AGENDA
MARCH 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 24, 2026 meeting.

   B. 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. Bohannan 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 and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

      1) Presentation of proposed application.
      2) **PUBLIC HEARING** continued from February 24, 2026 to receive comments regarding the proposed application.
      3) Discussion and action regarding the proposed application.

   C. Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, on approximately 110.12 acres of land out of the W.A.S. Bohannan 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).

   D. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, 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).

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

E. Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 1290203, 1290169, and 1290034).

F. Discussion and action regarding replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of Grand Heritage Blvd. and S. SH 78 in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).

G. Discussion and action regarding a replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

H. 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.

- April 28, 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 on or before 6:30 p.m. on March 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.

MINUTES
FEBRUARY 24, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
6:30 PM

ATTENDING: DEBORAH NABORS, VICE CHAIR, SEAT 2
JOHNATHAN CLIFTON, SEAT 3
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

ABSENT: JOANE MCCLENDON, SEAT 1
HENRY VALLEJO, SEAT 4

1. **MS. NABORS CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MS. NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR ROSENQUIST DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
   - LEDC Open Rewards has been extended with no established 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 February 10, 2026 meeting.

   MOTION: APPROVE THE MINUTES OF THE FEBRUARY 10, 2026 MEETING.
   MOTION MADE: ROSENQUIST
   SECONDED: CLIFTON
   APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

   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.

   Presentation of proposed amendment.

   Abra Nusser, LJA Engineering, presented amendment details including slides for reference.

   PUBLIC HEARING to receive comments regarding the proposed amendment.

   At 6:39 p.m. Ms. Nabors opened the public hearing and invited comments for or against the amendment. There being no comments, Ms. Nabors closed the public hearing at 6:40 p.m.

   Discussion and action regarding the proposed amendment.

Ms. Dobbs reported that notice had been posted on the website and published in the newspaper and no comments had been submitted in favor or opposition to the amendment.

MOTION: RECOMMEND APPROVAL OF 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.
MOTION: CLIFTON
SECONDED: ROSENQUIST
APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

C. <u>PUBLIC HEARING TO BE CONTINUED TO MARCH 24, 2026.</u> Public hearing, discussion, and action regarding an application to change the zoning from Planned Development as established by Ordinance No. <u>2004-09-05</u>, 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).

At 6:44 p.m. Ms. Nabors opened and continued the Public Hearing to March 24, 2026 to a meeting beginning at 6:30 p.m.

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. Bohannan 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).

Ms. Norton reported that the applicant requested action to be deferred to a future meeting in conjunction with the pending zoning application. No action was taken.

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

Applicant representative Kiew Kam, Triangle Engineering, provided information regarding the revised site and landscape plan and the purpose of the revision.

MOTION: RECOMMEND APPROVAL OF THE 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 SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.
MOTION MADE: ROSENQUIST
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

F. 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 and the update to the Comprehensive Plan.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting – March 24, 2026

THE MEETING WAS ADJOURNED AT 6:54 P.M.

DULY PASSED AND APPROVED on this 24th day of March 2026.

_____
David Rosenquist, Chairman

Attest:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: 5 - B**

Item:

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. Bohannan 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 and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

1) Presentation of proposed application.
2) **PUBLIC HEARING** continued from February 24, 2026 to receive comments regarding the proposed application.
3) Discussion and action regarding the proposed application.

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. Bohannan 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 subject property is approximately 110 acres, located generally at the southeast corner of SH 78 and SH 205. The applicant is requesting to rezone the subject property from a Grand Heritage Planned Development (PD) District that was adopted in 2004 to a new PD with generally similar commercial and multi-family uses, but with some adjustments as noted below.

Review of Proposed Zoning

- **PLANNED DEVELOPMENT DISTRICT REZONING**

    - The applicant is requesting to rezone the subject property from a Grand Heritage Planned Development (PD) District that was adopted in 2004 (established by Ord. No. 2004-09-05 and amended by Ord. No. 2023-08-01) to a new Heritage Square PD with generally similar multi-family and commercial uses, but with some adjustments. The proposed PD has a Concept Plan that designates various subareas/tracts that directly relate to the PD's proposed Development Standards.

    - The PD would generally allow the frontage along SH 78 to develop with smaller, quick-serve (QSR or fast food) restaurants, potentially sit-down restaurants, service/financial/ office, and retail. For the area off of SH 205 and interior to the site, there could be traditional big box retailers, consisting of a primary grocery/general merchandise anchor and three to six junior anchor retailers, or restaurants. On the south side of the property, south of the extension of Endeavor Boulevard, there could be a mix of office and/or multi-family depending on the subarea. There are other uses, such as entertainment and commercial-related uses, allowed in several of the subareas as detailed in the PD's Development Standards.

    - The proposed multi-family density necessitates a significant amount of Parkland Dedication and Development per the City's Subdivision Code standards adopted in March of 2024. Parkland Dedication and Development requirements are directly proportionate to proposed residential density. The developer originally proposed more density but scaled it back due to these requirements and City requests.

        - The applicant is proposing a maximum density of 24 units per acre in Subareas C-1 and C-2, on the south side of the subject property. Per the applicant, the proposal includes two types of Class A, non-federally subsidized multi-family housing: 1) conventional three-story apartments, and 2) two-story "townhome style" apartments. Although the applicant is providing a unit count in the project narrative, the maximum allowed number of units will be based on parcel acreage at the time of site planning and building permit.
        - The amount of Parkland proposed to be dedicated and developed with this project is detailed in the corresponding section below and is roughly half of what is required, in addition to proposed landscaping standards that are less than the required Code of Ordinance minimums and what other recent projects have committed to install.

    - The applicant, staff, and professional consultants have spent considerable time collaboratively and cooperatively working through many items in the application.

The following items remain unresolved after project review, and are, according to the applicant, not feasible to address within the proposed development:

- The Zoning Ordinance requires one canopy tree for every seven parking spaces, based on the total number of parking spaces.
    - Applicant is proposing:
      Landscape islands located within lots in Subarea A that contain buildings with less than 7,500 square feet of floor area, and within Subareas C-1 and C-2 should contain a canopy tree at a rate of one island for every seven parking spaces. The applicant has proposed in Subarea A one island per 15 parking spaces, in Subarea B-1 and B-2 less than or equal to 7,500 square feet compliant and greater than 7,500 square feet one island per ten parking spaces; and in Subareas C-1 and C-2 one island per 10 parking spaces, and in all subareas excepting EV and online pick-up parking spaces.
- The Zoning Ordinance requires that for multi-family development, one tree per dwelling unit shall be provided.
    - The applicant is proposing approximately one-half the standard with one tree per two dwelling units.
- The Zoning Ordinance requires that for multi-family development, a minimum of 20 percent should be covered parking using a canopy structure, and a minimum of 30 percent should be in an enclosed garage (which leaves 50 percent of total parking as uncovered).
    - The applicant is proposing a minimum 25 percent total required parking is covered, of which 15 percent of the total required parking would be in an enclosed garage, leaving 75 percent of parking as uncovered.
- Parkland Dedication as detailed in the following section.

- **COMPREHENSIVE PLAN CONFORMANCE**

    - *Land Use & Placemaking*

        - <u>*Land Use and Character*</u>: Subject property is designated as City Village in the Comprehensive Plan. The City Village Character Designation provides a neighborhood-friendly mix of uses that are accessible to nearby residents and visitors alike. Provided below are what the designation includes:

            Anticipated Land Uses
            - Family-friendly and lake-oriented commercial uses and amenities
            - Attached or multi-story residential uses, when combined with ground floor commercial

- Neighborhood-scale mixed-use developments with a vibrant mix of things to do, places to linger, and goods and services to buy

Development Characteristics

- Up to four stories with commercial uses; residential use-only structures up to two stories
- Residential compatibility standards when adjacent to existing homes or neighborhoods
- Walkable development with enhanced streetscape, extensive shade/weather protection, and multi-modal connections between properties

- *Parks, Trails, and Gathering*: This strategy within the Comprehensive Plan calls for parks, trails and gathering spaces as the backbone of Lavon's future by providing shaded opportunities for destinations and connections between them.
  Walkability and Bikeability: This strategy within the Comprehensive Plan calls for multi-modal design and connectivity within new areas to create new destinations, improve traffic, and mitigate future population impacts on the mobility network.
  Branding and Placemaking: This strategy within the Comprehensive Plan calls for cohesive and strategic visual elements and theming to create special places in Lavon.

- The proposed project includes generally three miles of public trails and sidewalks and a linear park system. The proposed project includes the construction of two Master Thoroughfare Plan (MTP) designated roadways and a six-to-eight-foot pedestrian system.

- The proposed project includes a linear park system, and Heritage Square Park, which is a large, natural and designed six-acre area. Heritage Square Park includes an amenitized retention pond, public art, shaded benches, pedestrian bollards, an enhanced pedestrian crossing, and canopy trees.

- The proposed project includes public art, enhanced intersections, and a central decorative intersection (at Grand Heritage Boulevard and Endeavour Boulevard). The applicant also intends to incorporate uniform and themed signage within the development by submitting a Master Sign Package for consideration. A Master Sign Package would be submitted, apart from the proposed rezoning request, to be considered and potentially approved by City Council, following a complete submittal and review by City Staff.

- ***Analysis***: The proposed project is generally consistent with the Land Use & Placemaking section of the Comprehensive Plan.

More specifically, although it does deviate slightly, the proposed project is somewhat consistent with the City Village designation. It is proposed to have horizontal mixed-use with multi-family and commercial uses planned within the development, but the multi-family structures do not have ground floor commercial and are up to three stories instead of two stories maximum. No commercial is included in the multi-family structures, but it is included within walking distance via a connected pedestrian system. When the entire development is considered as a whole, it contains all characteristics of the City Village designation. The Character Designations are broad vision descriptions and are not intended to be zoning-level detail.

The proposed project includes a proposed park and recreation system that not only supports the proposed development but that provides park and recreation amenities to all residents and visitors alike. Although Heritage Square Park has a significant amount of floodplain, preservation of natural areas and habitats is an important objective of the City's Comprehensive Plan. In conjunction with a full, looped trail system, connected pathways, and the linear parks, this area will be a key amenity to Lavon for the foreseeable future, and importantly the developer's Property Owner Association (POA) will be responsible for operation and maintenance of it.

The applicant is proposing to also design the intersection of Endeavor Boulevard and Grand Heritage Boulevard as a special place. The intersection will include enhanced paving, landscaping, and public art. Taken with an intended future Master Sign Package and the proposed park and recreation system, the development will have unified placemaking elements that could positively contribute to resident and visitor experience. The applicant also intends to put in design features consistent with the Lavon Corridor Branding Strategy in their Master Sign Package and in the landscaping and art for the development, especially along SH 78 and SH 205 and at the key intersections.

- *Mobility & Connectivity*

  - *Master Thoroughfare Plan*: The MTP includes conceptual alignments of existing and future roadways, their Functional Classifications, and locations of Special Consideration Intersections to guide future development and capital improvements.
  - *Mobility Network Design:* This strategy, within the Comprehensive Plan, calls for street grid, Context-Sensitive Solutions (CSS), and Complete Streets components to create a mobility network consistent with community feedback and best practices.
  - *Corridors as Places*: This strategy, within the Comprehensive Plan, identifies public streets, sidewalks, and street edges as significant areas

to public experience, that should be treated with lenses of function, beauty, placemaking.

- ***Analysis***: The proposed project is generally consistent with the Mobility & Connectivity section. It includes two Master Thoroughfare Plan (MTP) roadways that will help traffic distribution throughout the larger transportation network in the area to support the proposed development, as well as the network in general. The development will result in a significant number of trips, but not generally notably more than what was already entitled in 2004. Of importance is the applicant's commitment, via Exhibit E of the proposed PD, to construct the two MTP roadways in the first phase of development, PRIOR to issuance of a Certificate of Occupancy for multi-family or internally served commercial projects. Additionally, completion of the two MTP roadways will enable regional network modifications that will reduce current traffic impacts on and add connectivity to adjacent city streets.

  The applicant worked with the City to identify required improvements based on City standards and a submitted Traffic Impact Analysis (TIA). The City's engineering team reviewed the TIA and worked with the development team on adding in right turn deceleration lanes at all entries on SH 78 and SH 205 to keep slowing or queuing development traffic out of the main travel lanes, which was also recommended by the Texas Department of Transportation (TxDOT).

  The applicant is installing a traffic light/signal at Endeavor Boulevard and SH 205 to accommodate necessary movements at that intersection. The installation of the signal will benefit Grand Heritage West residents as well as the intersection may not warrant a signal without the proposed project. The intersection of Endeavor Boulevard and Grand Heritage Boulevard will be a four-way stop. There were discussions with the development team about potentially including standards in an associated Development Agreement relating to thresholds a traffic light/signal would need to be installed by the developer. The proposed sidewalks and trails throughout the development will add additional connectivity for residents and visitors.

  The intersection SH 78 and SH 205 has been a growing traffic issue not related to this development. TxDOT recently made improvements to the intersection and nearby vicinity to add capacity and efficiency to the area, but any future improvements to capacity or efficiency would be per TxDOT as they own and maintain SH 78 and SH 205. The development team for this project has proposed mobility and connectivity improvements consistent with City requirements in the Code of Ordinance and in the Comprehensive Plan, in coordination with the City's engineers.

- **PARKLAND DEDICATION SUBDIVISION WAIVER**

The Subdivision Ordinance requires Parkland Dedication and Development for the purpose of providing open space and recreational areas, in the form of parks as a function of subdivision and site development, in the City of Lavon. To comply with the Subdivision Ordinance, the proposed project is required to both provide an amount of land dedicated for parkland purposes ("Parkland Dedication") and develop the dedicated land into a public park ("Park Development").

The Parkland Development requirement has been met with the proposed improvements to the park areas detailed above, in the Heritage Square Park and connected linear park system.

The Parkland Dedication requirement has not been met as the project is not proposing an amount of public park area that meets the required amount. The applicant is requesting a Subdivision Ordinance Waiver for a portion of the Parkland Dedication requirement, as shown below:

Required Dedication	Proposed Dedication
Required ratio: 1 acre of parkland per 43.8 dwelling units Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards Parkland Dedication required calculation: 645 dwelling units divided by 43.8 = **Total Parkland Dedication required: <u>14.73 acres</u>**	Proposed dwelling units: 645 dwelling units Total designated Parkland acreage provided: 10.24 acres Total Parkland acreage within floodplain: 5.9 acres Parkland floodplain acreage @ 50%: 2.95 acres **Total Parkland Dedication provided**: **<u>7.3 acres</u>**

Staff Notes:

The analysis indicates that the proposed zoning change is consistent with the Comprehensive Plan and Future Land Use Plan. The public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and fifty-seven (57) 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 five (5) notices were returned in opposition to the application.

<u>Possible Planning and Zoning Commission Action:</u>

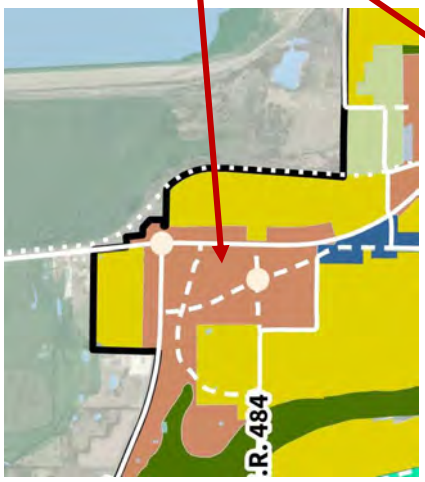
The Planning and Zoning Commission should make a recommendation of approval, approval with modifications, or denial of the proposed rezoning request, a recommendation regarding Comprehensive Plan conformance, and a recommendation regarding a Subdivision Ordinance Waiver request to City Council after the required public hearing.

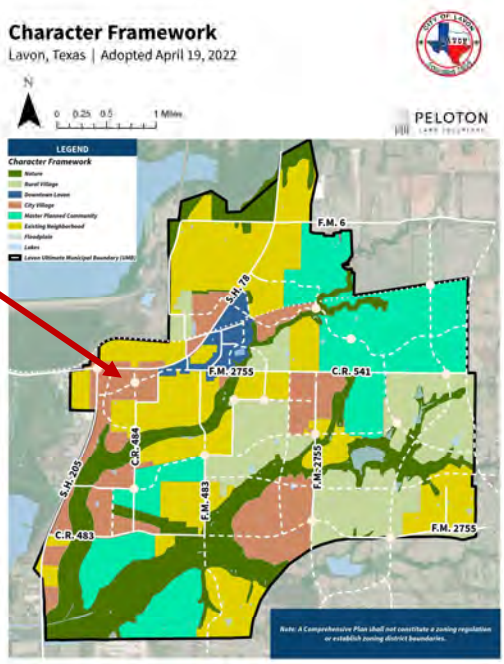
The City Council is scheduled to consider the application and recommendations of the Planning and Zoning Commission on April 7, 2026, by evaluating Comprehensive Plan conformance, the proposed Planned Development District rezoning request, and the associated Subdivision Ordinance Waiver for the Parkland Dedication after the final public hearing.

Attachments:

1. Application and Development Standards
2. Location Exhibits
3. Neighbor Notices
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)
4. Planning correspondence

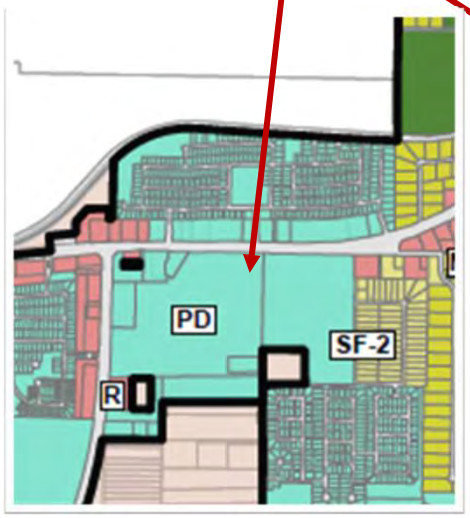
Future Land Use Plan

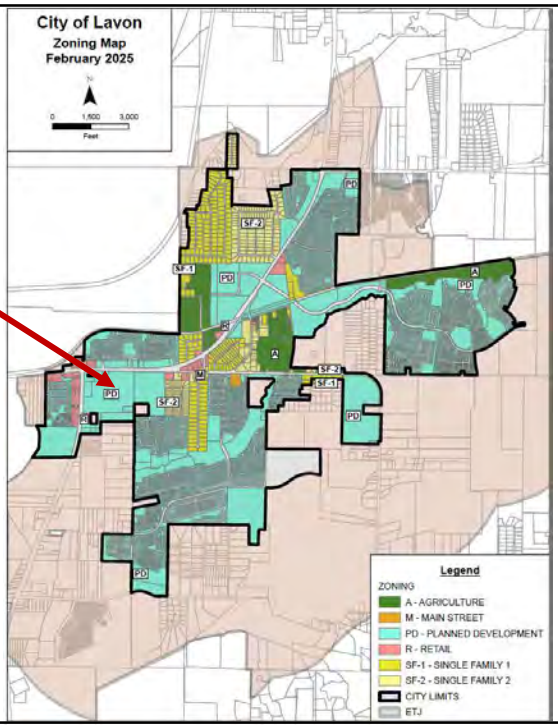




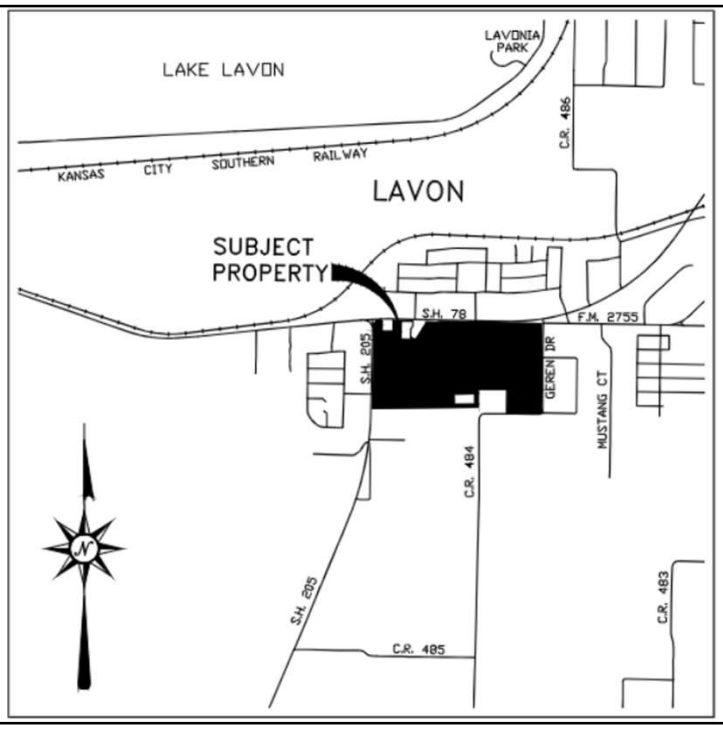
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Zoning Map





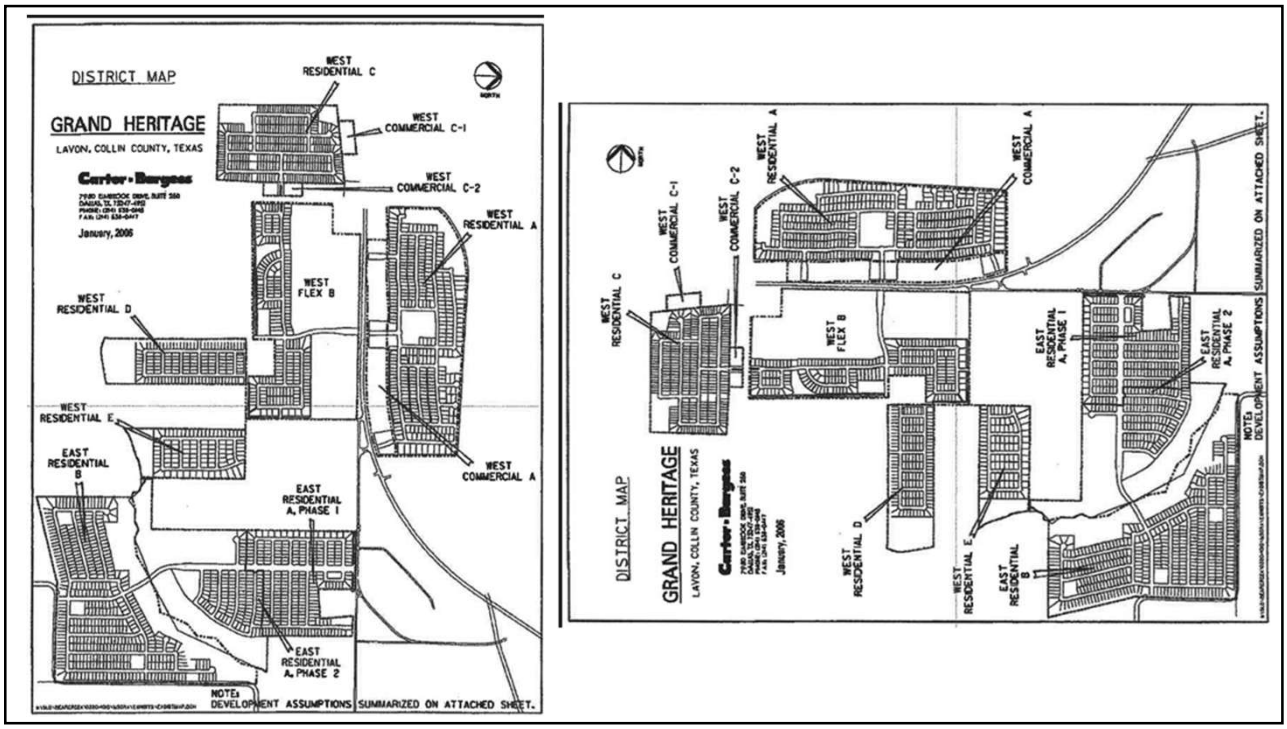
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LAKE LAVON
LAVONIA PARK
KANSAS CITY SOUTHERN RAILWAY
LAVON
C.R. 486
SUBJECT PROPERTY
S.H. 78
F.M. 2755
S.H. 205
GEREN DR
MUSTANG CT
C.R. 484
C.R. 483
C.R. 485
S.H. 205
N

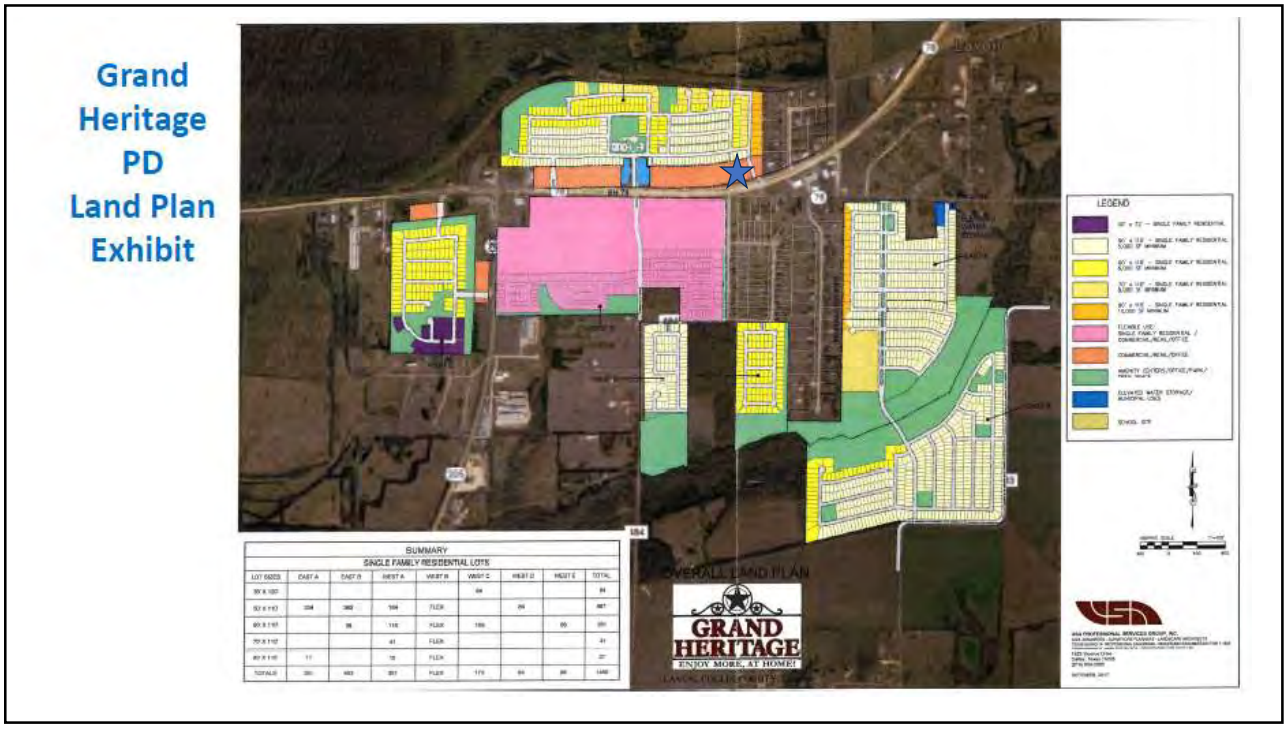
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Austin Ln
7-Eleven
Shop At 7-Eleven
Starbucks
Starbucks®
Fall Beverages
N State Hwy 78
N State Hwy 78
Main St
SITE
Geren Dr
Amstrong Ln

9


DISTRICT MAP
GRAND HERITAGE
LAVON, COLLIN COUNTY, TEXAS
Carter•Burgess
January, 2006
WEST RESIDENTIAL C
WEST COMMERCIAL C-1
WEST COMMERCIAL C-2
WEST RESIDENTIAL A
WEST FLEX B
WEST RESIDENTIAL D
WEST RESIDENTIAL E
EAST RESIDENTIAL B
EAST RESIDENTIAL A, PHASE 1
WEST COMMERCIAL A
EAST RESIDENTIAL A, PHASE 2
NOTE: DEVELOPMENT ASSUMPTIONS SUMMARIZED ON ATTACHED SHEET.

10


Grand Heritage PD Land Plan Exhibit
SUMMARY
SINGLE FAMILY RESIDENTIAL LOTS
OVERALL LAND PLAN
GRAND HERITAGE
ENJOY MORE, AT HOME!
LEGEND

11

CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Matthew Johnson, Bear Creek Commercial Properties, LP	10/7/2025
Applicants Name	Date
Maxwell Fisher, AICP, ZoneDev	945.248.4167
Representative or Agent	Phone Number
2502 Grandview Drive	Richardson, TX 75080
Street	City, State, Zip

Southeast of the intersection of State Highways 78 and 205
Location of Property

Tracts 10, 65, & 70 W A S Bohannan Survey, Abstract A0121, Sheet 3 Tract 90 Drury Anglin Survey, Sheet 3	Planned Development -1 (as amended)
Legal Description of Property	Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: _____

For Office Use Only

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

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

Rev 12-04-2023

CITY OF LAVON

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

Authorization of Representation

Date: 10/8/2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Bear Creek Commercial Properties, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Maxwell Fisher to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared Carter W. Hunt, on this the 8th day of October, 2025.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0
(notary seal)

Ashley Grant

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

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

Declaration of Ownership

Date: 10/8/2025

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 8th day of October, 2025.

ASHLEY GRANT
Notary Public, State of Texas
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Notary ID 12983680-0
(Notary Seal)

Ashley Grant

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

Land Use and Development Department
City of Lavon
120 School Road
P.O. Box 340
Lavon, TX 75166

PLANNED DEVELOPMENT DISTRICT
CONSENT FORM

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

Introduction: As an applicant for a new Planned Development District, or an amendment of an existing PDD, you are aware that the City's zoning regulations specify design elements and construction goals for both residential and non-residential zoning proposed planned developments. The City has determined that such elements of a planned development greatly further the long-term viability of the project, the economic development of surrounding areas, the preservation of property values, and the architectural standards of the community. These standards thus are an important factor in the consideration of whether the departure from standard zoning district standards in a planned development represents an enhancement of the City. Because of recent changes in state law, however, that affect the City's capacity to employ and enforce architectural standards and building material regulations for development and construction, it is necessary to promulgate the following form. ***It is intended that your consent be observed by you and subsequent purchasers and that the attached covenants shall run with the land.***

Instructions: You have received this form because you have submitted a rezoning application for either creation or amendment of a Planned Development District. The signature of the property owner(s) and his or her designated representative (the developer) should both be affixed to this form only if you are in agreement with the statements that appear below. If you choose to sign this form, it should be returned to the City's Planning Department for recordation at least two (2) weeks before the date of the public hearing by the Planning & Zoning Commission so that staff can include whether or not you have consented in the staff report/agenda materials.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT AGREEMENT

EXECUTED AND DELIVERED to be effective as of the date of the last signature below:

I, Carter W. Hunt, Owner of 110 acres of the property that is described in **Exhibit A** hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property (such design and construction standards hereinafter referred to as the "Regulations"). I agree that the Regulations are covenants that touch and concern the land and that it is my intent that such terms, provisions, covenants, and agreements contained within the Regulations shall run with the land and shall be binding upon the parties identified below, their successors and assigns, and all subsequent owners of the Property.

Owner
Date: 3/12/2026

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 12th day of March, 2026 by Carter W. Hunt.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Notary Public, State of Texas

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Owner
Date: 3/12/2026

STATE OF TEXAS §
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COUNTY OF Dallas §

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Ashley Grant
Notary Public, State of Texas

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EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Exhibit A – Location Map
Bear Creek Commercial



EXHIBIT A - LEGAL DESCRIPTION
110.118 ACRES

BEING A 110.118 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING PART OF A 3.06 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES LP, RECORDED IN COUNTY CLERKS FILE NO. 20070404000453370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 3.005 ACRE TRACT OF LAND CONVEYED AS TRACT 1 AND PART OF A 4.802 ACRE TRACT CONVEYED AS TRACT 2 BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5446, PAGE 3422, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 110.118 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF A 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 20190705000786750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT, BEING THE SOUTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF STATE HIGHWAY NO. 205 (A VARIABLE WIDTH RIGHT-OF-WAY) AND STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE, NORTH 46 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.55 FEET TO A 1/2" IRON ROD FOUND FOR NORTH CORNER OF SAID CORNER CLIP, BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 10 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.42 FEET;

THENCE, ALONG COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.43 FEET TO A 1/2" IRON ROD WITH FOUND FOR AN EXTERIOR ELL CORNER OF SAID 3.06 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED TO L&D PROPERTY HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 20210201000208920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 3.06 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> SOUTH 01 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.42 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" FOUND FOR COMMON CORNER;
>
> SOUTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.24 FEET TO A 1/2" IRON ROD FOUND FOR COMMON CORNER;

NORTH 01 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.22 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND BEING THE SOUTHWEST CORNER OF A 0.0031 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SAID SOUTH LINE OF STATE HIGHWAY 78, PASSING AT A DISTANCE OF 50.00 FEET THE SOUTHEAST CORNER OF SAID 0.0031 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF 0.0201 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON EAST LINE OF SAID 3.06 ACRE TRACT AND THE WEST LINE OF AFORESAID 3.005 ACRE TRACT AND CONTINUING ALONG SAID SOUTH LINE OF STATE HIGHWAY 78, A TOTAL DISTANCE OF 156.95 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 2 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2024, PAGE 1041, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 2, BLOCK A, AND OVER AND ACROSS SAID 3.005 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 01 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 348.14 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

SOUTH 88 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 182.35 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

NORTH 01 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.07 FEET TO AN X CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2018, PAGE 916, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND OVER AND ACROSS SAID 105.568 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 58 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 109.68 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TMI" FOUND FOR CORNER;

NORTH 32 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 391.85 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER;

NORTH 01 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 180.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82 DEGREES 47 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 102.25 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER;

THENCE, SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND COMMON NORTH LINE OF SAID 105.568 ACRE TRACT A DISTANCE OF 1903.77 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT LYING IN COUNTY ROAD NO. 484 (A VARIABLE WIDTH RIGHT OF WAY;

THENCE, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 105.568 ACRE TRACT AND WITH SAID COUNTY ROAD NO 484, A DISTANCE OF 1696.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 105.568 ACRE TRACT;

THENCE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 105.568 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 484, A DISTANCE OF 647.00 FEET TO A P.K. NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 105.568 ACRE TRACT AND BEING THE COMMON SOUTHEAST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 105.568 ACRE TRACT AND SAID 5.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

> NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;
>
> NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;
>
> SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 341.95 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR CORNER SAID POINT BEING THE NORTHEAST CORNER OF 10.00 ACRE TRACT OF LAND CONVEY BY DEED TO CHARLES STANLEY, RECORDED IN VOLUME 775, PAGE 47, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 105.568 ACRE TRACT AND THE NORTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 1314.57 FEET A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT AND BEING THE COMMON NORTHEAST CORNER OF LOT 1, OF LAVON BUSINESS PARK, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S

FILE NO. 20150528010001700, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 1745.24 FEET THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A 2.94 ACRE TRACT OF LAND CONVEYED AS TRACT 2 BY DEED TO DPB INVESTMENTS, LP RECORDED IN COUNTY CLERK'S FILE NO. 2011060000576510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES IN ALL A TOTAL DISTANCE OF 2013.46 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID STATE HIGHWAY 205 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 32 SECONDS, A RADIUS OF 7075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.14 FEET;

THENCE, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 205, ALONG THE EAST LINES OF A 0.5683 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, 0.5356 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND AFORESAID 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 1.03 FEET A TXDOT ALUMINUM MONUMENT FOUND, AND CONTINUING ALONG SAID CURVE A TOTAL ARC DISTANCE OF 287.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG THE SAID EAST LINE OF SAID STATE HIGHWAY NO. 205, PASSING AT A DISTANCE OF 367.85 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5683 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.5356 ACRE TRACT, PASSING AT A DISTANCE OF 963.55 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5356 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.2981 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1311.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 111.949 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

1.831 ACRES

BEING A 1.831 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 1.830 ACRE TRACT OF LAND, CONVEYED AS TRACT 1 TO LAVON SPECIAL UTILITY DISTRICT BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130712000976760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 1.831 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS, AND BEING

A COMMON INTERIOR ELL CORNER OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS:

THENCE, SOUTH 34 DEGREES 42 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 106.45 FEET TO A 1/2” IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.830 ACRE TRACT AND THE **POINT OF BEGINNING;**

THENCE, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 200.02 FEET TO POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 397.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "USA, INC" FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 400.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.831 ACRES LAND, MORE OR LESS.

LEAVING A **NET AREA OF 110.118 ACRES** OF LAND, MORE OR LESS.

Applicant Narrative
Bear Creek Commercial Planned Development

On behalf of Bear Creek Commercial Properties, LP ("Bear Creek"), ZoneDev requests a change of zoning from Planned Development District-1 ("PD-1") "Grand Heritage" to a Planned Development District for a community retail anchored mixed use development. The approximate 110-acre area of request is generally located southeast of the intersection of State Highway 78 and State Highway 205. The proposal includes major arterial roadway and utility construction, parkland, and delivery of a significant retail/grocer as catalyst for a range of retail and services that will serve the Lavon community. Nearly twenty-percent of the property will be devoted to public use as roadway or parkland. The development will provide approximately 3 miles of trails and sidewalks boosting pedestrian connectivity to the surrounding neighborhoods.

PD-1 allows retail, restaurant, offices, institutional, personal services and single-family. The proposed request will set the development framework for a significant retail/grocer anchor, junior anchors and support retail and services. The proposal would increase the allowable residential density by permitting multi-family development in Subareas C-1 and C-2. Multi-family housing will diversify housing stock and provide critical on-site population to support a gamut of retail and services planned at Bear Creek. The proposal includes two types of housing not to exceed 24 units per acre or a total of 645 residential units: 1) conventional 3-story apartments, and 2) a two-story medium density "townhome style" units.

Phasing and Uses per Subarea. Given the sheer scale and range of uses, the development will occur in several phases. Phase 1 utility, roadway infrastructure, and parkland will jumpstart development opportunities and provide immediate community-wide positive impacts in economic development, transportation improvements and recreation. Subsequent phases are approximate and subject to adjustment based on demand and other sub-market dynamics. Construction activities will be coordinated through subsequent phasing to minimize disruption to the immediate area. Also, phasing will bring retail and residential housing supply on a measured basis, allowing absorption in the sub-market.

Phasing and general land use are planned as follows:

Phase 1: Construct over 11-acres of arterial roadways, utilities, and 10.24 acres of publicly accessible parkland, and parkland amenities and trails

Phase 2: “Big-box” retail anchor with grocer, junior anchor retail/entertainment uses, and out-parcel retail, restaurant and services in Subareas A and B-2

Phase 3: Multi-family not to exceed 375 residential units; combination of three-story apartments and two-story townhome style for lease units along the eastern perimeter as a transitional buffer to single family to the east in Subarea C-2

Phase 4: Junior anchor retail/entertainment uses, and supportive retail, restaurant and services in Subarea B-1

Phase 5: 2nd phase of three-story multi-family development not to exceed 270 residential units in Subarea C-1

The zoning of Subareas C-1 and C-2 allow flexibility in non-residential and residential development to meet market demand on the most challenged parcels.

Conformance with Comprehensive Plan. The proposal is generally consistent with the Lavon Comprehensive Plan by bringing economic development, community wide amenities, infrastructure improvements and parkland. Citizens interviewed during community stakeholder meetings stated a desire for additional local shopping, eating and entertainment options. Survey feedback specifically included the need for a grocery store and brand name quality restaurants, and the need to diversify the city’s tax base. Bear Creek, with its anchor grocer, and plan for a range of retail and services, will deliver on community wishes and needs. Densifying the southern portions of the site ill-suited for retail, will further support retailers in subareas A and B and expand housing options in the face of significant demand.

Citizens asked for the need for infrastructure improvements that meet the needs of significant growth. Bear Creek will construct two arterial roadway sections through the property, connecting State Highways 205 and 78, as well as connection to County Road 484. Both roads are 4-lane divided minor arterials with the total proposed land area devoted to right-of-way dedication exceeding 11.3 acres, or over 10% of the total area of request. The roadway expansion will extend vehicular access and spur economic development within the property while also providing improved access and routing for citizens and businesses. The proposed arterials will divert traffic and congestion at the highway intersection and provide more direct routes and lower delays, providing more convenient trips for motorists.

Parkland. Bear Creek requests relief from Section 9.02, Division 3, the city’s subdivision ordinance pertaining to parkland dedication. With a maximum of 645 residential units, the Parkland Ordinance requires dedication of 14.7 acres of parkland. The proposal includes devoting 10.24 acres, or 9% of the site as publicly accessible parkland. The Lavon Code of

Ordinances honors 50% of floodplain area to count toward the parkland requirement. A 50% reduction applied to 5.22 acres the floodplain, yields a contribution of 2.95 acres toward the total parkland requirement, or a total of 7.3 acres combined with the non-floodplain park area. Nevertheless, the floodplain area will be an integral part of the entire parkland experience including walking trails with manicured peripheries adjacent to the natural wooded floodplain area. Combined with linear parks, there will be 10.24 acres of park area for the community's enjoyment. Refer to the chart on Exhibit G for the parkland information.

The proposed park areas will be developed and amenitized at the developer's expense. Sections of the north-south oriented floodplain will be amenitized with a walking trail, retention pond with fountain and pedestrian amenities. The periphery will be manicured while the interior will be left natural to avoid disturbance and provide scenic views for parkland users. There will also be public art along Endeavour Boulevard, the planned east-west arterial, capturing the unique character of the community and adding aesthetic and value to the pedestrian experience along the streetscape. Residents will have convenient access to retail via the planned pedestrian trails in the linear parks and sidewalks along arterials. Trees will be planted in key locations to provide shade for those visiting the parkland or walking the trails. Pedestrian bollards will enhance the pedestrian experience along Endeavour Boulevard. Refer to the enclosed Parkland and Amenity Exhibit for more information.

In addition to the Parkland improvements, the proposal includes developer elected median trees in Grand Heritage Boulevard and Endeavor Boulevard. The developer also commits to street buffer trees above the standard of PD-1.-

Traffic. The proposed arterial roadway construction will provide better access, and will have a positive impact on the level of service at the highway intersection. Also, the proposed arterial roadways built within the development site, connecting State Highway 78 and State Highway 205 to County Road 484, will provide additional access for all the residential neighborhoods to the south. It is recognized that this area has significant traffic on both the SH 78 and SH 205 corridors during peak hours. A portion of that traffic is due to residents of Lavon having to travel outside of the city for basic goods and services, such as groceries. With this proposed development, citizens will be able to shop in Lavon, which will reduce trip length. While retail uses typically adds to the PM peak volumes, much of the proposed uses for this development have high pass-by percentages of trips, which means many of the trips are already on the roadway system. Typical examples of high pass-by uses include fast-food restaurants, grocery stores, and gas stations. Developing multi-family instead of retail in Subareas C-1 and C-2 will result in a

significant reduction in overall development trips (even when retail pass-by trips are accounted for) versus the approved zoning (6,000 daily trip reduction). The trip generation for retail is over 3 times higher when compared to multi-family use. Moreover, the presence of multi-family within the site promotes internal trips that do not pass outside of the development at all.

Drainage. The proposed development and zoning change from mixed commercial and single-family to mixed commercial and multifamily will have no adverse impacts on drainage. On-site detention facilities will be provided to ensure that post-development runoff rates do not exceed existing conditions. As a result, downstream drainage patterns and capacities will remain unchanged.

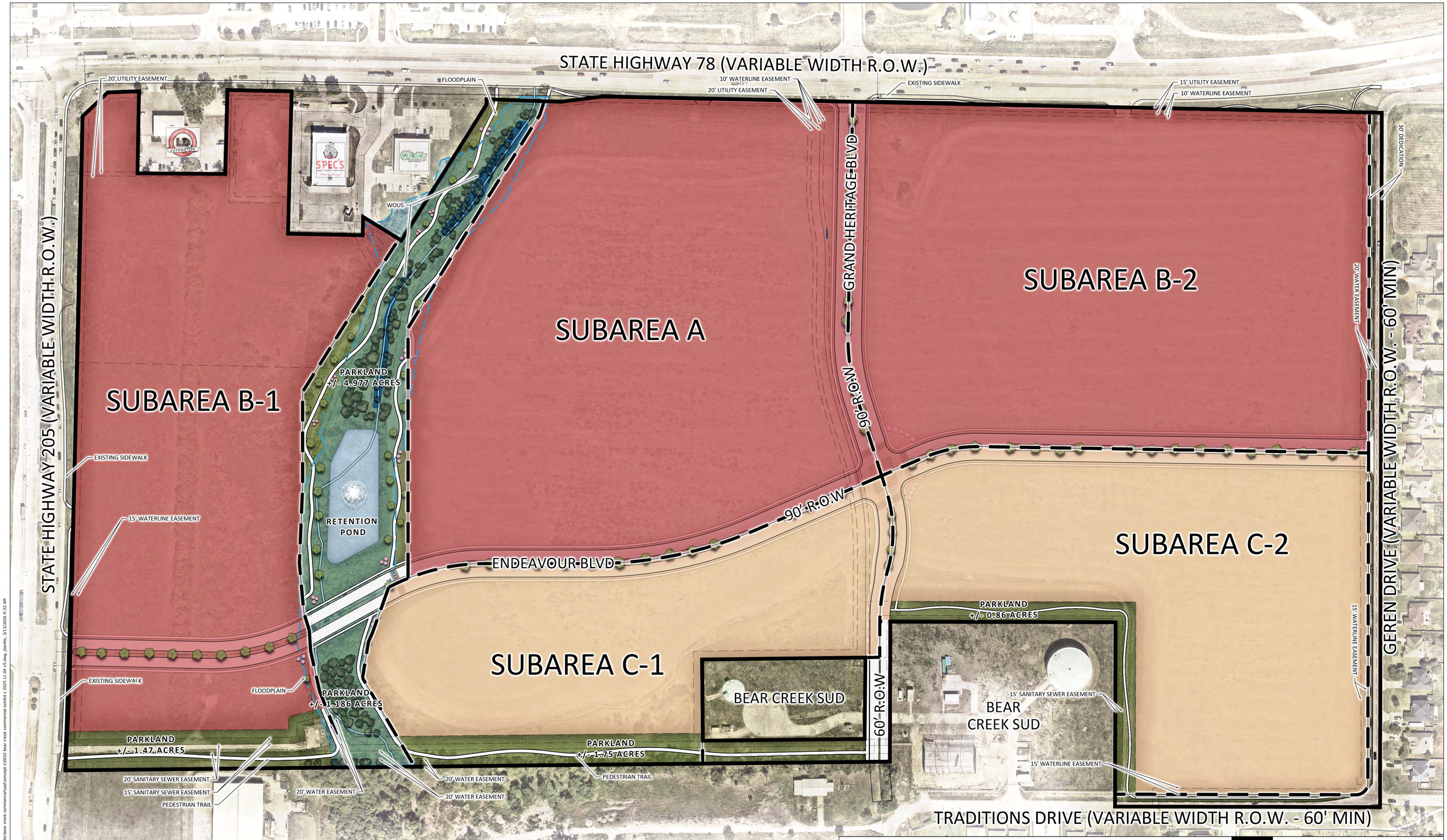
Water Utilities. Bear Creek Special Utility District has updated its system model to include the proposed development. A new 12-inch water line will be installed to serve the proposed lots. No additional off-site water infrastructure improvements are required, and the existing water system has adequate capacity to meet the projected demands of the development.

Sanitary Sewer Utilities. The conversion of a portion of the tract from single-family to multifamily zoning will increase overall sanitary sewer demand. However, the existing sanitary sewer system has sufficient capacity to accommodate the increased flows associated with the proposed development. The development will not result in any adverse impacts to the performance or capacity of the existing sanitary sewer system.

Contact Information:

Applicant:
Maxwell Fisher, AICP, President, ZoneDev
Phone: 945.248-4167; Email: maxwell@zondevtx.com

Master Developer/Representative of Property Owner:
Matthew Johnson, Bear Creek Commercial Properties, LP
Phone: 214.880.8434; Email mjohnson@petrohunt.com



LAND USE TABLE			
LAND USE TYPE	GROSS ACREAGE	ROW DEDICATION	DEVELOPABLE AREA
SUBAREA A	25.27 ACRES	2.19 ACRES	23.08 ACRES
SUBAREA B-1	21.65 ACRES	1.22 ACRES	20.43 ACRES
SUBAREA B-2	24.90 ACRES	2.75 ACRES	22.16 ACRES
SUBAREA C-1	13.14 ACRES	1.88 ACRES	11.26 ACRES
SUBAREA C-2	18.50 ACRES	2.85 ACRES	15.65 ACRES
COMMON AREA	6.66 ACRES	0.49 ACRES	6.16 ACRES
BEAR CREEK COMMERCIAL SITE	110.12 ACRES	11.38 ACRES	98.74 ACRES

LJA

BEAR CREEK COMMERCIAL

EXHIBIT C - CONCEPT PLAN

Planning & Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

3150 South Central Expressway
Suite 360, McKinney, Texas 75070
P 214.620.2741

0 100' 200'

DRWN BY:	LJA
CHKD BY:	LJA
DATE	3/13/2026
PROJECT NUMBER	NT285-0022

CITY OF LAVON, COLLIN COUNTY, TEXAS

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S:\NT\Z-Client\0022\300 support\335 planning\02 schematic\bear creek commercial\cad\concepts c\0322 bear creek commercial exhibit c 2025.11.04 v5.dwg, jbentle, 3/13/2026 9:32 AM

A. PURPOSE AND APPLICABILITY

1. Purpose: This Planned Development Ordinance (“PD”) is adopted to create a master planned development of retail, restaurant and service uses, as well as residential uses. For reference purposes, the subject property was referred to as “West Flex B” of “Grand Heritage” development of Planned Development 1, Ordinance 2004-09-05.

2. The PD District created herein shall apply to and govern the development of the tract(s) of land described in Exhibit "B" and depicted on Exhibit "C" (the "Property") attached hereto and incorporated herein by reference for all purposes allowed by law.

B. DEFINITIONS

The following definitions apply to uses and development in the PD District. For terms not specifically defined under this subsection, the definitions of the City of Lavon Code of Ordinances apply.

a. *Age-restricted living* means a multi-family living arrangement restricted to residents aged 55 and older. The facility typically offers senior-oriented amenities and services and may or may not offer specialized services assisting with daily living activities.

b. *Commercial Drone Delivery Hub* means an area of land, structural surface, building, or structure with one or more designated drone staging areas for use by small, unmanned aircraft systems (sUAS) under 55 pounds total take-off weight or as defined in Section 44801 of Title 49, United States Code, as amended, whichever is the lesser, to distribute commercial goods by air. This includes any appurtenant areas used or intended for use for unmanned aircraft system buildings, structures, and other facilities.

c. *E-Commerce Station* means an accessory use to a Retail Sales/Grocery facility of a minimum of 140,000 square feet in floor area whereby customers retrieve purchased goods from an outside on-site location.

f. *Grocer* means a retail store that primarily sells groceries and consumable food items such as tobacco products sundries/toiletries, household and other non-food items, newspapers and magazines, candy and snacks, floral items, prepackaged convenience food items, in-house delicatessen and bakery prepared food items, and audio and video rentals for off-site use and consumption. The term includes on-site deli- and bakery food consumption provided that the dining areas comprise no more than twenty percent of the total sales floor area of the store.

g. *Hospital* means an institution currently licensed by the State of Texas as a General Hospital or Special Hospital that provides medical or surgical treatment of sick or injured patients on an in-patient basis, and may provide ancillary facilities for out-patient and emergency treatment, diagnostics, training, research administration and services to patients, employees and visitors.

h. *Museum* means a building or place where works of art, scientific specimens, or other objects of seemingly permanent value are kept and displayed for the public or private display and enjoyment.

i. *Office/showroom, studio, warehouse flex space* means a flexible space that may contain one or more activities including, but not limited to, office, showroom, R&D, trade services, creative studios, and warehouse/distribution activities.

j. *Private Parkland/Open Space* means privately owned outdoor premises that are the responsibility of and maintained by a property owner or property owner's association and made available for public use. A private park may containing recreational areas, park amenities, and pedestrian trails.

m. *Townhome Style Multi-family Unit* means a multi-story residential unit that is vertically separated by a demising wall from other multi-story residential unit(s) located on the same lot of record.

C. CONFLICTS

For the purposes of land use and development, this article supersedes Planned Development 1 Ordinance 2004-09-05 and 2023-08-01. In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City's Zoning Ordinance, this Ordinance shall control. In the event of a conflict between this Ordinance and the Development Agreement applicable to the Property, the Development Agreement shall control. Any amendments to the Development Agreement applicable to the Property that could conflict with this Ordinance shall be considered with an associated rezoning request to amend this Ordinance accordingly with all applicable procedural considerations as required by the Zoning Ordinance. In the event of a conflict between the exhibits and the PD Standards, the PD Standards control. In the event of a conflict between the PD and the City's Zoning Ordinance (in which case the PD Standards are silent on the matter), the City's Zoning Ordinance controls.

D. EXHIBITS

The Development shall be developed generally according to the exhibits contained herein. The Concept Plan shall govern layout of land uses, roadway network/circulation, parks, open space, and trails. Where numbers, dimensions, or other items are specifically called out or stated, compliance is strictly required. For subarea acreages, minor adjustments (within one acre) can be made to accommodate infrastructure-related construction specifications.

Exhibit A – Location Map
Exhibit B – Legal Description
Exhibit C – Concept Plan
Exhibit D – Development Standards
Exhibit E – Phasing Exhibit
Exhibit F – Park, Open Space and Amenity Plan

E. GENERAL STANDARDS

1. PROPERTY OWNERS' ASSOCIATIONS

All common areas shall be owned and maintained by a Property Owners' Association (POA), common to the development, and shall be open for public recreation and pedestrian access. Signage, pedestrian

amenities, lighting, public art, and other furnishings within any common areas shall be owned and maintained by the POA.

2. PERMITTED USES

The following table is a summary of the permitted and conditional uses within the Subareas. Uses are listed as being permitted (P), permitted by conditional use permit (C), and not permitted (as signified by "-").

Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
Retail, Commercial, and Personal Services					
Alcohol: mixed beverage sales (on-premises consumption	P[2]	P[2]	P[2]	P[2]	P[2]
Alcohol: wine and malt beverage sales (on-premises consumption)	P[2]	P[2]	P[2]	P[2]	P[2]
Alcohol: mixed beverage package store (on- and/or off-premises consumption)	C[2]	C[2]	C[2]	C[2]	C[2]
Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)	P[2,7]	C[2]	C[2]	C[2]	C[2]
Amusement ("Commercial amusement")	C	C	C	C	C
Assisted Living	-	-	-	P	P
Automobile fueling and gasoline filling station	P	-	-	-	-
Automobile Service Establishment	P	P	-	-	-
Baking, confectionary, retail establishment	P	P	P	P	P
Business service and sales	P[1]	P[1]	P[1]	P[1]	P[1]
Commercial drone delivery hub	P	C	C	-	-
Commercial greenhouse or nursery	P	P	P	P	P
Dry-cleaning retail establishment with no processing on-site	P	P	P	P	P
E-commerce station	P[5]	C[5]	C[5]	C[5]	C[5]
Exercise and sports facility	P	P	P	P	P
Financial institution with or without a drive-through	P[6]	P[6]	P[6]	P[6]	P[6]
Hospital	C	C	C	C	C
Home improvement center	P	P	P	P	P

Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
Hotel	P	P	P	P	P
Insurance	P[1]	P[1]	P[1]	P[1]	P[1]
Library	P	P	P	P	P
Medical and state licensed health services	P[1]	P[1]	P[1]	P[1]	P[1]
Medical office or clinic	P	P	P	P	P
Merchandise rental	C	C	C	C	C
Museum	C	C	C	C	C
Nursery, garden, landscape material sales yard	P	P	P	P	P
Office	P	P	P	P	P
Office, showroom, warehouse/flex space	C	C	C	C	C
Outdoor drive in or drive-through sales or service activity, including rear yard patios	P	P	P	P	P
Personal services	P[1]	P[1]	P[1]	P[1]	P[1]
Pet grooming and care service	C	C	C	C	C
Pharmacy (with or without a drive-through)	P[1]	P[1]	P[1]	P[1]	P[1]
Private club or organization	C	C	C	C	C
Professional service and sales	P[1]	P[1]	P[1]	P[1]	P[1]
Real estate	P[1]	P[1]	P[1]	P[1]	P[1]
Restaurant with or without a drive in or drive through service, including outdoor seating/dining serving areas and sidewalk cafes	P	P	P	P	P
Retail sales	P[1]	P[1]	P[1]	P[1]	P[1]
Second-hand/used goods/pawn shop	C[3]	C[3]	C[3]	C[3]	C[3]
Storage, self-service	-	C	C	C	C
Tattoo service and similar body artwork	C[3]	C[3]	C[3]	C[3]	C[3]
Technical service and sales	P[1]	P[1]	P[1]	P[1]	P[1]
Theater	P	P	P	P	P
Vehicle parking garage	P	P	P	P	P
Vertically mixed use commercial and residential	P	P	P	P	P
Veterinarian service, animal clinic, without outdoor kennels or outdoor runs	C	P	P	C	C

Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2
Institutional					
Church or place of worship	P	P	P	P	P
College, university of seminary	C	C	C	C	C
Community recreational use	P	P	P	P	P
Community swimming pool	P	P	P	P	P
Day care and educational – privately-owned	P	P	P	P	P
Federal, state or city owned or controlled facilities	P	P	P	P	P
Franchise-holding facilities and utilities holding a franchise under the authorization of the city	C	C	C	C	C
Municipal uses	P	P	P	P	P
Private parkland/Open space reserves	P	P	P	P	P
Public parks or playgrounds	P	P	P	P	P
Public recreational facilities	P	P	P	P	P
Wind energy, utility or telecommunication tower	C	C	C	C	C
Industrial					
Alcohol: brewpub (on- and/or off-premises consumption)	C[2]	C[2]	C[2]	C[2]	C[2]
Auto, tool or equipment rental	P	P	P	P	P
Outside sales and storage	P[4]	P[4]	P[4]	P[4]	P[4]
Residential					
Age-restricted living (55+)	-	-	-	P	P
Single family attached - townhomes	-	-	-	P	P
Multi-family dwelling	-	-	-	P	P
Townhome style Multi-family Unit				P	P
Real estate model home	-	-	-	C	C
Bed and Breakfast	-	-	-	P	P
Accessory structure with restrictions	-	-	-	P	P
Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court)	-	-	-	P	P
Footnotes					

Uses	Subarea A	Subarea B-1	Subarea B-2	Subarea C-1	Subarea C-2

[1.] Conducted entirely within the interior of a building. Where temporary, seasonal sales are proposed in parking areas, a Temporary Use Permit is required to demonstrate sufficient parking, circulation, screening, etc.

[2.] 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).

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

[4.] Outside sales and storage only permitted when in conjunction with a permanent retail or home improvement center use and when approved through a site plan having a properly delineated space, with consideration of circulation, maintenance, and screening/fencing where applicable, subject to the review and approval of the City Manager or their designee.

[5.] E-commerce Station only permitted as an accessory to Retail Sales/Grocer with a minimum of 140,000 square feet of floor area.

[6.] A stand-alone bank ATM (kiosk only) with or without a drive-through is permitted by right up to a maximum of one per sub-area.

[7.] One *Alcohol: mixed beverage package store (on- and/or off-premises consumption)* is permitted by right in Subarea A. Additional stores can be considered through a Conditional Use Permit.

3. OFF-STREET PARKING AND LOADING REGULATIONS:

1. Off-street parking site design requirements: Off-street parking site design requirements shall comply with Section 9.03.172 of the Zoning Ordinance, with the exception of the following regulations:
   a. Parking shall be allowed within the front yard setback (but not within the required landscape buffer as specified herein, and only in conjunction with all required screening and landscaping).
   b. For buildings located within 100 feet of a State Highway, no more than two rows of parking with a combined width of 62 feet shall be allowed in front of the principal building.
   c. In Subareas A, B-1, and B-2, buildings with at least 7,500 square feet of floor area, and at least 200 feet from a State Highway, are exempt from Section 9.03.172 (a) parking restrictions.
   d. In Subareas A, B-1 and B-2, parking is allowed between the principal building and the arterial roadways.
   e. A maximum of 5% of the required parking for a lot is permitted to be compact parking with a minimum area of 144 square feet per space – measuring a minimum of eight feet by 18 feet.

2. Off-street parking requirements: Off-street parking shall comply with Section 9.03.173 of the Zoning Ordinance, with the exception of the following regulations:

USE	PARKING RATIO
Medical office or clinic	1: 250 SF
Personal services	1: 250 SF
Restaurant with or without a drive-through	1: 100 SF
Storage, self-service	1: 12,000 SF

3. Off-street loading site design requirements: Off-street loading site design shall comply with Section 9.03.174, with the exception of the following regulations:
   a. Setbacks

LOADING TYPE	ADJACENCY	MINIMUM SETBACK
Loading dock or structure	Public street	50’
Loading dock or structure	Single-family lot line	200’
Loading dock or structure	Non-residential	50’
Loading dock or structure	Multi-family lot line	100’
Loading area, not associated with dock or structure	Public street	50’
Loading area, not associated with dock or structure	Single-family lot line	50’
Loading area, not associated with a dock or structure	Multi-family lot line	50’
Loading area, not associated with a dock or structure	Non-residential lot line	0’

b. Orientation
   i. Loading docks and structures shall be oriented away from State Highways 78 and 205.
   ii. Loading docks and structures are permitted to be oriented toward internal arterial roadways, provided screening is installed along all sides of the loading area as described in Subsection 5.3.c.

c. Screening
   i. In addition to required wing walls, loading docks and associated loading areas that are within 200 feet of an internal arterial roadway, shall be screened as follows:
      - Earthen berm with solid evergreen screening that is a minimum of 10 feet in height, or
      - Solid evergreen screening that is a minimum of 10 feet in height.

4. Off-street loading space requirements: Off-street loading space requirements shall comply with Section 9.03.175 of the Zoning Ordinance, with the exception of the following regulations:
   a. Retail: One loading space plus one additional loading space for each 50,000 square feet of floor space over 25,000 square feet (or portion thereof).
   b. For Amusement establishment, health club, and similar uses: a minimum of one loading space is required.

4. ACCESSORY STRUCTURES

Accessory structure requirements shall comply with Section 9.03.083, with the exception of the following regulations:

1. Accessory structures associated with Automobile fueling and gasoline filling station and Financial Institution uses are permitted in front of the primary structure provided the accessory structures are setback a minimum of 40 feet from public rights-of-way.
2. There is no roof slope requirement for accessory structures.
3. The maximum building height for accessory structures for non-residential uses is 20 feet.

5. LANDSCAPING

Landscape standards shall comply with Sections 9.03.192 and 9.03.193, with the exception of the following regulations:

1. Landscape buffer: The minimum required width of landscape buffers along highways are as follows: Subareas A and B-1: a minimum 30-foot-wide landscape buffer shall be required along State

Highways 78 and 205. In subarea B-2, a minimum 22-foot landscape buffer is required along State Highways 205 and 78.

a. The landscape buffers are permitted to overlap utility easements, provided there is a minimum of 8 feet of landscape buffer free and clear of easements for planting purposes.

2. A minimum 10' wide landscape buffer with one large tree per 30 lineal feet of buffer (excluding driveways and utility easements) is required along public streets.

3. Along all arterial streets, one canopy tree is required within every 50 feet of median exclusive of median breaks, turn lanes, or median areas less than 10 feet in width, in addition to standard street tree requirements.

4. A minimum of 10% of a lot shall be landscaped.

5. A minimum percentage of existing trees are not required to be preserved.

6. For sub-districts based on the Retail District, a minimum of one tree is required for each 6,000 square feet gross lot area excluding areas encumbered by utility easements. Required street (excluding ROW medians), perimeter buffer, or parking lot trees contribute to the site tree requirement.

7. Parking lot tree requirements are as follows:

SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE
A	Entire subarea	1/15	130'
B-1 and B-2	≤ 7,500	1/7	75'
B-1 and B-2	> 7,500	1/10	100'
C-1 and C-2	Entire subarea	1/10	100'

*Parking spaces used for EV charging or online pick-up services are exempt from the parking lot tree requirements.

8. For multi-family development, one site tree is required for each 5,000 square feet of gross lot area, excluding areas encumbered by utility easement. Required street, perimeter buffer and parking lot trees contribute to the site tree requirement.

9. The City Engineer is permitted to approve alternative compliance for areas of conflict between plant material, utilities and hardscape.

10. For the purposes of complying with the landscaping and parkland planting requirements of this article large canopy trees shall be a minimum of three caliper inches and small ornamental trees shall be a minimum of two caliper inches at the time of planting.

6. MULTI-FAMILY

All multi-family development shall adhere to the following development standards:

1. Density. Density shall not exceed 24 units per acre.

2. Open space. All multi-family development shall provide a minimum of 10% of the gross acreage as useable open space. Useable open space is designed and intended to be used for outdoor living and/or recreation. Amenity courtyards, pools, sports courts, pocket parks, dog parks, or other amenity areas count toward usable open space. Useable open space excludes land within floodplain without being manicured, land that is too steep for normal recreation, landscape buffers without shaded trails, detention and retention ponds without programming/amenities, and private patios/fenced areas.

3. Maximum number of bedrooms per unit:
   a. No more than fifteen (15%) of the total multi-family units provided in each Subarea shall be 3-bedroom units.
   b. A minimum of fifty (50%) of the total multi-family units on any one lot shall be studio or one-bedroom units.
4. Site plan approval is required per standard requirements in the Zoning Ordinance. Façade and siting approval shall be part of the overall site plan approval process. The site plan application shall include the orientation of buildings to the street, adjacency to single family residential developments and commercial buildings, location of open space, and programmed amenities.
5. Building Orientation and Layout:
   a. On-site parking is prohibited in the front yard along the east-west arterial public street.
   b. Multi-family buildings shall be located no greater than 200 feet from a dumpster unless the community is served by a centralized trash compactor, with a minimum size of 20 cubic yards along with a valet style trash service.
   c. Multi-family building elevations shall not exceed 300 feet in length.
   d. For multi-family buildings over two stories in height located within 300 feet of a single-family residential district or use, the building orientation shall be perpendicular, whereby the building end(s) face the single-family residential district.
6. Multi-family Exterior Building Design:
   a. A minimum of two masonry materials shall be used on all exterior facades.

Exterior Materials for Mult-family	
Categories	
A	Brick, Stone, or Manufactured Stone, except walls along patios and balcony elements
B	Split-face CMU, stucco, cementitious fiber board, treated engineered wood
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall, Metal, Natural Wood, Tile, Glass, EIFS

Required Percentages of Exterior Materials for Multi-family		
Facades	**Percentage Breakdown**	**Definition**
Primary	Minimum 50%, Category A Maximum 50%, Category B	Exterior walls of buildings which face a street or parking area
Secondary	Minimum 30%, Category A Maximum 70%, Category B	Exterior walls of buildings which are NOT clearly visible from a public street, such as an interior courtyard
Note 1. Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given façade remains as stated above. *Note 2. Tilt wall is prohibited as an exterior material for multi-family structures.*		

   b. Uniform architectural style. All multi-family buildings within a Subarea shall have similar architectural styles, materials, colors and detailing; however, sufficient variations shall be incorporated to discourage exact duplicate buildings.

c. Multi-family buildings fronting any public street shall have windows and other architectural features on the exterior wall which faces the street.
d. Frosted or opaque spandrel glass is permitted, however, reflective glass is not permitted.
e. Accessory building materials. Amenity centers, covered garages, and other accessory buildings shall have similar exterior material and design as the primary buildings and structures. If carports are provided, masonry cladding is not required on carport support posts.
f. Roof design. Roofs shall be peaked either hip, gable or mansard design minimum one-to-four (1:4) pitch, or a wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around entire perimeter of a building so that none shall be visible from the public street. Accessory buildings and structures shall also have pitched roofs.
g. Architectural features. All multi-family buildings shall be designed to incorporate no less than three of the architectural features from the list below:
    i. Canopies, awnings, porticos with colonnade or arcades
    ii. Raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
    iii. Vertical elements (tower, cupola, lighthouse, turret, arches, etc.)
    iv. Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
    v. Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
    vi. Decorative and repetitive ornamentation (non-signage) integrated into the building façade, such as corbels, medallions, functioning clocks, wrought iron, balconies, or rhythm patterned brickwork/stonework.
    vii. Other similar architectural features, as approved by the City Manager and/or their designee.
h. Building Articulation. Horizontal building articulation (façade depth) and vertical building articulation (façade height) is required on all street facing facades. All street facing multi-family units (excluding townhome style units) must include a patio or balcony, with a minimum 24 square feet in area. No building façade shall contain a continuous horizontal wall plane greater than 40 feet in length without incorporating a change in plane or one or more of the following architectural articulation elements:
    i. Wall plane offsets (projections or recesses)
    ii. Stoops or entry features
    iii. Changes in roofline height or form
    iv. Vertical building elements such as towers or columns
    v. Material or color changes coordinated with architectural features

7. Parking and Loading:

Multi-family developments shall comply with the following minimum parking regulations:

a. The ratio of required parking spaces shall be as follows:

Multi-family - Parking	
Type of Unit	Number of Spaces
Studio unit	1

1 bedroom unit	1.5
2 bedroom unit	2
3+ bedroom unit	2.5
Total required spaces for units	Regardless of the parking requirement based on a unit type above, no less than 1.5 spaces per dwelling unit are required for the development overall.
"Townhome style"	2 per unit, plus 1 guest space per 4 units

b. Garage doors shall not face public streets.
c. Detached garages or carports are prohibited between a multi-family building and a public street.
d. Stacking spaces (tandem spaces between the garage door and fire lane) shall be counted at 50% of the required parking spaces and must meet minimum parking space dimensions outside of a fire lane.
e. A minimum of 25% of the total required parking spaces shall be covered parking, of which a minimum of 15% of total required parking spaces shall be in an enclosed garage. Enclosed garages shall count towards the total covered parking requirement.

7. PARKS,OPEN SPACE AND AMENITIES

1. Private or public parkland and amenities shall be provided per the Park, Open Space and Amenity Plan, Exhibit F.
2. A minimum of 10.24 acres of the PD District shall be devoted as publicly accessible privately owned or public parkland as generally shown on Exhibit F. The following elements count toward the minimum publicly accessible parkland requirements:
   a. active or passive common areas;
   b. dedicated landscape areas
   c. private or public floodplain areas; and
   d. publicly accessible privately owned or public parks or open space trail areas.
3. Parkland amenities shall meet or exceed the following minimum specifications:
   a. Pedestrian trails shall be provided, as shown on the Park, Open Space and Amenity Plan, Exhibit F. Dedicated pedestrian trails are required to be a minimum of eight feet wide.
   b. A minimum of six benches are required along pedestrian trails. Benches shall be shaded with a canopy tree.
   c. A minimum of two dog waste stations are required in the primary open space between Subareas A and B-1.
   d. A minimum of two public art pieces shall be provided, as shown on the Parks, Open Space and Amenity Plan, Exhibit F.
   e. An amenitized retention pond shall be provided within Subareas A and B-1, as shown on the Parks, Open Space and Amenity Plan, Exhibit F.
   f. A minimum of eight lighted pedestrian bollards shall be provided at the parkland pedestrian crossing and trail intersection along Endeavour Boulevard.
   g. Enhanced paving in the form of pavers or stamped and colored concrete is required at the pedestrian trails crossing with Endeavor Boulevard and at the vehicular intersection of Endeavor

Boulevard and Grand Heritage Boulevard, as shown on the Parks, Open Space and Amenity Plan, Exhibit F.

h. One large canopy tree is required for each 5,000 square feet of parkland area not covered by utility easements or existing preserved trees.Three small ornamental trees may be planted in lieu of one large canopy tree for up to 25% of the parkland tree requirement. .

8. SITE DESIGN

1. Lot area: The minimum lot area is 30,000 square feet.
2. Building size: There is no maximum building size for a main structure provided development adheres to lot coverage and parking regulations.
3. The minimum building size is 2,500 square feet except that a maximum of two buildings per subarea are permitted to be 1,000 square feet or greater.
4. Shopping cart screening. Screening of shopping cart areas is not required.
5. Internal arterial roadway intersection improvements. The intersection of Endeavor Boulevard and Grand Heritage Boulevard, within the PD area, shall be treated with enhanced paving, pavers, or stamped/treated concrete, crosswalks, and landscaping.
6. Required public sidewalks shall be constructed as follows:
   a. 6 feet along State Highways (where re-construction is necessary to accommodate turn lane improvements)
   b. 6 feet wide along Endeavor Boulevard
   c. 6 feet wide on Grand Heritage Boulevard, north of Endeavor Boulevard
   d. 6 feet wide on the west side of Grand Heritage Boulevard, south of Endeavor Boulevard
   e. 6 feet wide on the east side of Grand Heritage Boulevard, south of Endeavor Boulevard
   f. 6 feet wide along Geren Drive
7. Lighting. All outdoor lighting shall be shielded, with downward facing fixtures, and shall be compliant with all standards in the Code of Ordinances.

F. SUBAREA A

Development shall be in accordance with the standards established in Section 9.03.131, Retail district (R), with the exception of the following regulations:

1. Building height.
   a. The maximum building height for a main structure is three stories, not to exceed 50 feet in height, except as follows:
      i. Buildings located within 100 feet of State Highways 78 or 205 shall not exceed 2 stories or 35 feet height.
      ii. Buildings located within 100 feet of a single- family residential lot line shall not exceed two stories or 35 feet in height.

G. SUBAREA B-1

Development shall be in accordance with the standards established in Section 9.03.131, Retail district (R), with the exception of the following regulations:

1. Building height.

a. The maximum building height for a main structure is three stories, not to exceed 50 feet in height, except as follows:
    i. Buildings located within 100 feet of State Highways 78 or 205 shall not exceed 2 stories or 35 feet height.
    ii. Buildings located within 100 feet of a single- family residential lot line shall not exceed two stories or 35 feet in height.

H. SUBAREA B-2

Development shall be in accordance with the standards established in Section 9.03.131, Retail district (R), with the exception of the following regulations:

1. Building height.
    a. The maximum building height for a main structure is three stories, not to exceed 50 feet in height, except as follows:
        i. Buildings located within 100 feet of State Highways 78 or 205 shall not exceed 2 stories or 35 feet height.
        ii. Buildings located within 100 feet of a single- family residential lot line shall not exceed two stories or 35 feet in height.
2. Perimeter Screening.
    a. A minimum six-foot tall masonry wall is required along the eastern perimeter; and
    b. A landscape buffer area of at least twenty feet in width along the eastern property line, adjacent to Geren Road, with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees shall not be clustered.
    c. The masonry wall may be setback from the perimeter to avoid conflict with utilities and allow additional space for plant material.
2. Loading docks or areas facing a single-family use or district shall be screened as follows:
    a. Earthen berm with solid evergreen screening that is a minimum of 12 feet in height, or
    b. Solid evergreen screening that is a minimum of 12 feet in height.

I. SUBAREA C-1

Except as provided in this article, development shall be in accordance with the standards established in Section E.8 of this PD if developed as multi-family or the development regulations of Section 9.03.131, Retail district (R).

1. Multi-family development shall comply with the following regulations in addition to other regulations herein and the Zoning Ordinance:
    a. Building setbacks.

Building Type	Minimum setback from common property line with arterial roadway	Minimum setback from common property line (side or rear)	Minimum setback from common property line with Single-family residential use or zone	Minimum setback between buildings

Multi-family, 2-story	20’	10’	150’	20’
Multi-family, 3- story	20’	10’	200’	20’
Clubhouse	20’	10’	200’	-
Accessory structure, 1-story	-	-	50’	-

b. Building height. The maximum building height is 45 feet.
c. Number of stories. The maximum number of stories is 3.
c. Building Orientation and Layout: A minimum of 40% of the street frontage along the east-west arterial roadway shall be developed with multi-family buildings. Driveways, floodplain areas or easements, and utility easements shall be excluded from the building frontage calculation.

J. SUBAREA C-2

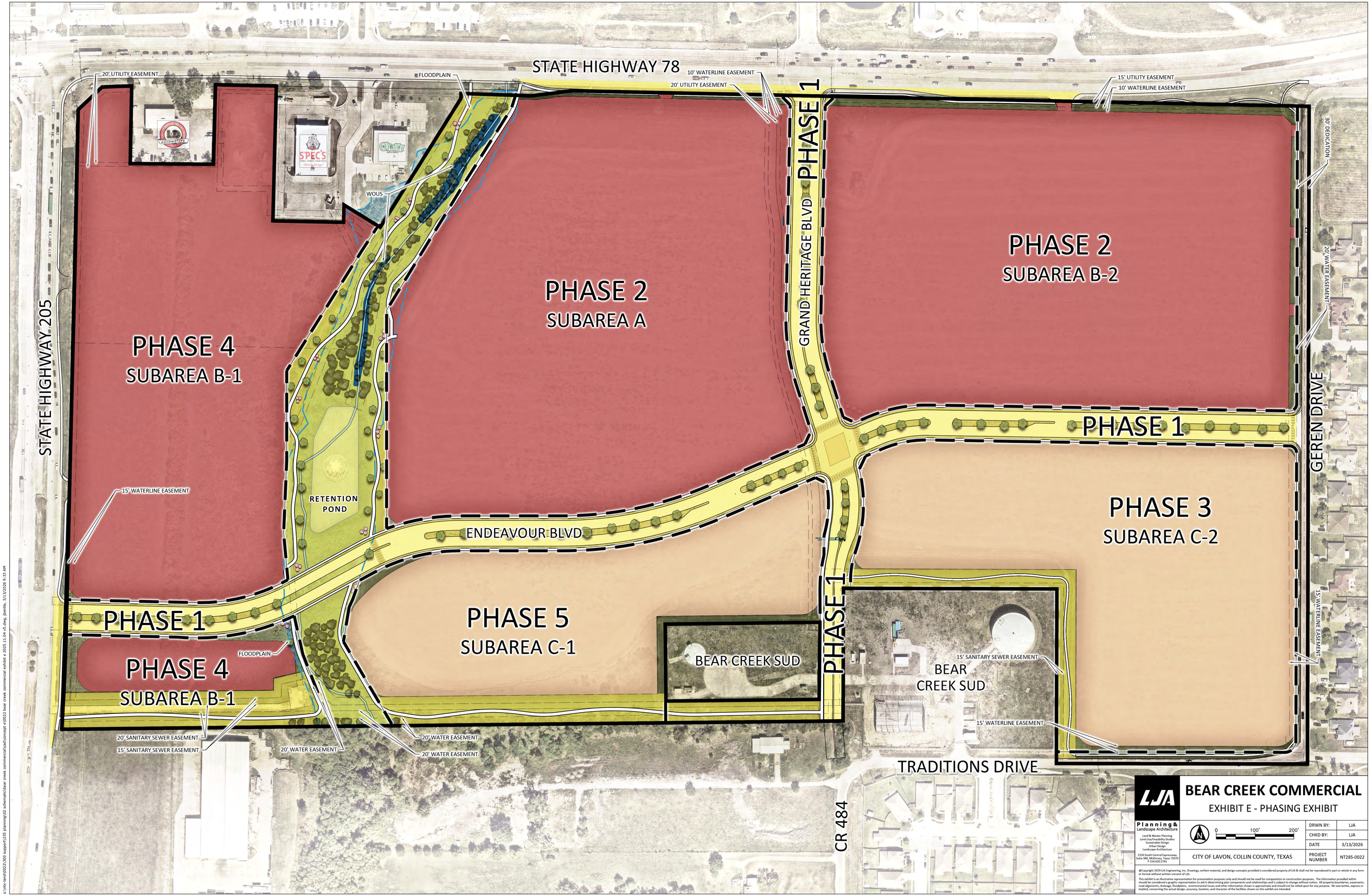
Except as provided in this article, development shall be in accordance with the standards established in Section E.8 of this PD if developed as multi-family or the development regulations of Section 9.03.131, Retail district (R).

1. Multi-family development shall comply with the following regulations in addition to other regulations herein and the Zoning Ordinance:
   a. Building setbacks.

Building Type	Minimum setback from common property line with arterial roadway	Minimum setback from common property line (side or rear)	Minimum setback from property line adjacent to or across the street from a Single-family residential use or zone	Minimum setback between buildings
Multi-family, 2-story	20’	10’	150’	20’
Multi-family, 3-story	20’	10’	200’	20’
Townhome style Multi-family	50’	10’	20’	10’
Clubhouse	20’	10’	200’	-
Accessory structure, 1-story	-	-	50’	-

   b. Building height. The maximum building height for multi-family buildings is 45 feet. The maximum building height for townhome style multi-family is 30 feet.
   c. Number of stories. The maximum number of stories for multi-family buildings is 3. The maximum number of stories for townhome style multi-family is 2.
   d. Building orientation and layout: A minimum of 40% of the street frontage along the east-west arterial roadway shall be developed with multi-family buildings. Driveways, floodplain areas or easements, and utility easements shall be excluded from the building frontage calculation.

e. Should multi-family be proposed within this Subarea, two-story Townhome Style Multi-family units shall be developed along the eastern and southern perimeters as a transition buffer between conventional multi-family residential buildings and the adjacent single-family residential properties.
f. Townhome Style Multi-family units shall have no greater than six units per building, and fire/safety standards are met or exceeded.



BEAR CREEK COMMERCIAL

EXHIBIT E - PHASING EXHIBIT

LJA

Planning& Landscape Architecture

Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture

2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.620.2741

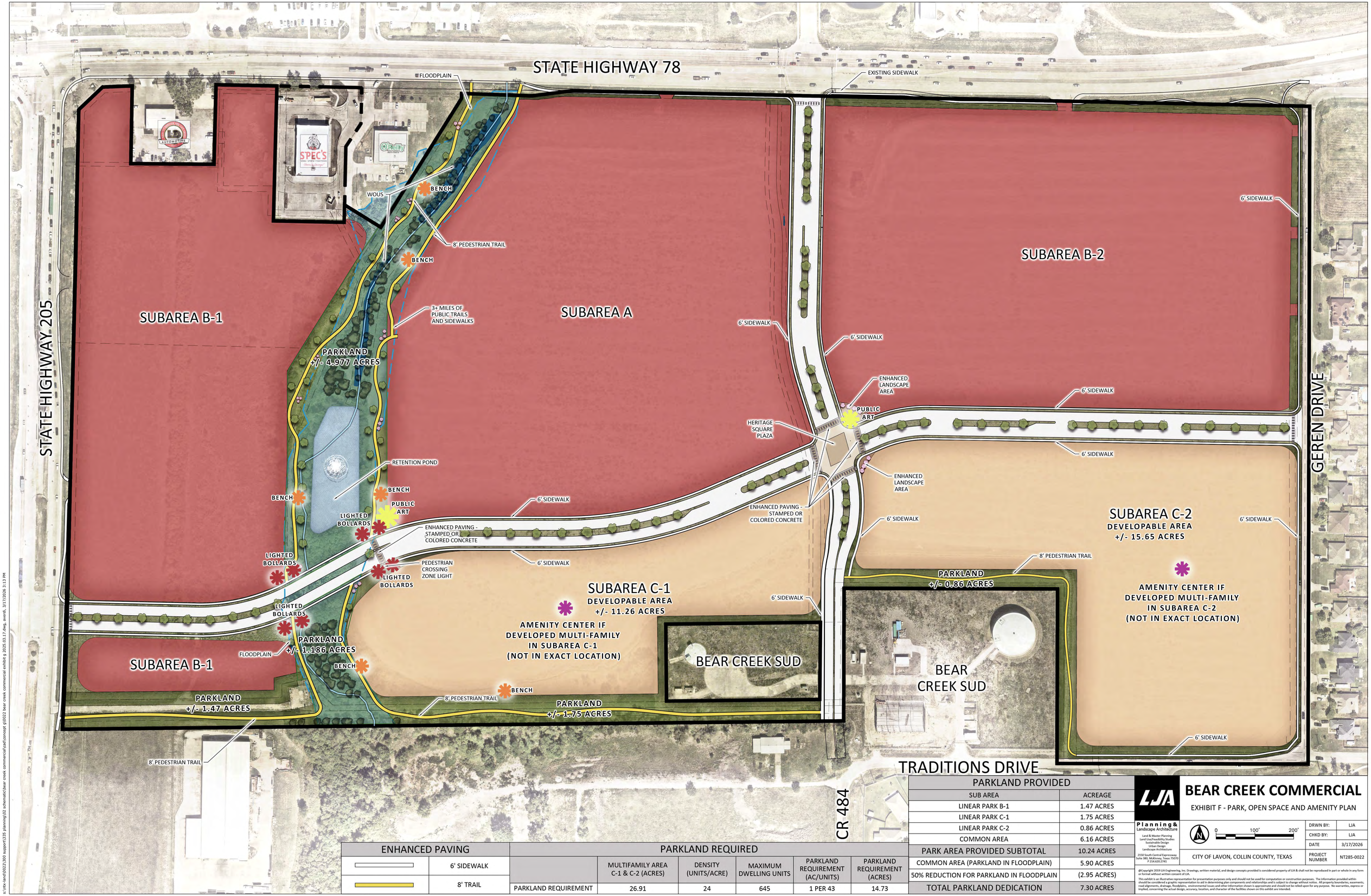
0 100' 200'

DRWN BY:	LJA
CHKD BY:	LJA
DATE	3/13/2026
CITY OF LAVON, COLLIN COUNTY, TEXAS	PROJECT NUMBER NT285-0022

©Copyright 2019 LJA Engineering, Inc. Drawings, written material, and design concepts provided is considered property of LJA & shall not be reproduced in part or whole in any form or format without written consent of LJA.

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issued and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

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ENHANCED PAVING	
	6' SIDEWALK
	8' TRAIL

PARKLAND REQUIRED					
	MULTIFAMILY AREA C-1 & C-2 (ACRES)	DENSITY (UNITS/ACRE)	MAXIMUM DWELLING UNITS	PARKLAND REQUIREMENT (AC/UNITS)	PARKLAND REQUIREMENT (ACRES)
PARKLAND REQUIREMENT	26.91	24	645	1 PER 43	14.73

PARKLAND PROVIDED	
SUB AREA	ACREAGE
LINEAR PARK B-1	1.47 ACRES
LINEAR PARK C-1	1.75 ACRES
LINEAR PARK C-2	0.86 ACRES
COMMON AREA	6.16 ACRES
PARK AREA PROVIDED SUBTOTAL	10.24 ACRES
COMMON AREA (PARKLAND IN FLOODPLAIN)	5.90 ACRES
50% REDUCTION FOR PARKLAND IN FLOODPLAIN	(2.95 ACRES)
TOTAL PARKLAND DEDICATION	7.30 ACRES

BEAR CREEK COMMERCIAL

EXHIBIT F - PARK, OPEN SPACE AND AMENITY PLAN

LJA
Planning& Landscape Architecture
Land & Master Planning
Land Use/Feasibility Studies
Sustainable Design
Urban Design
Landscape Architecture
2150 South Central Expressway
Suite 380, McKinney, Texas 75070
P 214.620.2741

0 100' 200'

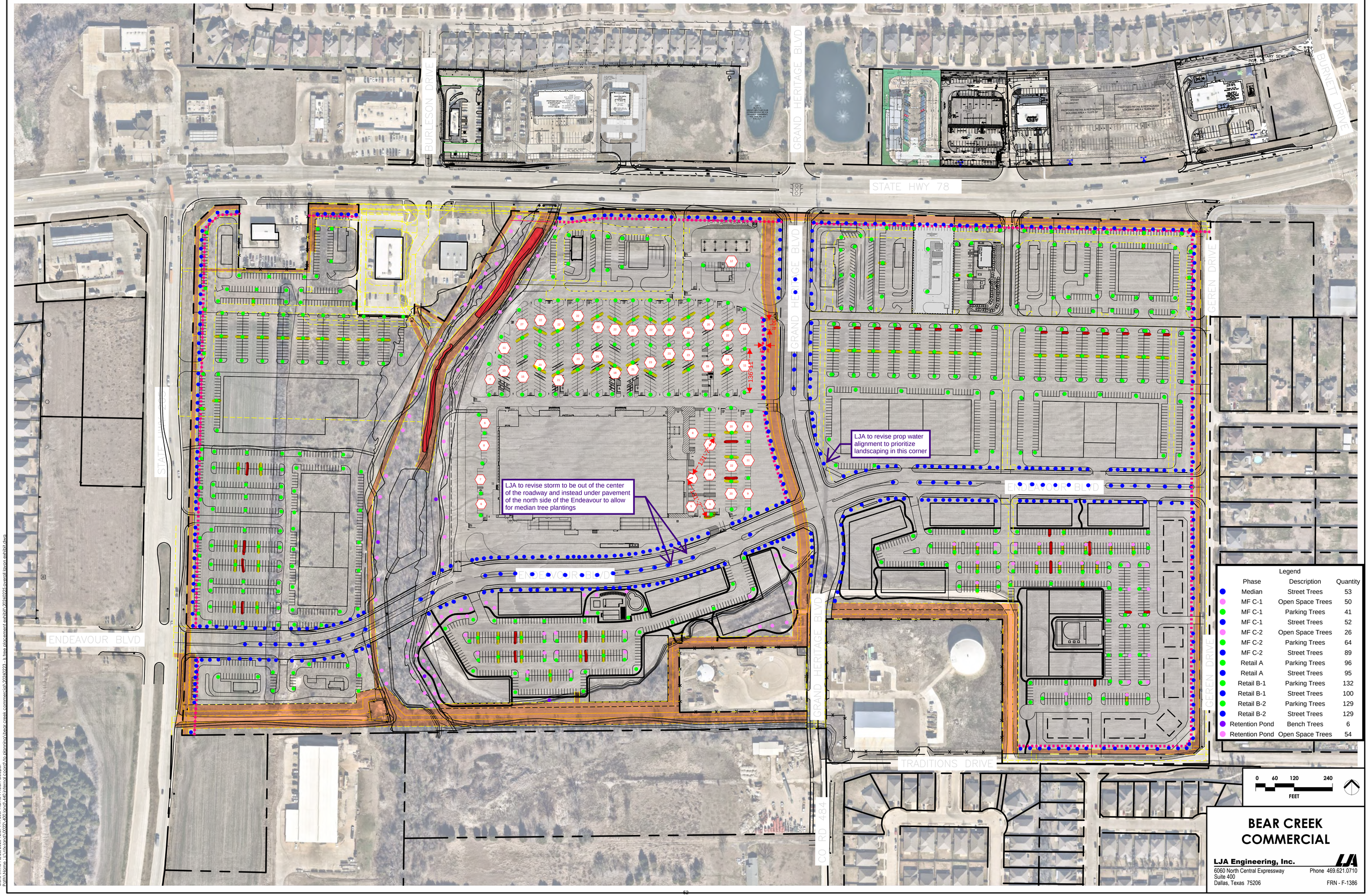
DRWN BY:	LJA
CHKD BY:	LJA
DATE	3/17/2026
PROJECT NUMBER	NT285-0022

CITY OF LAVON, COLLIN COUNTY, TEXAS

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BURLESON DRIVE
GRAND HERITAGE BLVD
BURNETT DRIVE
STATE HWY 78
GEREN DRIVE
ENDEAVOUR BLVD
TRADITIONS DRIVE
CO RD 484
LJA to revise prop water alignment to prioritize landscaping in this corner
LJA to revise storm to be out of the center of the roadway and instead under pavement of the north side of the Endeavour to allow for median tree plantings
PROPOSED RETAIL & RESTAURANT BUILDING AREA = 10,875 SF

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

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **February 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on **March 3, 2026** at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: 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. Bohannan 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. CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476). Location and Concept Plan on reverse of this page.

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

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

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

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

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

Signature: [signature]

Name (printed): David Hopkins

Address: 7905 LBJ Fwy suite 250, Dallas, TX 75251

Phone: [redacted]113 Email Address: dh@hopkinscommercial.com

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

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 79, 1.5943 ACRES SH 205

RECEIVED
FEB 19 2026
By _____

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

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

Reasons: (*attach separate sheet(s) as needed*) THE CITY NEEDS MORE PLACES FOR PEOPLE TO GO AND WALK OR PLAY FOR THE KIDS. WE DO NOT NEED MORE APARTMENTS TO CROWD THE ALREADY CROWDED STREETS

Signature: M B

Name (printed): MICHAEL BURKE

Address: 440 GEREN DR.

Phone: [redacted] Email Address: [redacted]

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

RECEIVED
FEB 20 2026
By

WINDMILL ESTATES PHASE 1, BLK A, LOT 11 ***440 Geren***

Kim Dobbs

From: Michael Burke <[redacted]
Sent: Thursday, February 19, 2026 5:45 PM
To: City Hall
Cc: Ana Burke
Subject: Article 9.03 Zoning Ordinance
Attachments: Scanned_20260219-1717.pdf

We express our strong opposition to this proposal. Since moving here five years ago, we have observed significant changes in the city, and unfortunately, not for the better. Currently, there is only one public park available to residents, and accessibility to this park is limited due to the lack of convenient pathways. Although an outdoor gym has been installed, it remains largely inaccessible due to the absence of sidewalks.

Our family frequently visits the Wylie Library with our children, as the Lavon library does not meet standard expectations. The rapid increase in housing development necessitates corresponding improvements in amenities and infrastructure. Constructing apartments or multi-family homes will further exacerbate existing problems, increasing the population without providing adequate recreational facilities. This will lead to increased traffic congestion and potentially higher crime rates due to the lack of activities for young people.

Currently, Lavon does not offer a park or recreational area for children to engage in sports such as baseball, basketball, soccer, etc. The fields that are available must be maintained by parents who are striving to provide their children with opportunities for friendship, sportsmanship, and community engagement through youth sports.

In summary, we do not believe that this development aligns with the economic growth goals of the city within the Community district. The proposal fails to meet the standards that we have historically valued and cherished.

CITY OF LAVON, TEXAS
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BEFORE THE
PLANNING AND ZONING COMMISSION
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

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

Signature: _____

Name (printed): DPB Investments LP by Robert McGaughey

Address: PO Box 4475 Wichita Falls, TX 76308

Phone: [redacted] Email Address: [redacted]

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

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 95, .929 ACRES
SH 205

RECEIVED
FEB 18 2026
BY

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

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

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

Reasons: (*attach separate sheet(s) as needed*)
Lavon Infrustare is terrible - right @ New location is horrible & not thought out

Signature: [signature]
Name (printed): Tammy J. Fred
Address: 539 Eisenhower Lane, Lavon TX 75166
Phone [redacted] Email Address [redacted]

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

ABS A0638 WILLIAM H MOORE SURVEY, SHEET 2, TRACT 16, 9.238 ACRES
Lavon TX

RECEIVED
FEB 18 2026
BY

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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AND CITY COUNCIL

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

Reasons: (*attach separate sheet(s) as needed*)
Lavon Infrastructure Not Supportive,
Too Much Traffic already @ the poorly designed Red light

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

TRADITIONS AT GRAND HERITAGE, PHASE 2, BLK B, LOT 1X; (OPEN SPACE & DRAINAGE ESMT) ***Traditions Open Space***

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

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

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

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

Reasons: (*attach separate sheet(s) as needed*) 1.) raising a family with small children. 2.) obstruction of view 3.) traffic and side parking 4.) noise and lights disturbance 5.) We are right in front of all construction

Signature: Diamond Hernandez

Name (printed): Diamond Hernandez

Address: 428 Geren Dr. Lavon, TX 75166

Phon[redacted] Email Address: [redacted]

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

RECEIVED
FEB 17 2026
By

WINDMILL ESTATES PHASE 1, BLK A, LOT 8 ***428 Geren***

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

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting staring at 6:30 PM on **February 28, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas, [illegible] is 6:30l hat the City Cationci will hold a public hearing at a meeting hearing a 56:30 PM on **March**, 7:000 a it Lavon City Hall, At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: an amplendent to planned Article 6.03 Zoning Ordinance to hange the zoring from Planned Development District (PD) in the Srand Heritage PD established by ordinance No. **2004-09-05**, as aprenatedy to a new PD formed uses for comme for WI.A.S.Bolitfamily d evelopment oremapproximately 110.12 acres of lased No. 2, situated southesioop, Sured nnorhectioe of FM 2755, 266 H78, Bound: by P South, SH 78, Geren Drive, and Traditions Drive Bricer which an associated amendment of the Comprehensive Plan may also be ecconsidered. CCAD Propdrex IDs: 2634302, 2624070, 2614673, and 21104769, Location aDeveoopment Block on reverse of this plats.

Additional information regarding the request may be obtained at thcityhall@lavontex.gov o or at 972-843-4220. You are receiving this notice becausey. The interpsentnarly partins on wroving oppeny and 070 Teet wl200 feet of the subject property ynoy, public hearing may becontmntued the nugp applicant so request. Interested citizens ae invited to natend the public hearing and participate in the same.

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

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

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

Reasons: (*attach separate sheet(s) as needed*) Green Dr is already extremely busy. As a neighborhood of single family homes many with small children and pets. Windmill Estates should not be subject to additional traffic/safety risks.

Signature: [signature]

Name (printed): Amber Elledege

Address: 424 Green

Phone: [redacted] Email Address: [redacted]

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

WINDMILL ESTATES PHASE I, BLK A, LOT 7 ***424 Green***

RECEIVED
FEB 17 2026
By

Rae Norton

From: Amber Elledge [redacted]
Sent: Sunday, February 15, 2026 11:24 AM
To: City Hall
Subject: Submission of Opposition to Proposed Zoning Change
Attachments: file_000000001904722fbdf6edc65932e502.png

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Planning and Zoning Commission and City Council Members,

I am writing to formally express my opposition to the proposed zoning change to allow a multi-family development near Geren Drive, pursuant to the attached form which I received from the City of Lavon and have filled out as a concerned homeowner.

Over the past two years, our neighborhood has experienced a noticeable increase in traffic and a decline in safety. Vehicles regularly exceed the speed limit, and the street is frequently used by families with children and pets. We have already experienced property damage, including a hit-and-run that destroyed our brick mailbox and multiple incidents involving trash cans being struck by passing vehicles. These events reflect the current traffic pressures on a street that was originally designed to serve a low-density residential area.

Additionally, the recently installed traffic light has caused commute traffic to back up onto Geren Drive, turning a neighborhood street into a pass-through route. Introducing a multi-family development would significantly increase daily vehicle volume and further reduce safety for residents.

We are also concerned that local infrastructure is already strained. We have experienced recurring power outages, and the existing roads and utilities do not appear equipped to support the higher population density that multi-family housing would bring. Increasing density before infrastructure improvements are made will compound these problems rather than solve them.

Beyond safety and infrastructure concerns, this change would negatively affect property values. Homeowners purchased properties facing open space in a single-family neighborhood, and a transition to adjacent multi-family housing would materially alter the character of the area. Many residents could find themselves financially impacted, including being placed in a negative equity position due to decreased property value.

I want to emphasize that I am not opposed to thoughtful growth. A single-family residential development would be more consistent with the surrounding neighborhood and would allow infrastructure improvements to occur gradually while accommodating new residents. Additional road access planning could also help alleviate traffic congestion on Geren Drive.

I respectfully ask the Commission and Council to consider the compatibility of this proposal with the existing neighborhood, current infrastructure capacity, and resident safety before approving the zoning change.

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

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Request and Property Description: an 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. Bohannan 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. CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476). Location and Concept Plan on reverse of this page.

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

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

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

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

Reasons: (*attach separate sheet(s) as needed*) New business's are great for Lavon

Signature: Zachell

Name (printed): Zach Sewell

Address: 701 S state Hwy 78

Phone: [redacted] Email Address: [redacted]

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

RECEIVED
FEB 17 2026
By

78 COMMERCIAL EAST ADDITION, BLK A, LOT 1 *701 S. SH 78*

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

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Request and Property Description: an 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. Bohannan 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. CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476). Location and Concept Plan on reverse of this page.

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

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

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

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

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

Signature: _____

Name (printed): DPB Investments LP by Robert McGaughey

Address: PO Box 4475 Wichita Falls, TX 76308

Phone: [redacted] Email Address: [redacted]

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

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 95, .929 ACRES
SH 205

From:	Maxwell Fisher
To:	Abra Nusser; Kim Dobbs; Jeff Bethke; Shane Thompson
Cc:	Matthew Johnson; Tiffany McLeod; Mark Hill
Subject:	RE: Bear Creek Commercial Preliminary Plat
Date:	Tuesday, March 17, 2026 2:33:12 PM
Attachments:	260317 - Exhibit D - Development Standards 3-17-26.docx

Abra – In the interest of convenience and time, please consider this email our response:

Exhibit C – Concept Plan

1. The 10.24 acres is correct as it stands and does NOT include any existing or proposed ROW area along the southern perimeter of Subarea C-2.

Exhibit D – Development Standards

2. Attached is the accepted changes version on the exhibit letter change. Balconies/Patios. The language recently added by staff referenced balconies only. We simply addressed ground units by adding reference to "patios" as well.

3. A-e. Yes confirmed. Yes, parkland acreage confirmed.

Exhibit F – Park, Open Space, and Amenity Plan

4. Shane is updating Exhibit F to clarify the 6 and 8-foot sidewalks. Please note the development standards clearly state where 6 or 8-foot wide sidewalks are required.

I believe Matt is out of the office so he may directly respond as he has time.

Maxwell

From: Abra Nusser <anusser@lja.com>
Sent: Tuesday, March 17, 2026 1:33 PM
To: Kim Dobbs <kdobbs@lavontx.gov>; Jeff Bethke <jbethke@lja.com>; Shane Thompson <sthompson@lja.com>; Maxwell Fisher <Maxwell@zonedevtx.com>
Cc: Matthew Johnson <mjohnson@petrohunt.com>; Tiffany McLeod <tmcleod@lja.com>; Mark Hill <mdhill@fmi-dallas.com>
Subject: RE: Bear Creek Commercial Preliminary Plat

Hi all,

Please see attached comments regarding the PD. Please let us know if you have any questions.

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

December 9, 2025

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

Re: Bear Creek Commercial
Planned Development Review
LJA Job No. NTP-40467
MyGov Submittal: November 7, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

General

1. A narrative is required as part of the zoning request. Submit a narrative with the following information:

   - Contact information and signature(s) of the owner or applicant;
   - Acreage of subject property;
   - Existing zoning district(s);
   - Proposed zoning district(s);
   - Description of request;
   - Comprehensive plan consistency - use, character, and design;
   - Special consideration or unique characteristics of the property/proposed development (if any);
   - Detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district;
   - Description of development and/or zoning change impacts on drainage, water utilities, sanitation, sanitary sewer utilities, roadways, and traffic;
   - Description of development and/or zoning change impacts on city services, such as building inspection, development, police, and fire;
   - Architecturally or historically significant features that are proposed or existing to remain (if any).

2. All residential development is subject to the City's Parkland Dedication fee.

   Park Land Dedication: 14.1 ac required (616/43.8) or $5.8M (based on prior provided information) // This fee is $9,408.26 per dwelling unit.

   Park Land Development: Improved parks or $1,092.42 per dwelling unit

   i. "PARK. Includes a variety of parks, trails, open spaces, natural preserves, gathering spaces, and recreational opportunities and facilities that are open and accessible to the general public and are located within a convenient distance of the residences to be served thereby."

ii. “Land is usable and compatible with the Comprehensive Plan, the Parks and Recreation Master Plan, and other approved public plans.”

3. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Exhibit C – Concept Plan

4. Revise the exhibit to label the ultimate right-of-way widths along all roadways.

5. Revise the exhibit to add the total acreage to the title block and the acreage of each subarea.

6. Revise the exhibit to remove site level detail or submit a standalone and full site plan submittal with all required components. This submittal for the PD has not done any review to site plan detail and will not be considered complete unless one of these options is completed.

Exhibit D – Development Regulations

7. The proposed PD Ordinance was reformatted and revised to reflect staff’s recommendations and to provide the applicant an opportunity to note any specific changes or deviations. The revised PD Ordinance is included in addition to the Planning + Design comments herein.

8. Provide definitions for proposed uses that are not listed in *Division 3, Definitions* of the City’s Zoning Ordinance and that are not listed in the Permitted Uses of the Zoning Ordinance.

Exhibit E – Phasing Plan

9. Revise the exhibit to remove site level detail or submit a standalone and full site plan submittal with all required components. This submittal for the PD has not done any review to site plan detail and will not be considered complete unless one of these options is completed.

10. There are numbers shown under the polygons of Phases 1, 3, and 5. Clarify why these numbers are shown.

11. In general, more information is needed to consider this exhibit, including other revisions as requested.

Exhibit F – Master Sign Plan

12. Submit a sign rendering package, that includes typicals for the proposed multi-tenant signs and pylon signs, for review.

13. In general, more information is needed to consider this exhibit, including other revisions as requested.

Exhibit G – Parks, Open Space, and Amenity Plan

14. In general, more information is needed to consider this exhibit, including other revisions as requested.

Comments prepared and compiled by:



Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



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

Thanks

ABRA R. NUSSER, AICP | Senior Director
LJA Planning + Landscape Architecture
O: 214.559.8898 | C: 972.339.8186
6060 N. Central Expressway, Suite 400, Dallas, Texas 75206
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com
LinkedIn | Facebook | YouTube

From: Kim Dobbs <kdobbs@lavontx.gov>
Sent: Tuesday, March 17, 2026 9:55 AM
To: Jeff Bethke <jbethke@lja.com>; Shane Thompson <sthompson@lja.com>
Cc: Matthew Johnson <mjohnson@petrohunt.com>; Abra Nusser <anusser@lja.com>; Tiffany McLeod <tmcleod@lja.com>; Mark Hill <mdhill@fmi-dallas.com>
Subject: FW: Bear Creek Commercial Preliminary Plat

[EXTERNAL EMAIL]

Please see below and attached.
With submissions since then, the city engineer may have additional comments to supplement his February 16, 2026 letter.
Thank you,

Kim Dobbs
City Manager
City of Lavon
972-843-4220

From: Tiffany McLeod <tmcleod@lja.com>
Sent: Monday, March 16, 2026 6:58 PM
To: Kim Dobbs <kdobbs@lavontx.gov>
Cc: Abra Nusser <anusser@lja.com>
Subject: RE: New Comment

Hi Kim,

We reviewed the resubmittal and have a few remaining comments. Since the comments are not overly substantive, we would be comfortable with the Preliminary Plat moving forward with conditional approval. The conditional approval letter is attached.

Thanks!

TIFFANY MCLEOD, AICP | Studio Lead, Placemaking + Resilience

LJA Planning + Landscape Architecture
O: 214.688.5814 | C: 469.348.6571
6060 N. Central Expressway, Suite 400, Dallas, Texas 75206
EMPLOYEE-OWNED. CLIENT FOCUSED.
www.lja.com
LinkedIn | Facebook | YouTube

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

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

March 17, 2026

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

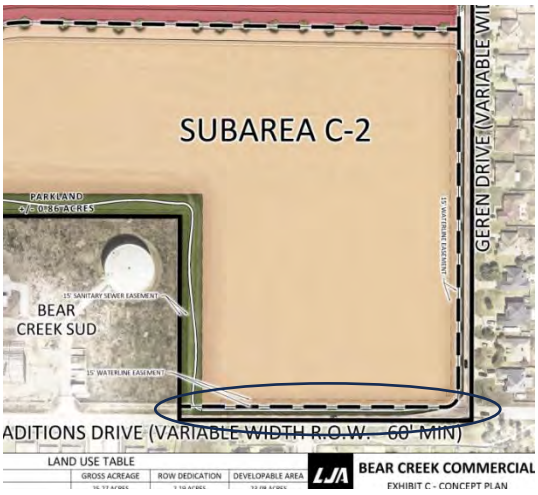
Re: Bear Creek Commercial
Planned Development
LJA Job No. NTP-40467
Email Submittals: March 12 and March 13, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

Exhibit C – Concept Plan

1. **Repeat comment:** This linear park is proposed within public ROW and should not be included in any parkland dedication acreages or within the subject property boundary line. City will need to consider this.



Applicant Response: The lineal park areas will be part of the private development sites of Subareas C-1 and C-2 so that the area can contribute to the maximum density and residential unit count allowances. As previously stated, easements will be established across the lineal park areas to allow public access and use. The exhibit has been updated to better show the lineal park easement areas from the areas planned for private development.

It appears that the linear park, along the southern boundary of Subarea C-2, has been delineated to reflect it is partially within the public right-of-way (as shown in the snapshot above). However, the acreage of parkland provided within Linear Park C-2 has not been updated to reflect the removal of the area within the public right-of-way. Please confirm subject property, subarea, and parkland acreages and boundaries do not include City property/public right-of-way.

Exhibit D – Development Regulations

2. Refer to the minor remaining changes (tracked in the document in red) in the attached draft Exhibit D - Development Standards markup (attached).

3. The following proposed standards will move forward to the Planning and Zoning Commission and City Council as unresolved:

   a. Landscape islands located within lots in Subarea A that contain buildings with less than 7,500 square feet of floor area, and within Subareas C-1 and C-2 should contain a canopy tree at a rate of one island for every seven parking spaces.

   b. For multi-family development, one tree per dwelling unit should be provided.

   c. For multi-family development, a minimum of 20 percent should be covered parking and a minimum of 30 percent should be in an enclosed garage.

   d. The minimum size of a canopy tree should be four caliper inches.

   e. Parkland dedication provided is approximately half of the required amount.

Required	Proposed
Required ratio: 1 acre of parkland per 43.8 dwelling units Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards Parkland Dedication required calculation: 645 dwelling units divided by 43.8 = **14.73 acres of parkland required**	Proposed dwelling units: 645 dwelling units Total designated parkland acreage provided: 10.24 acres - waiting for confirmation of comment #1 from developer Total parkland acreage within floodplain: 5.9 acres Parkland floodplain acreage @ 50%: 2.95 acres **Total Parkland Dedication provided**: **7.3 acres - waiting for confirmation of comment #1 from developer**

Exhibit F – Park, Open Space, and Amenity Plan

4. **Repeat comment:** Revise Exhibit F to label the proposed eight-foot trails and six-foot sidewalk sections or provide different line types with a legend to clarify which ones are eight and which ones are six feet wide. It is currently unclear which paths are required to be which widths.

   It is unclear, in some areas, what the width of the path is intended to be. Please delineate the trails and sidewalks with two different line types for better clarification of the associated widths.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



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

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

Re: Bear Creek Commercial/Heritage Square

Dear Ms. Dobbs and LJA Planning and Design,

Please find the responses below to the March 9, 2026 staff comments on the Heritage Square proposal:

PLANNING + DESIGN COMMENTS

Narrative

1. Since Parkland Development requirements are satisfied, no Fee-in-lieu-of Development is required. Revise the narrative to clarify that the applicant is requesting relief only to the Parkland Dedication requirements (which relate to the land, not the improvements).

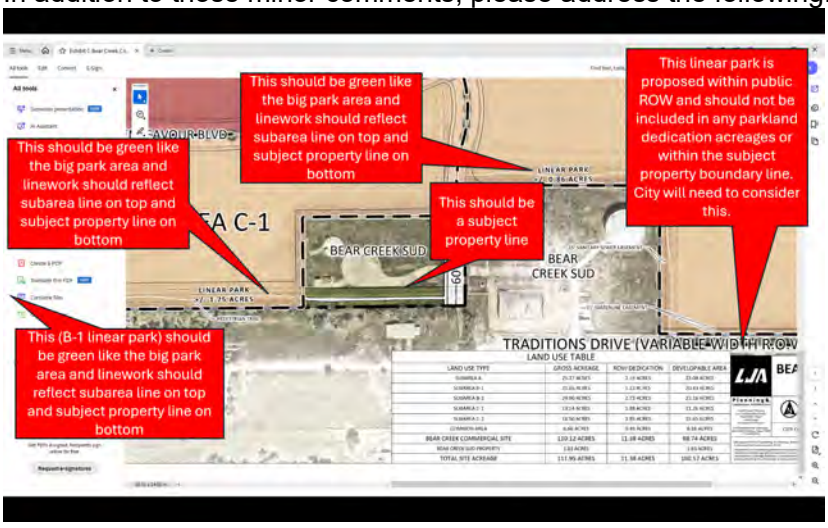
Response: The narrative has been updated to reflect Parkland Development requirements are being met by the proposed improvements.

Exhibit C – Concept Plan

2. Some minor comments have been issued to Shane Thompson, at LJA, for revisions to this exhibit since it was not resubmitted for review.

Response: Understood.

3. In addition to those minor comments, please address the following:



Response: The lineal park areas will be part of the private development sites of Subareas C-1 and C-2 so that the area can contribute to the maximum density and residential unit count allowances. As previously stated, easements will be established across the lineal park areas to allow public access and use. The exhibit has been updated to better show the lineal park easement areas from the areas planned for private development.

Exhibit D – Development Regulations

4. Refer to the Staff-recommended changes (tracked in the document in red) in the attached draft Exhibit D - Development Standards markup (attached). The following proposed standards will move forward to the Planning and Zoning Commission and City Council as unresolved:

    a. Landscape islands located within lots in Subarea A, B-1, and B-2 that contain buildings with less than 7,500 square feet of floor area, and within Subareas C-1 and C-2 should contain a canopy tree at a rate of one island for every seven parking spaces.

    Response: The developer will accept the 1 tree per 7 parking space ratio for those outlots with buildings of 7,500 square feet or less; provided a ratio of 1 tree per 10 parking spaces is acceptable for the larger developments on Subareas B-1 and B-2, and for Subareas C-1 and C-2.

    b. For multi-family development, one tree per dwelling unit should be provided.

    Response: The developer does not accept this requirement. Development intensity or density should not determine the tree requirement. The number of trees required directly correlates to the land available to plant trees. Moreover, the site tree requirement for the other subareas is based on lot area – not building floor area.

    The developer asks the staff to convey a requirement of 1 site tree per 5,000 square feet of lot area to the Planning and Zoning Commission and City Council. The recently submitted preliminary tree planting exhibit illustrates the application of the proposed requirement, emphasizing a robust distribution of trees.

    c. For multi-family development, a minimum of 20 percent should be covered parking and a minimum of 30 percent should be in an enclosed garage.

    Response: The developer maintains a commitment to covering a minimum of 25% of the required parking spaces, of which 15% of the total required parking spaces shall be in an enclosed garage. These parameters are generally consistent with industry standards for multi-story conventional multi-family developments. Also, the residential developer is unknown, and imparting such a stringent requirement is punitive. The proposed amount of covered parking has not been imposed on any multi-family development in the city.

    Please forward our proposal to the Planning and Zoning Commission.

    d. The minimum size of a canopy tree should be four caliper inches.

    Response: The developer proposed planting canopy trees at a minimum of three caliper inches. The developer and its partners are planting an immense number of trees on both parkland and private development areas. As such, this incremental increase adds significant unnecessary costs to the development. PD-1 requires 3 caliper inch trees.

e. Parkland dedication provided is approximately half of the required amount.

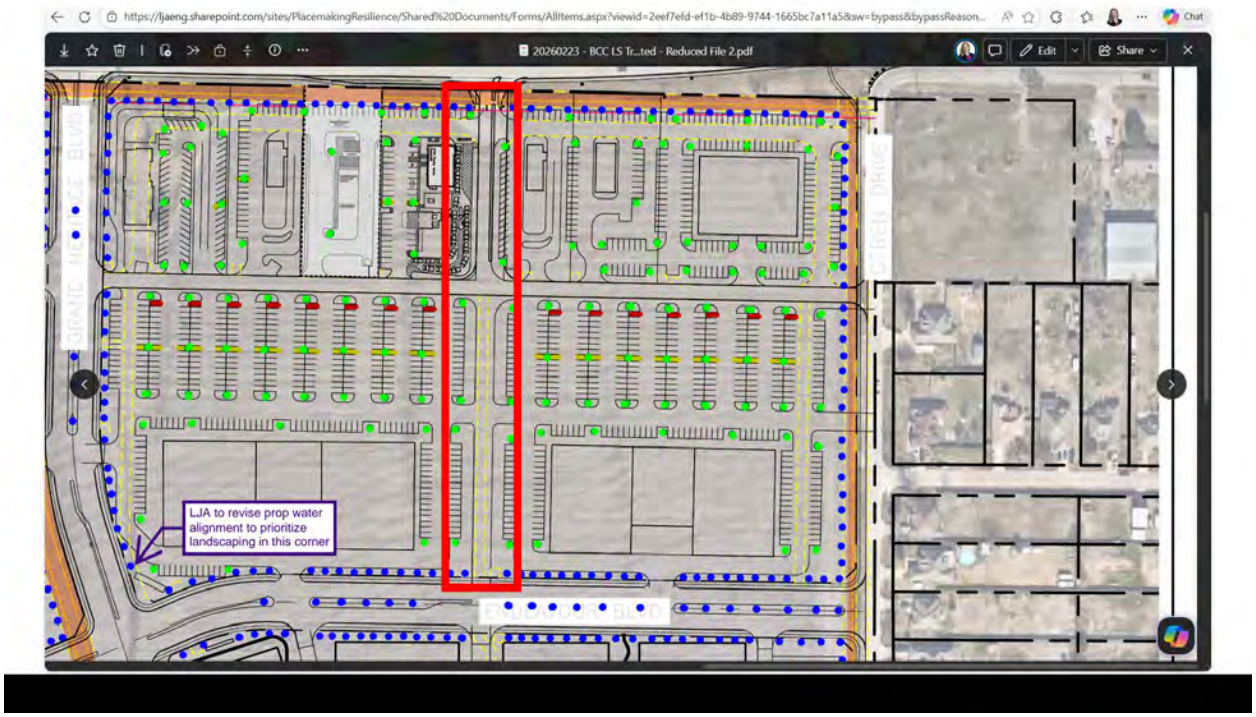
Required	Proposed
Required ratio: 1 acre of parkland per 43.8 dwelling units Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards Parkland Dedication required calculation: 645 dwelling units divided by 43.8 = **14.73 acres of parkland required**	Proposed dwelling units: 645 dwelling units Total designated parkland acreage provided: 10.24 acres Total parkland acreage within floodplain: 5.9 acres Parkland floodplain acreage @ 50%: 2.95 acres Total Parkland Dedication provided: **7.3 acres**

Response: Acknowledged. The floodplain areas still provide value to the overall parkland experience. Also, trees will be preserved in that floodplain area.

f. FYI - The Parkland Development requirements (not Parkland Dedication requirement for the land), for the park areas proposed, meet minimum Parkland Development requirements.

Response: The developer acknowledges that the city accepts the proposed publicly accessible improvements satisfy the parkland development requirements.

g. The tree placement exhibit reflects multiple areas that could have tree plantings to help offset the proposed reductions in landscaping and parkland. The tree placement exhibit is not proposed to be attached to the PD and has not been reviewed for design or compliance, but it is being noted here as generally insufficient. There is also no marked pedestrian way through any of the parking lots. A full review will be completed upon full Site Plan and Landscape Plan submittal and will also need to coordinate with any approved PD exhibits. A few areas that could have more trees are shown below for examples (not the only deficiencies):



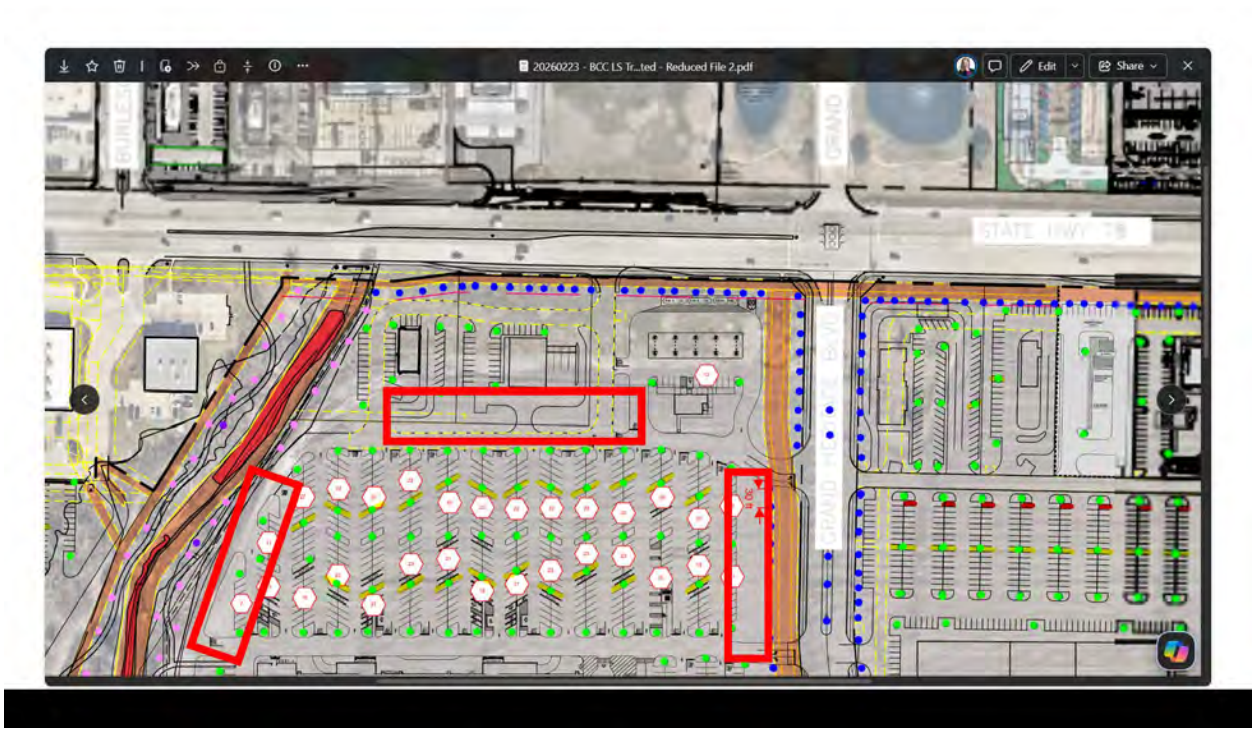


Exhibit G – Park, Open Space, and Amenity Plan

Response: The illustrative tree planting exhibit generally shows the application of perimeter buffer, site, and parking lot tree requirements. The tree planting exhibit is for illustrative purposes only and is not a detailed landscape plan. The developer will work with the city on the allocation of trees at the landscape plan review stage. The developer has committed to median trees, and street buffer trees that exceed PD-1 and comparable Planned Developments.

5. Since the Master Sign Plan will not be part of the Development Standards, revise Exhibit G to be labeled as “Exhibit F.”

Response: The exhibit has been re-labeled.

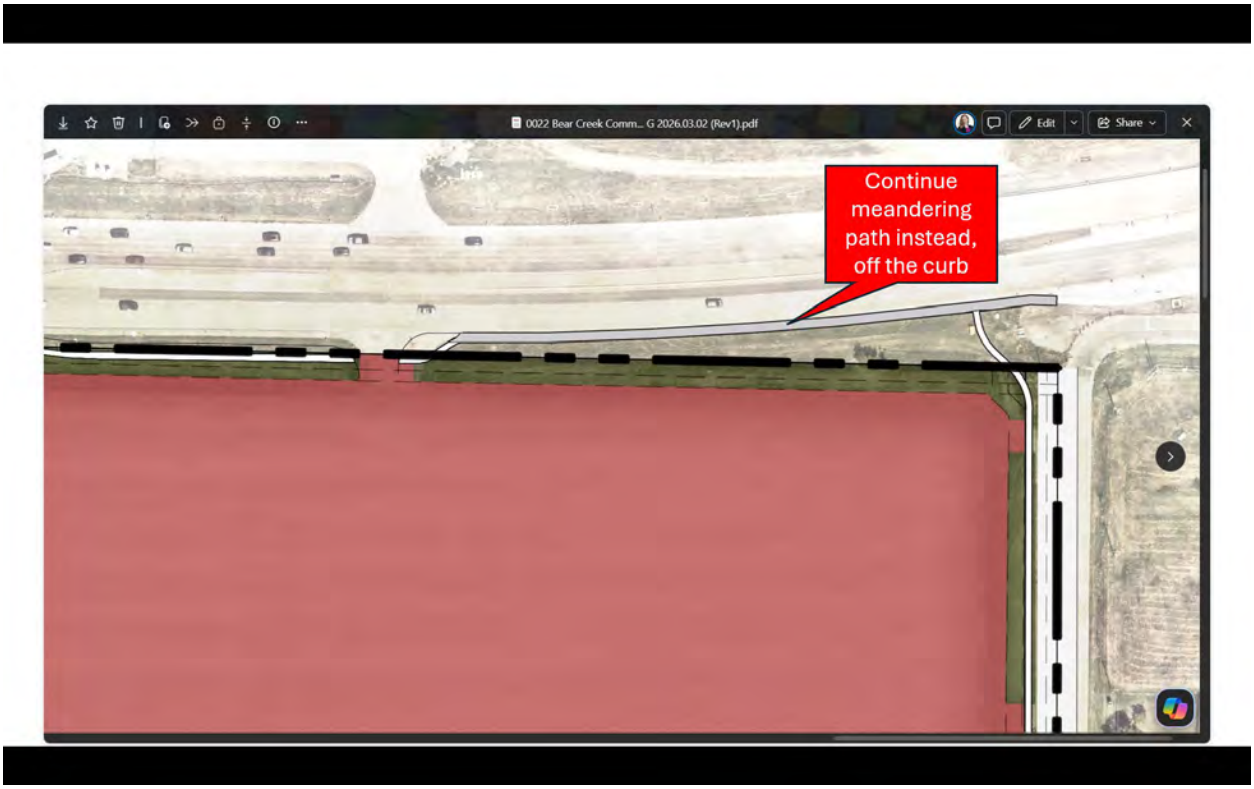
6. Revise Exhibit G/F to label the proposed eight-foot trails and six-foot sidewalk sections or provide different line types with a legend to clarify which ones are eight and which ones are six feet wide. It is currently unclear which paths are required to be which widths.

Response: Exhibit G/F has been updated to clearly identify 6-foot wide sidewalks from 8-foot wide pedestrian trails. The developer accepts the recommendation to increase sidewalks from 5 to 6-feet in width.

7. Revise Exhibit G/F to address the following:



Response: The exhibit has been updated. The off-site sidewalk has been moved on-site. The linework and interruption has been corrected and addressed.



The existing sidewalk along SH 78 should be reworked to be more consistent with the other proposed sidewalks for alignment, safety, and consistent aesthetics. The newly aligned path should connect with the path on Geren and not continue eastward toward the Geren bend in the road. This entire area will be reworked with the new FM 2755 expansion, but directing pedestrian or bicycle traffic eastward is not something of interest to the City.

Response: The proposed sidewalk has been re-located.

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

March 9, 2026

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

Re: Bear Creek Commercial
Planned Development
LJA Job No. NTP-40467
MyGov and Email Submittals: Multiple from 2/26-3/3/26

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

Narrative

1. Since Parkland Development requirements are satisfied, no Fee-in-lieu-of Development is required. Revise the narrative to clarify that the applicant is requesting relief only to the Parkland Dedication requirements (which relate to the land, not the improvements).

Exhibit C – Concept Plan

2. Some minor comments have been issued to Shane Thompson, at LJA, for revisions to this exhibit since it was not resubmitted for review.

3. In addition to those minor comments, please address the following:

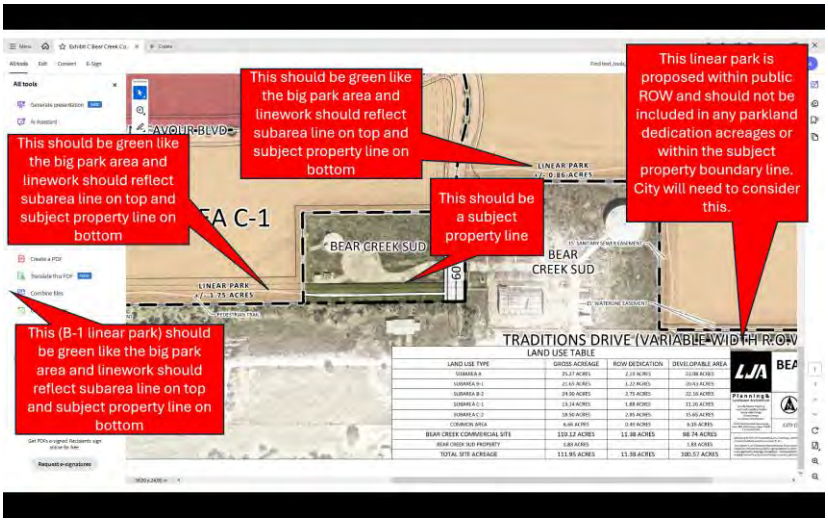


Exhibit D – Development Regulations

4. Refer to the Staff-recommended changes (tracked in the document in red) in the attached draft Exhibit D - Development Standards markup (attached). The following proposed standards will move forward to the Planning and Zoning Commission and City Council as unresolved:

   a. Landscape islands located within lots in Subarea A, B-1, and B-2 that contain buildings with less than 7,500 square feet of floor area, and within Subareas C-1 and C-2 should contain a canopy tree at a rate of one island for every seven parking spaces.

   b. For multi-family development, one tree per dwelling unit should be provided.

   c. For multi-family development, a minimum of 20 percent should be covered parking and a minimum of 30 percent should be in an enclosed garage.

   d. The minimum size of a canopy tree should be four caliper inches.

   e. Parkland dedication provided is approximately half of the required amount.

Required	Proposed
Required ratio: 1 acre of parkland per 43.8 dwelling units Floodplain standard: Not preferred but can be considered on a 50 percent per acre basis, at the discretion of the City Council, and must meet certain standards Parkland Dedication required calculation: 645 dwelling units divided by 43.8 = **14.73 acres of parkland required**	Proposed dwelling units: 645 dwelling units Total designated parkland acreage provided: 10.24 acres Total parkland acreage within floodplain: 5.9 acres Parkland floodplain acreage @ 50%: 2.95 acres Total Parkland Dedication provided: **7.3 acres**

   f. FYI - The Parkland Development requirements (not Parkland Dedication requirement for the land), for the park areas proposed, meet minimum Parkland Development requirements.

   g. The tree placement exhibit reflects multiple areas that could have tree plantings to help offset the proposed reductions in landscaping and parkland. The tree placement exhibit is not proposed to be attached to the PD and has not been reviewed for design or compliance, but it is being noted here as generally insufficient. There is also no marked pedestrian way through any of the parking lots. A full review will be completed upon full Site Plan and Landscape Plan submittal and will also need to coordinate with any approved PD exhibits. A few areas that could have more trees are shown below for examples (not the only deficiencies):

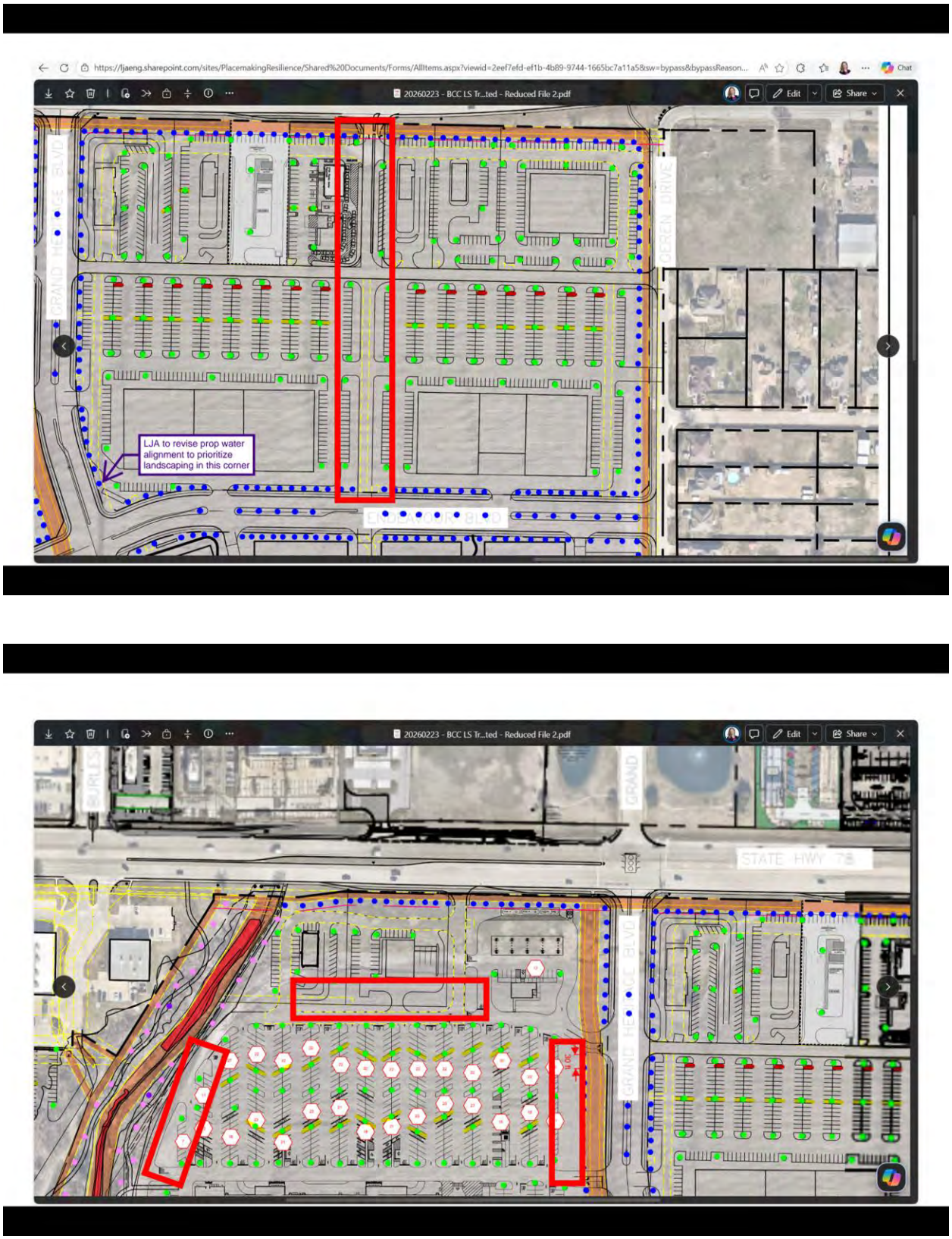
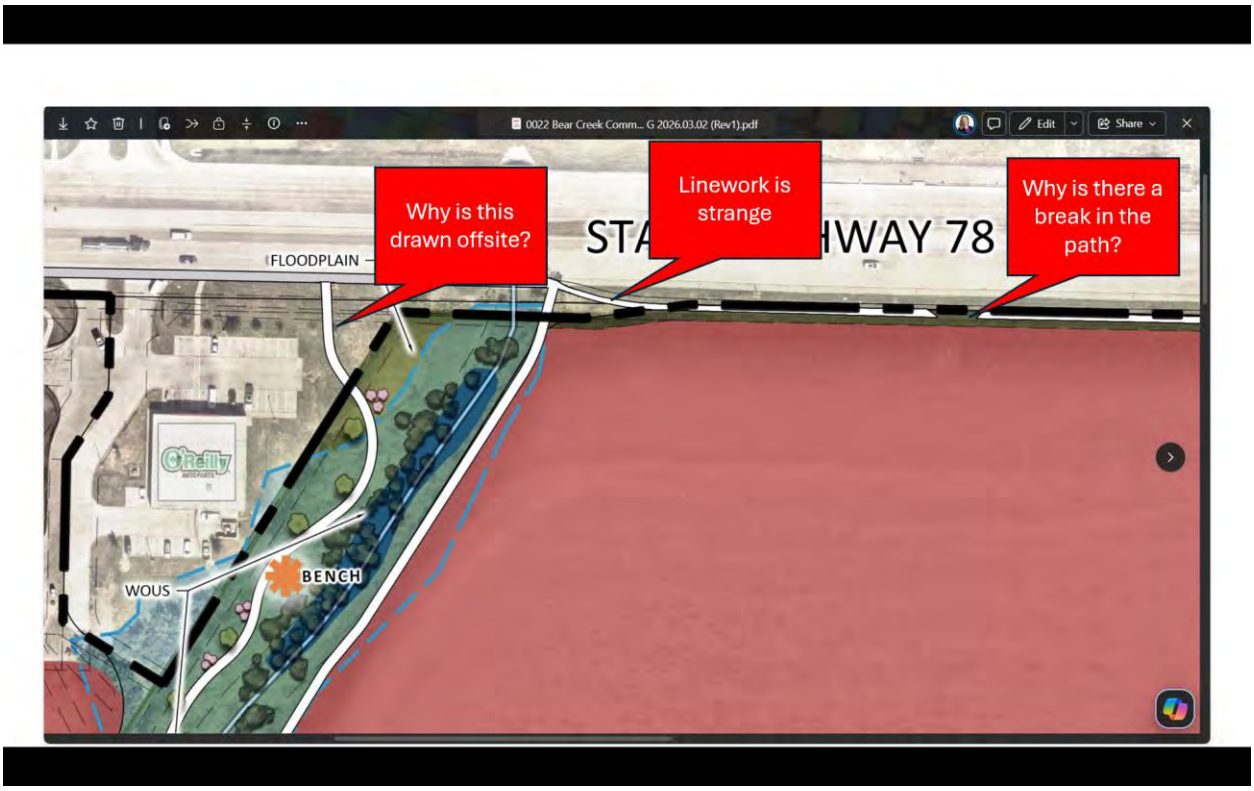


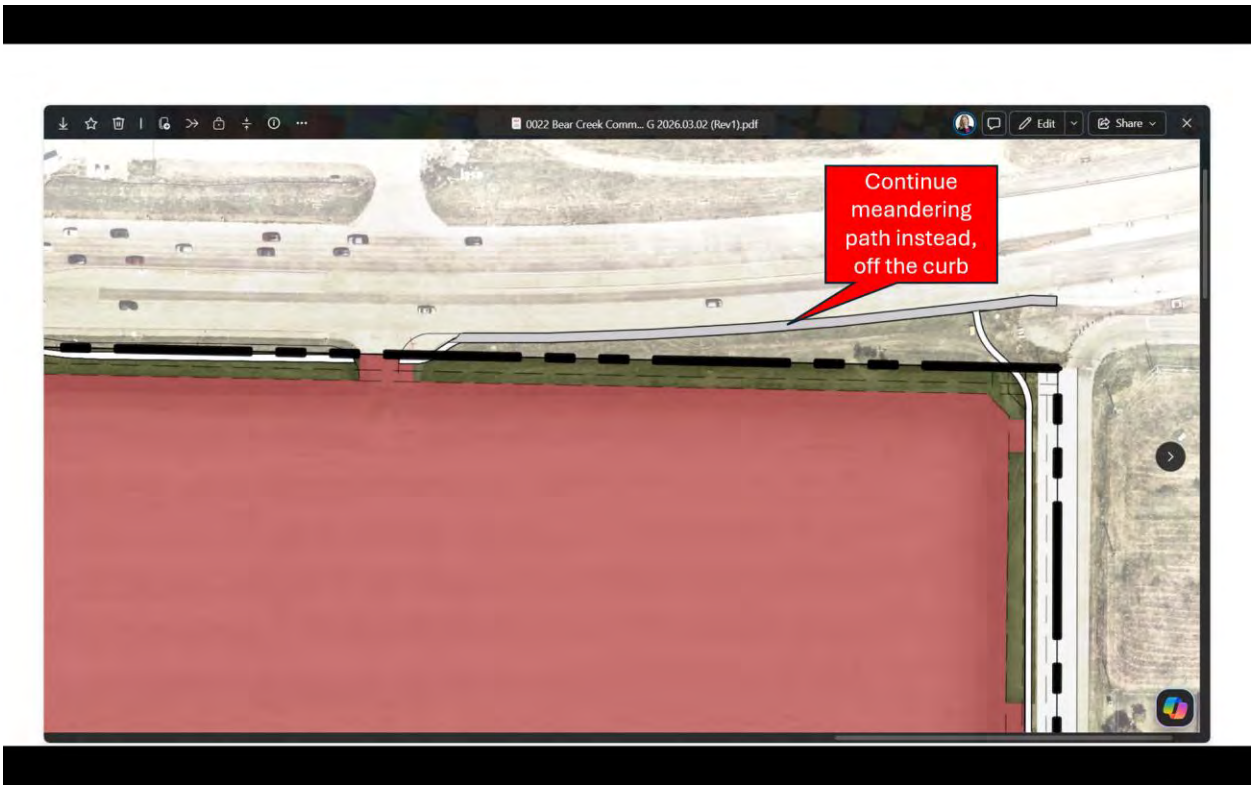
Exhibit G – Park, Open Space, and Amenity Plan

5. Since the Master Sign Plan will not be part of the Development Standards, revise Exhibit G to be labeled as “Exhibit F.”

6. Revise Exhibit G/F to label the proposed eight-foot trails and six-foot sidewalk sections or provide different line types with a legend to clarify which ones are eight and which ones are six feet wide. It is currently unclear which paths are required to be which widths.

7. Revise Exhibit G/F to address the following:





The existing sidewalk along SH 78 should be reworked to be more consistent with the other proposed sidewalks for alignment, safety, and consistent aesthetics. The newly aligned path should connect with the path on Geren and not continue eastward toward the Geren bend in the road. This entire area will be reworked with the new FM 2755 expansion, but directing pedestrian or bicycle traffic eastward is not something of interest to the City.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

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

11 February 2026

TO: Kim Dobbs, City Manager, City of Lavon

FROM: Maxwell Fisher, AICP, President, ZoneDev

CC: Matthew Johnson, Bear Creek Commercial Properties, LP

RE: Bear Creek Commercial – PD Application – Response to City Comments

Please find the following responses to the City's January 26, 2026 comments:

General:

1. Parkland dedication numbers should exclude land to be dedicated as public right of way. Refer to the preliminary plat for proposed lot/subarea acreage excluding public right-of-way. The concept plan has been updated to show the gross vs. developable area as well. The developer has agreed to reduce the total density allowed from 26 to 24 units per acre, equating to no greater than 645 residential units.
2. This document is the comment response letter.

Narrative

3. The sentence has been corrected.
4. The total number of units allowed is based on the net acreage excluding proposed public right-of-way. Density will be limited to 24 units per acre. The exhibit has been modified to address the discrepancy.
5. The term "generally" was added to the narrative. The proposal generally aligns with the Comprehensive Plan including the needs and wants of the citizens interviewed during the stakeholder information gathering process. The proposal would incorporate several of the strategies of the City Village concept, including providing parks, trails and gathering places, branding and placemaking and walkability.

Exhibit C – Concept Plan

6. The Grand Heritage Boulevard ROW has been corrected. The existing and ultimate ROW is shown.
7. The exhibits and written documents have been updated to reflect the proposed developable area.

8. The park area that will be dedicated to the city or maintained privately but available to the public is shown on the park and open space exhibit. The concept plan shows the park area as well.
9. The concept plan has been revised.

Exhibit D – Development Regulations

10. Refer to the updated development regulations and responses to comments.
11. Definitions have been added to the development regulations.

Exhibit F – Master Sign Plan

12. The applicant is working on sign renderings and will submit once complete prior to staff's report being completed.

Exhibit G – Parkland and Amenities Plan

13. The title of the exhibit has been updated.
14. The total number of units is based on the net land area excluding proposed public right-of-way dedication. The exhibits and written materials have been harmonized.
15. The exhibit has been corrected.
16. Please refer to the exhibit for the added sidewalk along the east side of Grand Heritage.
17. The exhibit has been updated to show curved trail.

Exhibit H – Fence and Screening Plan

18. The exhibit has been removed.

Should you have any questions, or would like to discuss, please contact me at maxwell@zonedevtx.com or at 945.248.4167.

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

January 26, 2026

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

Re: Bear Creek Commercial
Planned Development Review
LJA Job No. NTP-40467
MyGov Submittal: December 23, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

General

1. **Repeat comment:** All residential development is subject to the City's Parkland Dedication fee.

   Applicant response: The applicant proposes waiver of the city's subdivision ordinance regulations pertaining to parkland dedication and parkland development fees. The applicant proposes dedication of 10 acres of publicly accessible parkland with amenities along the flood plain area and along the southern perimeter of the area of request. The applicant requests waiver of the additional 4.1 acres of required parkland dedication. The amount of proposed dedication is commensurate with the number of residences. Moreover, on-site private open space and amenities will be provided with multi-family development. The developer will make significant contribution to the community by building arterial roadway and utility infrastructure and delivering a catalytic retail/grocer anchor as part of a comprehensive development agreement.

   The applicant requests a full waiver of parkland development fees as part of the development agreement. In lieu of direct payment, the proposal includes a range of developer funded amenities planned in the dedicated parkland. These amenities are required by the PD and development agreement. Multi-family development will have on-site amenities as well. Please refer to the enclosed narrative and development standards for additional information.

   Park Land Dedication: 17.6 ac required (772/43.8) or $7.26M (based on 26 du/ac and +/- 29.7 ac) // This fee in lieu of dedication is $9,408.26 per dwelling unit. It appears the proposed area for dedication is less than the required minimum. This is a Subdivision Ordinance requirement and cannot be adjusted via PD.

   Park Land Development: Improved parks or $1,092.42 per dwelling unit. For 772 dwelling units, the fee in lieu of Park Land Development is $843,348.24.

   i. **"PARK. Includes a variety of parks, trails, open spaces, natural preserves, gathering spaces, and recreational opportunities and facilities that are open and**

accessible to the general public and are located within a convenient distance of the residences to be served thereby."

ii. **"Land is usable and compatible with the Comprehensive Plan, the Parks and Recreation Master Plan, and other approved public plans."**

2. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed

Narrative

3. It appears there is an incomplete sentence, regarding construction activities, at the end of the Phasing and Uses per Subarea section. Staff recommends revising the narrative to complete this sentence.

4. The narrative states 649 multi-family dwelling units are proposed. However, this calculation does not equate to the 26 du/ac multiplied by the acreages listed on the Concept Plan. This number of dwelling units also does not match the number shown on Exhibit G: Parkland and Amenity Plan. Verify the proposed number of dwelling units for the PD and correct the narrative, if applicable.

5. FYI: The narrative states the proposal is consistent with the Comprehensive Plan. The Character Framework designation for this area is "City Village," which lists anticipated land uses such as "attached or multi-story residential uses when combined with ground floor retail" and "residential use-only structures up to two stories." The Bear Creek Commercial PD is proposing stand-alone commercial and residential uses. The PD is also proposing multi-family structures up to three stories. The proposed PD is inconsistent with the Comprehensive Plan. A Comprehensive Plan amendment will be required based on the proposed PD.

Exhibit C – Concept Plan

6. **Repeat comment:** Revise the exhibit to label the ultimate right-of-way widths along all roadways.

   Applicant response: The total and subarea acreages have been added.

   a. **The right-of-way along Grand Heritage Boulevard is not 90 feet at the southern end of the property. Dimension the right-of-way width in this area, for accuracy/clarity.**

   b. **Dimension the ultimate right-of-way width along CR 484.**

7. The total acreage listed on the Concept Plan is +/- 115 acres, however the legal description lists approximately 110 acres. Revise either the Concept Plan or legal description to reduce the acreage discrepancy.

8. Revise the Concept Plan to label all parks/open space areas as Parks/Open Space and provide the associated acreages.

9. Revise the Concept Plan to name the portion of CR 484, along the eastern PD boundary, Geren Road.

Exhibit D – Development Regulations

10. Refer to the Staff-recommended comments and changes (in blue) in the attached draft Exhibit D - Development Standards markup (attached). Note that any changes that were resolved or able to be confirmed have been accepted. Any changes that are unresolved have not been accepted in the redline.

11. **Repeat comment:** Provide definitions for proposed uses that are not listed in *Division 3, Definitions* of the City's Zoning Ordinance and that are not listed in the Permitted Uses of the Zoning Ordinance.

    Applicant response: Definitions were added back in.

    Add a definition for the following proposed uses, since they are not listed in the Permitted Uses or Definitions of the Zoning Ordinance:

    - **Age-Restricted Living**
    - **Grocer**
    - **Hospital**
    - **Museum**
    - **Private Parkland/Open Space**

Exhibit F – Master Sign Plan

12. **Repeat comment:** Submit a sign rendering package, that includes typicals for the proposed multi-tenant signs and pylon signs, for review.

    Applicant response: The applicant is working on sign renderings and will submit once complete prior to agenda posting for public hearings.

    Sign typicals must be submitted for Staff to review and consider the proposed sign standards and corresponding exhibit. FYI – sign related information will be included in a separate Master Sign Package and not within the PD.

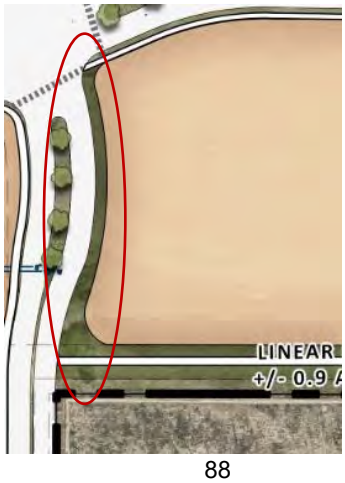
Exhibit G – Parkland and Amenity Plan

13. Revise the exhibit name to Parks, Open Space, and Amenity Plan.

14. The legend lists a maximum 580 dwelling units for the development. However, the narrative states 649 dwelling units are proposed and the development regulations standard would result in 772 dwelling units proposed. Verify the proposed number of dwelling units for the PD and correct the legend, if applicable.

15. Section 8.3.f in the development standards states eight lighted bollards will be provided at the pedestrian crossings of Endeavor Boulevard, however the exhibit shows four. Correct the exhibit and/or development standards so the proposed amenities are consistent.

16. Revise the exhibit to add a trail on the east side of Grand Heritage Pkwy to create a continuous trail loop around Subarea C-2.



17. Revise the exhibit to show a curved trail alignment, around the perimeter of Bear Creek SUD, instead of 90-degree angles.

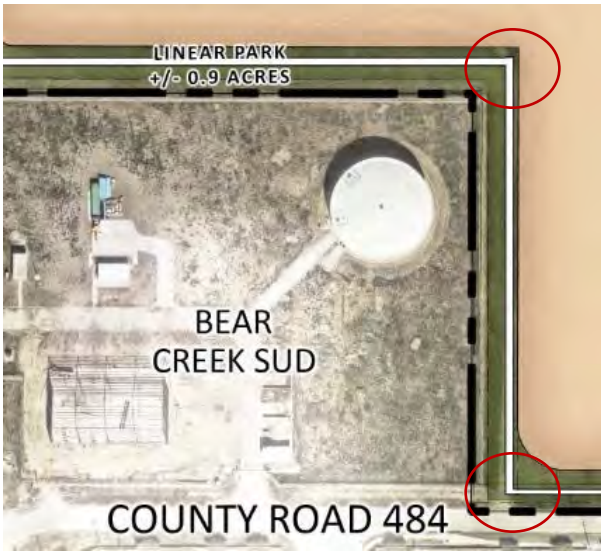


Exhibit H – Fence and Screening Plan

18. Exhibit H does not appear to be needed because the content is accomplished through the narrative development standards.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

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

22 December 2025

TO: Kim Dobbs, City Manager, City of Lavon

FROM: Maxwell Fisher, AICP, President, ZoneDev

CC: Matthew Johnson, Bear Creek Commercial Properties, LP

RE: Bear Creek Commercial – PD Application – Response to City Comments

Please find the following responses to the City's December 9th comments:

General:

1. Please find the enclosed narrative.
2. The applicant proposes waiver of the city's subdivision ordinance regulations pertaining to parkland dedication and parkland development fees. The applicant proposes dedication of 10 acres of publicly accessible parkland with amenities along the flood plain area and along the southern perimeter of the area of request. The applicant requests waiver of the additional 4.1 acres of required parkland dedication. The amount of proposed dedication is commensurate with the number of residences. Moreover, on-site private open space and amenities will be provided with multi-family development. The developer will make significant contribution to the community by building arterial roadway and utility infrastructure and delivering a catalytic retail/grocer anchor as part of a comprehensive development agreement.

   The applicant requests a full waiver of parkland development fees as part of the development agreement. In lieu of direct payment, the proposal includes a range of developer funded amenities planned in the dedicated parkland. These amenities are required by the PD and development agreement. Multi-family development will have on-site amenities as well. Please refer to the enclosed narrative and development standards for additional information.
3. This document is the comment response letter.

Exhibit C – Concept Plan

4. The dimensions of rights-of-way have been added.
5. The total and subarea acreages have been added.
6. Understood. Site level details have been excluded. An illustrative plan will be provided as needed.

Exhibit D – Development Regulations

7. Please find enclosed the latest version of the proposed PD development standards. This version has tracked changes and comments.
8. Definitions were added back in.

Exhibit E – Phasing Plan

9. Site level details have been removed.
10. Polygons not shown on latest exhibits.
11. The phasing exhibit has been updated. Please refer to the narrative for additional phasing information.

Exhibit F – Master Sign Plan

12. The applicant is working on sign renderings and will submit once complete prior to agenda posting for public hearings.
13. Please let us know what information is needed.

Exhibit G – Parkland and Amenities Plan

14. The exhibit has been updated. The exhibit and PD Development Standards outline the proposed parkland and amenities.

Should you have any questions, or would like to discuss, please contact me at maxwell@zonedevtx.com or at 945.248.4167.

CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: _5 – C_**

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. Bohannan 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. Bohannan 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, as amended

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of an area in a planned development district southeast of the intersection on SH 78 and SH 205, north of Traditions Drive and west of Geren Dr. The Bear Creek Commercial Addition consists of 16 non-residential lots, 2 residential lots, and 2 common area lots on 110.118 acres of land out of the W.A.S. Bohanna Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is zoned Planned Development (PD). A zoning application to amend the Planned Development zoning is pending. The preliminary plat is prepared in conformance with the zoning requirements of the current and proposed zoning as well as the Future Land Use Plan.

Water
The development is located within the certificated areas of the Bear Creek Special Utility District (SUD). A conceptual water plan has been submitted and reviewed.

Sewer
The development will be served by the City of Lavon.

Access
The property takes primary access from SH 78 and SH 205. Secondary access is taken from Geren Drive and an extension of CR 484. Cross access is provided in an internal network of access easements and two Master Thoroughfare Plan (MTP) roads to be constructed prior to development occupancy.

A Traffic Impact Analysis as well as supporting transportation exhibits have been prepared and reviewed.

A network of trails and sidewalks will be constructed within and on the perimeter of the project.

Floodplain and Drainage
The conceptual drainage plans have been reviewed by the city engineer. The proposed plat provides for improvement of an existing drainageway.

The application and plans generally satisfy the criteria for approval. Approval of final plats, site plans, landscape plans, and civil engineering plans will be required prior to development of the sites.

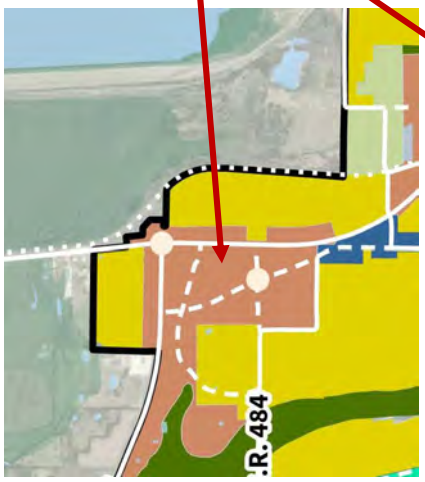
Staff Notes:

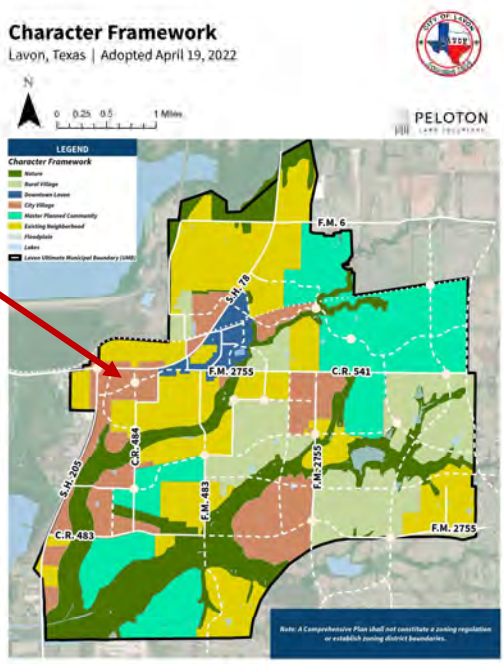
The proposed preliminary plat was reviewed by the city engineer, planning consultant, and staff development review committee.

Approval of the preliminary plat is recommended subject to the city engineer's and planner's final approval.

Attachments:
1. Application and preliminary plat
2. Location exhibits
3. Planning and engineering correspondence

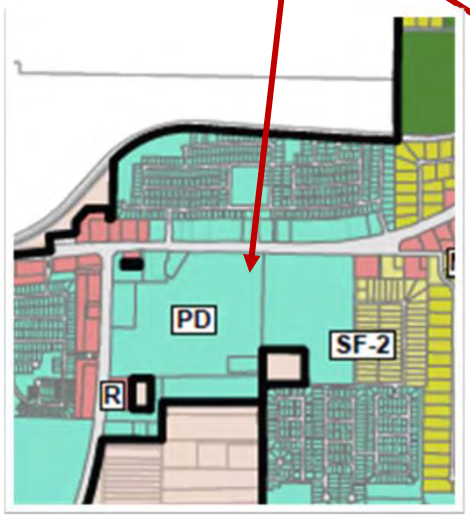
Future Land Use Plan

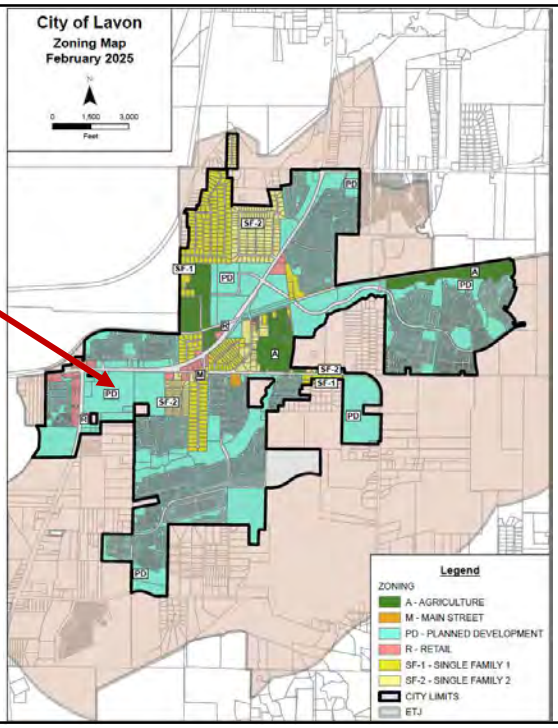




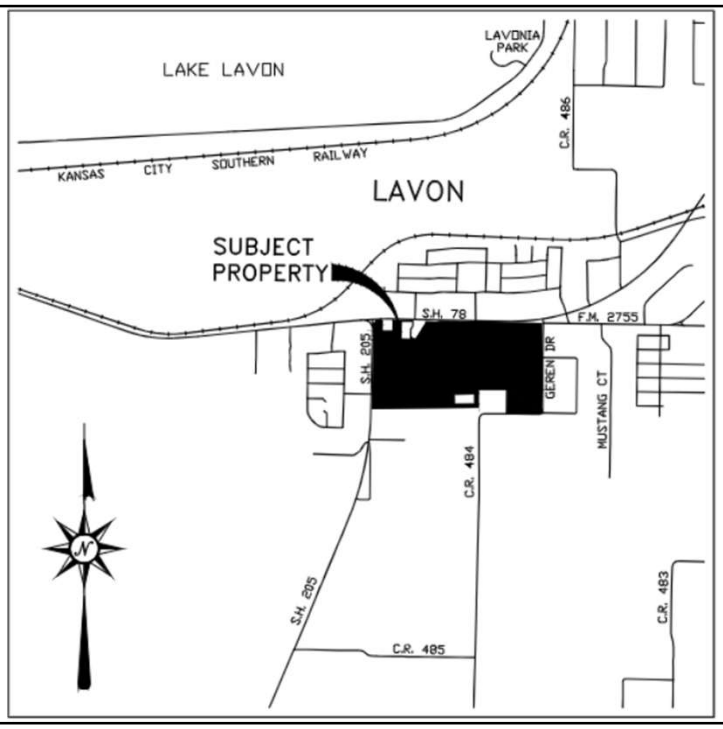
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Zoning Map





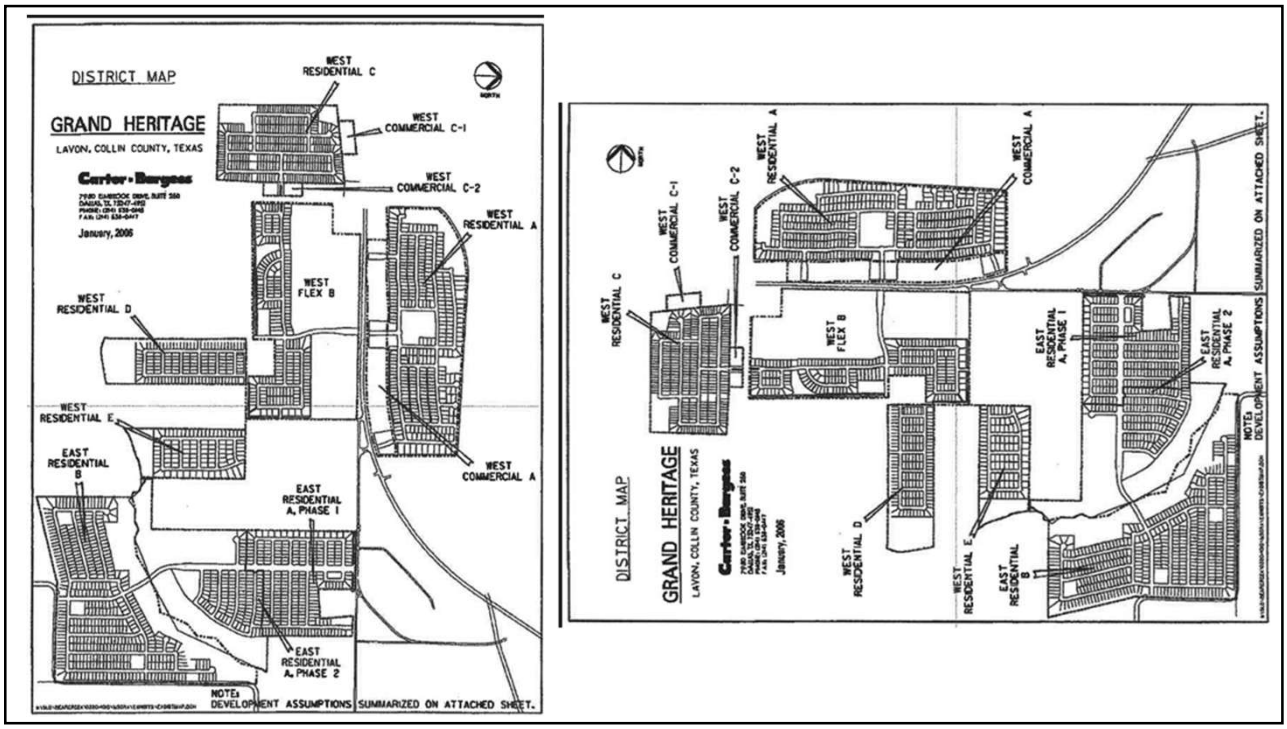
7


LAKE LAVON
LAVONIA PARK
KANSAS CITY SOUTHERN RAILWAY
LAVON
C.R. 486
SUBJECT PROPERTY
S.H. 78
F.M. 2755
S.H. 205
GEREN DR
MUSTANG CT
C.R. 484
C.R. 483
C.R. 485
S.H. 205
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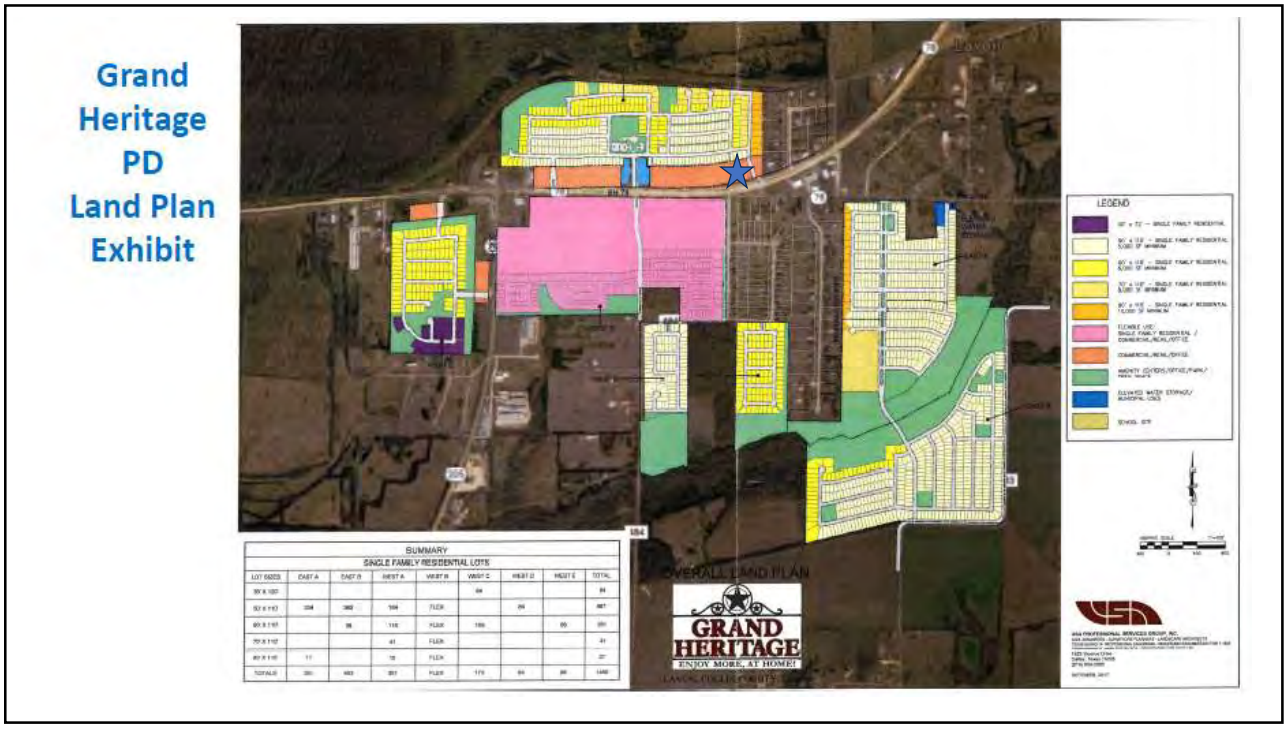
8


Austin Ln
7-Eleven
Shop At 7-Eleven
Starbucks
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Fall Beverages
N State Hwy 78
N State Hwy 78
Main St
SITE
Geren Dr
Amstrong Ln

9


DISTRICT MAP
GRAND HERITAGE
LAVON, COLLIN COUNTY, TEXAS
Carter • Burgess
January, 2006
WEST RESIDENTIAL C
WEST COMMERCIAL C-1
WEST COMMERCIAL C-2
WEST RESIDENTIAL A
WEST FLEX B
WEST RESIDENTIAL D
WEST RESIDENTIAL E
EAST RESIDENTIAL B
EAST RESIDENTIAL A, PHASE 1
WEST COMMERCIAL A
EAST RESIDENTIAL A, PHASE 2
NOTE: DEVELOPMENT ASSUMPTIONS SUMMARIZED ON ATTACHED SHEET.
DISTRICT MAP
GRAND HERITAGE
LAVON, COLLIN COUNTY, TEXAS
Carter • Burgess
January, 2006
EAST RESIDENTIAL A, PHASE 2
NOTE: DEVELOPMENT ASSUMPTIONS SUMMARIZED ON ATTACHED SHEET.

10


Grand Heritage PD Land Plan Exhibit
LEGEND
SUMMARY
SINGLE FAMILY RESIDENTIAL LOTS
OVERALL LAND PLAN
GRAND HERITAGE
ENJOY MORE, AT HOME!

11

CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	**Property Owner**
Name: LJA ENGINEERING, INC.	Name: BEAR CREEK COMMERCIAL PROPERTIES LP
Address: 6060 N CENTRAL EXPRESSWAY, SUITE 400	Address: 2101 CEDAR SPRINGS ROAD, SUITE 600
City/State/Zip: DALLAS, TX 75206	City/State/Zip: DALLAS, TX 75201
Phone #: 469-621-0710 Fax #:	Phone # 214-880-8434 Fax #
Authorized Person: JEFF BETHKE	Authorized Person: CARTER W. HUNT

Type of Submission	**Date**
☒ Preliminary Plat	
☐ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative,(Printed Name)	Authorized Representative (Signature)	Date:
JEFF BETHKE		10-24-2025

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: November 3, 2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, BEAR CREEK COMMERCIAL PROPERTIES LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize LJA ENGINEERING, INC. to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 3rd day of November, 2025.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant
(Notary Seal)

Notary Public in and for Dallas County, Texas

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Declaration of Ownership

Date: November 3, 2025

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 3rd day of November, 2025.

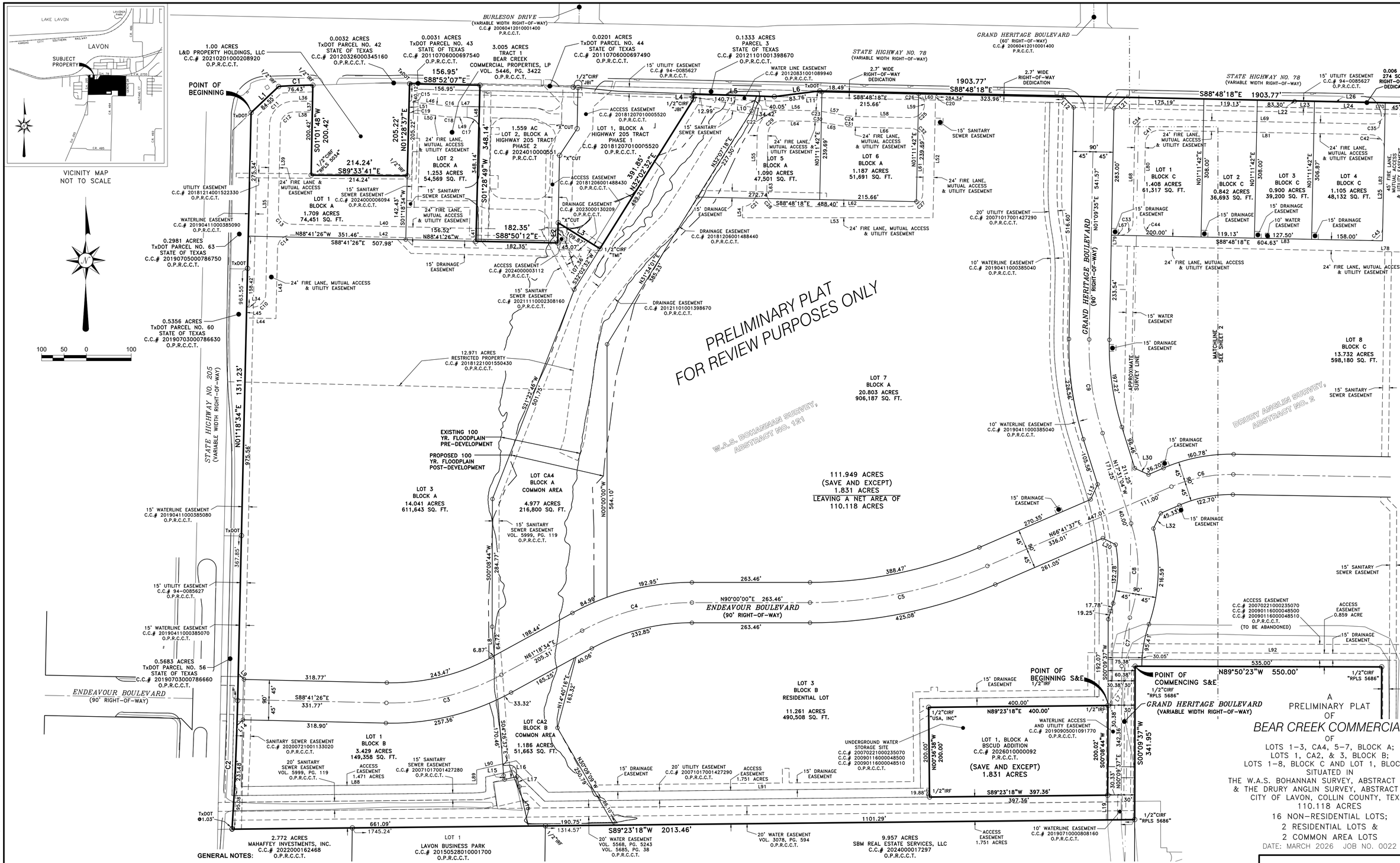
ASHLEY GRANT
(Notary Seal) Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant

Notary Public in and for Dallas County, Texas

BEAR CREEK COMMERCIAL

VICINITY MAP
NOT TO SCALE



GENERAL NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8986)
2. THE PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE "X". FLOOD ZONE DESIGNATION OF "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0440J, DATED JUNE 02, 2009.
3. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD). ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD SPECIFICATIONS AND GENERAL NOTES.
4. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION AND SHALL BE DESIGNATED FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS.
5. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
6. ALL COMMON AREA LOTS WILL ALSO SERVE AS DRAINAGE EASEMENTS.

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD WITH CAP FOUND
TxDOT	ALUMINUM TxDOT MONUMENT FOUND
CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS AND CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRICT FOR THIS DEVELOPMENT.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

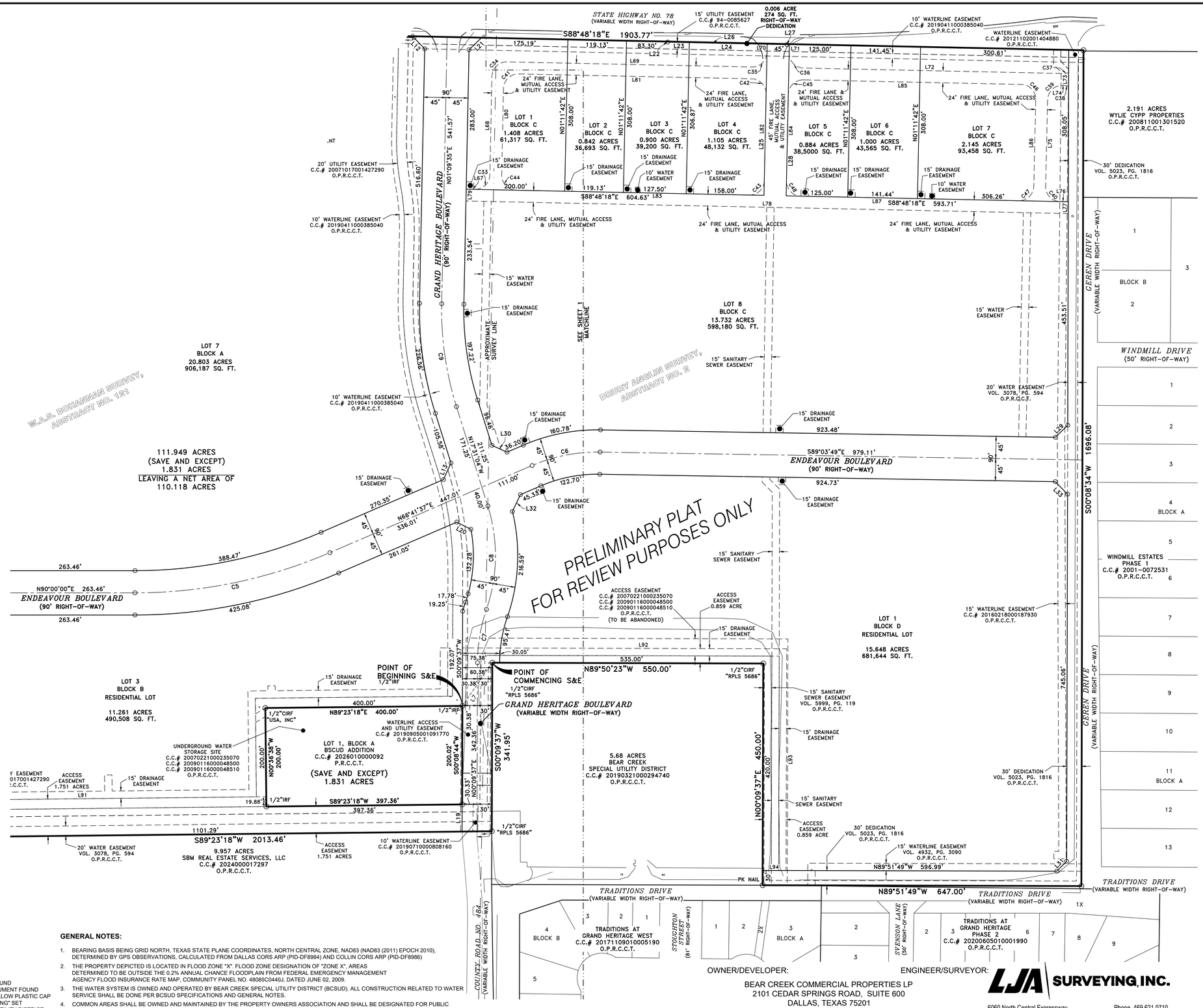
ENGINEER/SURVEYOR:

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

A
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL
OF
LOTS 1–3, CA4, 5–7, BLOCK A;
LOTS 1, CA2, & 3, BLOCK B;
LOTS 1–8, BLOCK C AND LOT 1, BLOCK D
SITUATED IN
THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121
& THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS
110.118 ACRES
16 NON-RESIDENTIAL LOTS;
2 RESIDENTIAL LOTS &
2 COMMON AREA LOTS
DATE: MARCH 2026 JOB NO. 0022

SHEET 1 OF 3

S:\NTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PP01.dwg 3/12/2026



BEAR CREEK COMMERCIAL

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD WITH CAP FOUND
TxDOT	ALUMINUM TxDOT MONUMENT FOUND
CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
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GENERAL NOTES:

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5. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
6. ALL COMMON AREA LOTS WILL ALSO SERVE AS DRAINAGE EASEMENTS.

OWNER/DEVELOPER:
BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:
LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

A
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL
OF
LOTS 1–3, CA4, 5–7, BLOCK A;
LOTS 1, CA2, & 3, BLOCK B;
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16 NON–RESIDENTIAL LOTS;
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DATE: MARCH 2026 JOB NO. 0022

S:\MTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PP01.dwg 3/12/2026

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°55'10"	1500.00'	N87°48'00"E	76.42'	76.43'
C2	02°19'32"	7075.00'	N02°28'20"E	287.14'	287.16'
C3	30°00'00"	510.00'	N76°18'34"E	264.00'	267.04'
C4	28°41'26"	510.00'	N75°39'17"E	252.72'	255.38'
C5	23°18'23"	1000.00'	N78°20'48"E	403.98'	406.77'
C6	24°14'34"	335.00'	N78°48'54"E	140.69'	141.74'
C7	18°50'59"	335.00'	N09°35'06"E	109.72'	110.21'
C8	36°31'40"	335.00'	N00°44'46"E	209.97'	213.57'
C9	18°40'39"	650.00'	N08°10'45"W	210.95'	211.89'
C10	90°00'00"	30.00'	N46°18'34"E	42.43'	47.12'
C11	88°58'16"	54.00'	N45°47'42"E	75.68'	83.85'
C12	88°58'16"	30.00'	S45°47'42"W	42.04'	46.59'
C13	90°00'00"	30.00'	S43°41'26"E	42.43'	47.12'
C14	90°00'00"	30.00'	S46°18'34"W	42.43'	47.12'
C15	03°23'48"	124.00'	S85°20'05"E	7.35'	7.35'
C16	05°12'02"	100.00'	S86°14'12"E	9.07'	9.08'
C17	63°47'33"	30.00'	N56°33'36"W	31.70'	33.40'
C18	05°12'02"	124.00'	N86°14'12"W	11.25'	11.26'
C19	03°02'20"	100.00'	N85°09'21"W	5.30'	5.30'
C20	20°19'15"	30.00'	S11°21'19"W	10.58'	10.64'
C21	88°48'18"	30.00'	N45°35'51"E	41.98'	46.50'
C22	89°50'59"	54.00'	N46°07'11"E	76.27'	84.68'
C23	08°53'35"	250.00'	S84°21'31"E	38.76'	38.80'
C24	08°53'35"	250.00'	S84°21'31"E	38.76'	38.80'
C25	90°37'29"	30.00'	N45°52'57"E	42.66'	47.45'
C26	47°28'15"	30.00'	N23°44'08"W	24.15'	24.86'
C27	88°48'18"	30.00'	S45°35'51"W	41.98'	46.50'
C28	91°11'42"	30.00'	N44°24'09"W	42.87'	47.75'
C29	89°47'54"	30.00'	N46°05'39"E	42.35'	47.02'
C30	08°53'35"	226.00'	S84°21'31"E	35.04'	35.08'
C31	08°53'35"	274.00'	S84°21'31"E	42.49'	42.53'
C32	89°22'47"	30.00'	S44°06'55"E	42.20'	46.80'
C33	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C34	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C35	90°00'00"	30.00'	N46°11'42"E	42.43'	47.12'
C36	90°00'00"	30.00'	S43°48'18"E	42.43'	47.12'
C37	21°54'42"	30.00'	N80°14'21"E	11.40'	11.47'
C38	20°58'04"	30.00'	N78°19'16"W	10.92'	10.98'
C39	89°52'27"	30.00'	S46°15'28"W	42.38'	47.06'
C40	90°07'33"	30.00'	S43°44'32"E	42.47'	47.19'
C41	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C42	90°00'00"	30.00'	S43°48'18"E	42.43'	47.12'
C43	90°00'00"	30.00'	S46°11'42"W	42.43'	47.12'
C44	89°57'53"	30.00'	N43°49'22"W	42.41'	47.11'
C45	90°00'00"	30.00'	N46°11'42"E	42.43'	47.12'
C46	90°07'33"	30.00'	S43°44'32"E	42.47'	47.19'
C47	89°52'27"	30.00'	S46°15'28"W	42.38'	47.06'
C48	90°00'00"	30.00'	N43°48'18"W	42.43'	47.12'

LOT	BLOCK	ACRES	SQ. FT.
1	A	1.709	74,451
2	A	1.253	54,569
3	A	14.041	611,643
CA4	A	4.977	216,800
5	A	1.090	47,501
6	A	1.187	51,691
7	A	20.803	906,187
1	B	3.429	149,358
CA2	B	1.186	51,663
3	B	11.261	490,508
1	C	1.408	61,317
2	C	0.842	36,693
3	C	0.900	39,220
4	C	1.105	48,132
5	C	0.900	39,207
6	C	1.000	43,565
7	C	2.269	98,848
8	C	13.732	598,180
1	D	15.648	681,644

LINE	BEARING	DISTANCE
L1	N46°30'39"E	84.55'
L2	N01°15'35"E	45.07'
L3	S58°14'05"E	109.87'
L4	N01°18'01"E	12.99'
L5	S88°02'11"E	180.76'
L6	N82°47'57"E	102.25'
L7	S34°42'57"W	106.45'
L8	S04°26'37"E	64.72'
L9	N43°41'26"W	18.58'
L10	S17°39'00"W	34.42'
L11	S88°48'18"E	23.26'
L12	S43°49'22"E	31.55'
L13	S24°35'16"W	37.10'
L14	N46°30'31"E	18.45'
L15	S12°58'32"E	9.00'
L16	N77°00'54"E	28.58'
L17	S12°58'32"E	22.74'
L18	S12°58'00"E	90.33'
L19	S00°09'37"W	55.08'
L20	S63°12'28"E	32.07'
L21	N46°10'38"E	35.34'
L22	S01°11'42"W	1.13'
L23	S88°48'18"E	44.20'
L24	S88°48'18"E	152.00'
L25	S01°11'42"W	306.87'
L26	S88°48'18"E	242.17'
L27	N01°11'42"E	1.13'
L28	N01°11'42"E	308.00'
L29	S45°32'22"W	35.11'
L30	N65°24'44"W	33.53'
L31	S45°08'22"W	28.29'
L32	N25°34'51"E	37.67'
L33	S44°27'38"E	35.60'
L34	S88°41'26"E	12.00'
L35	N01°18'34"E	377.47'
L36	S89°43'10"E	41.42'
L37	S01°01'48"W	24.00'
L38	N89°43'10"W	41.11'
L39	S01°18'34"W	190.47'
L40	S88°41'26"E	412.06'
L41	S01°28'49"W	24.00'
L42	N88°41'26"W	411.99'
L43	S01°18'34"W	157.01'
L44	N88°41'26"W	66.00'
L45	N01°18'34"E	24.00'
L46	S83°38'11"E	79.31'
L47	S88°50'13"E	61.52'
L48	S01°28'49"W	40.93'
L49	N88°50'13"W	34.49'
L50	N83°38'11"W	79.31'
L51	N01°28'37"E	24.01'
L52	S01°11'42"W	264.48'
L53	N90°00'00"W	419.77'
L54	N00°00'00"W	25.00'
L55	N01°11'42"E	132.97'
L56	S88°48'18"E	62.40'
L57	S79°54'43"E	31.16'
L58	S88°48'18"E	117.58'
L59	N01°11'42"E	0.30'
L60	S88°48'18"E	36.05'
L61	S01°11'42"W	114.70'
L62	N90°00'00"W	287.99'
L63	N01°11'42"E	131.22'
L64	S88°48'18"E	62.37'
L65	S79°54'43"E	31.16'
L66	S88°48'18"E	117.58'
L67	S88°48'18"E	17.48'
L68	N01°09'35"E	199.96'
L69	S88°48'18"E	497.27'
L70	N01°11'42"E	16.87'
L71	S01°11'42"W	18.00'
L72	S88°48'18"E	526.76'
L73	S00°08'34"W	28.16'
L74	N88°48'18"W	1.25'
L75	S01°19'15"W	176.00'
L76	S88°48'18"E	16.67'
L77	S00°08'34"W	24.00'
L78	N88°48'18"W	1222.77'
L79	N01°09'35"E	24.00'
L80	N01°09'35"E	176.00'
L81	S88°48'18"E	473.26'
L82	S01°11'42"W	176.00'
L83	N88°48'18"W	473.15'
L84	N01°11'42"E	176.00'
L85	S88°48'18"E	422.43'
L86	S01°19'15"W	176.00'
L87	N88°48'18"W	442.04'
L88	N89°23'05"E	540.51'
L89	N00°36'55"W	31.48'
L90	N77°01'15"E	59.79'
L91	N89°23'05"E	747.12'
L92	S89°50'23"E	580.89'
L93	S00°08'44"W	449.98'
L94	N89°51'49"W	47.56'

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, OF LJA SURVEYING INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

STATE OF TEXAS
REGISTERED
MICHAEL J. BAITUP
5574
PROFESSIONAL
LAND SURVEYOR
FOR REVIEW AND COMMENT ONLY

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID #:_____
MY COMMISSION EXPIRES:_____

LEGAL DESCRIPTION
110.118 ACRES

BEING A 110.118 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING PART OF A 5.06 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES LP, RECORDED IN COUNTY CLERK'S FILE NO. 20070404000465370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 3.005 ACRE TRACT OF LAND CONVEYED AS TRACT 1 AND PART OF A 4.802 ACRE TRACT CONVEYED AS TRACT 2 BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5446, PAGE 3422, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 110.118 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF A 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 20190705000786750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT, BEING THE SOUTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF STATE HIGHWAY NO. 205 (A VARIABLE WIDTH RIGHT-OF-WAY) AND STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE, NORTH 46 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR NORTH CORNER OF SAID CORNER CLIP, BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 10 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.42 FEET;

THENCE, ALONG COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.43 FEET TO A 1/2 INCH IRON ROD WITH FOUND FOR AN EXTERIOR ELL CORNER OF SAID 3.06 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED TO L&D PROPERTY HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 20210201000208920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 3.06 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.42 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" FOUND FOR COMMON CORNER;

SOUTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR COMMON CORNER;

NORTH 01 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.22 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND BEING THE SOUTHWEST CORNER OF A 0.0031 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SAID SOUTH LINE OF STATE HIGHWAY 78, PASSING AT A DISTANCE OF 50.00 FEET THE SOUTHEAST CORNER OF SAID 0.0031 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF 0.0201 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON EAST LINE OF SAID 3.06 ACRE TRACT AND THE WEST LINE OF AFORESAID 3.005 ACRE TRACT AND CONTINUING ALONG SAID SOUTH LINE OF STATE HIGHWAY 78, A TOTAL DISTANCE OF 156.95 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 2 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2024, PAGE 1041, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 2, BLOCK A, AND OVER AND ACROSS SAID 3.005 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 01 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 348.14 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

SOUTH 88 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 182.35 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

NORTH 01 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.07 FEET TO AN X CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2018, PAGE 916, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND OVER AND ACROSS SAID 105.568 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 58 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 109.87 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TMI" FOUND FOR CORNER;

NORTH 32 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 391.85 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER;

NORTH 01 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH LINE OF STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 180.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82 DEGREES 47 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 102.25 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER;

THENCE, SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND COMMON NORTH LINE OF SAID 105.568 ACRE TRACT A DISTANCE OF 1903.77 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT LYING IN GEREN DRIVE (A VARIABLE WIDTH RIGHT OF WAY;

THENCE, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 105.568 ACRE TRACT AND WITH SAID GEREN DRIVE, A DISTANCE OF 1696.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF TRADITIONS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 105.568 ACRE TRACT AND WITH SAID NORTH RIGHT-OF-WAY LINE OF TRADITIONS DRIVE, A DISTANCE OF 647.00 FEET TO A P.K. NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 105.568 ACRE TRACT AND BEING THE COMMON SOUTHEAST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 105.568 ACRE TRACT AND SAID 5.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;

NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;

SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR CORNER SAID POINT BEING THE NORTHEAST CORNER OF A 9.957 ACRE TRACT OF LAND CONVEYD TO SBM REAL ESTATE SERVICES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000017297, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 105.568 ACRE TRACT AND THE NORTH LINE OF SAID 9.957 ACRE TRACT, PASSING AT A DISTANCE OF 1314.57 FEET A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 9.957 ACRE TRACT AND BEING THE COMMON NORTHEAST CORNER OF LOT 1, OF LAVON BUSINESS PARK, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 20150528010001700, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 1745.24 FEET THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A 2.772 ACRE TRACT OF LAND CONVEYED TO COMERICA BANK, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000162468, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES IN ALL A TOTAL DISTANCE OF 2013.46 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID STATE HIGHWAY 205 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 32 SECONDS, A RADIUS OF 7075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.14 FEET;

THENCE, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 205, ALONG THE EAST LINES OF A 0.5683 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, 0.5356 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND AFORESAID 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 1.03 FEET A TXDOT ALUMINUM MONUMENT FOUND, AND CONTINUING ALONG SAID CURVE A TOTAL ARC DISTANCE OF 287.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG THE SAID EAST LINE OF SAID STATE HIGHWAY NO. 205, PASSING AT A DISTANCE OF 367.85 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5683 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.5356 ACRE TRACT, PASSING AT A DISTANCE OF 963.55 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5356 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.2981 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1311.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 111.949 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

1.831 ACRES

BEING A 1.831 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A OF BCSUD ADDITION, AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20260810000092, PLAT RECORDS, COLLIN COUNTY, TEXAS. SAID 1.831 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS, AND BEING A COMMON INTERIOR ELL CORNER OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS:

THENCE, SOUTH 34 DEGREES 42 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 106.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A AND THE **POINT OF BEGINNING;**

THENCE, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.02 FEET TO POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 397.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "USA, INC" FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 400.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.831 ACRES LAND, MORE OR LESS.

LEAVING A **NET AREA OF 110.118 ACRES** OF LAND, MORE OR LESS.

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:

LJA SURVEYING, INC.
6060 North Central Expressway Phone 469.621.0710
Suite 400
Dallas, Texas 75206 T.B.P.E.L.S. Firm No. 10194382

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BEAR CREEK COMMERCIAL PROPERTIES LP** ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **BEAR CREEK COMMERCIAL**, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, INCLUDING THE USE BY BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON,
BEAR CREEK COMMERCIAL PROPERTIES LP, DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS, ALLEYS AND RIGHTS OF WAY ARE DEDICATED TO THE CITY OF LAVON FOR STREET AND ALLEY PURPOSES
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBTS, LIENS, AND /OR ENCUMBRANCES.
3. THE EASEMENTS AS SHOWN ARE DEDICATED FOR THE PUBLIC USE, INCLUDING SPECIFICALLY FOR THE CITY OF LAVON OR BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER FOR THE PURPOSES INDICATED ON THE PLAT. THE WATER FACILITY EASEMENTS ARE FOR BEAR CREEK SPECIAL UTILITY DISTRICT USE ONLY. THE SEWER EASEMENTS ARE FOR CITY OF LAVON USE ONLY. THE DRAINAGE EASEMENTS (OFFSITE AND ONSITE) ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF LAVON.
5. THE CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES , SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND CITY OF LAVON.
7. THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.
9. ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF LAVON, UNLESS SAID MODIFICATIONS PERTAIN T

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

BEAR CREEK COMMERCIAL SOUTH DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

LJA Project No. NT080-0022C

Scott Booth, PE, PTOE
LJA Engineering, Inc.

February 2026

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

BEAR CREEK COMMERCIAL SOUTH DEVELOPMENT
TRAFFIC IMPACT ANALYSIS



February 27, 2026

LJA Project No. NT080-0022C

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Bear Creek Commercial South development in Lavon, Texas.

This development will consist of 36 town homes, 579 multi-family units, 241,000 square feet for commercial/retail use, 170,000 square feet for a grocery store, 19,000 square feet for sit down restaurant, and 25,000 square feet for fast food with drive through. Construction for this development is expected to be completed in 2030. The study horizon for this TIA is year 2035. 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 of the proposed development's access points and includes the following intersections:

1. SH 205 at SH 78
2. Burleson Dr at SH 78
3. Grand Heritage at SH 78
4. Endeavour Blvd at SH 205

Future intersections include:

5. Drive A at SH 205
6. Drive B at SH 205
7. Drive C at SH 78
8. Drive D at SH 78
9. Drive E at Geren Drive
10. Drive F at Geren Drive
11. Drive G at Geren Drive
12. Drive H at CR 484
13. Endeavor Boulevard and Grand Heritage Boulevard

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

1. Existing conditions (2025)
2. Interim year (2027) – background traffic growth rate only
3. Interim year (2027) – all background traffic
4. Build-out year (2030) – all background traffic
5. Build-out year (2030) – combined traffic
6. Horizon year (2035) – all background traffic
7. Horizon year (2035) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022 and May 15, 2025. An average annualized growth rate of 4.0 percent was calculated using historical traffic data from the TxDOT and NCTCOG traffic count database. This growth rate was applied to the existing

traffic volumes in order to determine the future background traffic volumes for the years 2027, 2030, and 2035.

With internal trip capture and pass-by trips applied, the proposed development is projected to add 24,188 daily vehicle trips with 1,366 vehicle trips (709 in 656 out) during the AM peak hour period and 985 vehicle trips (537 in 448 out) during the PM peak hour period 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 - 7th Edition* (HCM7). Level of Service analyses for intersections were completed using Synchro traffic analysis software.

Based on the study results, no improvements to Geren or CR 484 are necessary as part of the development.

The following is a list of recommended improvements based on future growth in background traffic volumes and development related traffic. The sharing of the cost for these improvements is to be addressed with the city separately from the TIA.

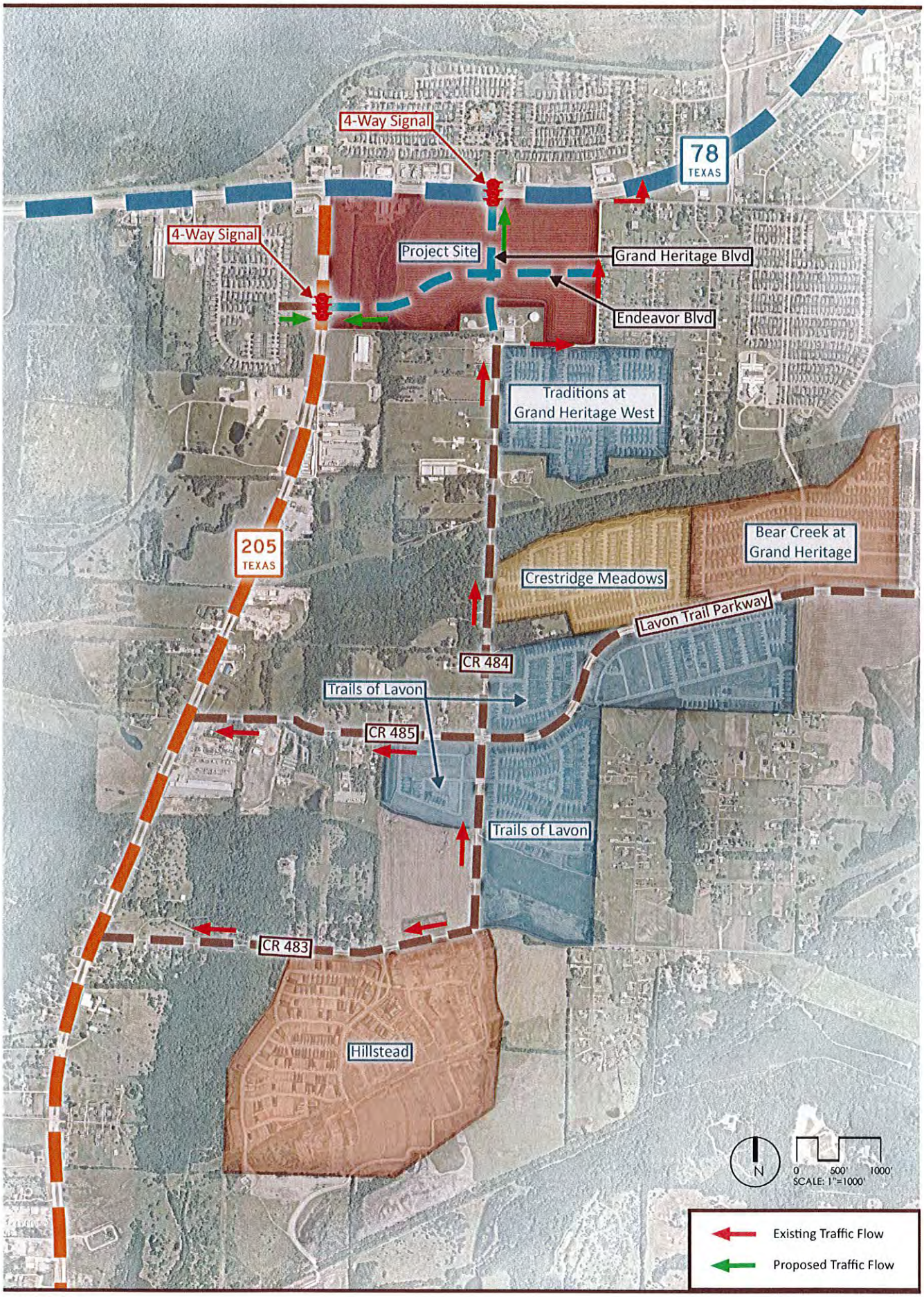
- Signalization of SH 205 at Endeavour Boulevard (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 120 seconds for both peak hours
- Signalization of Endeavour Boulevard and SH 205 (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 150 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 120 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 150 seconds for both peak hours
- Eastbound right turn lane on SH 78 at Burleson Drive

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

- Eastbound right-turn lane on SH 78 at Drive C
- Eastbound right-turn lane on SH 78 at Drive D
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard
- Northbound right-turn lane on SH 205 at Endeavour Boulevard
- Northbound right-turn lane on SH 205 at Drive A
- Drive A should be two-lane approaches allowing for separate right and left-turn movements. Minimum length of two-lane approach is recommended to be 150 feet.
- Grand Heritage Boulevard should be a three-lane approach allowing for a dual left and through/right movement. Minimum length of three-lane approach is recommended to be 150 feet.

BEAR CREEK TRAFFIC IMPROVEMENTS

LAVON | TEXAS | FEBRUARY 19, 2026



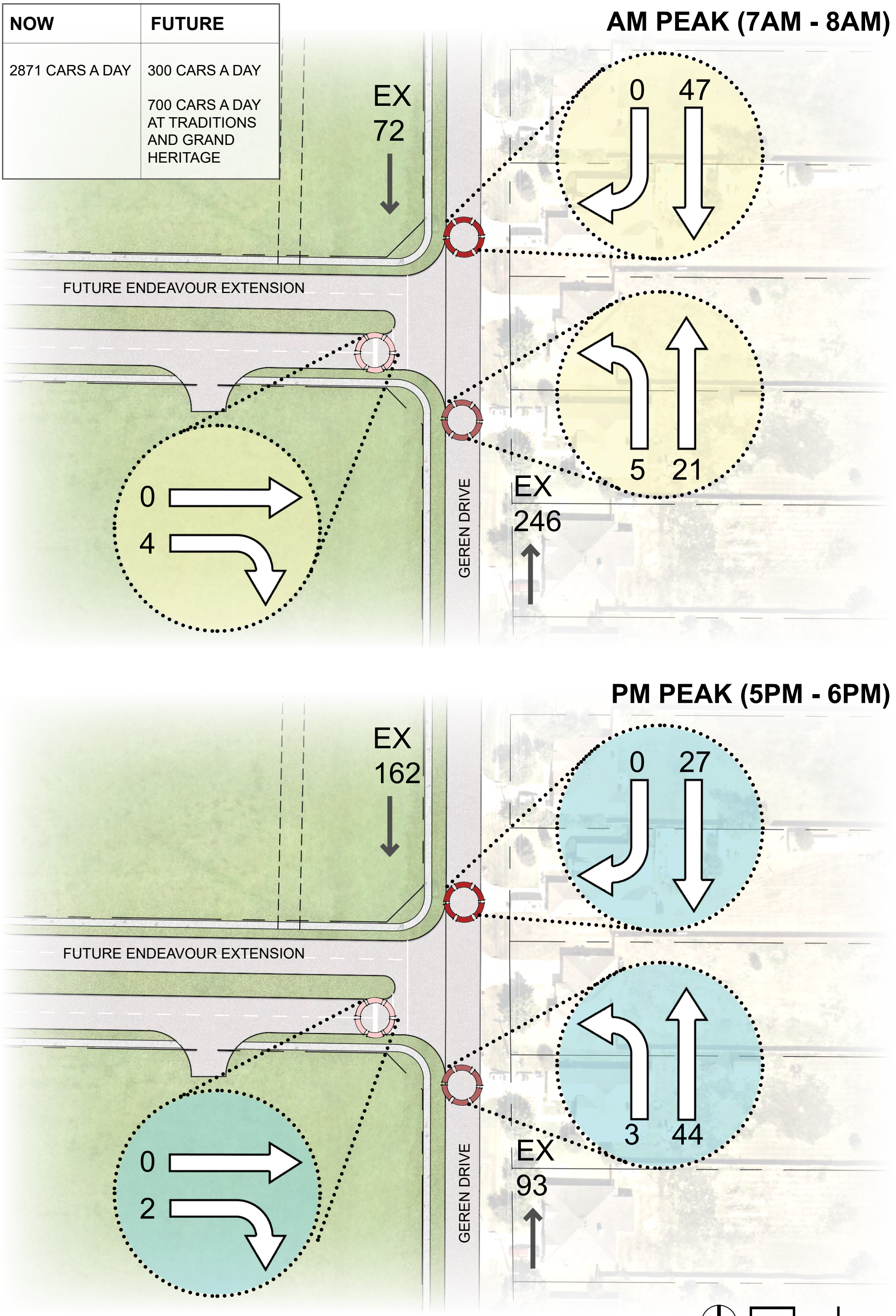
Prepared by:
LJA | PLANNING + LANDSCAPE ARCHITECTURE
2150 South Central Expressway | Suite 300
McKinney, Texas 75070

LJA PLANNING & LANDSCAPE ARCHITECTURE

ESTIMATED PEAK TRAFFIC VOLUMES

FOR GEREN DRIVE

NOW	FUTURE
2871 CARS A DAY	300 CARS A DAY 700 CARS A DAY AT TRADITIONS AND GRAND HERITAGE



* Numbers represent cars per hour

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

March 23, 2026

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

Re: Bear Creek Commercial, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated February 19, 2026, and revised Preliminary Engineering Plans dated March 2, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. In addition, an updated Traffic Impact Analysis dated February 27, 2026 as prepared by LJA Engineering, Inc. has been provided. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. All previous comments on the Preliminary Plat have been satisfactorily addressed.

2. As requested, a sanitary sewer analysis has been provided. This analysis includes the development and offsite developments that will share facilities. Thes include Grand Heritage Club and commercial areas and Grand Heritage West and commercial areas. Based upon the analysis, the total flow to Bear Creek does not exceed the original anticipated flows as projected for the original Grand Heritage development.

3. The second driveway access point on SH 205 (Drive B per TIA) has been removed. Access to SH 205 will be provided by Endeavour Blvd. and a driveway north (Drive A per TIA).

4. In order to accommodate cross access roads at Drive D (east of Grand Heritage) that are less than the City minimum 100' separation distance per Subdivision Ordinance. The plans have been updated as requested:

    a. A raised median is installed within Drive D from SH 78 main lanes to the rear cross street.
    b. Northbound Drive D is right out only (no left turn allowed) with appropriate raised median to direct traffic eastbound. Both left, right and through traffic will be allowed inbound.
    c. Both access roads to include raised median to provided one way ingress and egress to minimize wrong way use. This will be addressed on final plans for this area.
    d. Dual left turn lanes at northbound Grand Heritage.

5. As part of the Traffic and TIA discussions, additional left turn lanes may be warranted along Endeavour Blvd. to access some driveways. This should be addressed during final plan review.

6. It should be understood by all parties that discussions on traffic analysis/improvements for this development are ongoing. Improvements to SH 78 have been discussed as well as background traffic growth, signal timing, Endeavour/Grand Heritage intersection,

Geren/Endeavour issues, etc. These issues will be resolved as part of final plat and final plan preparation for the impacted areas. An updated or amended Traffic Impact Analysis (TIA) will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

This concludes our review of the above referenced Preliminary Plat, Preliminary Engineering and Traffic Impact Analysis. **We recommend APPROVAL of the Preliminary Plat.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Bear Creek Commercial\Bear Creek Commercial - Preliminary Plat - Rev 3.docx

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

To: Kim Dobbs

From: Scott Booth, PE, PTOE, RSP

Date: March 20, 2026

Re: Responses to TIA comments for Bear Creek Commercial TIA Review

LJA has reviewed the provided comments pertaining to the Bear Creek Commercial TIA report. Our responses are provided below:

1. Configuration of Endeavor/Grand Heritage intersection – i.e. stop controlled, signal controlled, round about option.

   The AWSC configuration can maintain an acceptable level of service with an additional 350 vehicles cutting through in each direction (ex – NBR onto Endeavor, EBL onto Grand Heritage, and Vice Versa). Should the intersection develop an LOS worse than projected, other options could include a roundabout (approximately 40% additional capacity), or a signalized intersection. The timing of this would decide how it is paid for.

2. Clarification in the TIA Executive Summary regarding signal timing. It identifies 120 seconds and then 150 seconds, without context.

   The executive summary mentions that the timing should be increased to these cycle lengths. The Synchro reports are attached if more information is wanted for the signal adjustments. This will need to be coordinated with TxDOT.

3. Add deceleration lane at Drive B.

   Drive B sits within the existing right turn deceleration lane for the intersection of SH 205 and SH 78. The projected volume for right turning vehicles did not meet the threshold for a dedicated right turn deceleration lane at Drive B. There does appear to be sufficient space for the addition of a dedicated right turn lane which likely will not have significant impact on the results of the analysis.

4. Pass-by and Internal Capture assumptions appear to be very aggressive. Grouping the fast-food pad sites into a single use results in a lower trip generation estimate. The shopping center use accounts for some internal capture within the development. Overall, PM peak-hour trips are reduced by 70%. Documentation of Internal Capture calculations should be provided. Acknowledge that as individual pad sites are developed, the TIA will need to be revisited to “fine tune” for the specific site.

   Acknowledged. We used average rates for the fast food restaurants, so regardless of whether these restaurants are grouped together or separated, the trip generation would be identical. We understand that this would be different if the fitted curve equation had been used. This text can be updated in the report. The internal trip capture and pass-by were both calculated per TxDOT and ITE guidelines and using ITE provided spreadsheets (NCHRP Report 684 and 2025 Pass-By Tables for ITETripGen Appendices) to calculate/find the percentages used.

5. Counts collected in 2022 and 2025, presented in Appendix B, show growth on SH 78 of over 10% per year. Based on this data, the 4% growth rate used to project future volumes may be low.

   In addition to the growth rate, we included several new developments that are in the planning/construction phases to the background growth rate. As the area continues to build out, the year over year growth rate will decline.

6. The T intersection of Endeavor with Geren could create issues with headlights and potential vehicles leaving the roadway for the existing SF home.

   We project that this intersection will not be highly utilized. Since the connection of Geren to Main will be removed, using Endeavour towards Geren would be a less optimal route unless it is a local resident from the neighborhood adjacent to the development. The development team is discussing options to minimize or eliminate the issues.

7. Additional left turn capacity at WB SH 78 at Grand Heritage.

   After meeting with City to discuss this, it was agreed that this is not currently a practical solution due to the extents of construction that would need to be done and coordinated with TxDOT to support this. TxDOT needs to evaluate SH 78 for potential solutions to overcapacity on SH 78.

8. Need for additional lanes on SH 78 from SH 205 to Grand Heritage.

   After meeting with City to discuss this, it was agreed that this is not currently a practical solution due to the extents of construction that would need to be done and coordinated with TxDOT to support this. TxDOT needs to evaluate SH 78 for potential solutions to overcapacity on SH 78.

Kim Dobbs

From: Mark Hill <mdhill@fmi-dallas.com>
Sent: Friday, March 20, 2026 7:59 AM
To: Shane Thompson
Cc: Kim Dobbs; 0022 - Bear Creek Lavon
Subject: RE: Lavon - Heritage Square - TIA

Shane,

Please provide a response to the following issues. We discussed some of these items in our call, but I think it would be best if we documented it for the future as development occurs:

1. Configuration of Endeavor/Grand Heritage intersection – i.e. stop controlled, signal controlled, round about option.
2. Clarification in the TIA Executive Summary regarding signal timing. It identifies 120 seconds and then 150 seconds, without context.
3. Add deceleration lane at Drive B.
4. Pass-by and Internal Capture assumptions appear to be very aggressive. Grouping the fast-food pad sites into a single use results in a lower trip generation estimate. The shopping center use accounts for some internal capture within the development. Overall, PM peak-hour trips are reduced by 70%. Documentation of Internal Capture calculations should be provided. Acknowledge that as individual pad sites are developed, the TIA will need to be revisited to "fine tune" for the specific site.
5. Counts collected in 2022 and 2025, presented in Appendix B, show growth on SH 78 of over 10% per year. Based on this data, the 4% growth rate used to project future volumes may be low.
6. The T intersection of Endeavor with Geren could create issues with headlights and potential vehicles leaving the roadway for the existing SF home.
7. Additional left turn capacity at WB SH 78 at Grand Heritage.
8. Need for additional lanes on SH 78 from SH 205 to Grand Heritage.

Mark D. Hill, P.E.
Freeman-Millican, Inc.
Tx. Eng. Firm 2827
9330 Lyndon B Johnson Fwy, Suite 1225
Dallas, Texas 75243
(214) 503-0555 ext. 115
mdhill@fmi-dallas.com

From: Shane Thompson <sthompson@lja.com>
Sent: Thursday, March 19, 2026 12:38 PM
To: Mark Hill <mdhill@fmi-dallas.com>
Cc: Kim Dobbs <kdobbs@lavontx.gov>; 0022 - Bear Creek Lavon <ntx0022@lja.com>
Subject: RE: Lavon - Heritage Square - TIA

Mark,

I don't believe there were any comments that the TIA didn't already have taken into consideration. I'd be happy to supply a comment response letter if the City wanted to send over the comments in writing. I don't see that I've received that anywhere.

If there's something I'm missing please let me know.

Thanks,

Shane Thompson, P.E. | Senior Project Manager
Land Development
O: 214.620.2800 | D: 214.620.2775 | C: 405.206.3758
2150 S Central Expressway, Suite 300, McKinney, TX 75070
EMPLOYEE-OWNED. CLIENT FOCUSED.

From: Mark Hill <mdhill@fmi-dallas.com>
Sent: Thursday, March 19, 2026 11:58 AM
To: Shane Thompson <sthompson@lja.com>
Cc: Kim Dobbs <kdobbs@lavontx.gov>
Subject: Lavon - Heritage Square - TIA

[EXTERNAL EMAIL]

Shane, are we going to be receiving an updated TIA to reflect comments from our phone call last week? My last round of engineering comments on the Preliminary Plat were related to the TIA.

Mark D. Hill, P.E.
Freeman-Millican, Inc.
Tx. Eng. Firm 2827
9330 Lyndon B Johnson Fwy, Suite 1225
Dallas, Texas 75243
(214) 503-0555 ext. 115
mdhill@fmi-dallas.com

[EXTERNAL EMAIL] Exercise caution. Do not open attachments or click links from unknown senders or unexpected email

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March 16, 2026

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

Re: Bear Creek Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 13, 2026

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

1. FYI, Fire Lane, Mutual Access, and Utility Easements will be finalized at the time of Site Plan and Final Plat.

2. Revise the Plat to remove “Residential Lot” labels from Lot 1, Block D and Lot 3, Block B, as use will be determined at the time of Site Plan or Building Permit.

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

Thank you,

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

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March 13, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Bear Creek Commercial
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the city comments dated March 09, 2026 from Amber Pollan and Abra Nusser, we have addressed your comments as follows.

1. Repeat Comment: A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

   Response: The 1.830 acre tract removed from the plat. The 1.830 acre Lavon Special Utility District plat is in the process of being recorded.

   Add the filing information to the Preliminary Plat once the Lavon Special Utility District plat has been recorded.

   Response: Filing information for Lot 1, Block A BCSUD Addition added to preliminary plat.

2. The 24' Fire, Mutual Access & Utility Easement in Block C is dependent upon compliant throat depth. Pending the City Engineer's review, adjustments may be required.

   Response: Acknowledged.

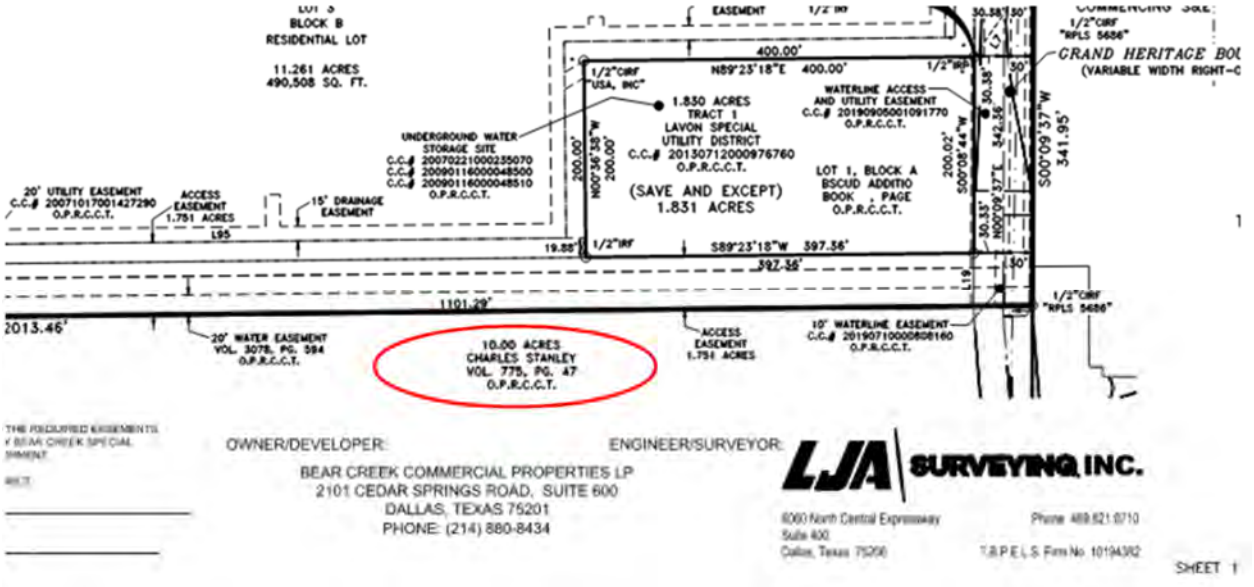
   Provide confirmation that this comment has been addressed per the City Engineer's review.

   Response: Confirmed. The Preliminary Engineering plans and Traffic Impact Analysis (TIA) have been updated in accordance with the City Engineer's review comments dated February 16, 2026. Specifically, Comment #9, Items A, B, C, and D have been addressed in the latest Preliminary Engineering and TIA submittal dated March 2, 2026.

3. Revise the Preliminary Plat to remove the Lavon Special Utility District Ownership signature and notary blocks.

   Response: Revised

4. Update the ownership of the adjacent parcel south of the southern property shown below called "10.00 ACRES CHARLES STANLEY VOL. 775, PG. 47 O.P.R.C.C.T.".



Response: Ownership updated.

5. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

   Response: Provided with this submission.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

March 9, 2026

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

Re: Bear Creek Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 02, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. **Repeat Comment:** A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

   Response: The 1.830 acre tract removed from the plat. The 1.830 acre Lavon Special Utility District plat is in the process of being recorded.

   Add the filing information to the Preliminary Plat once the Lavon Special Utility District plat has been recorded.

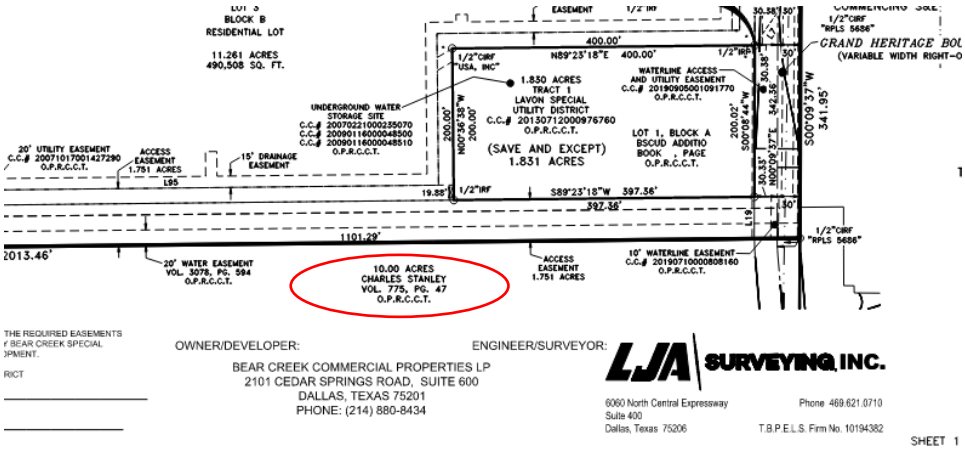
2. **Repeat Comment:** The 24' Fire, Mutual Access & Utility Easement in Block C is dependent upon compliant throat depth. Pending the City Engineer's review, adjustments may be required.

   Response: Acknowledged.

   Provide confirmation that this comment has been addressed per the City Engineer's review.

3. Revise the Preliminary Plat to remove the Lavon Special Utility District Ownership signature and notary blocks.

4. Update the ownership of the adjacent parcel south of the southern property shown below called "10.00 ACRES CHARLES STANLEY VOL. 775, PG. 47 O.P.R.C.C.T.".



5. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Amber Pollan

Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
On behalf of the City of Lavon, TX

Quality check by:

Abra R Nusser

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

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March 02, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Bear Creek Commercial
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the city comments dated February 16, 2026 from Amber Pollan and Abra Nusser, we have addressed your comments as follows.

1. Repeat Comment: A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

   Response: The 1.830 acre Tract 1 for Lavon Special Utility District has different ownership. Parcels in the "parent tract" appear to have been platted multiple times without including this tract.

   This property is a tract within the property being platted. Although it does not appear to have been addressed previously, it still exists as a tract and needs to be addressed as part of this platting process.

   Response: The 1.830 acre tract is added to the preliminary plat.

   As the 1.830 acre tract has been added to the Preliminary Plat, the Owner/Developer information in the title blocks needs to be revised to include Lavon Special Utility District. In an email sent to the City, on January 29, 2026, it was indicated that there was an approved plat for this tract but it was not yet filed. If the Lavon Special Utility District Plat is recorded, this Preliminary Plat should be revised to remove the lot and ownership signature information. If it is not intended to be recorded, revise this Plat to correct the title block, accordingly.

   Response: 1.830 acre tract removed from plat. The 1.830 acre Lavon Special Utility Distract plat is in process of being recorded.

2. Note Repeat Comment: Add a note to the plat that indicates "Common Areas shall be owned and maintained by the Property Owners Association and shall be designated for public recreation and pedestrian access."

   Response: Note has been added as requested (General Note No. 4).

Note was added. Please revise typos in note – “manipulated” revised to “maintained” and correct the spelling of “designated.”.

Response: Revised.

The note on Sheet 1 was revised but remains on Sheet 2. Revise General Note 4 on Sheet 2.

Response: Revised.

3. Revise the sheet label on Sheet 2 from “Sheet 2 of 2” to “Sheet 2 of 3.”

   Response: Revised.

4. The 24’ Fire, Mutual Access & Utility Easement in Block C is dependent upon compliant throat depth. Pending the City Engineer’s review, adjustments may be required.

   Response: Acknowledged.

5. Please correct all easement wording to include “Fire Lane, Mutual Access & Utility Easement” instead of just “Fire.”

   Response: Revised.

6. Revise the Preliminary Plat to show and delineate the floodplain as shown on the associated Drainage Plan and referenced in General Note 2.

   Response: Floodplain is now included.

7. Upon resubmittal, please provide a comment response letter indicating acknowledgment or clarification of how each comment has been addressed.

   Response: Included with this submittal.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

ST/tm

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www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

March 02, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Bear Creek Commercial
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the city comments dated February 16, 2026 from Mark Hill, we have addressed your comments as follows.

GENERAL

1. This property is currently within the City of Lavon. The property is part of the original Grand Heritage development.

   Response: Acknowledged.

Preliminary Engineering Plans

2. Engineer to verify the drive approaches at SH 205 (Drive A) and Grand Heritage/SH 78 have sufficient width to provide the lanes outlined in the TIA.

   Response: Dimensions added to Grand Heritage showing 36' face to face width for 150' of stacking length. See sheet C2.02

3. The calculations to support the projected wastewater flows and impact to the existing pipelines and lift station to be provided for review.

   Response: Please see the sanitary sewer analysis exhibit prepared in response to your comment regarding projected wastewater flows and impacts to the existing pipelines and lift station.

   *Per our calculations, the total projected wastewater flow contributing to the on-site lift station under the proposed zoning is **1.0696 MGD**.*

   *The existing lift station has a design discharge capacity of **1.1802 MGD**, based on the record drawings.*

   *To better align with downstream system constraints, we are proposing to modify the lift station to discharge at **1.08 MGD**. This adjustment will free up capacity in the downstream system while still accommodating the projected contributing flows.*

   Following the proposed pump station modification, the net increase to the downstream system

*is negligible (approximately **0.04 MGD**) and remains within the full-flow capacity of the existing 12-inch main (Line B).*

The attached analysis summarizes the methodology and supporting calculations, including updates to the contributing service area and population-based peaking factors consistent with the proposed zoning.

Please feel free to give me a call if you would like to discuss the analysis or walk through the calculations in more detail.

Traffic Impact Analysis (TIA)

4. The TIA includes analysis for traffic impact in existing conditions, and years 2027, 2030, and 2035.

   Response: Acknowledged.

5. The analysis is based upon:

   (a) 170,000 sq ft Free Standing Discount Superstore
   (b) 36,000 sq ft Townhomes
   (c) 579,000 sq ft Multi-Family – Low Rise (2+ BR)
   (d) 241,000 sq ft Shopping Center
   (e) 19,000 sq ft Sit-down restaurant
   (f) 25,000 sq ft Fast Food Drive Thru

   Response: Acknowledged.

6. The TIA includes the extension of Grand Heritage Blvd. to CR 484 and the extension of Endeavour from SH 205 to Geren.

   Response: Acknowledged.

7. The TIA shows that the addition of traffic from this development will have minimal impact at the major intersections (SH 205/Endeavour, SH 205/SH 78, Grand Heritage/SH 78 and Burleson/SH 78) adjacent to the property. Traffic at all of these intersections is projected to exceed capacity with or without the development.

   Response: Acknowledged.

8. Proposed improvements include deceleration lanes at Endeavour and Grand Heritage intersections as well as 3 of the 4 new driveways. Grand Heritage will be a dual left turn for north bound traffic. In addition, signal timing at major intersections is recommended. A new signal at Endeavour and SH 205 is also proposed.

   Response: Acknowledged.

9. As part of the Plat submission, the Developer is requesting cross access roads at Drive D (east of Grand Heritage) that are less than the City minimum 100' separation distance per Subdivision Ordinance. City Staff can support this request under the following conditions:

    (a) A raised median is installed within Drive D from SH 78 main lanes to the rear cross street.
    (b) Northbound Drive D will be right out only (no left turn allowed) with appropriate raised median to direct traffic eastbound. Both left, right and through traffic will be allowed inbound.
    (c) Both access roads to include raised median to provided one way ingress and egress to minimize wrong way use.
    (d) Dual left turn lanes at northbound Grand Heritage.

    Response: These conditions have been added to section 1.2 of the report.

10. The TIA supports the deceleration (right turn) lane lengths as proposed.

    Response: Acknowledged.

11. Page 20 – The Engineer should verify the statement for Drive D.

    Response: This has been updated.

12. An updated TIA will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

    Response: Acknowledged.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

ST/tm

February 16, 2026

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

Re: Bear Creek Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: February 12, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. **Repeat Comment:** A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

   Response: The 1.830 acre Tract 1 for Lavon Special Utility District has different ownership. Parcels in the "parent tract" appear to have been platted multiple times without including this tract.

   This property is a tract within the property being platted. Although it does not appear to have been addressed previously, it still exists as a tract and needs to be addressed as part of this platting process.

   Response: The 1.830 acre tract is added to the preliminary plat.

   As the 1.830 acre tract has been added to the Preliminary Plat, the Owner/Developer information in the title blocks needs to be revised to include Lavon Special Utility District. In an email sent to the City, on January 29, 2026, it was indicated that there was an approved plat for this tract but it was not yet filed. If the Lavon Special Utility District Plat is recorded, this Preliminary Plat should be revised to remove the lot and ownership signature information. If it is not intended to be recorded, revise this Plat to correct the title block, accordingly.

2. **Repeat Comment:** Add a note to the plat that indicates "Common Areas shall be owned and maintained by the Property Owners Association and shall be designated for public recreation and pedestrian access."

   Response: Note has been added as requested (General Note No. 4).

   Note was added. Please revise typos in note – "manipulated" revised to "maintained" and correct the spelling of "designated."

Response: Revised.

The note on Sheet 1 was revised but remains on Sheet 2. Revise General Note 4 on Sheet 2.

3. Revise the sheet label on Sheet 2 from “Sheet 2 of 2” to “Sheet 2 of 3.”

4. The 24’ Fire, Mutual Access & Utility Easement in Block C is dependent upon compliant throat depth. Pending the City Engineer’s review, adjustments may be required.

5. Please correct all easement wording to include “Fire Lane, Mutual Access & Utility Easement” instead of just “Fire.”

6. Revise the Preliminary Plat to show and delineate the floodplain as shown on the associated Drainage Plan and referenced in General Note 2.

7. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
On behalf of the City of Lavon, TX

Quality check by:



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

February 16, 2026

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

Re: Bear Creek Commercial, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat, revised Preliminary Engineering Plans dated February 12, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. In addition, an updated Traffic Impact Analysis dated February 12, 2026 as prepared by LJA Engineering, Inc. has been provided. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This property is currently within the City of Lavon. The property is part of the original Grand Heritage development.

Preliminary Engineering Plans

2. Engineer to verify the drive approaches at SH 205 (Drive A) and Grand Heritage/SH 78 have sufficient width to provide the lanes outlined in the TIA.

3. The calculations to support the projected wastewater flows and impact to the existing pipelines and lift station to be provided for review.

Traffic Impact Analysis (TIA)

4. The TIA includes analysis for traffic impact in existing conditions, and years 2027, 2030 and 2035.

5. The analysis is based upon:

    a. 170,000 sq ft Free Standing Discount Superstore
    b. 36,000 sq ft Townhomes
    c. 579,000 sq ft Multi-Family – Low Rise (2+ BR)
    d. 241,000 sq ft Shopping Center
    e. 19,000 sq ft Sit-down restaurant
    f. 25,000 sq ft Fast Food Drive Thru

6. The TIA includes the extension of Grand Heritage Blvd. to CR 484 and the extension of Endeavour from SH 205 to Geren.

7. The TIA shows that the addition of traffic from this development will have minimal impact at the major intersections (SH 205/Endeavour, SH 205/SH 78, Grand Heritage/SH 78

and Burleson/SH 78) adjacent to the property. Traffic at all of these intersections is projected to exceed capacity with or without the development.

8. Proposed improvements include deceleration lanes at Endeavour and Grand Heritage intersections as well as 3 of the 4 new driveways. Grand Heritage will be a dual left turn for north bound traffic. In addition, signal timing at major intersections is recommended. A new signal at Endeavour and SH 205 is also proposed.

9. As part of the Plat submission, the Developer is requesting cross access roads at Drive D (east of Grand Heritage) that are less than the City minimum 100' separation distance per Subdivision Ordinance. City Staff can support this request under the following conditions:

    a. A raised median is installed within Drive D from SH 78 main lanes to the rear cross street.
    b. Northbound Drive D will be right out only (no left turn allowed) with appropriate raised median to direct traffic eastbound. Both left, right and through traffic will be allowed inbound.
    c. Both access roads to include raised median to provided one way ingress and egress to minimize wrong way use.
    d. Dual left turn lanes at northbound Grand Heritage.

10. The TIA supports the deceleration (right turn) lane lengths as proposed.

11. Page 20 – The Engineer should verify the statement for Drive D.

12. An updated TIA will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

This concludes our review of the above referenced Preliminary Plat, Preliminary Engineering and Traffic Impact Analysis. **We recommend APPROVAL of the Preliminary Plat subject to the comments above.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Bear Creek Commercial\Bear Creek Commercial - Preliminary Plat - Rev 2.docx

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

February 12, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Bear Creek Commercial
LJA Job No. NT800-0022A

Dear Ms. Dobbs and Mr. Hill:

In response to the city comments dated January 23, 2026 from Mark Hill, we have addressed your comments as follows.

General

1. This property is currently within the City of Lavon. The property is part of the original Grand Heritage development.

   Response: Acknowledged.

Preliminary Plat

2. Note 3 states that all drainage easements are to be maintained by the City of Lavon. This is incorrect. Maintenance of easements shall be the responsibility of the Property Owners Association or equivalent.

   Response: Revised.

3. The location of the circulation driveway in Block C has too short of a throat length to allow for traffic stacking, cross access and SH 78 impact.

   Response: Driveway revised to include median and restrict outbound movement to right only. TIA updated to reflect this change. Requesting variance to allow reduced throat length.

Preliminary Engineering Plans

4. All comments have been satisfactorily addressed.

   Response: Acknowledged.

5. The proposed deceleration lanes on SH 205 and SH 78 do not appear to conform to TxDOT standards. We recommend these be submitted to TxDOT, along with the associated TIA, for final determination by TxDOT of allowable lane length, location, geometry, etc.

   Response: Acknowledged.

6. Submission to TXDOT cannot be completed until TIA comments are addressed.

   Response: Acknowledged

Traffic Impact Analysis (TIA)

7. The projected background traffic for Grand Heritage Blvd appears to be low. This road is a direct connection to SH 78 for several subdivisions. This road will serve as an option to using SH 205 for SH 78 access. The majority of trips from the developments utilize SH 78 in AM and PM peak hours, per the TIA's associated with these developments.

   Response: This has been updated and an exhibit showing the adjustments has been added to Appendix C.

8. The projected turn movements at Driveway 7 are almost twice that of Grand Heritage (3). This traffic pattern should be justified.

   Response: This is due to Drive 7 being the direct access to Walmart, fast food, and the gas station. No updates made.

9. The intersection analysis for the driveways only include traffic movements from the development and do not account for all traffic movements at the intersection. LOS impacts for all traffic directions should be provided.

   Response: Background traffic and traffic from the surrounding sites currently in the development process are added at each driveway and intersection.

10. Since proposed deceleration lanes from SH 78 and SH 205 are shorter than TxDOT design requirements, the length calculations should be included in the TIA to support the reduced lengths.

    Response: A section discussing the recommended storage length has been added.

11. An updated TIA will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

    Response: Acknowledged

Sheet 2 of Preliminary Plat

12. Throat length of circulation driveway should be 100' minimum to allow for internal stacking, cross traffic and impact to SH 78.

    Response: Driveway revised to include median and restrict outbound movement to right only. TIA updated to reflect this change. Requesting variance to allow reduced throat length.

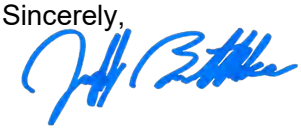
Sheet 3 of Preliminary Plat

13. Maintenance shall be by POA.

Response: Revised.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,



Jeff Bethke, PE
Sr. Project Engineer

ST/tm

January 23, 2026

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

Re: Bear Creek Commercial, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat, revised Preliminary Engineering Plans dated December 23, 2025 as prepared by LJA Engineering, Inc. for the above referenced property. In addition, a Traffic Impact Analysis dated December 2025 as prepared by LJA Engineering, Inc. has been provided. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This property is currently within the City of Lavon. The property is part of the original Grand Heritage development.

Preliminary Plat

2. Note 3 states that all drainage easements are to be maintained by the City of Lavon. This is incorrect. Maintenance of easements shall be the responsibility of the Property Owners Association or equivalent.

3. The location of the circulation driveway in Block C has too short of a throat length to allow for traffic stacking, cross access and SH 78 impact.

Preliminary Engineering Plans

4. All comments have been satisfactorily addressed.

5. The proposed deceleration lanes on SH 205 and SH 78 do not appear to conform to TxDOT standards. We recommend these be submitted to TxDOT, along with the associated TIA, for final determination by TxDOT of allowable lane length, location, geometry, etc.

6. Submission to TxDOT cannot be completed until TIA comments are addressed.

Traffic Impact Analysis (TIA)

7. The projected background traffic for Grand Heritage Blvd appears to be low. This road is a direct connection to SH 78 for several subdivisions. This road will serve as an option to using SH 205 for SH 78 access. The majority of trips from the developments utilize SH 78 in AM and PM peak hours, per the TIA's associated with these developments.

8. The projected turn movements at Driveway 7 are almost twice that of Grand Heritage (3). This traffic pattern should be justified.

9. The intersection analysis for the driveways only include traffic movements from the development and do not account for all traffic movements at the intersection. LOS impacts for all traffic directions should be provided.

10. Since proposed deceleration lanes from SH 78 and SH 205 are shorter than TxDOT design requirements, the length calculations should be included in the TIA to support the reduced lengths.

11. An updated TIA will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

This concludes our review of the above referenced Preliminary Plat, Preliminary Engineering and Traffic Impact Analysis.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Bear Creek Commercial\Bear Creek Commercial - Preliminary Plat - Rev 1.docx

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

January 13, 2026

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

Re: Bear Creek Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: December 23, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. **Repeat Comment:** A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

   Response: The 1.830 acre Tract 1 for Lavon Special Utility District has different ownership. Parcels in the "parent tract" appear to have been platted multiple times without including this tract.

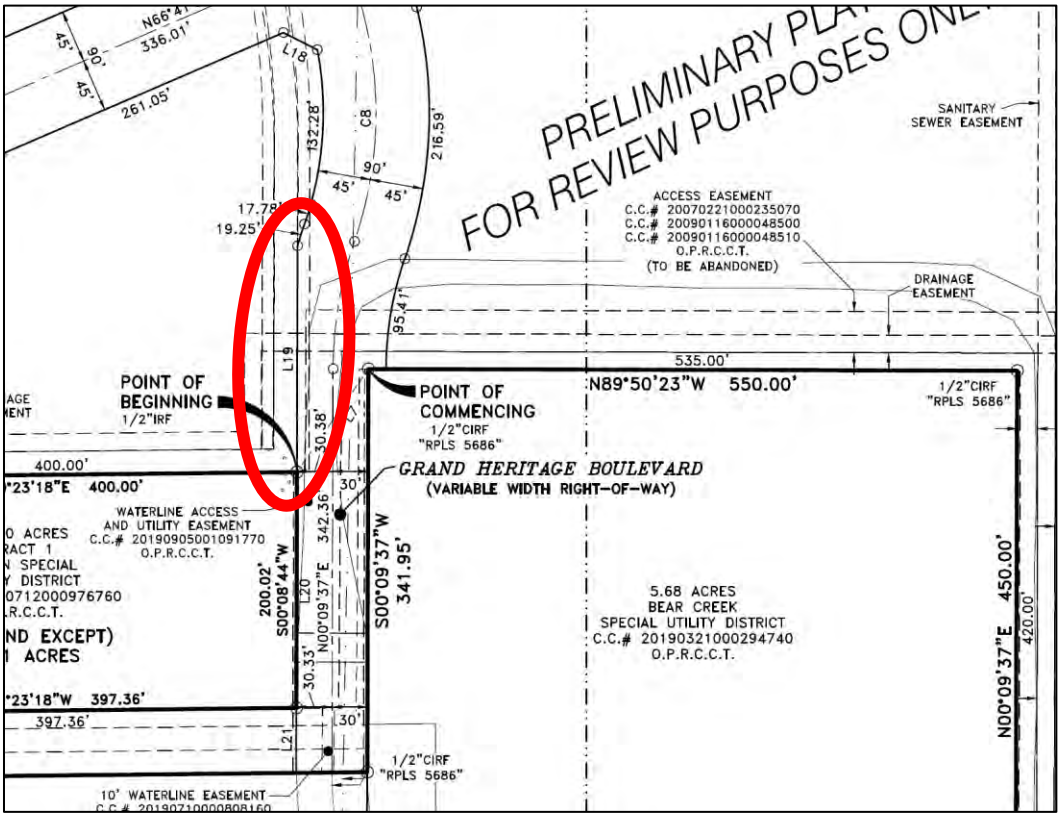
   This property is a tract within the property being platted. Although it does not appear to have been addressed previously, it still exists as a tract and needs to be addressed as part of this platting process.

2. **Repeat Comment:** Add a note to the plat that indicates "Common Areas shall be owned and maintained by the Property Owners Association and shall be designated for public recreation and pedestrian access."

   Response: Note has been added as requested (General Note No. 4).

   Note was added. Please revise typos in note – "manipulated" revised to "maintained" and correct the spelling of "designated."

3. **Repeat comment:** The right-of-way width for Grand Heritage Boulevard, on the south side of the Preliminary Plat, needs to be revised in Block B. Revise the Plat to provide the required 90-foot right-of-way width in the area highlighted below:



Response: ROW as shown on the Preliminary Plat is coordinated with City of Lavon Engineering and Bear Creek SUD (BC SUD). The pavement section will transition from the 60' revised section to the full 90' section as shown on the preliminary paving plans. BC SUD easements and facilities exist in the area that would conflict with the additional ROW.

Revise the Plat to dimension the required 60-foot right-of-way section, as confirmed by the City Engineer.

4. The Dedication note 3 on Sheet 3 was revised from "The drainage easements (offsite and onsite) are to be maintained by the HOA" to "**The drainage easements (offsite and onsite) are to be maintained by the City of Lavon**." Please verify this with the City Engineer and revise, as needed, as TxDOT has a drainage easement (Drainage Easement C.C.# 20211110002308160, in the Common Area in Block A) and maintenance of other drainage may need to be provided by a Property Owner's Association.

5. Provide a note on the Plat that the Common Area lots will also serve as a drainage easement.

6. Please update any associated zoning submittals with these comments and vice versa, as applicable. Additional comments may be forthcoming based on the review of the proposed Planned Development, as it continues.

7. Planning and Design has no further comments on the TIA.

8. FYI, due to the Parkland Dedication and Development requirements for the proposed development, adjustments to Common Areas may still be required for compliance.

9. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
On behalf of the City of Lavon, TX

Quality check by:



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

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 23, 2025

Kim Dobbs
120 School Road.
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for ID #25-002452
Bear Creek Commercial
LJA Job No. NT800-0022

Dear Ms. Dobbs:

In response to the city comments dated December 8, 2025, we have addressed your comments as follows.

1. A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

   Response: The 1.830 acre Tract 1 for Lavon Special Utility District has different ownership. Parcels in the "parent tract" appear to have been platted multiple times without including this tract.

2. Per the proposed Planned Development Standards for Bear Creek Commercial, a base zoning district or minimum lot size or lot width standards are not indicated for the residential areas, Subarea C-1 and C-2. The lot standard cannot be reviewed without a base zoning district provided. It is recommended to revise the proposed Planned Development Standards document to provide reference to dimensional standards through a base zoning district or otherwise.

   Response: Acknowledged.

3. Revise all open space parcels to be labeled "Common Areas" with the naming convention as follows: [CA#, Block Letter]. Provide a table of the Common Areas and acreages on the plat. Amend the Title Block to adjust the Lot number listing. The required Parkland dedication will affect the sizing of proposed common areas. Please coordinate with the proposed Planned Development comments accordingly.

   Response: Common Area labeled as requested.

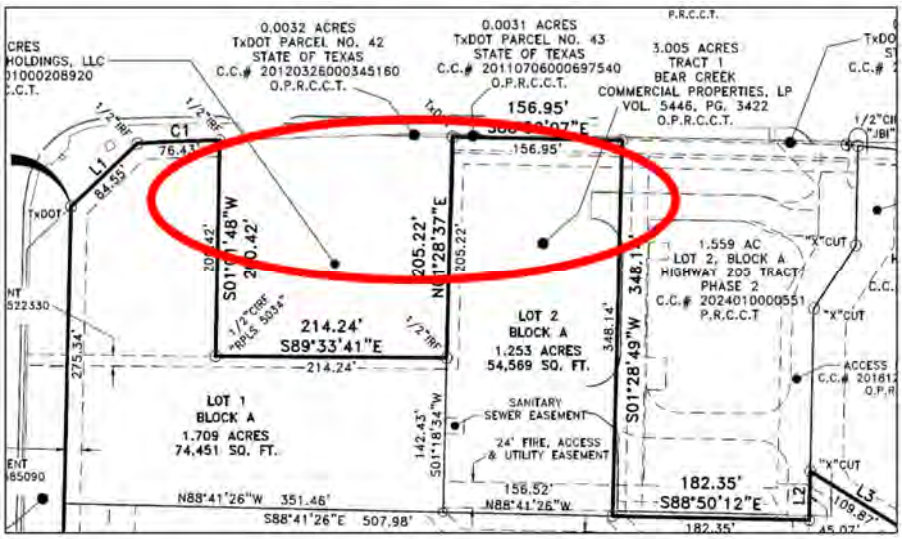
4. Add a note to the plat that indicates "Common Areas shall be owned and maintained by the Property Owners Association and shall be designated for public recreation and pedestrian access."

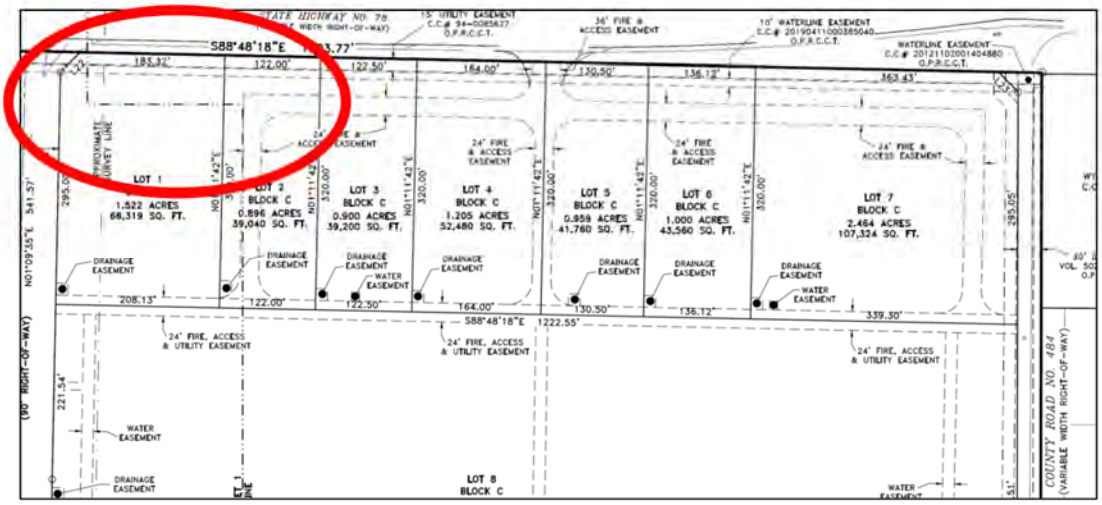
   Response: Note has been added as requested (General Note No. 4).

5. Revise the Preliminary Plat to indicate Fire & Access Easements as Fire Lane, Access & Utility Easements, and provide curve data on proposed easements to ensure that all turning radii are a minimum of 30 feet.

   Response: Annotations have been added to plat.

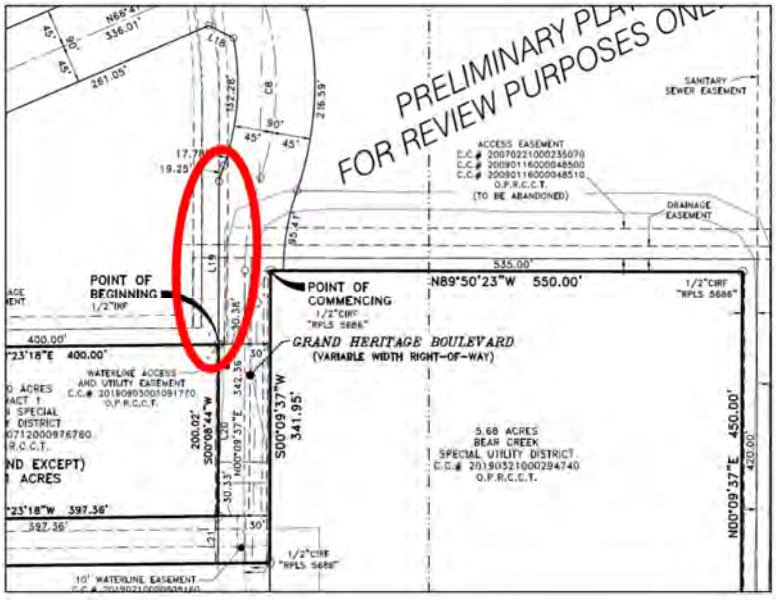
6. There two areas where cross access easements are shown on lots along SH 78 but then stop or omit a lot (i.e. Lot 2 Block A and Lot 1, Block C). Revise to include Fire Lane and Mutual Access Easements that provide cross access for a safe, convenient, and functional system of vehicular, bicycle, and pedestrian circulation through the Subdivision.





Response: A "fire, mutual access, and utility easement" has been added on the north and west side of Lot 1, Block A then also along the north side of Lot 2, Block A. As discussed in our meeting with the City of Lavon on 12/09/2025, a mutual access easement across the existing lot between Lot 1, Block A and Lot 2, Block A does not currently exist.

7. The right-of-way width for Grand Heritage Boulevard, on the south side of the Preliminary Plat, needs to be revised in Block B. Revise the Plat to provide the required 90-foot right-of-way width in the area highlighted below:



Response: ROW as shown on the Preliminary Plat is coordinated with City of Lavon Engineering and Bear Creek SUD (BC SUD). The pavement section will transition from the 60' revised section to the full 90' section as shown on the preliminary paving plans. BC SUD easements and facilities exist in the area that would conflict with the additional ROW.

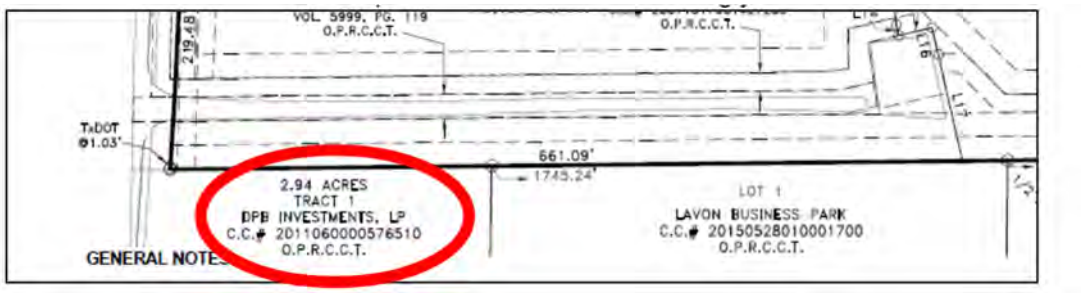
8. Please clarify the note of the Plat regarding "Restricted Property" in the area indicated below in Block A.



Response: Fire Lane, Mutual Access & Utility Easements have been added to lots within the boundary of the land being platted. For the 1 acre tract of land, this is privately owned property and Fire Lane, Access & Utility Easements should be required and dedicated when this property is platted.

Property Restriction: The is a recorded restriction on the area shown and described in recorded document attached.

9. The owner name label on the property on the southwest corner of Lot 1 Block B is not the current ownership as reflected on the tax rolls. Revise the label to the current name of subdivision or record owner or provide clarification accordingly.



Response: This label has been updated.

10. Revise the plat to reposition the curve table to ensure all plat elements are visible.

Response: This has been corrected.

11. Please provide the easement width in all easement labels.

Response: Width and labels have been added to drawing.

12. The following comments are associated with the submitted TIA:

a) The TIA methodology uses an Interim Year of 2027, Build-out Year of 2030, and Study Horizon of 2034. Provide a paragraph to explain why these years were selected for the analysis scenarios. (Pg. i, 4)

Response: The years selected were based on information from the developer for the interim and buildout. The horizon year is based on TxDOT's request of 5 years beyond buildout.

b) Clarify the proposed roads that were used to develop the Interim Analysis. (Pg. 8)

Response: For background conditions, new driveways are not analyzed as they have no traffic the analyze. All results would be 0.0 – A. The additional driveways and intersection analyzed are shown in Table 7 under section 3.3 Development Scenarios. This is typical for traffic studies.

c) Table 4 is titled "LOS Summary – Year 2027 Interim Combined Background Traffic",

however at the bottom of page 8, it refers to “only background traffic.” Clarify if the table represents combined background traffic or only background traffic. (Pg. 8, 9)

Response: This is a combination of existing traffic with the growth rate and traffic from known adjacent developments that will contribute traffic to the roadways we are studying by the scenario year. Thus the term “combined Background traffic”. All tables that are in section 3.3 have Background plus development in the title to ensure that it is clear that these are the scenario that contain our development traffic.

d) The Year 2027 Interim Background Analysis anticipates a LOS F but states the ranking is not due to the proposed development. Clarify the year the proposed development is anticipated to be constructed. If it is within the year 2027, clarify whether the proposed development was included in this analysis. (Pg. 9)

Response: The delays and LOS shown in Table 4 and Table 5 on page 9 are based on the combined background traffic which as explained in the previous comment is the combination of existing traffic with the growth rate and traffic from known adjacent developments. There is no traffic from the Bear Creek Commercial Development in these tables. Therefore, the LOS of F is no due to this development.

e) Section 3.4.1 states there are no additional left-turn deceleration lanes recommended. Explain why turn lanes at the following intersections are not proposed: (Pg. 15, 17, 18)

• Endeavour Blvd at Grand Heritage

Response: Both Internal Roadways, modeled as through left and through right due to volumes projected in horizon year not being too high.

• Endeavor Blvd at SH 205

Response: Roadway has 2 lane approach, there is a dedicated left and a through/right shared. This is shown in the Synchro Reports in Appendix D.

• Grand Heritage Blvd at SH 205

Response: We are assuming Grand Heritage and SH 78 was meant. There is already a westbound left turn lane in place. Grand Heritage has 2 lane approach, there is a dedicated left and a through/right shared. This is shown in the Synchro Reports in Appendix D.

• Endeavour Blvd at Geren Dr

Response: This is a 4-lane divided roadway with a 2 lane approach to Geren Dr. It is assumed that the configuration is a left and right turn lane. This was also shown in the Synchro Reports.

• Burleson Drive at SH 78

Response: This is an existing driveway not under the control of the development. There is already a westbound left turn lane in place. Burleson has 2 lane approach, there is a dedicated right and a through/left shared. This is shown in the Synchro Reports in Appendix D.

It is recommended to refer to the left-turn lane standards in the City of Lavon Standard Details.

Response: Acknowledged.

f) Section 3.4.2 recommends right-turn decel lanes at Drive C and Grand Heritage Blvd. Confirm there is enough room along SH 78 to accommodate right-turn decel lanes at these locations. (Pg. 15)

Response: Acknowledged.

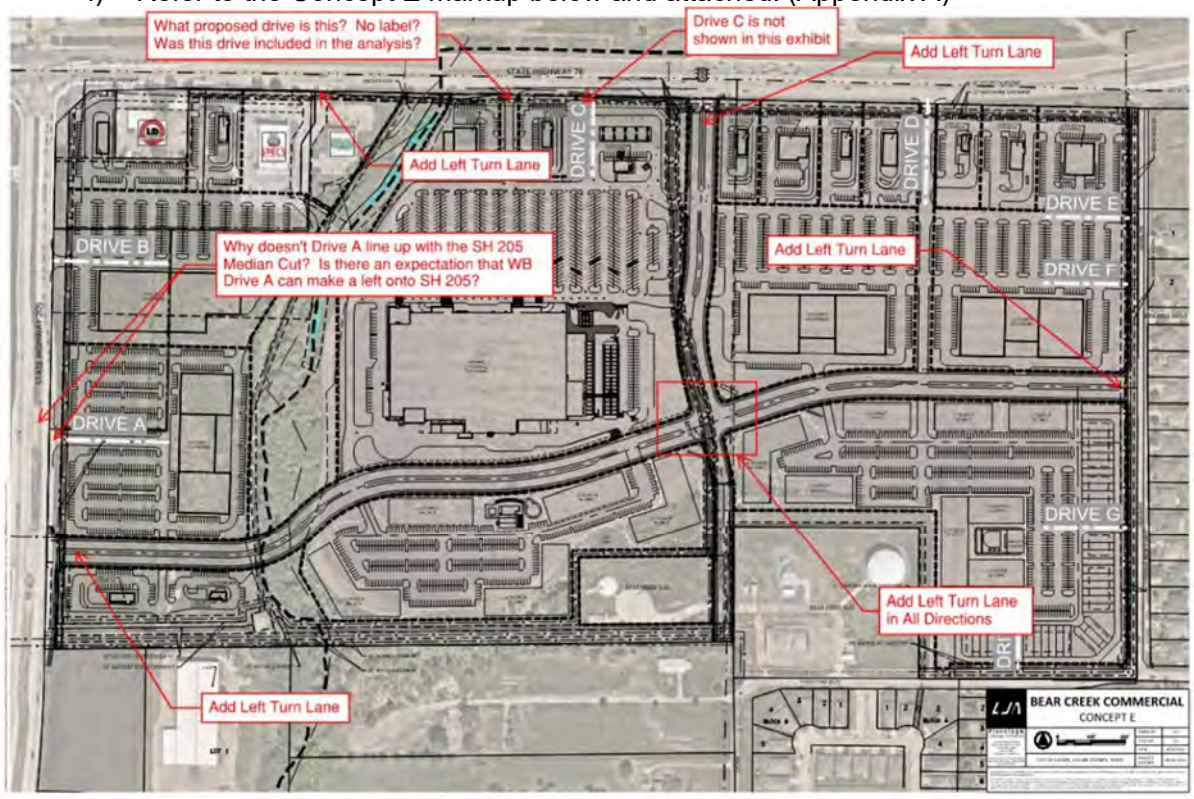
g) The LOS Summary for year 2035 indicates a LOS F for Drives A, C, and D with mitigation. Consider possible solutions to improve this rating. (Pg. 19)

Response: Drive A is proposed as a 2-lane approach with separate right and left turns. Its proximity to other signalized intersection precludes signalization. We are already providing both northbound and southbound turn lanes. For Drive C, the driveway is right in, right out and has a right turn deceleration lane. Drive D has right turn and left turn deceleration lanes. There is also discussion within the report about how its proximity to other signalized intersection precludes signalization and how it likely would not pass an 8-hour warrant that TxDOT would require for a signal to be put in place. Therefore, no additional mitigation measures are practical at any of these locations.

h) Clarify if dedicated left-hand and right-hand turn lanes are proposed improvements for all outbound approaches. (Pg. 20)

Response: For roadways with a 4-lane cross section, it was assumed that there would be 2 approach lanes for the outbound movements allowing for separate left and right turn movements. For other approaches, clarification within the report will be added.

i) Refer to the Concept E markup below and attached: (Appendix A)



Response:

a) *Add left turn lane [W Endeavour Blvd].*
   i. *This is being designed as a 4 lane cross section. It is assumed that there will be a turn lane. The lane configurations are shown in the Synchro reports. The westbound approach is modeled as a left turn and through/right turn lane.*

b) *Why doesn't Drive A line up with the SH 205 Median Cut? Is there an expectation that WB Drive A can make a left onto SH 205?*
   i. *It will be verified that this driveway opening aligns with the median opening to allow for left turns in and out of this driveway.*

c) *Add left turn lane [Shared Drive Near Spec's along SH 78].*
   i. *Please refer to both Appendix C Exhibit 1 and the Synchro reports Existing Conditions. This drive is already striped with a NB Through/Left and right lane and a westbound left turn lane.*

d) *What proposed drive is this? No label? Was this drive included in the analysis?*
   i. *This was the original location of Drive C, but we were told it would be shifting to the location shown on the exhibits and therefore did analysis based on that location.*

e) *Drive C is not shown in this exhibit.*
   i. *Drive C was originally further west, but we were told it would be shifting to the location shown on the exhibits and therefore did analysis based on that location.*

f) *Add left turn lane [N Grand Heritage Blvd].*

i. *This is being designed as a 4 lane cross section. It is assumed that there will be a turn lane. The lane configurations are shown in the Synchro reports. The northbound approach is modeled as a left turn and through/right turn lane.*

g) *Add left turn lane [E Endeavour Blvd].*
   i. *This is a 4-lane divided roadway teeing into a 2 lane today. It is assumed that the configuration is a left and right turn lane. This was also shown in the Synchro Reports.*

h) *Add left turn lanes in all directions [at Grand Heritage and Endeavour intersection].*
   i. *This intersection is internal to the development. Projected volumes are relatively low. This intersection was modeled with through/left and through/right configuration on all approaches and had an acceptable LOS.*

13. FYI: Driveway locations or shared access easements are not indicated for Subarea B-1 in Block A on the SH 205 side, for Subarea C-1 in Block B, or for Subarea C-2 in Block D. Any future Fire Lane and Mutual Access Easements will need to be provided via plat.

    Response: Acknowledged.

14. Please update any associated zoning submittals with these comments and vice versa, as applicable. Additional comments may be forthcoming based on the review of the Planned Development as it continues.

    Response: Acknowledged.

15. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

    Response: Acknowledged and included with resubmittal.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/jr

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

December 23, 2025

Kim Dobbs
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for ID #25-002452
Bear Creek Commercial
LJA Job No. NT800-0022

Dear Ms. Dobbs

In response to the city comments dated December 5, 2025, we have addressed your comments as follows.

General

1. This property is currently within the City of Lavon. The property is part of the original Grand Heritage development.

   Response: Acknowledged.

Preliminary Plat

2. Additional Right-of-Way will be required for the proposed deceleration lanes.

   Response: Right-of-Way to be provided for the deceleration lanes 1' beyond edge of proposed TxDOT sidewalk.

3. All easements should be identified by the document number, or "By This Plat".

   Response: Existing easements to be shown by document number, proposed easements will only include description and width based on discussion with City Planner. City Planner prefers "By This Plat" not to be used on the preliminary plat document.

4. "Access" easements should be change to "Mutal Access".

   Response: All relevant easement labels have been revised to read "Mutual Access".

5. There appears to be several existing easements missing south of Lot 2, Block A Highway 205 Tract Phase 2 property.

   Response: These have been provided and labeled.

6. The road on the East side should be only identified as Geren Dr. (remove reference to CR 484).

Response: Reference to County Road 484 removed.

7. The road along the south property line should be identified as Traditions Dr (remove reference to CR 484 and Windmill Dr).

   Response: Reference to County Road 484 removed.

8. There is a distance that differs between the Line Table and the written description.

   Response: Line table and description have been corrected to match.

9. The written description should be updated to reflect Geren Dr and Traditions Dr instead of CR 484.

   Response: Reference to County Road 484 removed and name corrected.

10. Access should be shown at the north end of Geren near the northeast corner of Lot 7, Block C.

    Response: An easement has been provided for this future drive.

11. Dedication note 3 references an HOA. This should be verified.

    Response: HOA reference has been removed.

Preliminary Engineering Plans

12. Paving – The Engineer should note that the pavement section for the deceleration lanes along SH 78 and SH 205 had a different section per TxDOT for the lanes on the north side of SH 78 (see markups).

    Response: Section updated.

13. Paving – Additional Right-of-Way will be needed for the SH 78 deceleration lanes.

    Response: TxDOT Right-of-Way dedicated 1' beyond proposed edge of 6' sidewalk.

14. Paving – The deceleration lanes do not appear to meet TxDOT design criteria for length and storage length.

    Response: Deceleration lanes are designed to meet TxDOT standards utilizing a 10 mph differential speed requirement and storage lengths based on TxDOT minimums or as required by TIA.

15. Paving – The Driveway north of Endeavor Blvd. on SH 205 does not appear to meet TxDOT design criteria for driveway separation distance.

    Response: Separation is dictated by existing Endeavour Blvd and existing TxDOT median opening along SH 205. We will pursue a variance with TxDOT.

16. Paving – A median opening is shown on SH 205 at the proposed driveway. This median opening does not exist.

    Response: A median opening currently exists on SH 205 in front of the proposed driveway.

17. Paving – the street section for the 60’ ROW should reflect #4 bars.

    Response: The street section has been updated to reflect #4 bars.

18. Paving – The label “Residential Road” is not accurate. This section is a Minor Arterial (same as 90’ ROW section).

    Response: The section title has been revised to read “Minor Arterial” instead of “Residential Road”.

19. Utility – Show all existing and proposed easements.

    Response: All existing and proposed easements have been reflected on the plans.

20. Utility – Projected Sanitary Sewer flows should be provided to verify capacity in the existing sanitary sewer system.

    Response: Existing Design flows and proposed flows have been added to the overall utility plan at key locations.

21. Drainage – We request that the Design Point calculations be provided on the existing drainage area map to facilitate impact of development.

    Response: Analysis points have been added to both existing and proposed drainage area maps to aid review of drainage plan. Detention will be provided as shown on the Proposed Drainage Area to limit developed flows to existing conditions at the property line (Analysis Point C).

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/jr

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

December 8, 2025

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

Re: Bear Creek Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: November 7, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. A plat for the 1.830 acre Tract 1 for Lavon Special Utility District does not appear to be filed. Please include this area as part of the subject property since it is part of the original parent tract or clarify the platting status accordingly. Plat acreages and owner acknowledgement on application may need to be adjusted.

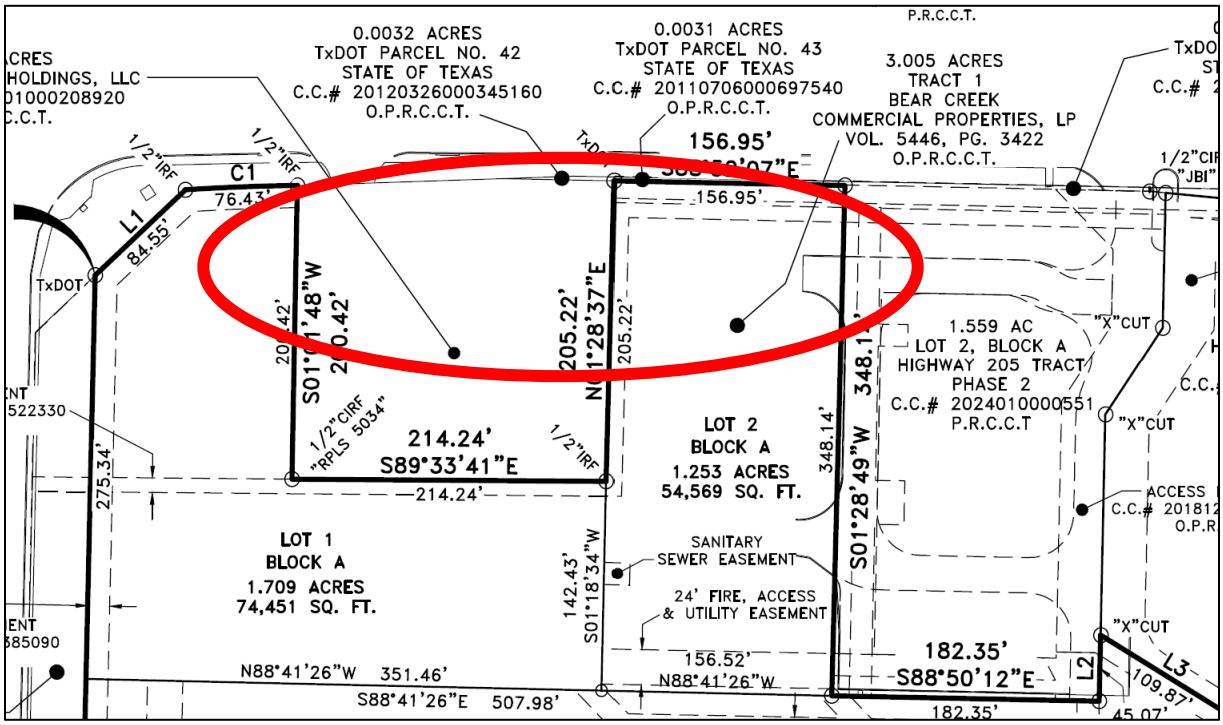
2. Per the proposed Planned Development Standards for Bear Creek Commercial, a base zoning district or minimum lot size or lot width standards are not indicated for the residential areas, Subarea C-1 and C-2. The lot standard cannot be reviewed without a base zoning district provided. It is recommended to revise the proposed Planned Development Standards document to provide reference to dimensional standards through a base zoning district or otherwise.

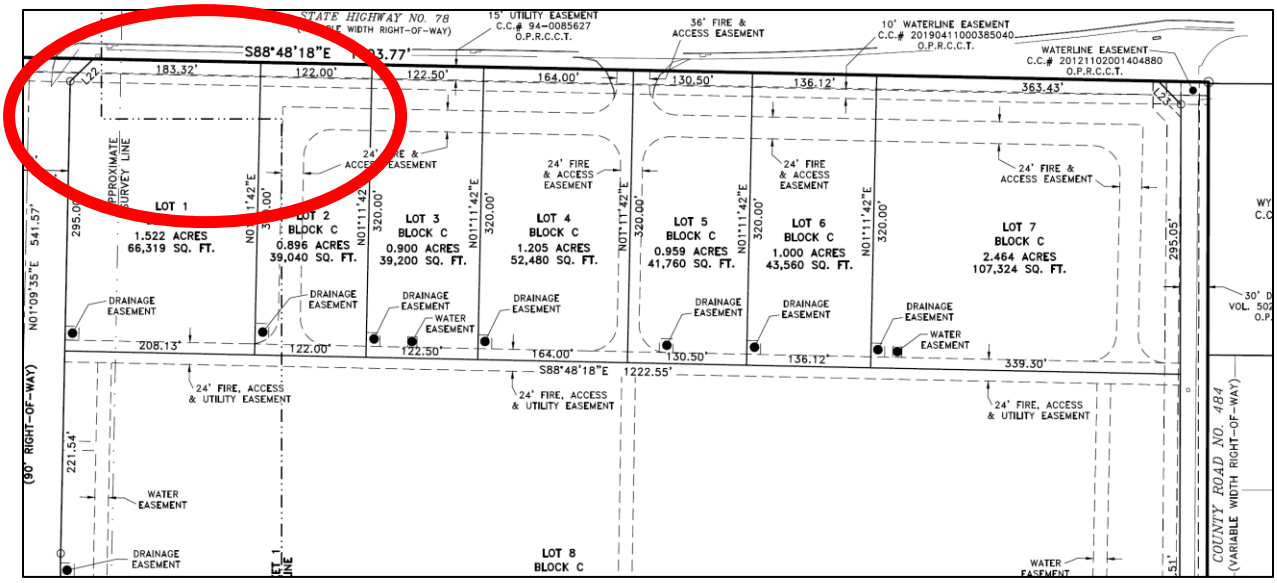
3. Revise all open space parcels to be labeled “Common Areas” with the naming convention as follows: [CA#, Block Letter]. Provide a table of the Common Areas and acreages on the plat. Amend the Title Block to adjust the Lot number listing. The required Parkland dedication will affect the sizing of proposed common areas. Please coordinate with the proposed Planned Development comments accordingly.

4. Add a note to the plat that indicates “Common Areas shall be owned and maintained by the Property Owners Association and shall be designated for public recreation and pedestrian access.”

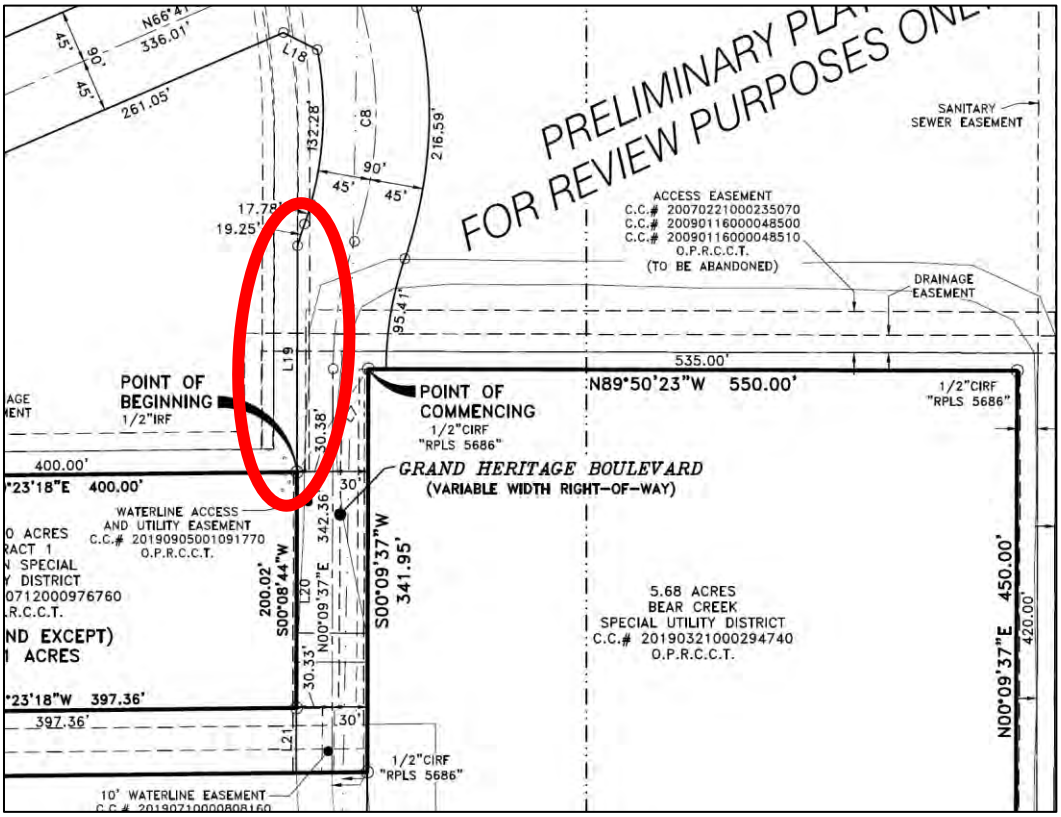
5. Revise the Preliminary Plat to indicate Fire & Access Easements as Fire Lane, Access & Utility Easements, and provide curve data on proposed easements to ensure that all turning radii are a minimum of 30 feet.

6. There two areas where cross access easements are shown on lots along SH 78 but then stop or omit a lot (i.e. Lot 2 Block A and Lot 1, Block C). Revise to include Fire Lane and Mutual Access Easements that provide cross access for a safe, convenient, and functional system of vehicular, bicycle, and pedestrian circulation through the Subdivision.

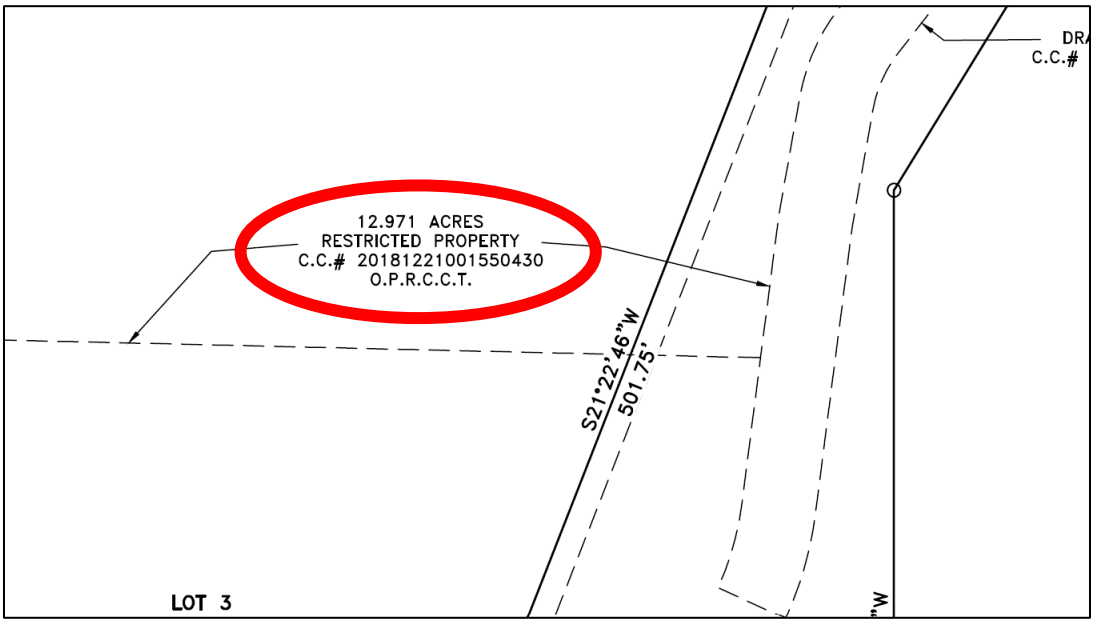




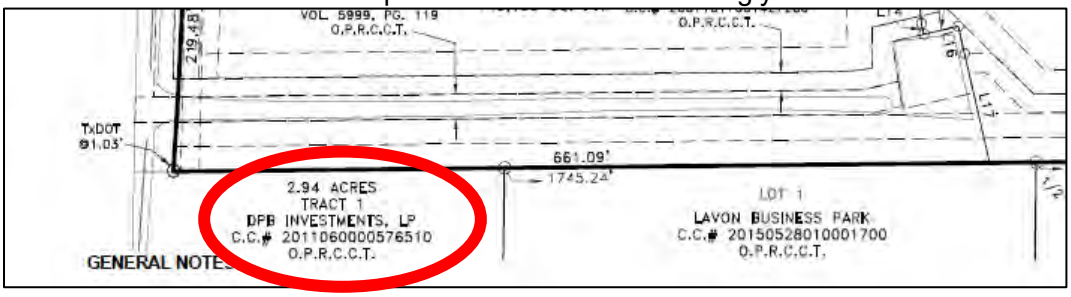
7. The right-of-way width for Grand Heritage Boulevard, on the south side of the Preliminary Plat, needs to be revised in Block B. Revise the Plat to provide the required 90-foot right-of-way width in the area highlighted below:



8. Please clarify the note of the Plat regarding “Restricted Property” in the area indicated below in Block A.



9. The owner name label on the property on the southwest corner of Lot 1 Block B is not the current ownership as reflected on the tax rolls. Revise the label to the current name of subdivision or record owner or provide clarification accordingly.



10. Revise the plat to reposition the curve table to ensure all plat elements are visible.

11. Please provide the easement width in all easement labels.

12. The following comments are associated with the submitted TIA:

    a) The TIA methodology uses an Interim Year of 2027, Build-out Year of 2030, and Study Horizon of 2034. Provide a paragraph to explain why these years were selected for the analysis scenarios. (Pg. i, 4)

    b) Clarify the proposed roads that were used to develop the Interim Analysis. (Pg. 8)

    c) Table 4 is titled “LOS Summary – Year 2027 Interim Combined Background Traffic”, however at the bottom of page 8, it refers to “only background traffic.” Clarify if the table represents combined background traffic or only background traffic. (Pg. 8, 9)

    d) The Year 2027 Interim Background Analysis anticipates a LOS F but states the ranking is not due to the proposed development. Clarify the year the proposed development is anticipated to be constructed. If it is within the year 2027, clarify whether the proposed development was included in this analysis. (Pg. 9)

    e) Section 3.4.1 states there are no additional left-turn deceleration lanes recommended. Explain why turn lanes at the following intersections are not proposed: (Pg. 15, 17, 18)

    - Endeavour Blvd at Grand Heritage
    - Endeavor Blvd at SH 205
    - Grand Heritage Blvd at SH 205
    - Endeavour Blvd at Geren Dr
    - Burleson Drive at SH 78

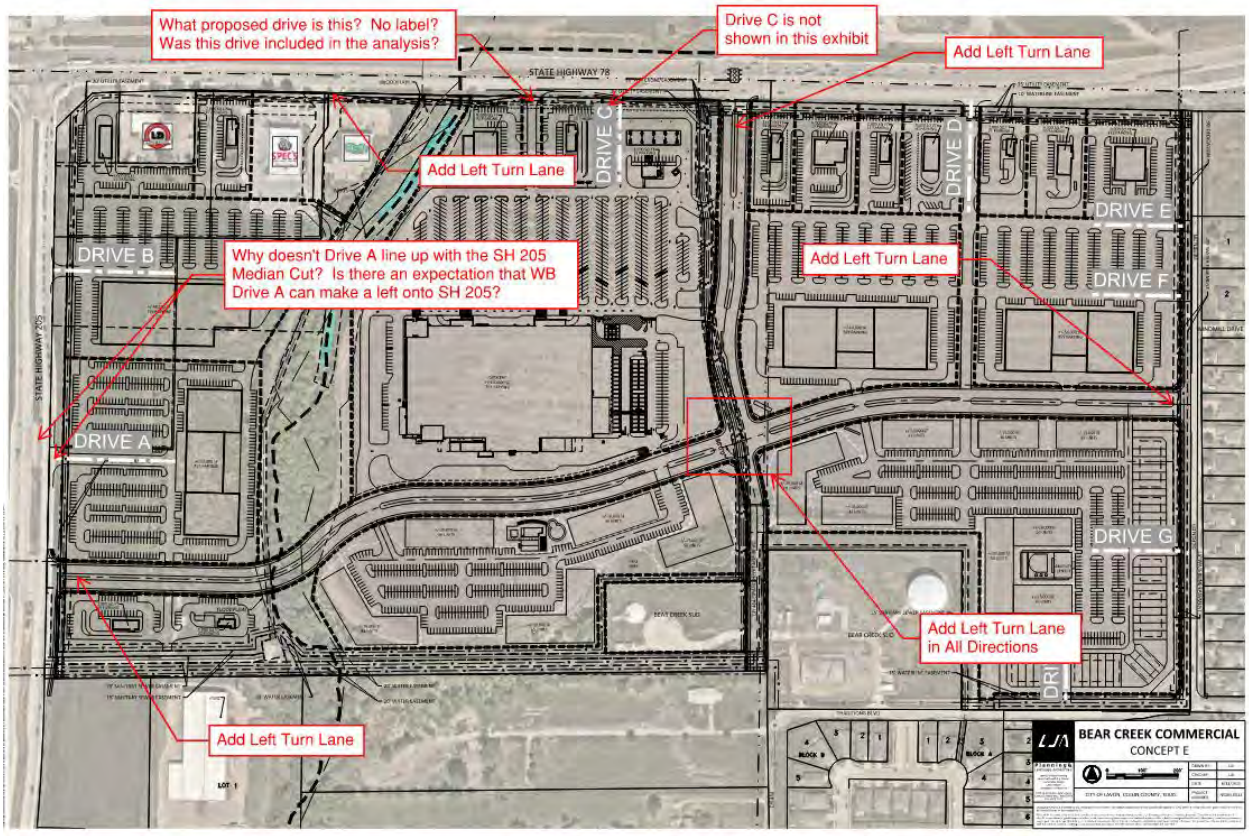
    It is recommended to refer to the left-turn lane standards in the City of Lavon Standard Details.

    f) Section 3.4.2 recommends right-turn decel lanes at Drive C and Grand Heritage Blvd. Confirm there is enough room along SH 78 to accommodate right-turn decel lanes at these locations. (Pg. 15)

    g) The LOS Summary for year 2035 indicates a LOS F for Drives A, C, and D with mitigation. Consider possible solutions to improve this rating. (Pg. 19)

    h) Clarify if dedicated left-hand and right-hand turn lanes are proposed improvements for all outbound approaches. (Pg. 20)

    i) Refer to the Concept E markup below and attached: (Appendix A)



13. FYI: Driveway locations or shared access easements are not indicated for Subarea B-1 in Block A on the SH 205 side, for Subarea C-1 in Block B, or for Subarea C-2 in Block D. Any future Fire Lane and Mutual Access Easements will need to be provided via plat.

14. Please update any associated zoning submittals with these comments and vice versa, as applicable. Additional comments may be forthcoming based on the review of the Planned Development as it continues.

15. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Amber Pollan

Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
On behalf of the City of Lavon, TX

Quality check by:

Abra R Nusser

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

December 5, 2025

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

Re: Bear Creek Commercial, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated November 7, 2025 as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This property is currently within the City of Lavon. The property is part of the original Grand Heritage development.

Preliminary Plat

2. Additional Right-of-Way will be required for the proposed deceleration lanes.

3. All easements should be identified by the document number, or “By This Plat”.

4. “Access” easements should be change to “Mutal Access”.

5. There appears to be several existing easements missing south of Lot 2, Block A Highway 205 Tract Phase 2 property.

6. The road on the East side should be only identified as Geren Dr. (remove reference to CR 484).

7. The road along the south property line should be identified as Traditions Dr (remove reference to CR 484 and Windmill Dr).

8. There is a distance that differs between the Line Table and the written description.

9. The written description should be updated to reflect Geren Dr and Traditions Dr instead of CR 484.

10. Access should be shown at the north end of Geren near the northeast corner of Lot 7, Block C.

11. Dedication note 3 refences an HOA. This should be verified.

Preliminary Engineering Plans

12. Paving – The Engineer should note that the pavement section for the deceleration lanes along SH 78 and SH 205 had a different section per TxDOT for the lanes on the north side of SH 78 (see markups).

13. Paving – Additional Right-of-Way will be needed for the SH 78 deceleration lanes.

14. Paving – The deceleration lanes do not appear to meet TxDOT design criteria for length and storage length.

15. Paving – The Driveway north of Endeavor Blvd. on SH 205 does not appear to meet TxDOT design criteria for driveway separation distance.

16. Paving – A median opening is shown on SH 205 at the proposed driveway. This median opening does not exist.

17. Paving – the street section for the 60’ ROW should reflect #4 bars.

18. Paving – The label “Residential Road” is not accurate. This section is a Minor Arterial (same as 90’ ROW section).

19. Utility – Show all existing and proposed easements.

20. Utility – Projected Sanitary Sewer flows should be provided to verify capacity in the existing sanitary sewer system.

21. Drainage – We request that the Design Point calculations be provided on the existing drainage are map to facilitate impact of development.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. A copy of the Preliminary Plat and Preliminary Engineering Plans, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: 5 - D**

Item:

PUBLIC HEARING TO BE CONTINUED TO APRIL 28, 2026

Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, 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).

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

Application Information

Owner(s): RLS Elevon, LLC, Far East Lavon, LP, East Lavon Partners, LP

Applicant: JBI Partners – Daniel Dewey, P.E.

Location: North of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows

Description: Approximately 104.8 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169)

Current Zoning: Planned Development – PD

Request: Amend the Planned Development – PD

Request

The applicant submitted a request for the public hearing to be continued to the next meeting to refine the development plans.

It is recommended that the public hearing be opened and continued to April 28, 2026.

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

Kim Dobbs

From: Mayra Godinez <mgodinez@jbipartners.com>
Sent: Friday, March 20, 2026 3:53 PM
To: Kim Dobbs
Cc: Daniel Dewey
Subject: Re: Zoning Amendment in Elevon Active Adult Pod 3A-East 104 acres and Sec 3 Preliminary Plat

Kim,

Yes that is correct, thank you.

Thank you,

Mayra Godinez, EIT
Engineer
Direct 972.738.6132
Cell 469.345.2458
www.jbipartners.com

From: Kim Dobbs <kdobbs@lavontx.gov>
Sent: Friday, March 20, 2026 3:45 PM
To: Mayra Godinez <mgodinez@jbipartners.com>
Cc: Daniel Dewey <ddewey@jbipartners.com>
Subject: Zoning Amendment in Elevon Active Adult Pod 3A-East 104 acres and Sec 3 Preliminary Plat

CAUTION: This email originated from outside of the organization. Forward suspicious emails to phishing@jbipartners.com.

Can you please confirm our conversation earlier today in which you informed me that the applicant wishes to:

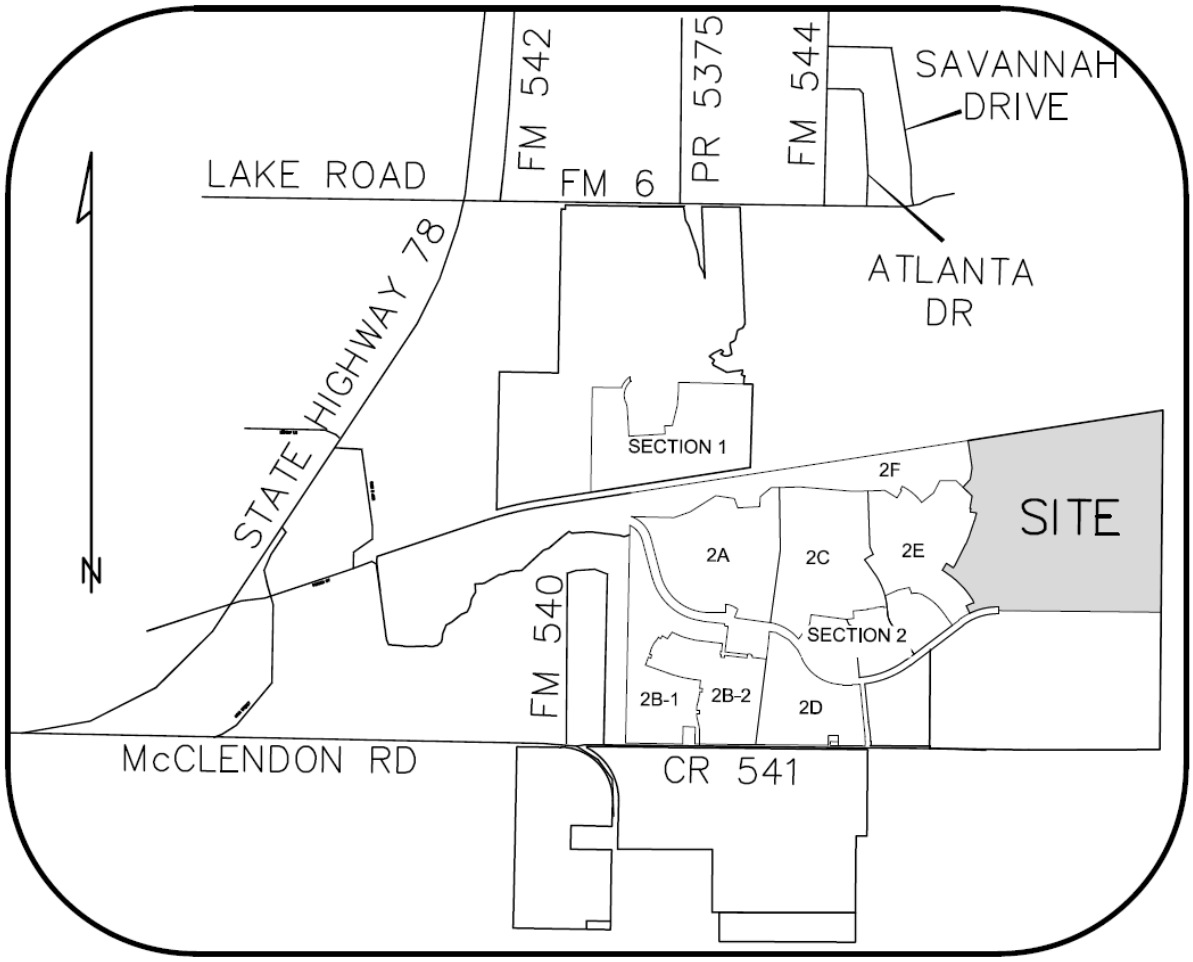
1. Continue the zoning amendment application to the April 28, 2026 Planning & Zoning Commission Meeting and May 5, 2026 City Council Meeting?
2. Defer action on the proposed Section 3 preliminary plat to coincide with the zoning amendment at the April 28, 2026 Planning & Zoning Commission Meeting and May 5, 2026 City Council Meeting?

Thank you,
Kim

Kim Dobbs
City Manager
City of Lavon
972-843-4220

LOCATION EXHIBIT

ELEVON SECTION 3A



CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: _5 – E_**

Item:

Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 1290203, 1290169, and 1290034).

Application Information

Owner(s): RLS Elevon, LLC, Far East Lavon, LP, East Lavon Partners, LP

Applicant: JBI Partners – Daniel Dewey, P.E.

Location: North of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows

Description: Approximately 104.8 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169)

Current Zoning: Planned Development – PD

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 April 28, 2026 meeting.

Attachments:
1. Request to Table Action
2. Location Exhibit

Kim Dobbs

From: Mayra Godinez <mgodinez@jbipartners.com>
Sent: Friday, March 20, 2026 3:53 PM
To: Kim Dobbs
Cc: Daniel Dewey
Subject: Re: Zoning Amendment in Elevon Active Adult Pod 3A-East 104 acres and Sec 3 Preliminary Plat

Kim,

Yes that is correct, thank you.

Thank you,

Mayra Godinez, EIT
Engineer
Direct 972.738.6132
Cell 469.345.2458
www.jbipartners.com

From: Kim Dobbs <kdobbs@lavontx.gov>
Sent: Friday, March 20, 2026 3:45 PM
To: Mayra Godinez <mgodinez@jbipartners.com>
Cc: Daniel Dewey <ddewey@jbipartners.com>
Subject: Zoning Amendment in Elevon Active Adult Pod 3A-East 104 acres and Sec 3 Preliminary Plat

CAUTION: This email originated from outside of the organization. Forward suspicious emails to phishing@jbipartners.com.

Can you please confirm our conversation earlier today in which you informed me that the applicant wishes to:

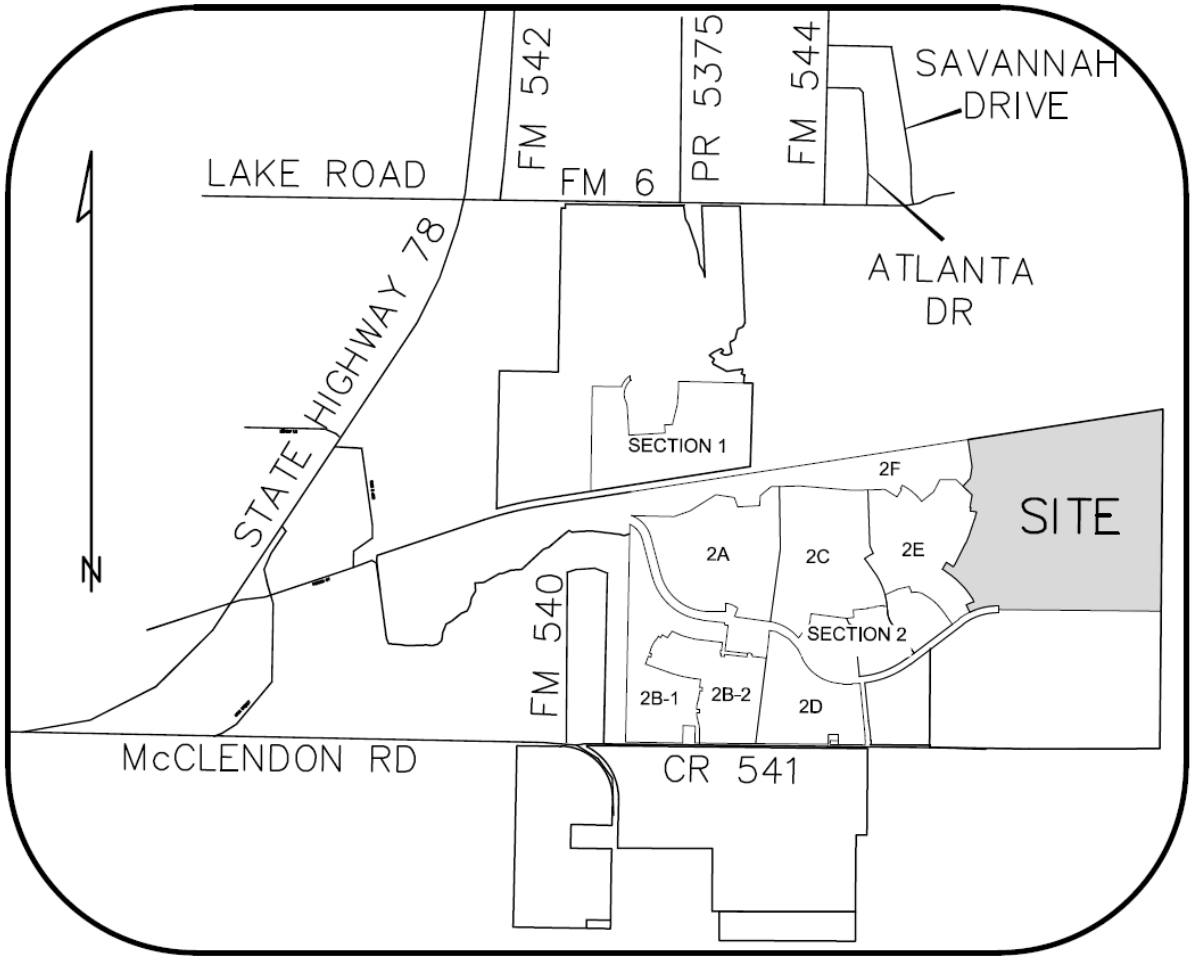
1. Continue the zoning amendment application to the April 28, 2026 Planning & Zoning Commission Meeting and May 5, 2026 City Council Meeting?
2. Defer action on the proposed Section 3 preliminary plat to coincide with the zoning amendment at the April 28, 2026 Planning & Zoning Commission Meeting and May 5, 2026 City Council Meeting?

Thank you,
Kim

Kim Dobbs
City Manager
City of Lavon
972-843-4220

LOCATION EXHIBIT

ELEVON SECTION 3 PRELIMINARY PLAT



CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: _5 – F_**

Item:

Discussion and action regarding replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of Grand Heritage Blvd. and S. SH 78 in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).

Application Information

Owner(s): Grand Heritage Homeowners Association (HOA), 78 Commercial West, L.P., and 78 Commercial East, L.P.

Applicant: Eagle Surveying

Location: 200 Grand Heritage Boulevard, northeast and northwest of the intersection of S. SH 78 and Grand Heritage Blvd.

Description: 3.782 acres in the Grand Heritage Club Addition, Lot 1, Block S, Common Area No. 4 and Lot 1, Block R, Common Area No. 3; SB Lavon Addition Replat Lot 4R2 outparcel; 78 Commercial East Addition outparcel, City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).

Current Zoning: Planned Development, established by Ordinance No. **2004-09-05** as amended

Request: Replat

Request Details

The applicants are seeking approval of a replat to combine outparcels of the commercial properties on the east and west sides of the Grand Heritage Club Common Areas with the Common Aera lots at the intersection of Grand Heritage Blvd. and S. SH 78. The outparcels contain improvements associated with the Grand Heritage Club landscape improvements and recreational amenities installed when the residential development was constructed.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water and will be served by the City of Lavon sanitary sewer service.

Floodplain: The proposed replat does not impact floodplain in the region.

The replat is prepared in accordance with the City's Subdivision Ordinance and conforms to the zoning. The application satisfies the criteria for approval.

Staff Notes:

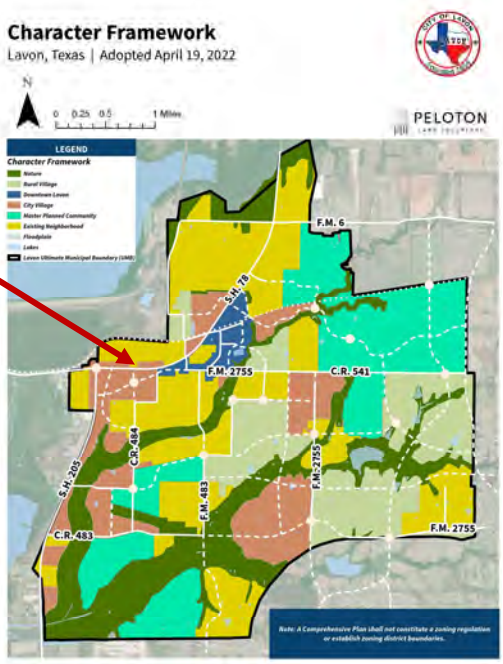
The proposed replat was reviewed by the city engineer, planning consultant, and staff development review committee.

Approval of the replat is recommended.

Attachments:
1. Application and preliminary plat
2. Location exhibits
3. Planning and engineering correspondence

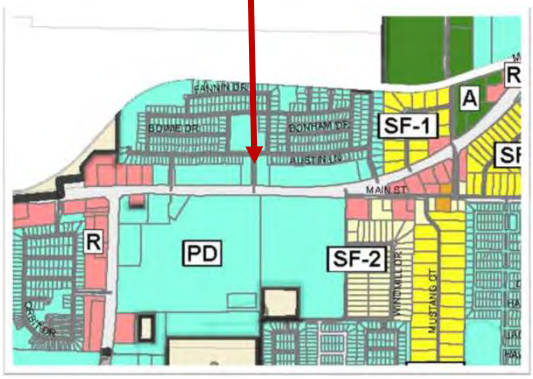
Future Land Use Plan

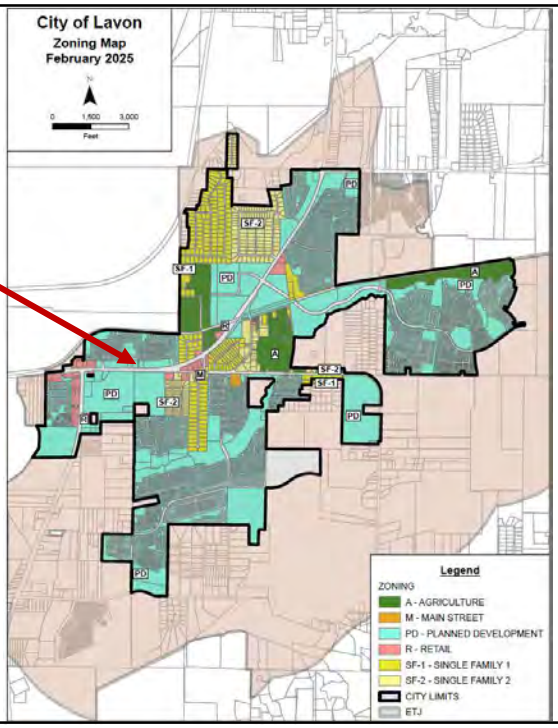




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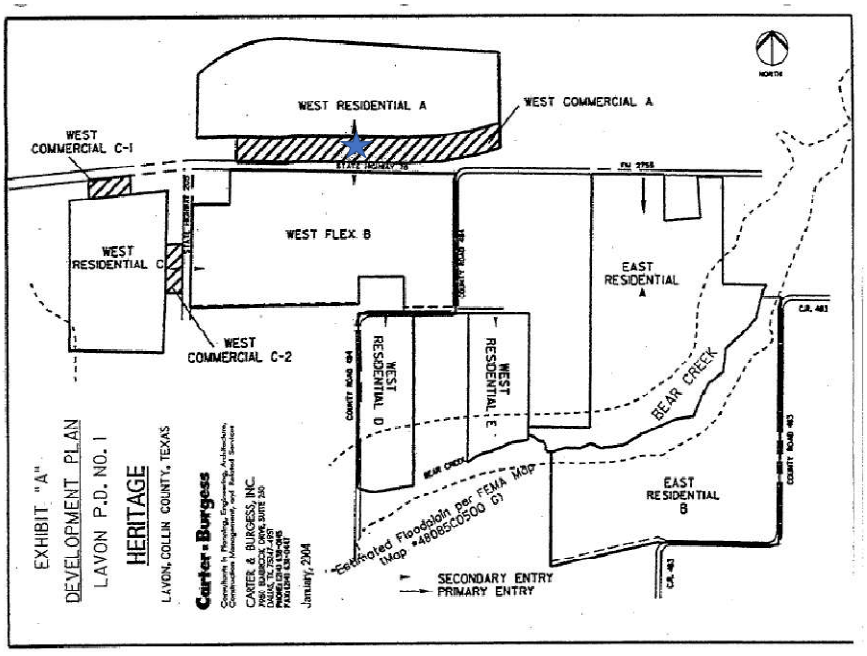
Zoning Map





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Grand Heritage PD Development Plan

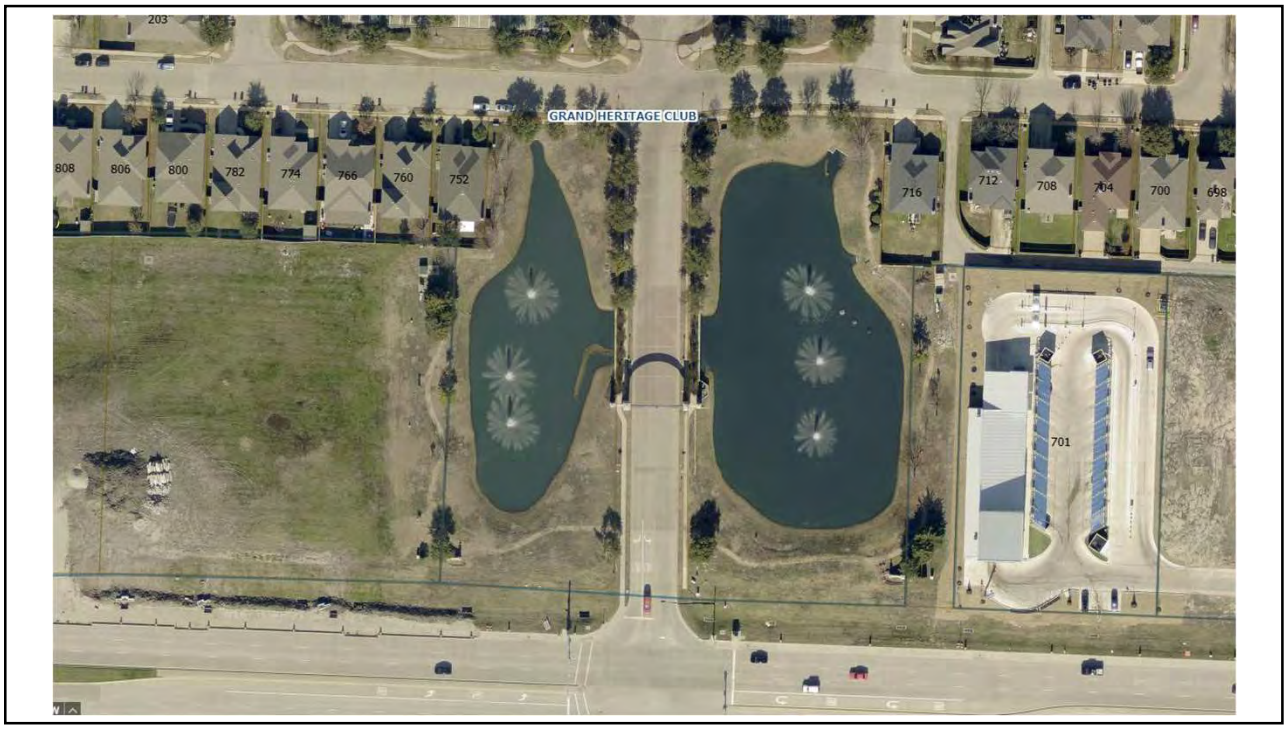


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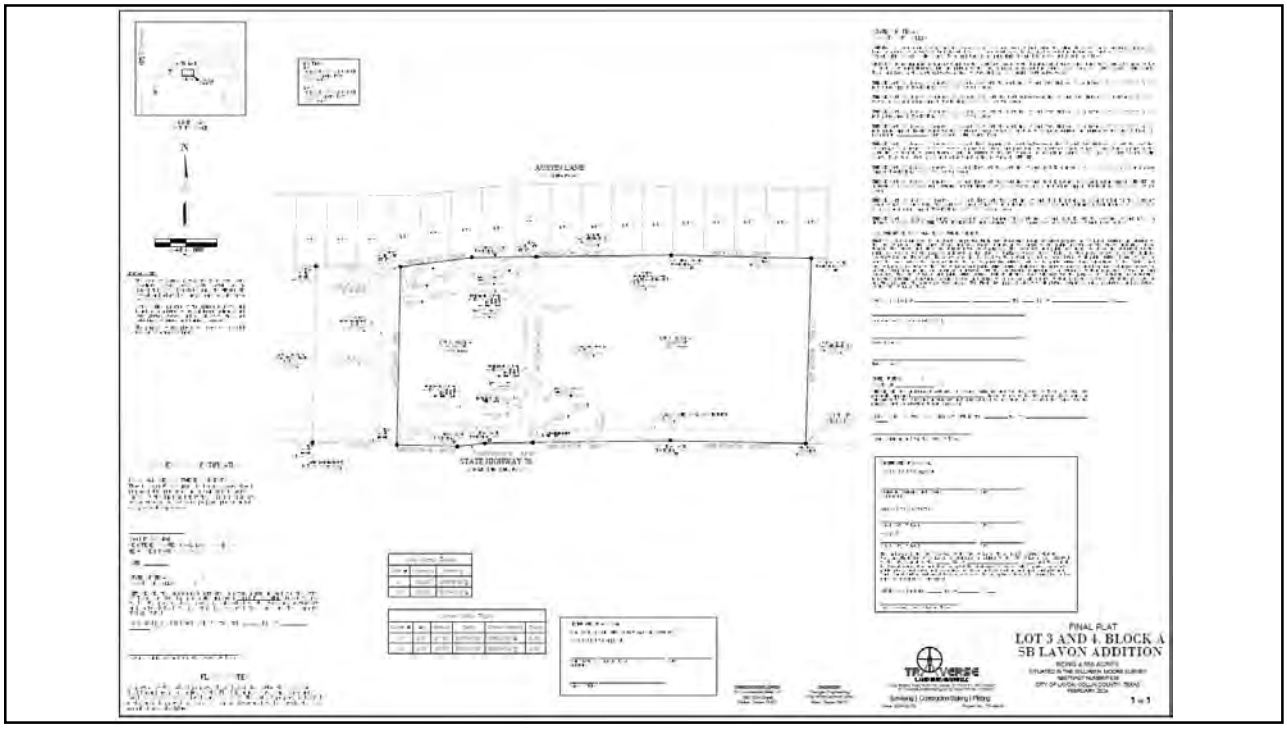
Grand Heritage PD Land Plan Exhibit



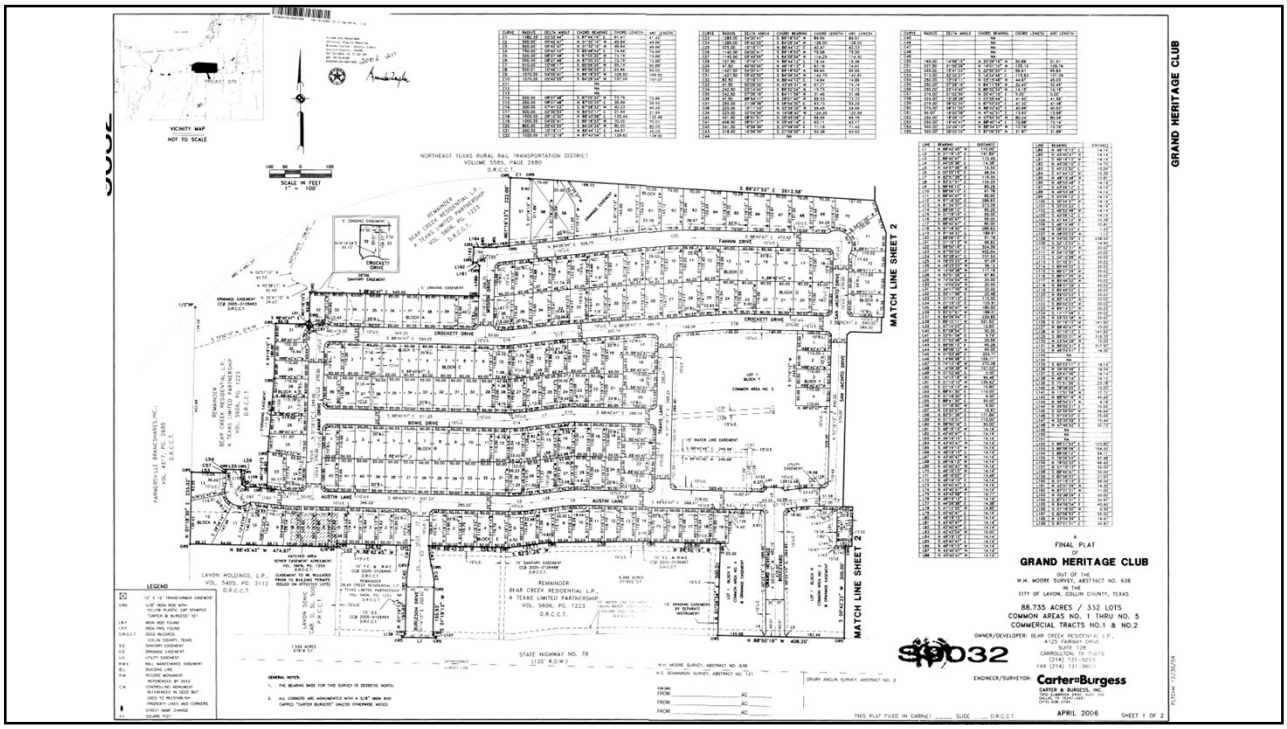
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203
GRAND HERITAGE CLUB
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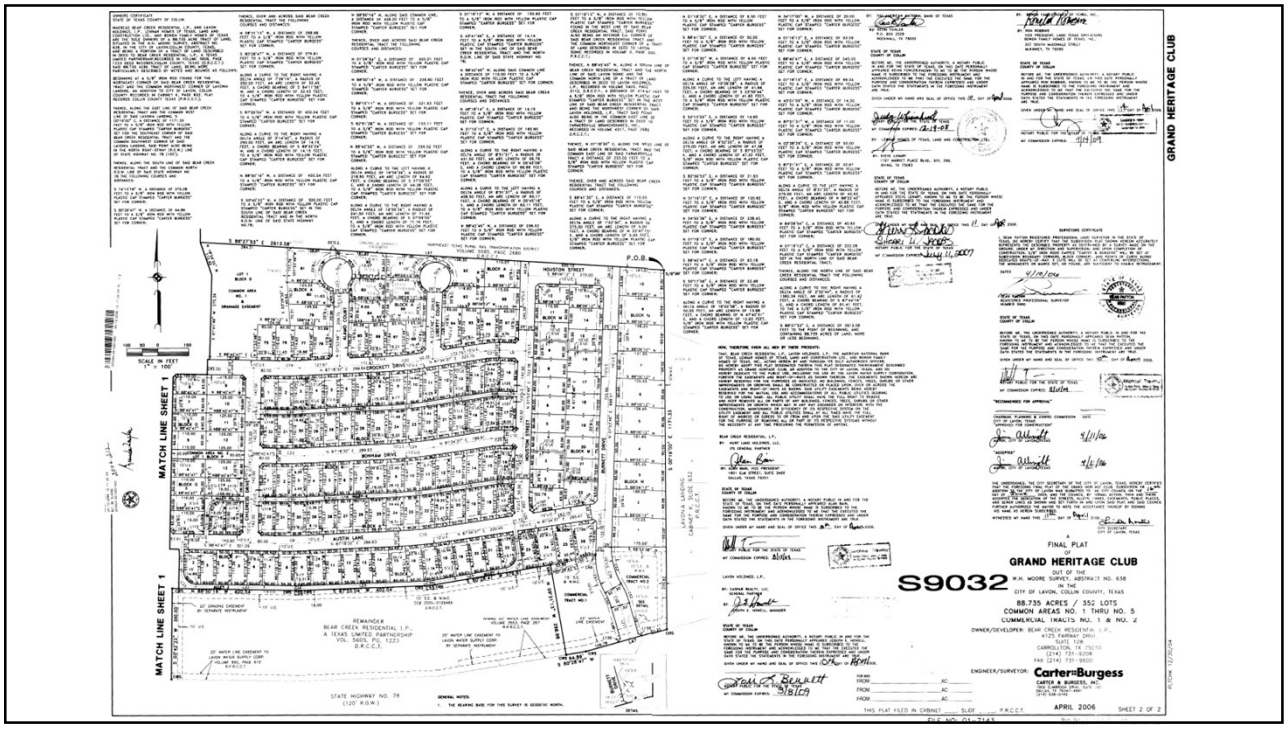
33


N
STATE HIGHWAY 78
FINAL PLAT
LOT 3 AND 4, BLOCK A
5B LAVON ADDITION

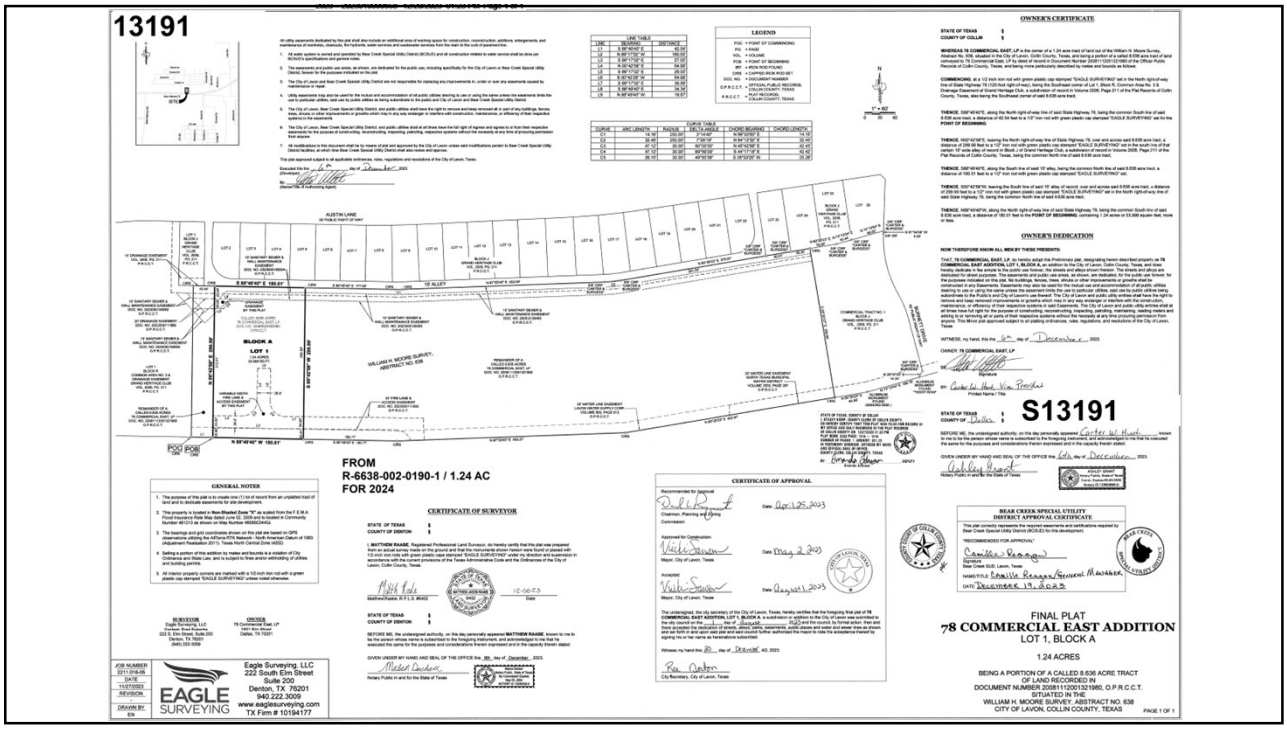
34


GRAND HERITAGE CLUB
FINAL PLAT
OF
GRAND HERITAGE CLUB
S9032
88.735 ACRES / 352 LOTS
COMMON AREAS NO. 1 THRU NO. 5
COMMERCIAL TRACTS NO.1 & NO.2
APRIL 2006
SHEET 1 OF 2
Carter Burgess

35


GRAND HERITAGE CLUB
FINAL PLAT
OF
GRAND HERITAGE CLUB
S9032
88.735 ACRES / 352 LOTS
COMMON AREAS NO. 1 THRU NO. 5
COMMERCIAL TRACTS NO. 1 & NO. 2
APRIL 2006
SHEET 2 OF 2
Carter Burgess

36


13191
S13191
FROM
R-6638-002-0190-1 / 1.24 AC
FOR 2024
FINAL PLAT
78 COMMERCIAL EAST ADDITION
LOT 1, BLOCK A
1.24 ACRES
BEING A PORTION OF A CALLED 8.636 ACRE TRACT
OF LAND RECORDED IN
DOCUMENT NUMBER 20081120013210800, O.P.R.C.C.T.
SITUATED IN THE
WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638
CITY OF LAVON, COLLIN COUNTY, TEXAS
PAGE 1 OF 1
OWNER'S CERTIFICATE
OWNER'S DEDICATION
CERTIFICATE OF SURVEYOR
CERTIFICATE OF APPROVAL
REAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE
GENERAL NOTES
Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

37

CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

RECEIVED
FEB 18 2026
By

Company Making Submission	Property Owner
Name: Eagle Surveying	Name: Lavon Grand Heritage Homeowners Association, Inc.
Address: 222 South Elm Street, Suite 200	Address:
City/State/Zip: Denton, Texas	City/State/Zip:
Phone #: 940-222-3009 Fax #:	Phone # Fax #
Authorized Person: Michael Fedchak	Authorized Person:

Type of Submission	Date
☐ Preliminary Plat	
☐ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☑ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Michael Fedchak	Michael Fedchak	02-09-2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

www.cityoflavon.com

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 2/11/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon Grand Heritage Homeowners Association, Inc., am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Eagle Surveying to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Jammy Fred (President LGH HOA)
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Texas Collin

Before me, the undersigned authority, appeared Jammy Fred,
on this the 11th day of February, 2026.

PATTI BURNS
Notary Public, State of Texas
Comm. Expires 04-12-2027
Notary ID 2165633

Notary Public in and for Collin County, Texas

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Declaration of Ownership

Date: 2/11/2026

To the City of Lavon
Collin County, Texas

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

Jammy Fred (President HOA) LGH
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Jammy Fred,
on this the 11th day of February, 2026.

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CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: Eagle Surveying	Name: 78 Commercial West LP
Address: 222 South Elm Street, Suite 200	Address: ~~2101 Cedar Springs Rd, Ste 600~~ 8235 Douglas Ave. Ste 1300
City/State/Zip: Denton, Texas	City/State/Zip: Dallas, TX ~~75201~~ 75225
Phone #: 940-222-3009 Fax #:	Phone # 470-707-9566 Fax #
Authorized Person: Michael Fedchak	Authorized Person: Kevin Tooker, EVP

Type of Submission	Date
☐ Preliminary Plat	
☐ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☑ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

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Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Michael Fedchak	Michael Fedchak	02-09-2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON
P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
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Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Declaration of Ownership

Date: 2/9/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 9th day of February, 2026.

(notary seal)
MACY MCWILLIAMS
Notary ID #133004407
My Commission Expires
March 29, 2029

Macy McWilliams
Notary Public in and for Dallas County, Texas

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – – Inspection 972-853-0855
Email: lmcclendon@lavontx.gov

PLAT APPLICATION

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

Authorization of Representation

Date: 2/9/26

To the City of Lavon
Collin County, Texas

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Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 9th day of February, 2026.

Macy McWilliams
Notary Public in and for Dallas County, Texas

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

CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
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PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: Eagle Surveying	Name: 78 Commercial East LP
Address: 222 South Elm Street, Suite 200	Address: 8235 Douglas Ave, Ste 1300
City/State/Zip: Denton, Texas	City/State/Zip: Dallas, TX 75225
Phone #: 940-222-3009 Fax #:	Phone # 470-707-9566 Fax #
Authorized Person: Michael Fedchak	Authorized Person: Kevin Tooker

Type of Submission	Date
☐ Preliminary Plat	
☐ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☑ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

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Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Michael Fedchak	Michael Fedchak	02-09-2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON

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Declaration of Ownership

Date: 2/9/26

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Collin County, Texas

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Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 9th day of February, 2026.

(notary seal) MACY MCWILLIAMS
Notary ID #133004407
My Commission Expires
March 29, 2029

Macy McWilliams
Notary Public in and for Dallas County, Texas

CITY OF LAVON

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PLAT APPLICATION

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Date: 2/9/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Comercial East, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Eagle Surveying to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,

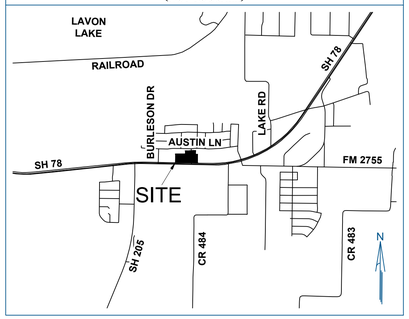
on this the 9th day of February, 2026.

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

Macy McWilliams

Notary Public in and for Dallas County, Texas

VICINITY MAP
(NOT TO SCALE)

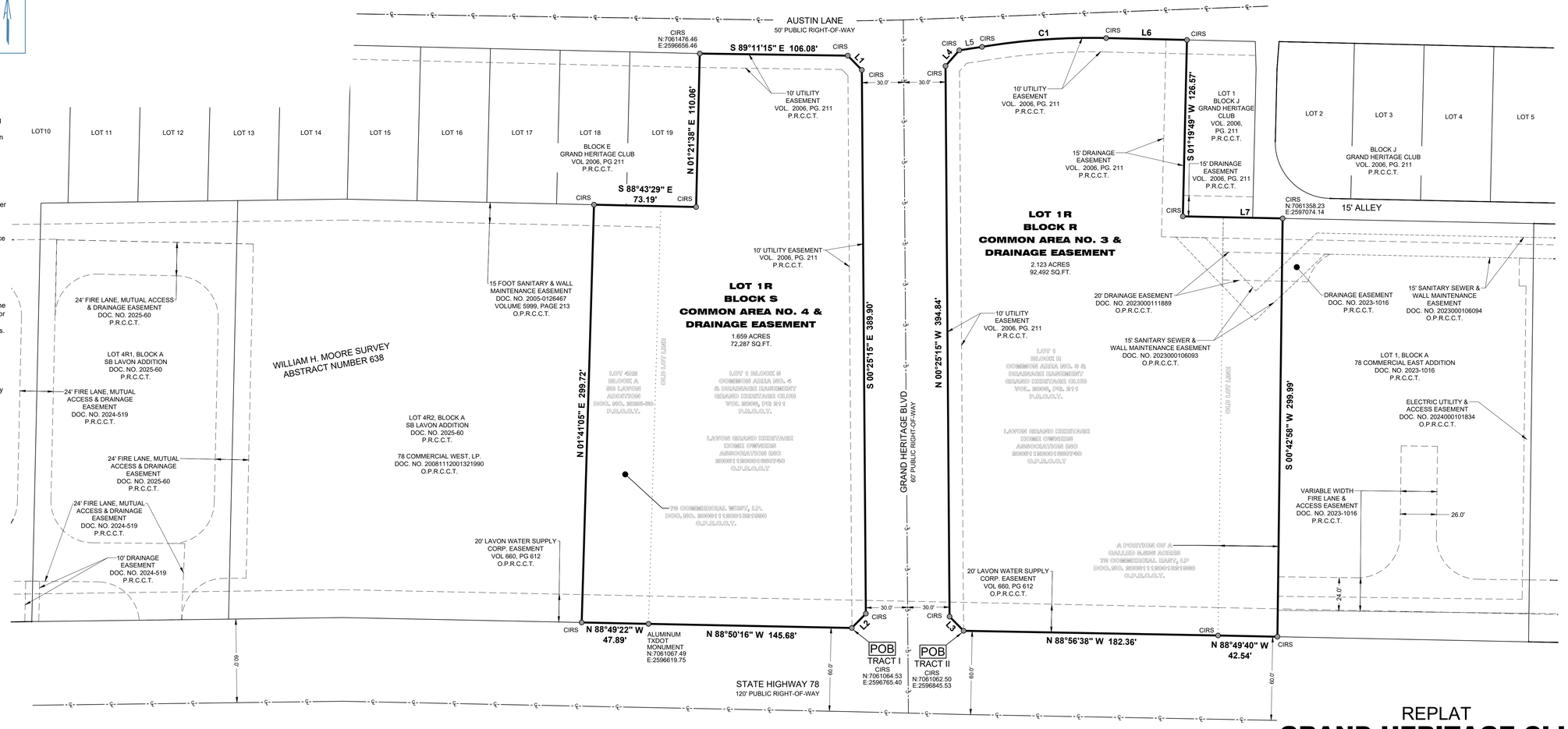


GENERAL NOTES

1. The purpose of this plat is to create two (2) lots of record from two (2) existing lots of record, a portion of one (1) existing lot of record and a portion of an unplatted tract.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 06, 2009 and is located in Community Number 481313 as shown on Map Number 48085C0440J.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
6. Common areas shall be owned and maintained by the Property Owners Association and shall be designated as a drainage easement and for public recreation and pedestrian access.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of pavement line.

1. All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
2. The easements and public use areas, as shown, are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
3. The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4. Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities as being subordinate to the public and City of Lavon and Bear Creek Special Utility District.
5. The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6. The City of Lavon, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 44°26'38" E	14.38'
L2	S 44°26'36" W	14.38'
L3	N 44°37'46" W	14.34'
L4	N 41°12'55" E	14.97'
L5	N 81°25'52" E	16.48'
L6	S 88°40'47" E	57.93'
L7	S 88°49'40" E	71.52'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	475.01'	89.30'	10°46'17"	N 85°56'05" E	89.17'

LEGEND

PG.	= PAGE
VOL.	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
———	= PROPTERY LINE
———	= ADJOINER LINE

REPLAT
GRAND HERITAGE CLUB
LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3

3.782 ACRES
REPLAT OF GRAND HERITAGE CLUB
LOT 1, BLOCK S, COMMON AREA NO. 4 & DRAINAGE EASEMENT
AND BEING ALL OF LOT 1, BLOCK R, COMMON AREA NO. 3 & DRAINAGE EASEMENT AS RECORDED IN
VOLUME 2006, PAGE 211, P.R.C.C.T.
AND A PORTION OF A CALLED 8.636 ACRE TRACT
AS RECORDED IN
DOCUMENT NUMBER 20081112001321980, O.P.R.C.C.T.
AND
A PORTION OF LOT 4R2, BLOCK A, SB LAVON ADDITION
AS RECORDED IN
DOCUMENT NUMBER 2025-60, P.R.C.C.T.
SITUATED IN THE
WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638
CITY OF LAVON, COLLIN COUNTY, TEXAS

JOB NUMBER	2304.031-09
DATE	12-09-2025
REVISION	03-17-2026
DRAWN BY	MMF

EAGLE SURVEYING
Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
78 Commercial West LP
C/O AD Valorem Tax Dept
2101 Cedar Springs Road, Ste 600
Dallas, TX 75201

OWNER
78 Commercial East, LP
8235 Douglas Ave, Suite 1300
Dallas, TX 75225
(470) 707-9566

OWNER
Lavon Grand Heritage Association Inc
200 Grand Heritage Blvd
Lavon, TX 75166

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

TRACT I:

WHEREAS, 78 COMMERCIAL WEST LP AND LAVON GRAND HERITAGE ASSOCIATION INC are the owner of a 1.659 acre tract of land out of the WILLIAM H. MOORE SURVEY, ABSTRACT NUMBER 638, situated in the City of Lavon, Collin County, Texas and being a portion of Lot 4R2, Block A, SB Lavon Addition, a subdivision of record in Document Number 2025-60 of the Plat Records of Collin County, Texas, also being all of Lot 1, Block S, Common Area No. 4 and Drainage Easement of Grand Heritage Club, a subdivision of record in Volume 2006, Page 211 of said Plat Records, said Lot 4R2 being a portion of a called 6.369 acre tract of land conveyed to 78 Commercial West by deed of record in Document Number 20081112001321990 of said Official Public Records, said Lot 1 having been conveyed to Lavon Grand Heritage Home Owners Association Inc. by deed of record in Document Number 20061120001650740 of said Official Public Records and being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at the intersection of the North right-of-way line of State Highway 78 (120' right-of-way) and the West right-of-way line of Grand Heritage Boulevard (60' right-of- way), being the Southeast corner of said Lot 1 and hereof;

THENCE, along the North right-of-way line of State Highway 78, being the common South lines of said Lot 1 and said Lot 4R2, the following three (3) courses and distances:

1. N88°50'16"W, a distance of 145.68 feet to an aluminum TXDOT monument found at the common South corner of said Lot 1 and said Lot 4R2;
2. N88°49'22"W, a distance of 47.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Southwest corner hereof;

THENCE, N01°41'05"E, leaving the North right-of-way line of State Highway 78, over and across said Lot 4R2, a distance of 299.72 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South line of Lot 18, Block E of said Grand Heritage Club, for the Northwest corner hereof;

THENCE, along the South and East lines of Lots 18 and 19 of said Block E, being the common North line of said Lot 4R2 and the irregular west line of said Lot 1, the following three (3) courses and distances:

1. S88°43'29"E, a distance of 73.19 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 19;
2. N01°21'38"E, distance of 110.06 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of Austin Lane (50' right-of-way), being the Northeast corner of said Lot 19, also being the Northwest corner of said Lot 1;

THENCE, S89°11'15"E, along the South right-of-way line of Austin Lane, being the common North line of said Lot 1, a distance of 106.08 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North end of a cutback line at the intersection of the South right-of-way line of Austin Lane and the West right-of-way line of Grand Heritage Boulevard, being the Northeast corner of said Lot 1 and hereof;

THENCE, along the West right-of-way line of Grand Heritage Boulevard, being the common East line of said Lot 1, the following three (3) courses and distances:

1. S44°26'38"E, a distance of 14.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S00°25'15"E, a distance of 389.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. S44°26'36"W, a distance of 14.38 feet to the **POINT OF BEGINNING** and containing an area of 1.659 Acres, or (72,287 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **78 COMMERCIAL WEST LP, and LAVON GRAND HERITAGE ASSOCIATION, INC**, do hereby adopt this replat, designating herein described property as **GRAND HERITAGE CLUB, LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3,** an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Replat plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **78 COMMERCIAL WEST LP**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **LAVON GRAND HERITAGE ASSOCIATION, INC**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

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Notary Public in and for the State of Texas

JOB NUMBER
2304.031-09
DATE
12-09-2025
REVISION
03-17-2026
DRAWN BY
MMF

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

TRACT II:

WHEREAS, 78 COMMERCIAL EAST, LP AND LAVON GRAND HERITAGE ASSOCIATION INC are the owners of a 2.123 acre tract of land out of the William H. Moore Survey, Abstract No. 638, situated in the City of Lavon, Collin County, Texas, and being all of Lot 1, Block R, Common Area No. 3 & Drainage Easement, of Grand Heritage Club, a subdivision of record in Volume 2006, Page 211 of the Plat Records of Collin County, Texas, said Lot 1 having been conveyed to Lavon Grand Heritage Home Owners Association Inc. by deed of record in Document Number 20061120001650740 of said Official Public Records, also being a portion of a called 8.636 acre tract of land conveyed to 78 Commercial East, LP by deed of record in Document Number 20081112001321980 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the South end of a cutback line at intersection of the North right-of-way line of State Highway 78 (120-foot right-of-way) and the East right-of-way line of Grand Heritage Boulevard (60' right-of-way), being the Southwest corner of said Lot 1, Block R and hereof;

THENCE, along the East right-of-way line of Grand Heritage Boulevard, being the common West line of said Lot 1, Block R, the following three (3) courses and distances:

1. N44°37'46"W, a distance of 14.34 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. N00°25'15"W, a distance of 394.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. N41°12'55"E, a distance of 14.97 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the North end of a cutback line at the intersection of the East right-of-way line of Grand Heritage Boulevard and the South right-of-way line of Austin Lane (50' right-of-way), being the Northwest corner of said Lot 1, Block R and hereof;

THENCE, along the South right-of-way line of Austin Lane, being the common North line of said Lot 1, Block R, the following three (3) courses and distances:

1. N81°25'52"E, a distance of 16.48 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the right;
2. Along said non-tangent curve to the right, having a radius of 475.01 feet, a chord bearing of N85°56'05"E, a chord length of 89.17 feet, a delta angle of 10°46'17", an arc length of 89.30 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the point of tangency of said curve;
3. S88°40'47"E, a distance of 57.93 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 1, Block J of said Grand Heritage Club, being the most Northerly Northeast corner of said Lot 1, Block R and hereof;

THENCE, S01°19'49"W, leaving the South right-of-way line of Austin Lane, along the West line of said Lot 1, Block J, being the common irregular East line of said Lot 1, Block R, a distance of 126.57 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said Lot 1, Block J;

THENCE, S88°49'40"E, in part, along the South line of said Lot 1, Block J and in part, along the South line of that certain 15 foot wide alley of record in said Block J of Grand Heritage Club, being the common irregular East line of said Lot 1R, Block R and the North line of said 8.636 acre tract, a distance of 71.52 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of Lot 1, Block A of 78 Commercial East Addition, a subdivision of record in Document Number 2023-1016 of said Plat Records, for the most Easterly Northeast corner hereof;

THENCE, S00°42'58"W, leaving the South line of said 15' wide alley, along the West line of said Lot 1, Block A, a distance of 299.99 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North right-of-way line of State Highway 78, being in the common South line of said 8.636 acre tract, also being the Southwest corner of said Lot 1, Block A, for the Southeast corner hereof;

THENCE, N88°49'40"W, along the North right-of-way line of State Highway 78, being the common South lines of said 8.636 acre tract 42.54 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of said Lot 1, Block R, being the Southwest corner of said 8.636 acre tract;

THENCE, N88°56'38"W, continuing along the North right-of-way line of State Highway 78, being the common South line of said Lot 1, Block R, a distance of 182.36 feet to the **POINT OF BEGINNING** and containing an area of 2.123 acres (92,492 square feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **78 COMMERCIAL EAST, LP** and **LAVON GRAND HERITAGE ASSOCIATION, INC** do hereby adopt this Replat, designating herein described property as **GRAND HERITAGE CLUB, LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3** an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Replat plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **78 COMMERCIAL EAST, LP**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **LAVON GRAND HERITAGE ASSOCIATION, INC**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lavon, Collin County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

Recommended for Approval:

_____ Date: _____
Chairman, Planning and Zoning Commission

Approved for Construction:

_____ Date: _____
Mayor, City of Lavon, Texas

Accepted:

_____ Date: _____
Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing replat of **GRAND HERITAGE CLUB, LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3**, a subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20___ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD, 20__.

_____
City Secretary, City of Lavon, Texas

BEAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE

This plat correctly represents the required easements and certifications required by Bear Creek Special Utility District (BCSUD) for this development.

"RECOMMENDED FOR APPROVAL"

_____
Signature
Bear Creek SUD, Lavon, Texas

NAME/TITLE: _____

DATE: _____

REPLAT
GRAND HERITAGE CLUB
LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3

3.782 ACRES
REPLAT OF GRAND HERITAGE CLUB
LOT 1, BLOCK S, COMMON AREA NO. 4 & DRAINAGE EASEMENT
AND BEING ALL OF LOT 1, BLOCK R, COMMON AREA NO. 3 &
DRAINAGE EASEMENT AS RECORDED IN
VOLUME 2006, PAGE 211, P.R.C.C.T.
AND A PORTION OF A CALLED 8.636 ACRE TRACT
AS RECORDED IN
DOCUMENT NUMBER 20081112001321980, O.P.R.C.C.T.
AND
A PORTION OF LOT 4R2, BLOCK A, SB LAVON ADDITION
AS RECORDED IN
DOCUMENT NUMBER 2025-60, P.R.C.C.T.
SITUATED IN THE
WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638
CITY OF LAVON, COLLIN COUNTY, TEXAS

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
78 Commercial West LP
C/O AD Valorem Tax Dept
2101 Cedar Springs Road, Ste 600
Dallas, TX 75201

OWNER
78 Commercial East, LP
8235 Douglas Ave, Suite 1300
Dallas, TX 75225
(470) 707-9566

OWNER
Lavon Grand Heritage Association Inc
200 Grand Heritage Blvd
Lavon, TX 75166

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

March 20, 2026

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

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-3880
MyGov Submittal: March 20, 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,

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

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

March 19, 2026

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

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-3880
MyGov Submittal: March 19, 2026

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

✓1. Revise the Replat to accurately summarize the purpose of this plat.

GENERAL NOTES
1. The purpose of this plat is to create a Common Area lot from a previous platted lot plat, to create one (1) lot of record from an existing lot of record and a portion of an unplatted tract and to dedicate easements.

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

Thank you,

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

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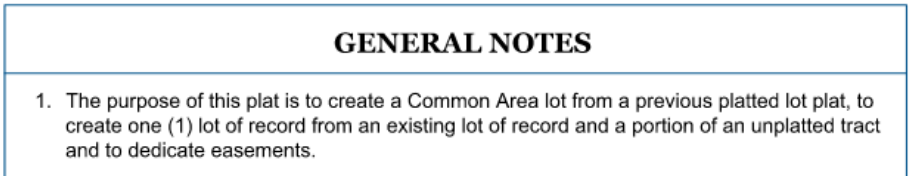
March 19, 2026

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

Re: Grand Heritage Club
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LJA Job No. NTP-3880
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1. The purpose of this plat is to create a Common Area lot from a previous platted lot plat, to create one (1) lot of record from an existing lot of record and a portion of an unplatted tract and to dedicate easements.

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

Thank you,

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

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

March 18, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: Grand Heritage Club - 2 Lots, 3.782 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The properties are located on the east and west side of Grand Heritage Blvd. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

All comments have been satisfactorily addressed.

This concludes our review of the above-referenced Replat. We recommend APPROVAL of the Replat.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Grand Heritage\Grand Heritage Club\Replat 2026\Grand Heritage Club - Replat - Rev 1.docx

March 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: Grand Heritage Club - 2 Lots, 3.782 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The properties are located on the east and west side of Grand Heritage Blvd. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

✓1. Bearings do not match between the drawing and written description.

✓2. The property name in one of the Owners' Dedication should be corrected.

This concludes our review of the above-referenced Replat. A copy of the Replat, with markups, is attached for your use.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\Grand Heritage\Grand Heritage Club\Replat 2026\Grand Heritage Club - Replat - Rev 0.docx

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

March 12, 2026

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

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: February 27, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

✓1. Submit a signed plat application for the 78 Commercial East owner.

2. This Replat will replace the SB Lavon Addition, Lots 4R2-A & Common Area 1, Block A Replat application. Please withdraw the other application.

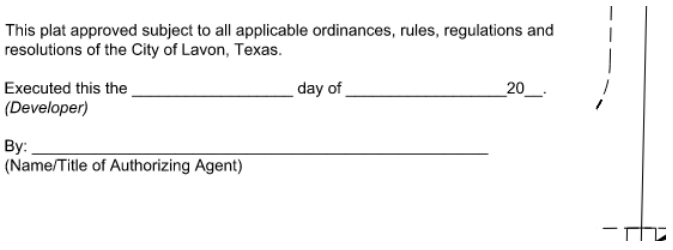
✓3. Revise the Replat to remove all lines and labels that delineate setbacks and buffers.

✓4. Per Collin County Appraisal District, Lot 1, Block S and Lot 1R, Block R are owned by Lavon Grand Heritage HOA. However, the acreage within the Owner's Certificates and Owner's Dedications for 78 Commercial West and 78 Commercial East incorporate the acreage owned by the Lavon Grand Heritage HOA. Provide clarification as to why these properties are listed as being owned by 78 Commercial West and 78 Commercial East, or revise the Replat to add Lavon Grand Heritage HOA (and the associated acreages) to the owner's information, certificate, and dedication sections.

✓5. The filed Final Plat for Grand Heritage Club shows 10-foot utility easements on Lot 1, Block S, Common Area No. 4 & Drainage Easement and Lot 1R, Block R, Common Area No. 3 & Drainage Easement. Revise the Replat to show these existing easements.

✓ 6. Revise the Replat's City Secretary certification to reference a Replat instead of a Final Plat.

✓7. Revise the Replat to remove the signature block, on page 1, shown below:



This plat approved subject to all applicable ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

Executed this the _____ day of _____20__.
(Developer)

By: _____
(Name/Title of Authorizing Agent)

8. Revise the Replat to relabel Common Area No. 1, Block A to “Common Area No. 1R, Block A.”

9. Revise the Replat to relabel Lot 1, Block S, Common Area No. 4 & Drainage Easement to “Lot 1R, Block S, Common Area No. 4 & Drainage Easement.”

10. Revise the Replat’s title block to update it based on comments 8 and 9.

11. Please coordinate any changes with the associated Site Plan application and vice versa.

12. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

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

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

March 12, 2026

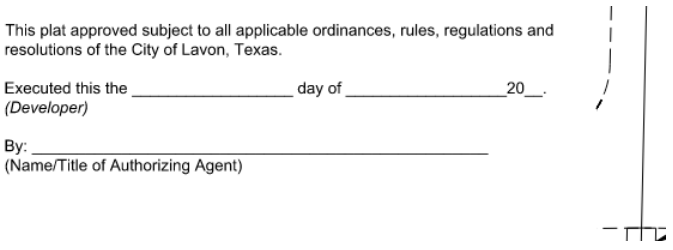
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Grand Heritage Club
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: February 27, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. Submit a signed plat application for the 78 Commercial East owner.
2. This Replat will replace the SB Lavon Addition, Lots 4R2-A & Common Area 1, Block A Replat application. Please withdraw the other application.
3. Revise the Replat to remove all lines and labels that delineate setbacks and buffers.
4. Per Collin County Appraisal District, Lot 1, Block S and Lot 1R, Block R are owned by Lavon Grand Heritage HOA. However, the acreage within the Owner's Certificates and Owner's Dedications for 78 Commercial West and 78 Commercial East incorporate the acreage owned by the Lavon Grand Heritage HOA. Provide clarification as to why these properties are listed as being owned by 78 Commercial West and 78 Commercial East, or revise the Replat to add Lavon Grand Heritage HOA (and the associated acreages) to the owner's information, certificate, and dedication sections.
5. The filed Final Plat for Grand Heritage Club shows 10-foot utility easements on Lot 1, Block S, Common Area No. 4 & Drainage Easement and Lot 1R, Block R, Common Area No. 3 & Drainage Easement. Revise the Replat to show these existing easements.
6. Revise the Replat's City Secretary certification to reference a Replat instead of a Final Plat.
7. Revise the Replat to remove the signature block, on page 1, shown below:


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Executed this the _____ day of _____20__.
(Developer)

By: _____
(Name/Title of Authorizing Agent)

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9. Revise the Replat to relabel Lot 1, Block S, Common Area No. 4 & Drainage Easement to “Lot 1R, Block S, Common Area No. 4 & Drainage Easement.”

10. Revise the Replat’s title block to update it based on comments 8 and 9.

11. Please coordinate any changes with the associated Site Plan application and vice versa.

12. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: _5 – G_**

Item:

Discussion and action regarding a replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

Application Information

Owner(s): 78 Commercial West, L.P.

Applicant: Eagle Surveying

Location: 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd.

Description: SB Lavon Addition Replat Lot 4R2; 1.750 acres and an outparcel of 0.329 acres, City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

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

Request: Replat

Request Details

The applicant is seeking approval of Lot 4R2-A of the SB Lavon Addition to revise the lot line to combine an outparcel with the Grand Heritage Club Common Area resulting in a 1.750 acre lot.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division

of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water and will be served by the City of Lavon sanitary sewer service.

Floodplain: The proposed replat does not impact floodplain in the region.

Road Connection: The property will take access from cross access easements.

The replat is prepared in accordance with the City's Subdivision Ordinance and conforms to the zoning. The application satisfies the criteria for approval.

Staff Notes:

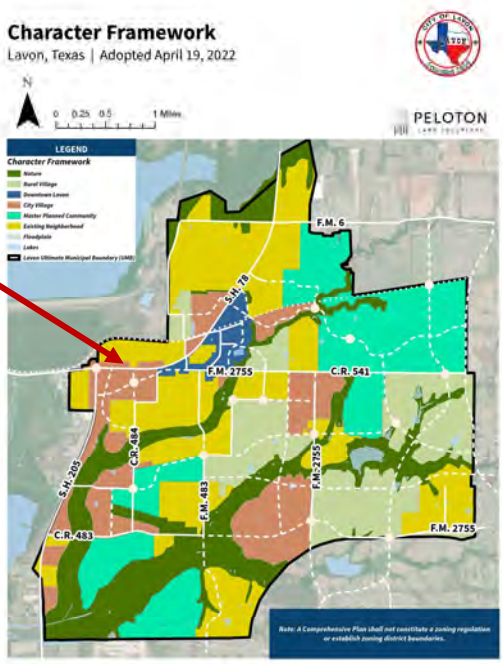
The proposed replat was reviewed by the city engineer, planning consultant, and staff development review committee.

Approval of the replat is recommended.

Attachments:
1. Application and preliminary plat
2. Location exhibits
3. Planning and engineering correspondence

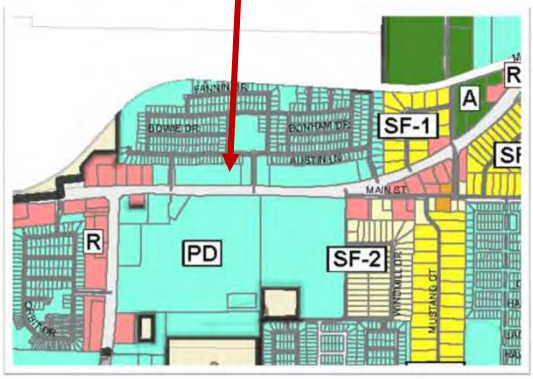
Future Land Use Plan

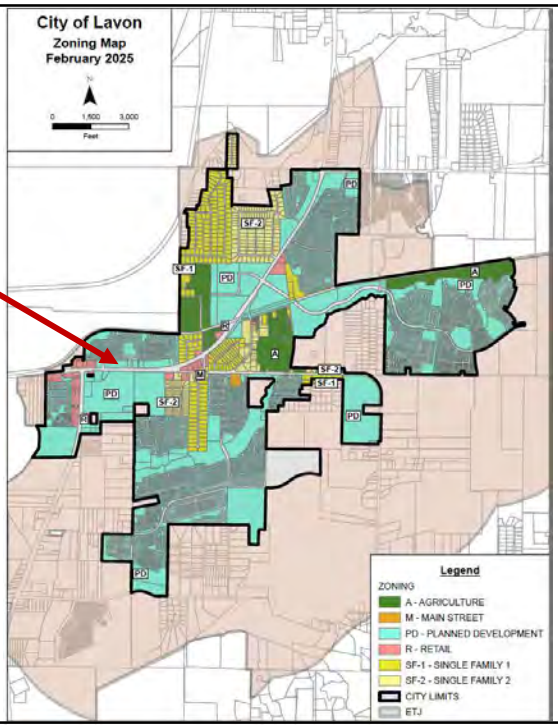




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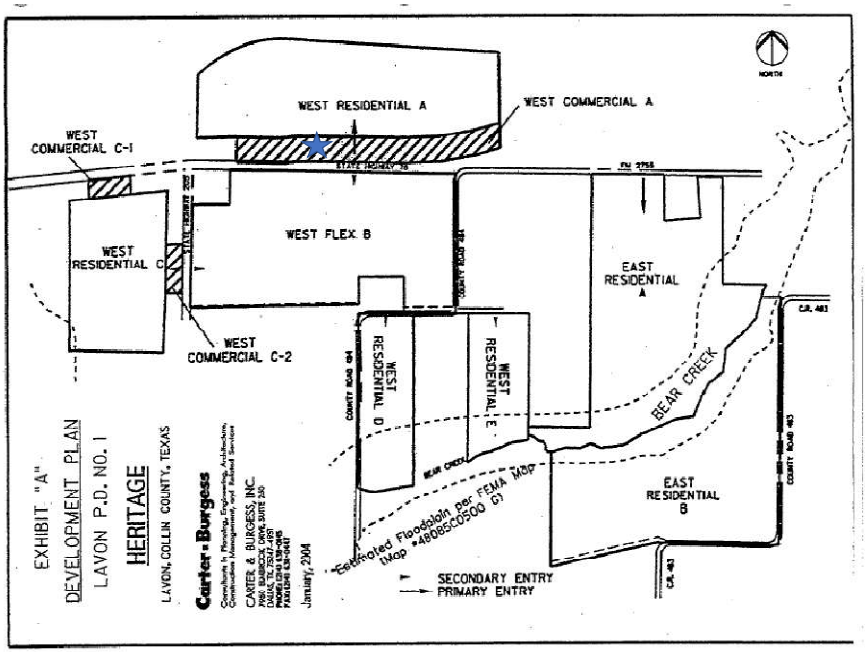
Zoning Map





38

Grand Heritage PD Development Plan

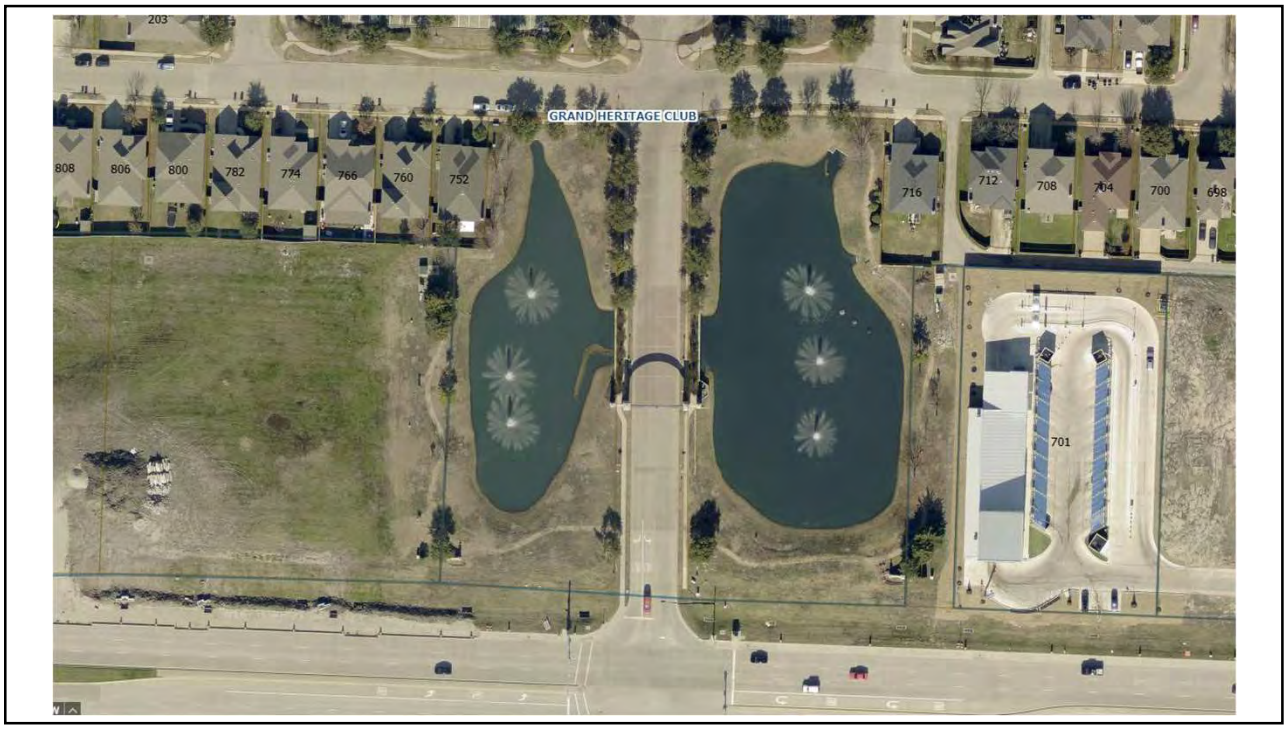


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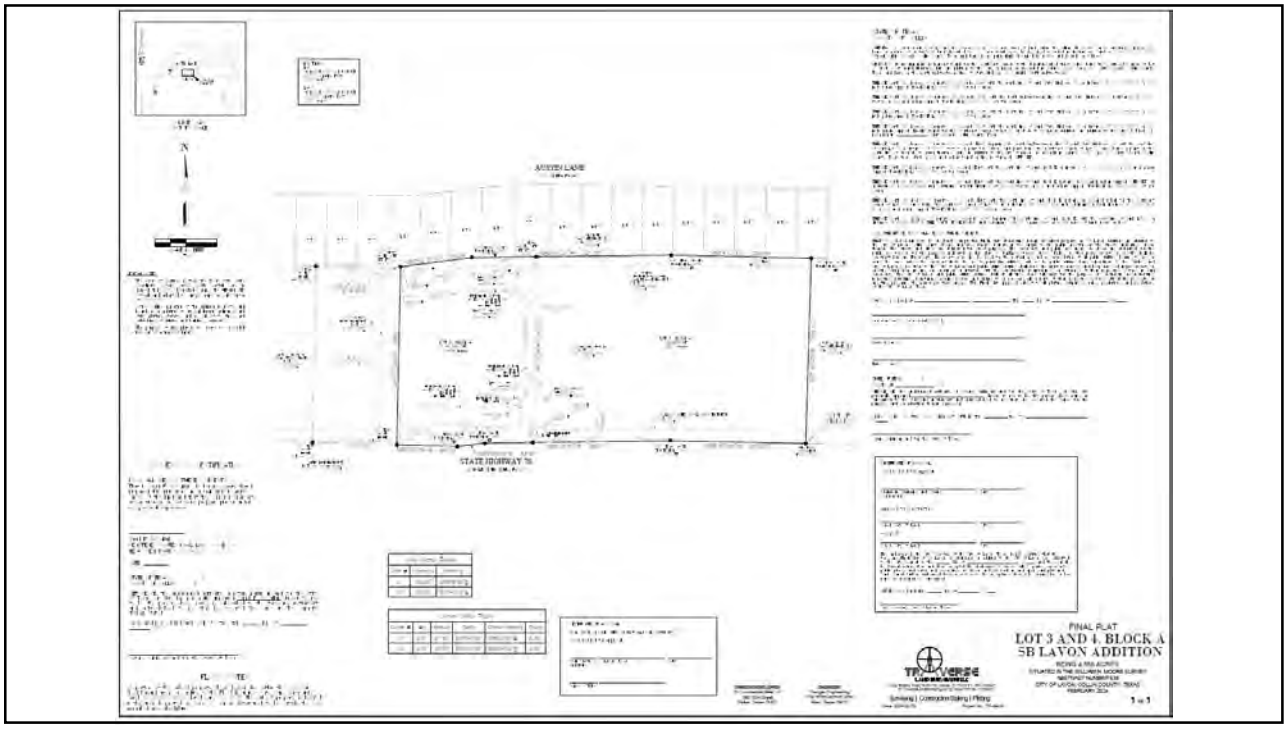
Grand Heritage PD Land Plan Exhibit



40


203
GRAND HERITAGE CLUB
808
806
800
782
774
766
760
752
716
712
708
704
700
698
701

41


FINAL PLAT
LOT 3 AND 4, BLOCK A
5B LAVON ADDITION

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CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: Eagle Surveying	Name: 78 Commercial West LP
Address: 222 South Elm Street, Suite 200	Address: 8235 Douglas Ave, Suite 1300
City/State/Zip: Denton, Texas	City/State/Zip: Dallas, TX 75225
Phone #: 940-222-3009 Fax #:	Phone # 470-707-9566 Fax #
Authorized Person: Michael Fedchak	Authorized Person: Kevin Tooker, President

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☐ Other	

Check List of Items Submitted

- ☒ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Pricing

Preliminary Plat: C* D*	Per Fee Schedule
Final Plat: C* D*	Per Fee Schedule
Re-Plat: C* D*	Per Fee Schedule
Public Infrastructure Inspection	**Per Fee Schedule**

C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required.

D* To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and download these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Michael Fedchak	Michael Fedchak	January 5, 2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

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

PLAT APPLICATION

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

Authorization of Representation

Date: January 5, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Eagle Surveying to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner) Kevin Tooker, ~~President~~ Executive Vice President

Signature (Owner)

Signature (Owner)

COURTNEY LEIGH WHITACRE
Notary ID #132356449
My Commission Expires
February 21, 2028

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 5th day of January, 2026.

(notary seal)

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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

Declaration of Ownership

Date: January 5, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 Commercial West LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Kevin Tooker

Signature (Owner) Kevin Tooker, ~~President~~ Executive Vice President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

COURTNEY LEIGH WHITACRE
Notary ID #132356449
My Commission Expires
February 21, 2028

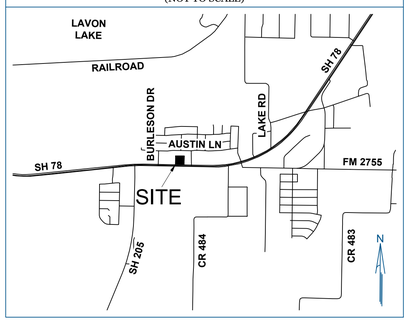
Before me, the undersigned authority, appeared Kevin Tooker,
on this the 5th day of January, 2026.

(notary seal)

Courtney Whitacre

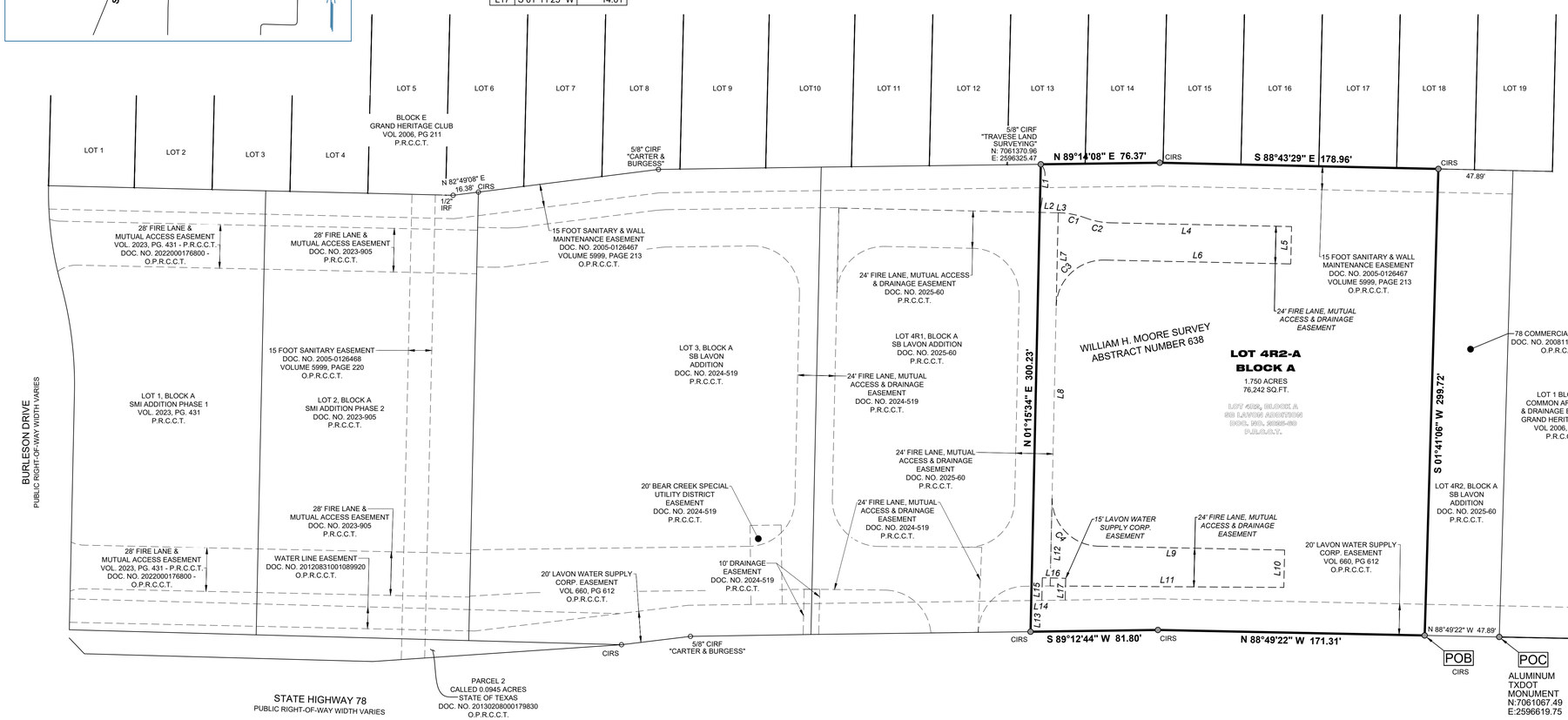
Notary Public in and for Dallas County, Texas

VICINITY MAP
(NOT TO SCALE)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 01°15'34" W	30.89'
L2	S 88°45'48" E	11.85'
L3	S 88°45'48" E	1.03'
L4	S 88°48'35" E	115.18'
L5	S 01°11'25" W	24.00'
L6	N 88°48'35" W	119.75'
L7	N 01°14'07" E	59.73'
L8	S 01°13'36" W	123.80'
L9	S 88°48'35" E	119.62'
L10	S 01°11'25" W	24.00'
L11	N 89°38'09" W	150.04'
L12	N 01°15'36" E	56.16'
L13	N 01°15'34" E	20.01'
L14	N 89°13'44" E	6.83'
L15	N 01°11'25" E	14.52'
L16	S 88°48'35" E	15.00'
L17	S 01°11'25" W	14.01'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	53.56'	16.86'	18°02'01"	S 78°49'42" E	16.79'
C2	50.14'	17.53'	20°01'51"	S 79°31'09" E	17.44'
C3	30.44'	47.19'	88°50'11"	S 46°25'53" W	42.61'
C4	30.58'	47.22'	88°28'41"	S 44°07'29" E	42.66'



LEGEND

PG.	= PAGE
VOL.	= VOLUME
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
———	= PROPTERY LINE
———	= ADJOINER LINE

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
78 Commercial West LP
C/O AD Valorem Tax Dept
2101 Cedar Springs Road, Ste 600
Dallas, TX 75201

JOB NUMBER	2304.031-07
DATE	12-09-2025
REVISION	03-17-2026
DRAWN BY	MMF

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

BEAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE

This plat correctly represents the required easements and certifications required by Bear Creek Special Utility District (BCSUD) for this development.

"RECOMMENDED FOR APPROVAL"

_____
Signature
Bear Creek SUD, Lavon, Texas

NAME/TITLE: _____

DATE: _____

GENERAL NOTES

1. The purpose of this plat is to create one (1) lot of record from a previously platted lot and to dedicate easements.
2. This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 06, 2009 and is located in Community Number 481313 as shown on Map Number 48085C0440J.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

CERTIFICATE OF APPROVAL

Recommended for Approval:

_____ Date: _____
Chairman, Planning and Zoning Commission

Approved for Construction:

_____ Date: _____
Mayor, City of Lavon, Texas

Accepted:

_____ Date: _____
Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing replat of **SB LAVON ADDITION, LOT 4R2-A, BLOCK A**,, a subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20___ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD, 20__.

_____
City Secretary, City of Lavon, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **78 COMMERCIAL WEST LP** is the owner of a 1.750 acre tract of land out of the WILLIAM H. MOORE SURVEY, ABSTRACT NUMBER 638, situated in the City of Lavon, Collin County, Texas and being a portion of Lot 4R2, Block A of SB Lavon Addition, a subdivision of record in Volume 2025, Page 60 of the Plat Records of Collin County, Texas, said Lot 4R2 being a portion of a called 6.369 acre tract of land conveyed to 78 Commercial West by deed of record in Document Number 20081112001321990 of the Official Public Records of Collin Conty, Texas and being more particularly described by metes and bounds as follows;

COMMENCING, at an aluminum TXDOT monument found in the North right-of-way line of State Highway 78 (a variable width right-of-way), being Southwest corner of Lot 1, Block S, Common Area No. 4 & Drainage Easement of Grand Heritage Club, a subdivision of record in Volume 2006, Page 211 of said Plat Records, also being the Southeast corner of said Lot 4R2;

THENCE, N88°49'22"W, along the North right-of-way line of State Highway 78, being the common South line of said Lot 4R2, a distance of 47.89 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the **POINT OF BEGINNING**, and Southeast corner hereof;

THENCE, continuing along the North right-of-way line of State Highway 78 and the common South line of said Lot 4R2, the following two (2) courses and distances:

1. N88°49'22"W, a distance of 171.31 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S89°12'44"W, a distance of 81.80 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southeast corner of Lot 4R1 of said SB Lavon Addition, being the Southwest corner of said Lot 4R2 and hereof;

THENCE, N01°15'34"E, leaving the North right-of-way line of State Highway 78, along the East line of said Lot 4R1, being the common West line of said Lot 4R2, a distance of 300.23 feet to a 5/8" iron rod with cap stamped "TRAVERSE LAND SURVEYING" found in the South line of Lot 13, Block E of Grand Heritage Club, a subdivision of record in Volume 2006, Page 211 of said Plat Records, being the Northeast corner of said Lot 4R1, also being the Northwest corner of said Lot 4R2 and hereof;

THENCE, along the South lines of Lot 13-18 of said Block E, being the common North line of said Lot 4R2, the following two (2) courses and distances:

1. N89°14'08"E, a distance of 76.37 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
2. S88°43'29"E, a distance of 178.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set for the Northeast corner hereof;

THENCE, S01°41'06"W, leaving the South line of said Lot 18, over and across said Lot 4R2, a distance of 299.72 feet to the **POINT OF BEGINNING** and containing an area of 1.750 Acres, or (76,242 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **78 COMMERCIAL WEST LP**, do hereby adopt this replat, designating herein described property as **SB LAVON ADDITION, LOT 4R2-A, BLOCK A,** an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Replat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **78 COMMERCIAL WEST LP**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lavon, Collin County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

_____ _____
Matthew Raabe, R.P.L.S. #6402 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

REPLAT
SB LAVON ADDITION
LOT 4R2-A, BLOCK A

1.750 ACRES

BEING A PORTION OF
LOT 4R2, BLOCK A SB LAVON ADDITION
RECORDED IN
DOCUMENT NUMBER 2025-60, O.P.R.C.C.T.
SITUATED IN THE
WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638
CITY OF LAVON, COLLIN COUNTY, TEXAS

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

March 19, 2026

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

Re: SB Lavon Addition, Lot 4R2-A, Block A
Replat Review
LJA Job No. NTP-3880
MyGov Submittal: March 18, 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,

Abra R. Nusser, AICP
Senior Director
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

March 18, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 1 Lot, 1.750 Acres
78 Commercial West LP - Lot 4R2-A – Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

All comments have been satisfactorily addressed.

This concludes our review of the above-referenced Replat. **We recommend APPROVAL of the Replat.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 3.docx

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

March 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 1 Lot, 1.750 Acres
78 Commercial West LP - Lot 4R2-A – Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

✓ 1. A bearing does not match between the drawing and written description.

✓ 2. The title block refers to “All of Lot 4R2”. Surveyor to verify if it should be a “Portion of Lot 4R2” or similar.

✓ 3. Geneal Note #1 should be modified to reflect the actual purpose of this Plat.

This concludes our review of the above-referenced Replat. A copy of the Replat, with markups, is attached for your use.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 2.docx

March 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 1 Lot, 1.750 Acres
78 Commercial West LP - Lot 4R2-A – Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 17, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

1. A bearing does not match between the drawing and written description.

2. The title block refers to “All of Lot 4R2”. Surveyor to verify if it should be a “Portion of Lot 4R2” or similar.

3. Geneal Note #1 should be modified to reflect the actual purpose of this Plat.

This concludes our review of the above-referenced Replat. A copy of the Replat, with markups, is attached for your use.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 2.docx

March 3, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 2 Lot, 2.080 Acres
78 Commercial West LP - Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated February 23, 2026, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

1. The Replat is creating 2 lots. One of the lots will be a common area adjacent to the existing common area for Grand Heritage Club. The Common Area lot is being created to encompass existing improvements associated with the Grand Heritage Club Common Area that extend beyond the existing property line. The Common Area Lot will be replatted as part of adjacent Lot 1, Block S.

This concludes our review of the above-referenced Replat. **We recommend APPROVAL of the Replat, subject to addressing any Planner's comments.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment
F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 1.docx

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

March 2, 2026

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

Re: SB Lavon Addition, Lot 4R2 Block A
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: February 25, 2026

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

1. **Repeat Comment**: The Owner's Dedication states that the owners "do hereby adopt this Minor plat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A, BLOCK A." Revise to the following: "…do hereby adopt this replat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A…"

   The Owner's Dedication was partially corrected. The last line of the Owner's Dedication states, "This Minor plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas." Revise to the following: This replat plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas."

2. **Repeat Comment:** Revise the CERTIFICATE OF APPROVAL section reference to SIMI ADDIDITION to list the correct subject replat: SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A.

   Revise the CERTIFICATE OF APPROVAL to list the correct subject replat. Remove the reference to PHASE 1, LOT 1, BLOCK A.

3. Revise the replat to remove lines and labels for all setbacks and landscape buffers.

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

Thank you,

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

February 2, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: SB Lavon Addition - 2 Lot, 2.080 Acres
78 Commercial West LP - Retail & Restaurant
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated December 9, 2025, as prepared by Eagle Surveying, LLC for the above referenced property. The property is located on the north side of SH 78, east of Grand Heritage, south of Grand Heritage Club and east of Heartland Dental. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

1. The Replat is creating 2 lots. One of the lots will be a common area adjacent to the existing common area for Grand Heritage Club. The Common Area lot is being created to encompass existing improvements associated with the Grand Heritage Club Common Area that extend beyond the existing property line

2. Fire lanes should be platted.

3. Surveyor to verify additional water easements are not required.

4. The written description references Burleson Drive. This should be Grand Heritage Club Block E with appropriate lots.

5. The existing common area should be labeled as Block S, not R.

This concludes our review of the above-referenced Replat.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment
F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\783 Retail & Restaurant\SB Lavon Addition - Lot 4R2 - Retail- Replat - Rev 0.docx

January 23, 2026

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

Re: SB Lavon Addition, Lot 4R2 Block A
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: January 13, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. Revise the lot labeled "HOA LOT Excluded Area" to "Common Area 1, Block A." The Replat title block label needs to be revised and updated from "Lots 4R2-A & 4R2-B, Block A" to "Lots 4R2-A & Common Area 1, Block A."

2. Please clarify if Lavon Grand Heritage HOA is anticipating taking on ownership of the Common Area. They are not included on the application and documentation regarding their acceptance of the common area has not been provided.

3. The General Notes section needs the following revisions and additions:

    a. Note 1 to be revised to state: "The purpose of this plat is to create a Common Area lot from a previous platted lot."

    b. Additional note: "Common areas shall be owned and maintained by the Property Owners Association and shall be designated as a drainage easement and for public recreation and pedestrian access."

4. The Owner's Certificate includes a bounds description line:
"Thence along the east right-of-way line of Burleson Drive, being the common west line of said 0.82 acre tract, the following three (3) courses and distances"

    Please review and clarify if this is correct. Also, the reference on the last line of "Lot 1 Block R" needs to be revised to "Lot 1 Block S."

5. The label of the adjacent lot to the east of this replat is shown at Lot 1 Block R. Revise to Lot 1, Block **S**, to correctly identify the lot.

6. The Owner's Dedication states that the owners "do hereby adopt this Minor plat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A, BLOCK A." Revise to the following: "…do hereby adopt this replat, designating herein described property as SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A…"

7. Revise the CERTIFICATE OF APPROVAL section reference to SIMI ADDIDITION to list the correct subject replat: SB LAVON ADDITION, LOT 4R2-A & COMMON AREA 1, BLOCK A

8. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



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On behalf of the City of Lavon, TX

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On behalf of the City of Lavon, TX

CITY OF LAVON
Agenda Brief

MEETING: March 24, 2026 **ITEM: 5 - H**

Item:

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

City Council Actions:

- Open and continue the PUBLIC HEARING to a meeting beginning at 6:30 p.m. on Apri 7, 2026 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. Bohannan 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).

At 6:58 p.m. Mayor Sanson opened and continued the Public Hearing to a meeting to begin at 6:30p.m. on Tuesday April 7, 2026.

- 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.

MOTION: APPROVE 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.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

- 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).

MOTION: APPROVE 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.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

Comprehensive Plan Update:

The Comprehensive Plan Advisory Committee (CPAC) met on February 23, 2026. If you wish to receive a copy of the presentation slides, please let staff know.

LJA Engineering is presently working on the DRAFT plan update. Details and progress can be found here: Horizon Lavon | Engage LJA or https://engagelja.mysocialpinpoint.com/horizonlavon .