9930 S. SH 78, OUT OF THE WAS BOHANNAN SURVEY, ABSTRACT 121, SHEET 3, TRACT 101, CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: SHEPARD  
SECONDED: COOK  
APPROVED: UNANIMOUS

Public hearing, discussion and action regarding an application for 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 7-Brew 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, (CCAD Property ID 2796752).

**MOTION: APPROVE AN APPLICATION FOR 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 WITH CONDITIONS AS FOLLOWS: BUILDING ELEVATIONS SHALL GENERALLY COMPLY WITH PROVIDED EXHIBITS IN TERMS OF BUILDING MATERIALS, LIGHTING AND EXTERIOR WALL COLORS, THE LUMENS OF THE ACCENT LIGHTS ON THE FAÇADE WILL NOT EXSCEED A LIMIT TO BE ESTABLISHED BY CITY PLANNER, OUTDOOR AMPLIFIED SOUND, INCLUDING DRIVE-THRU ORDERING SPEAKERS SHALL NOT EXCEED 55 DECIBELS, 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.**

MOTION MADE: DUMAS  
SECONDED: JACOB  
APPROVED: UNANIMOUS

Discussion and action regarding the site plan and landscape plan of the Lavon Retail Project at 616 Cedar Street on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of S.H. 78 and Cedar Street, City of Lavon, Collin County, Texas (CCAD Property ID 2918093)

**MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR STREET ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF S.H. 78 AND CEDAR STREET, CITY OF LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: COOK  
SECONDED: DUMAS  
APPROVED: UNANIMOUS

Discussion and action regarding the preliminary plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located

northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533).

Discussion and action regarding the final plat of the Elevon Northeast Commercial Addition consisting of 6 lots on 11.764 acres out of the Samuel M. Rainer Survey, Abstract No. 740, located northeast of the intersection of Elevon Parkway and SH 78, in the City of Lavon, Collin County, Texas (CCAD Property ID's 2868716, 1290542, and 1290533).

Discussion and action regarding the final plat of the Lavon Landing Addition consisting of 5 commercial lots on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas (CCAD Property ID 2542827).

Discussion and action regarding the site plan and landscape plan for a commercial project at 783 S. SH 78 on Lot 4R2, Block A of the SB Lavon Addition Replat, a 2.08 acre lot northwest of the intersection of S. SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

**MOTION: APPROVE THE CONSENT AGENDA REMOVING ITEM "G" FROM THE MOTION.**

MOTION MADE:	COOK
SECONDED:	SHEPARD
APPROVED:	UNANIMOUS