



AGENDA
JULY 28, 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 June 23, 2026 meeting.
- B.** Public hearing, discussion, and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** continued from June 23, 2026 to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
- C.** Public hearing, discussion, and action regarding an application to amend Article 9.03 “Zoning Ordinance” to amend Ordinance No. **2004-09-05**, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
- D.** Discussion and action regarding a replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
- E.** Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).
- F.** Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of

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the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

- G.** Discussion and action regarding the preliminary plat of the Elevon Southwest Commercial Addition consisting of 6 commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Elevon Parkway City of Lavon, Collin County, Texas.
- H.** Discussion and action regarding the final plat of the Flex Industrial Park Addition consisting of two commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052).
- I.** 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.

- August 25, 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 6:00 p.m. on July 22, 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
JUNE 23, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

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

ABSENT: JOHNATHAN CLIFTON, SEAT 3

1. MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.

2. MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/ COMMUNICATIONS.

- America's 250th Anniversary Party at City Hall 7/2/2026 6:00pm-9:30pm

4. CITIZEN COMMENTS

There were none.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the April 28, 2026 meeting.

MOTION: APPROVE THE MINUTES OF THE APRIL 28, 2026 MEETING.

MOTION MADE: NABORS

SECONDED: VALLEJO

APPROVED: UNANIMOUS (Absent: Clifton)

B. Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).

Presentation of proposed amendment.

City Manager Kim Dobbs presented slides for reference. Patricio Castro, the applicant's representative provided details including the concrete foundation plan. Mr. Castro added that no electrical or plumbing will be installed in the shell building.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:36 p.m. Mr. Rosenquist opened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:37 p.m.

Discussion and action regarding the proposed amendment.

Ms. Dobbs reported that the public hearing notice was published in the newspaper and posted on the website, and thirteen (13) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in opposition, and one (1) notice was returned in favor of the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SECOND ACCESSORY STRUCTURE OF 1,000 SQ FT IN AREA, THAT IS 350 SQUARE FEET GREATER THAN PERMITTED AT 246 SHOREVIEW ON LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION, CITY OF LAVON, TEXAS.

MOTION: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

- C. Public hearing, discussion, action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).**

Presentation of proposed amendment.

Ms. Dobbs reported the applicant requested a continuance.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:36 p.m. Mr. Rosenquist opened the public hearing and continued it to a meeting to be held on July 28, 2026 beginning at 6:30pm.

- D. 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” generally to amend uses and minimum parking requirements; 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 the property notification sign requirements; an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to amend use definitions; an amendment to Division 4 “Regulations Applicable to All Districts” Section 9.03.085 “Home occupation/home based business” generally to amend home occupation/home based business standards; an amendment to Division 4 “Regulations Applicable to All Districts” generally to establish farmers market standards; an amendment to Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” Section 9.03.135 “Dumpster regulations” generally to amend dumpster standards; an amendment to Division 7 “Site Plan Requirements” Section 9.03.156 “Term of the approved site plan” generally to amend the expiration period of site plans; and an amendment to Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.175 “Off-street loading space requirements”.**

Presentation of proposed amendment.

Abra Nusser, LJA Engineering, provided information regarding each proposed amendment.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:51 p.m. Mr. Rosenquist opened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:51 p.m.

Discussion and action regarding the proposed 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” GENERALLY TO AMEND USES AND MINIMUM PARKING REQUIREMENTS; 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 THE PROPERTY NOTIFICATION SIGN REQUIREMENTS; AN AMENDMENT TO DIVISION

3 “DEFINITIONS” SECTION 9.03.061 “GENERAL” GENERALLY TO AMEND USE DEFINITIONS; AN AMENDMENT TO DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” SECTION 9.03.085 “HOME OCCUPATION/HOME BASED BUSINESS” GENERALLY TO AMEND HOME OCCUPATION/HOME BASED BUSINESS STANDARDS; AN AMENDMENT TO DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” GENERALLY TO ESTABLISH FARMERS MARKET STANDARDS; AN AMENDMENT TO DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” SECTION 9.03.135 “DUMPSTER REGULATIONS” GENERALLY TO AMEND DUMPSTER STANDARDS; AN AMENDMENT TO DIVISION 7 “SITE PLAN REQUIREMENTS” SECTION 9.03.156 “TERM OF THE APPROVED SITE PLAN” GENERALLY TO AMEND THE EXPIRATION PERIOD OF SITE PLANS; AND AN AMENDMENT TO DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS” SECTION 9.03.175 “OFF-STREET LOADING SPACE REQUIREMENTS”.

MOTION: NABORS
 SECONDED: VALLEJO
 APPROVED: UNANIMOUS (Absent: Clifton)

- E. Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 “Generally” Section 9.02.004 “Procedure” generally to amend the expiration period of construction plans and to establish the expiration for final plats.**

Presentation of proposed amendment.

Abra Nusser, LJA Engineering, provided information pertaining to each proposed amendment.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:57 p.m. Mr. Rosenquist opened the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:58 p.m.

Discussion and action regarding the proposed amendment.

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.02 SUBDIVISION ORDINANCE DIVISION 1 “GENERALLY” SECTION 9.02.004 “PROCEDURE” GENERALLY TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND TO ESTABLISH THE EXPIRATION FOR FINAL PLATS.

MOTION: MCCLENDON
 SECONDED: NABORS
 APPROVED: UNANIMOUS (Absent: Clifton)

- F. Discussion and action regarding the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052).**

Ms. Dobbs provided iintroduced the proposed plat and Daniel Dewey, JBI Partners, detailed the plat and was available for questions.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE FLEX INDUSTRIAL PARK ADDITION CONSISTING OF THREE COMMERCIAL LOTS ON 30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, NORTH OF AND ADJACENT TO 17253 FM 2755 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL APPROVAL OF THE CITY ENGINEER.

MOTION MADE: NABORS
 SECONDED: VALLEJO
 APPROVED: UNANIMOUS (Absent: Clifton)

- G. Discussion and action regarding the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092).**

Ms. Dobbs provided information regarding the revised replat and the applicant's representative Matthew Kivnani was available for questions.

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF Lots 1, 2, AND 3 TO FORM LOTS 1R AND 2R, BLOCK F, LAKE BREEZE ESTATES, CONSISTING OF 3 ACRES SOUTHWEST OF THE INTERSECTION OF OAK ST. AND SH 78 AND SOUTHEAST OF THE INTERSECTION OF OAK ST. AND CEDAR ST., CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL APPROVAL OF THE CITY PLANNER.

MOTION MADE: NABORS

SECONDED: MCCLENDON

APPROVED: UNANIMOUS (Absent: Clifton)

- H. Discussion and action regarding the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).**

Ms. Dobbs provided information regarding the final plat and Christian Songy, Southland Consulting Engineers, detailed the Letter of Map Revision to FEMA for the project.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HILLSTEAD PHASE 2B-1 ADDITION CONSISTING OF 44 RESIDENTIAL LOTS AND 4 NON-RESIDENTIAL LOTS ON 17.49 ACRES IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370, PREVIOUSLY APPROVED AS PART OF HILLSTEAD PHASE 2B ADDITION, SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 483 IN COLLIN COUNTY MUD NO. 5 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.

MOTION MADE: NABORS

SECONDED: VALLEJO

APPROVED: UNANIMOUS (Absent: Clifton)

- I. Discussion and action regarding the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).**

Ms. Dobbs provided information regarding the final plat and Christian Songy, Southland Consulting Engineers, detailed the Letter of Map Revision to FEMA for the project.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HILLSTEAD PHASE 2B-2 ADDITION CONSISTING OF 96 RESIDENTIAL LOTS AND 4 NON-RESIDENTIAL LOTS ON 25.243 ACRES IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370, THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, THE J. STRICKLAND SURVEY, ABSTRACT NO. 794, AND THE CI CO SURVEY, ABSTRACT NO. 1051, PREVIOUSLY APPROVED AS PART OF HILLSTEAD PHASE 2B ADDITION, SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 483 IN COLLIN COUNTY MUD NO. 5 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON,

COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.

MOTION MADE: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

- J. Discussion and action regarding the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863).**

Ms. Dobbs provided information regarding the final plat of the 205-78 Addition.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE 205-78 ADDITION, LOT 1 CONSISTING OF A COMMERCIAL LOT ON 2.414 ACRES OUT OF THE W.A.S. SURVEY, ABSTRACT NO. 121, SITUATED WEST OF THE INTERSECTION OF SH 78 AND SH 205 AND NORTH AND EAST OF GRAND HERITAGE - WEST C ADDITION, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO CITY ENGINEER'S AND PLANNER'S FINAL APPROVAL.

MOTION MADE: VALLEJO
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

- K. Discussion and action regarding the final plat of Elevon, Section 3, Phase 3B-2 consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).**

Ms. Dobbs provided information regarding the final plat and Daniel Dewey, JBI Partners, was available for questions.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF ELEVON, SECTION 3, PHASE 3B-2 CONSISTING OF 107 RESIDENTIAL LOTS AND 1 COMMON AREA LOT ON 21.8 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740, SITUATED NORTHEAST OF THE INTERSECTION OF CR 541 AND NOBLE GROVE, EAST OF SECTION 3B-1, AND SOUTH OF ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: Clifton)

- L. 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 – July 28, 2026

THE MEETING WAS ADJOURNED AT 7:18 P.M.

DULY PASSED AND APPROVED on this 28th day of July 2026.

David Rosenquist, Chairman

Attest:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: July 28, 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 Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).

- 1) Presentation of proposed application.
- 2) **PUBLIC HEARING** continued from June 23, 2026 to receive comments regarding the proposed application.
- 3) Discussion and action regarding the proposed application.

Application Information

Owner(s): Austin Clinkscales

Applicant: Grayson Edwards, Toth Engineering

Location: Northeast of the intersection of S. SH 78 and SH 205, adjacent to Sonic at 963 S. SH 78, City of Lavon

Description: Approximately 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, CCAD Parcel ID 2796752

Current Zoning: Retail (R)

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

Request Details

The owner is proposing to change the zoning from Retail (R) to Planned Development with a base zoning of Retail (R) to permit a drive-through-only oil change and minor maintenance automobile service establishment with modifications of the Building, Placement, Orientation, and Site Design requirements to accommodate a specific site layout. All other regulations of the base zoning district Retail (R) will remain in effect.

Background:

The subject property is zoned Retail (R) which provides that an automobile service establishment is permitted with an approved conditional use permit. Retail (R) further requires that no service canopies, drive-thru lanes, service doors for auto or similar service shall face the public street nor a residential lot or residential zoning district. The site has a public street on the front and residential on the back which limits the layout options.

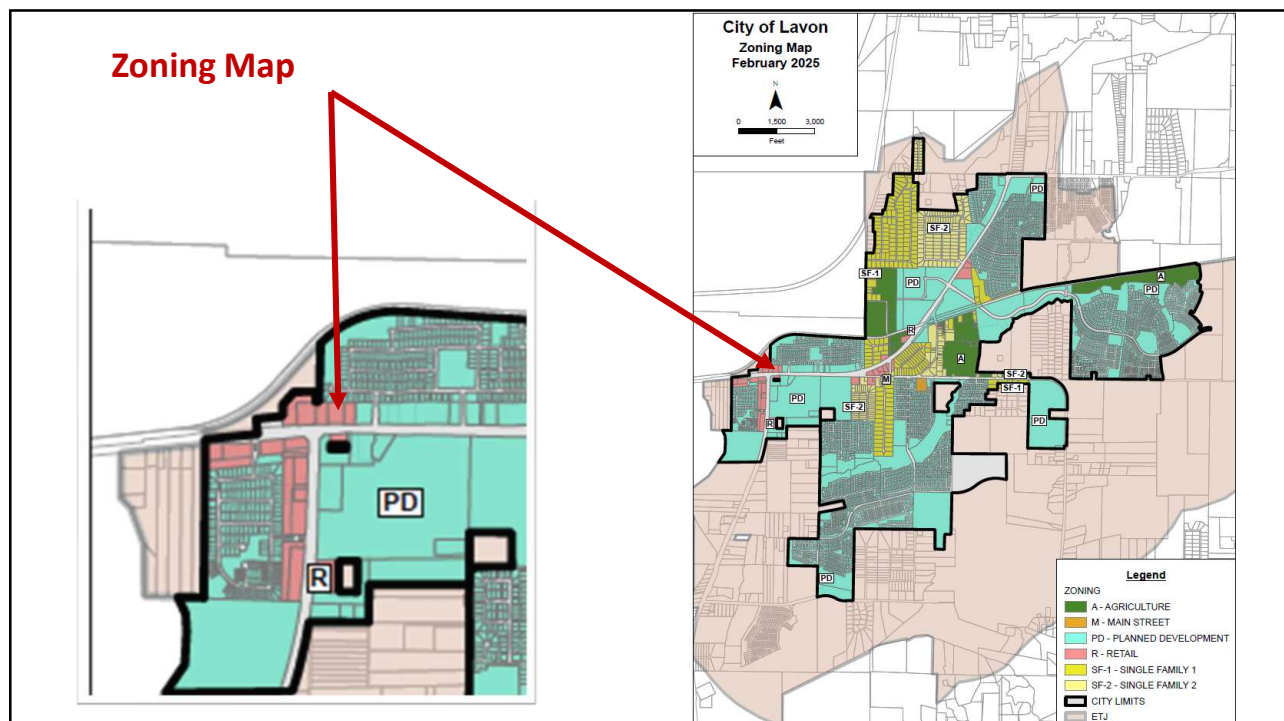
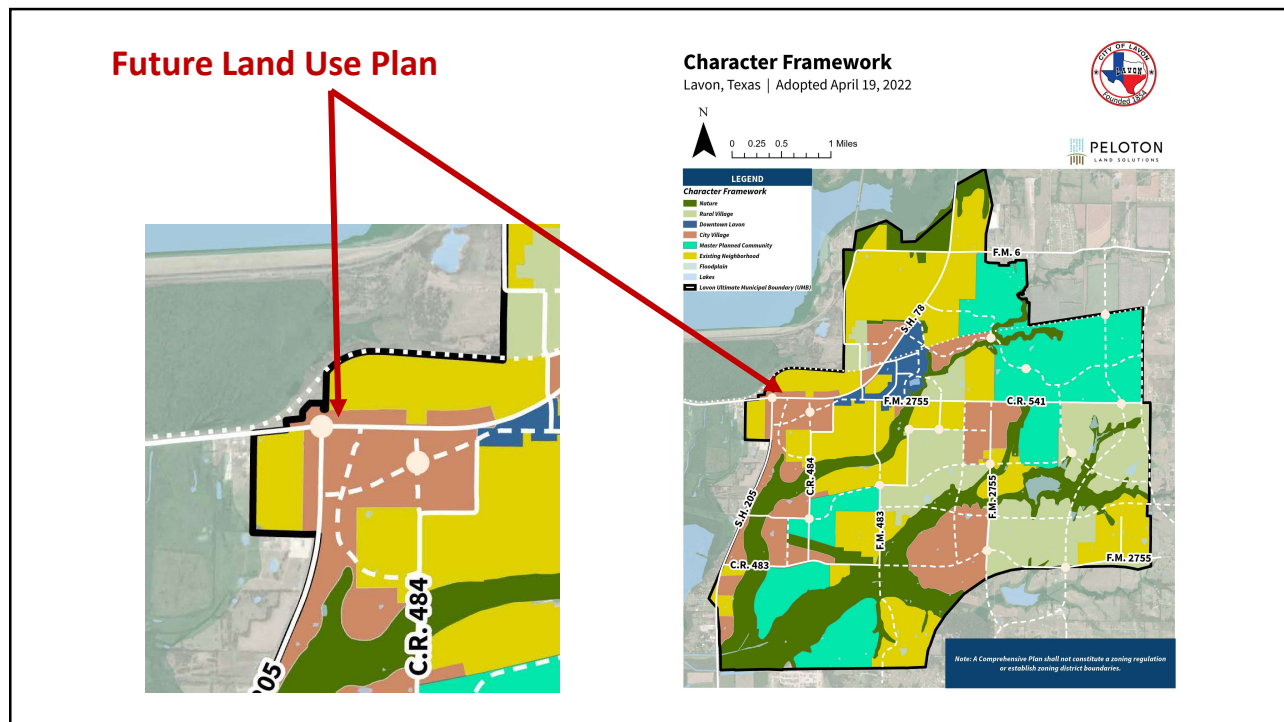
Staff Notes:

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

The requisite public hearing notice was published in the newspaper and posted on the website and a zoning change sign was placed on the property. In accordance with state and local laws, twenty (20) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. One notice was returned in favor of and none were returned in opposition to the proposed zoning change.

Attachments:

1. Location exhibits
2. Application
3. Neighbor notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

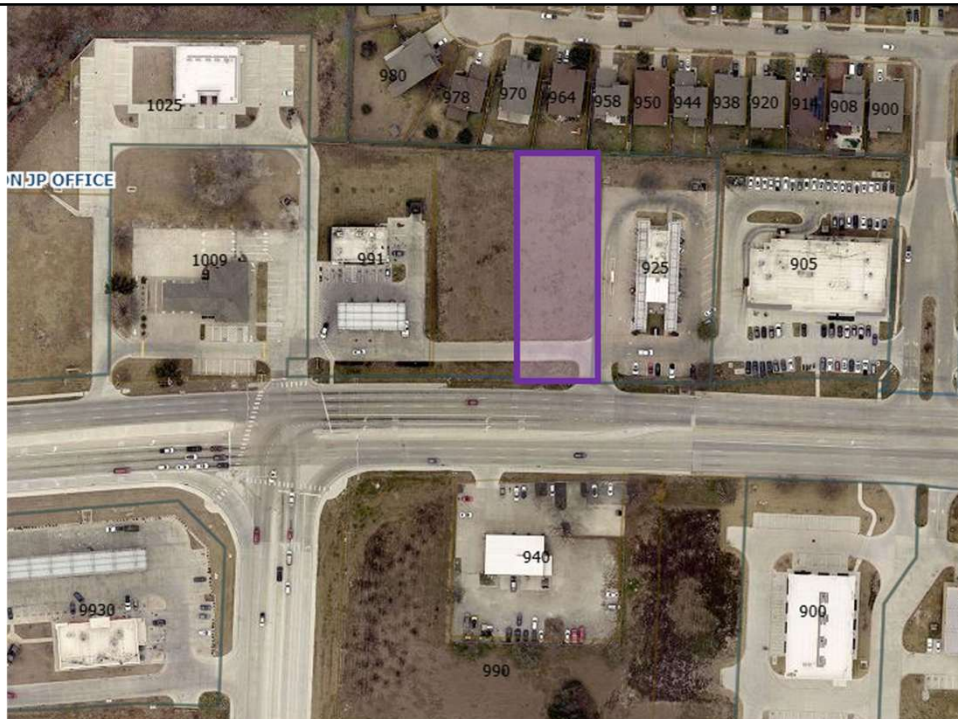


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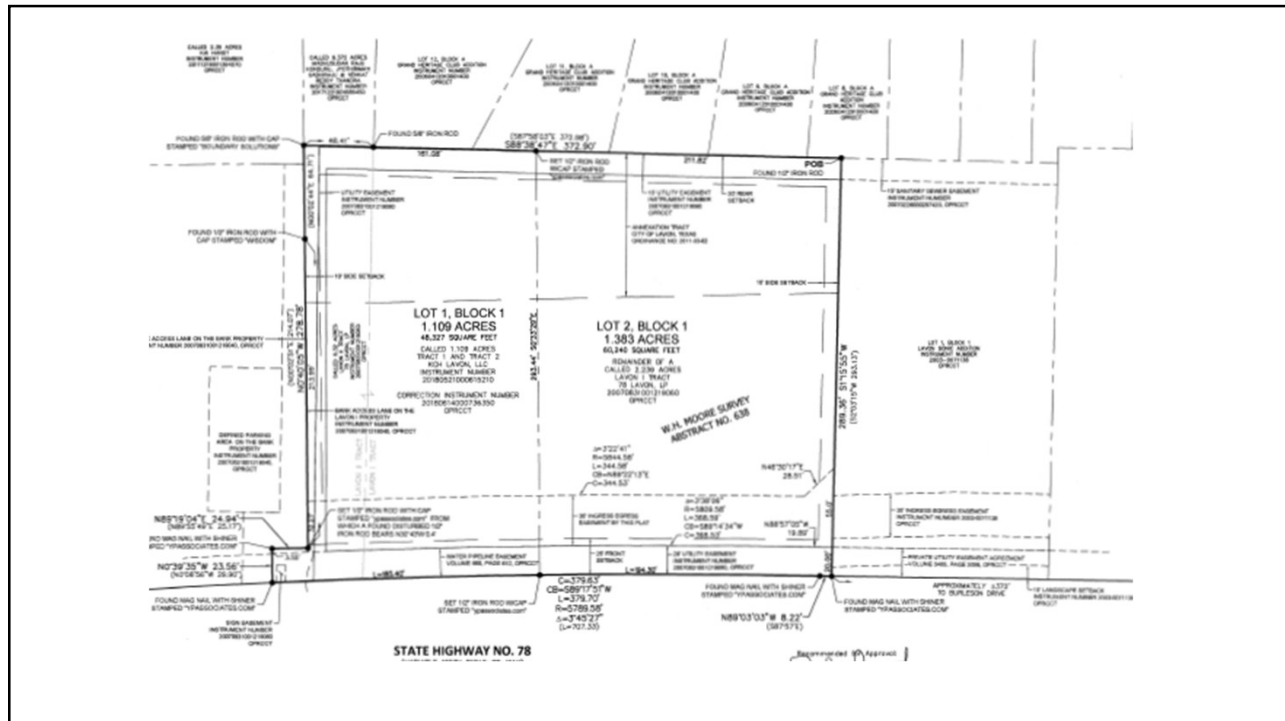


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CITY OF LAVON
120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmccleendon@lavontx.gov

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Grayson Edwards
Applicants Name _____ Date _____

Agent
Representative or Agent _____ Phone Number 417.888.0645

1550 East Republic Road
Street _____ Springfield, MO 65804
City, State, Zip

963 North State HWY 78, Lavon, Texas 75166
Location of Property _____

Lot 2B, Block 1, Lavon 7-Eleven Subdivision
Legal Description of Property _____ Retail Zoning
Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: Grayson Edwards

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: 5/11/20

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Austin Clinkscales, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Toth & Associates 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]
Signature (Owner)

Signature (Owner)

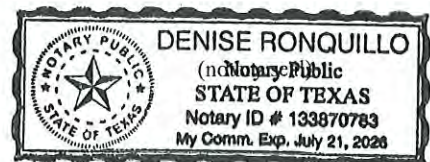
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscales,
on this the 11 day of May, 2020.

Denise Ronquillo

Notary Public in and for Dallas County, Texas



May 28, 2026

RE: Take 5 Oil Change - 963 North State Hwy 78, Lavon, TX

Take 5 Oil Change is requesting approval of a Planned Development (PD) to allow development of a drive-through-only automobile service establishment within the existing R – Retail zoning district. The PD is located at 963 State Highway 78 in Lavon, Texas and will consist of the East portion of the currently vacant lot located between 7-Eleven and Sonic. The proposed business is intended to provide routine preventative vehicle maintenance services in a controlled and low-intensity operating environment designed to remain compatible with surrounding commercial and residential developments. A site plan exhibit has been included with this application to show the proposed layout of the site.

The proposed use falls under the City's "Automobile Service Establishment" classification, and includes minor maintenance activities such as oil changes, filter replacement, windshield wiper replacement, light bulb replacement, fluid services, and similar basic vehicle maintenance operations. The facility will not operate as a traditional automotive repair garage and will not perform the following activities:

- Major mechanical repair
- Engine or transmission repair
- Tire sales, repair, installation, or balancing services.
- Body work or collision repair
- Muffler or exhaust system repair
- Overnight vehicle storage
- Outdoor repair operations

Given the site's proximity to residential zoning, it is understood that noise levels are a major concern to the public. Standard operation of a Take 5 Oil Change does not include use of loud and disruptive air tools, such as air wrenches, chisels, and other such equipment. The air compressor, which is used low-impact tasks such as tire inflation and blowing dust from filters, is housed in a room within the building to minimize noise levels at neighboring properties.

All service activities will occur entirely within enclosed service bays, and no outdoor storage of vehicles, parts, or materials will be permitted. In addition, the service bays are oriented away from the public street in compliance with City development standards. The service bays are also oriented away from adjacent residential areas, further minimizing noise and visibility of operations.

The proposed business model also differs operationally from a traditional repair garage. Customers remain in their vehicles during service, resulting in limited customer wait times and reduced outdoor activity. Vehicle stay durations are brief and are associated with routine preventative maintenance rather than extended repair operations. As a result, the use functions more similarly to a quick-service commercial operation than a full-scale automotive repair facility.

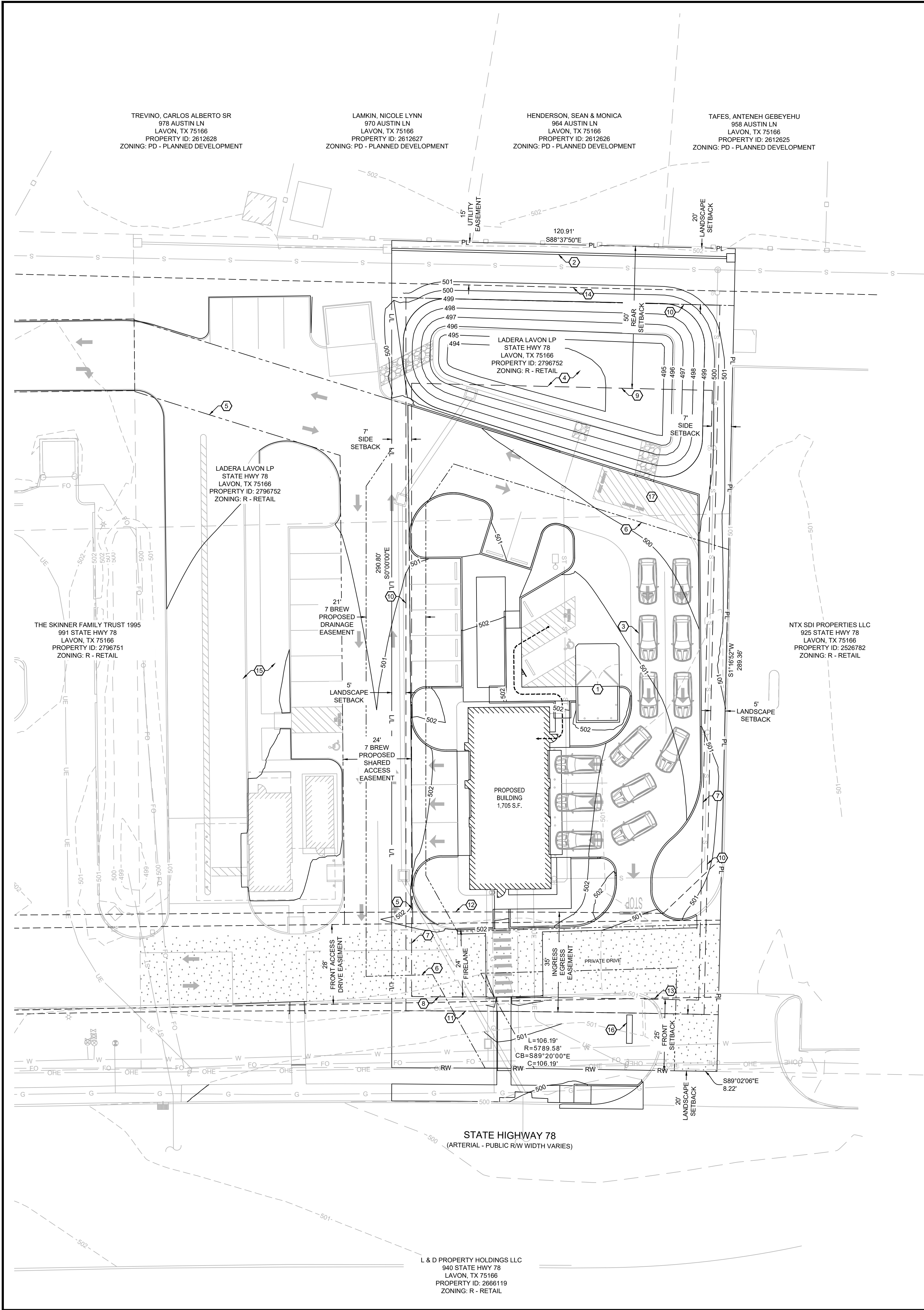
The request for a PD at this location also includes a request for approval of the drive-through component, which typically requires a Change of Use Permit.

Overall, the proposed development represents a modern, low-intensity vehicle maintenance use designed to operate in a clean, quiet, and professional manner that is compatible with nearby residential development. The applicant respectfully requests approval of the Planned Development application and associated conditional use components of the proposed development.

Respectfully,



Shawn Barry, PE
Vice President
Toth and Associates, Inc.



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROPOSED
ZONING	R - RETAIL	PD - PLANNED DEVELOPMENT
PROPOSED USE	VACANT	OIL CHANGE FACILITY
TOTAL SITE AREA	MIN. 2,500 S.F. / 0.06 ACRES	0.783 ± ACRES / 34,108 ± S.F.
STORMWATER	PERVIOUS: 27,286 ± S.F. (80%) IMPERVIOUS: 6,822 ± S.F. (20%)	PERVIOUS: 15,110 ± S.F. (44%) IMPERVIOUS: 18,998 ± S.F. (56%)
LOT COVERAGE	MAX. 80%	0.44 ± ACRES / 18,998 ± S.F. (56%)
BUILDING SETBACKS	FRONT 25' (SOUTH) SIDE 7' (EAST) SIDE 7' (WEST) REAR 50' (NORTH)	FRONT 63' ± (SOUTH) SIDE 60' ± (EAST) SIDE 27' ± (WEST) REAR 164' ± (NORTH)
TOTAL PARKING	1 PER 200 S.F. GFA = 9 8 STANDARD, 1 ADA	9 SPACES TOTAL 8 STANDARD, 1 ADA
QUEUE	12 QUEUE REQUIRED	13 QUEUE PROVIDED
SITE ACCESS	PER AHJ	2 ACCESS POINT FROM PRIVATE DRIVE OFF STATE HWY 78
BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROVIDED
BUILDING AREA	MAX. 20,000 S.F.	1,705 S.F. ±
BUILDING HEIGHT	45'-0"	19'-10" (1 STORY)
FLOOR AREA RATIO		1,705 S.F. / 34,108 S.F. = 0.05



VICINITY MAP

HATCH LEGEND:

- FIRELANE, 7" THICK CONCRETE PAVEMENT PER CITY OF LAVON CONSTRUCTION STANDARDS.

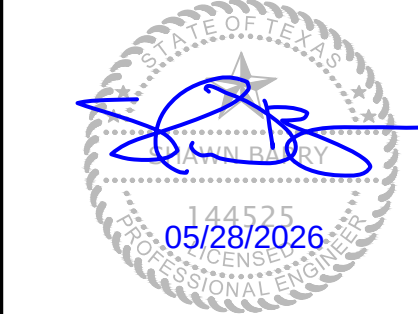
KEY NOTES:

- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 8' SCREEN WALL, SCREENING TO MATCH EXISTING STACKED STONE SCREEN WALL TO EAST. SEE ARCHITECTURAL PLANS.
- 10-FOOT X 20-FOOT QUEUING SPACE.
- PROPOSED STORMWATER DETENTION, BY 7 BREW.
- 21 FOOT PROPOSED SHARED ACCESS EASEMENT, BY 7 BREW.
- 24 FOOT PROPOSED DRAINAGE EASEMENT, BY 7 BREW.
- 7 FOOT BUILDING SETBACK LINE.
- 25 FOOT BUILDING SETBACK LINE.
- 50 FOOT BUILDING SETBACK LINE.
- 5 FOOT LANDSCAPE SETBACK LINE.
- 20 FOOT LANDSCAPE SETBACK LINE.
- 35 FOOT SHARED ACCESS EASEMENT.
- 28 FOOT FRONT ACCESS DRIVE EASEMENT.
- 15 FOOT UTILITY EASEMENT.
- ADJACENT PROPOSED DEVELOPMENT BY 7 BREW.
- MONUMENT SIGN.
- 12 X 35 LOADING ZONE.



ATOTH & ASSOCIATES
1559 E. REPUBLIC ROAD
LAVON, TX 75166
Ph: 417-888-0645
www.atothassociates.com
TX# F-13229
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FIRM LICENSE NO. 13229



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. TX# PE-144525

PROJECT NUMBER:
CE 446

REVISION:

TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

SITE PLAN
REVIEW

DATE: MAY 28, 2026

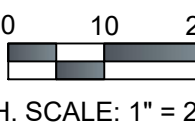


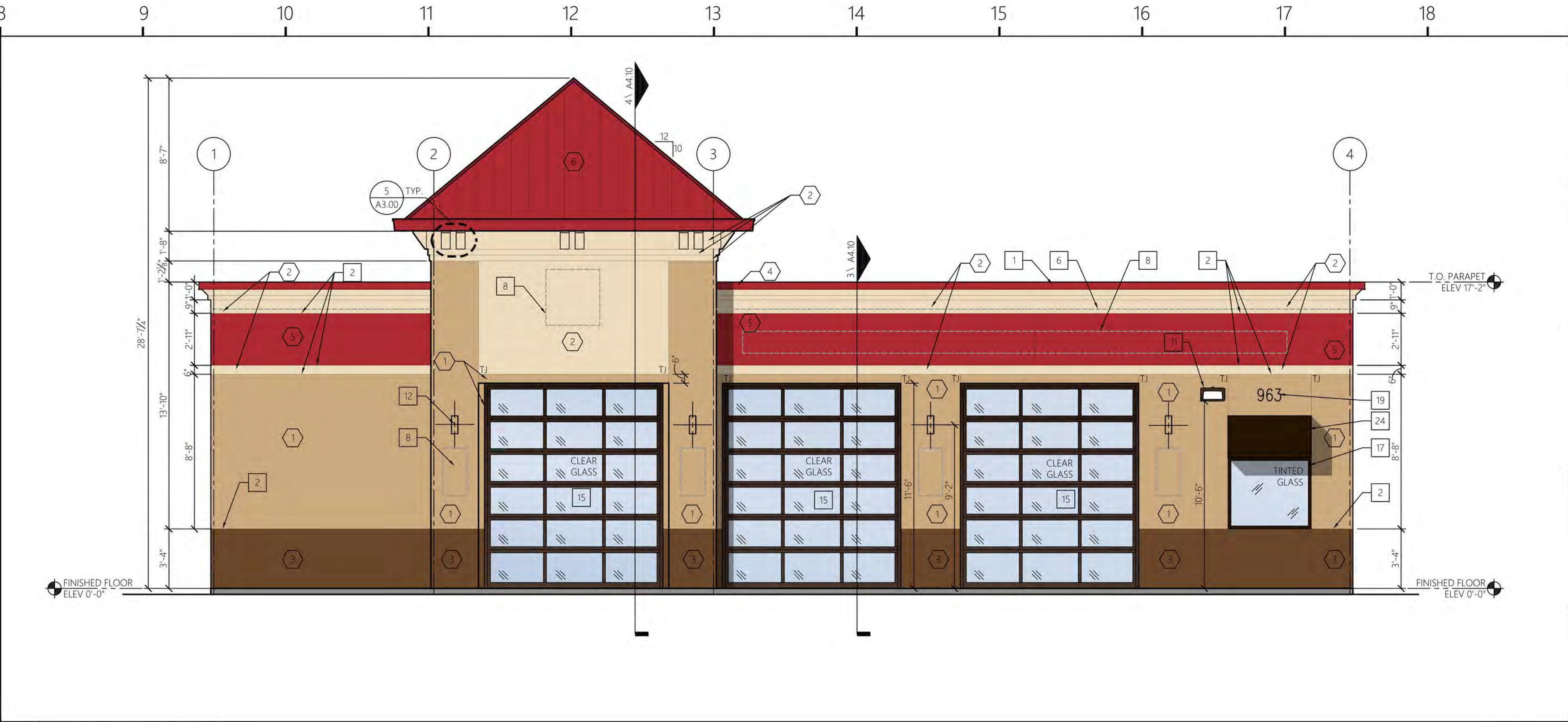
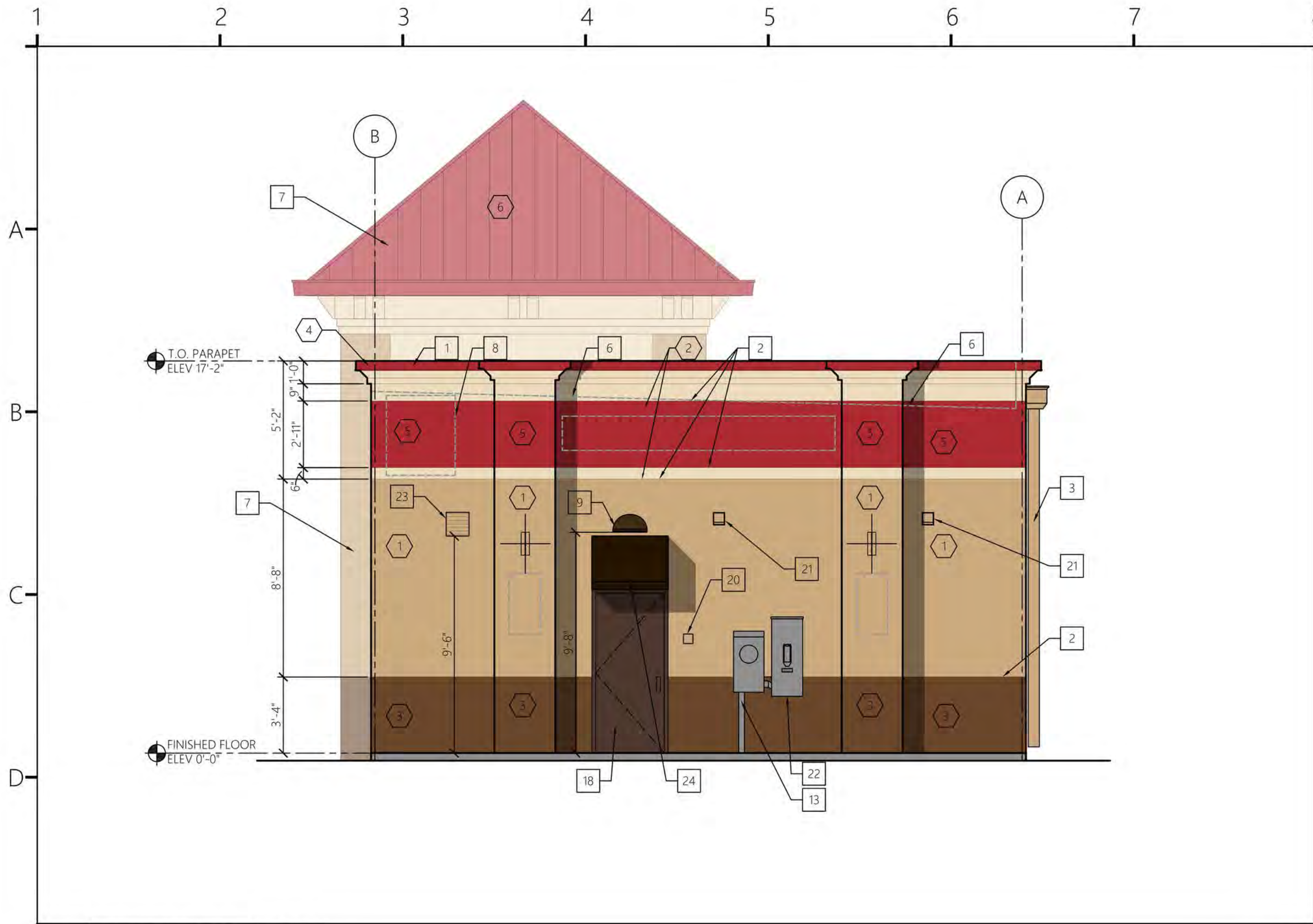
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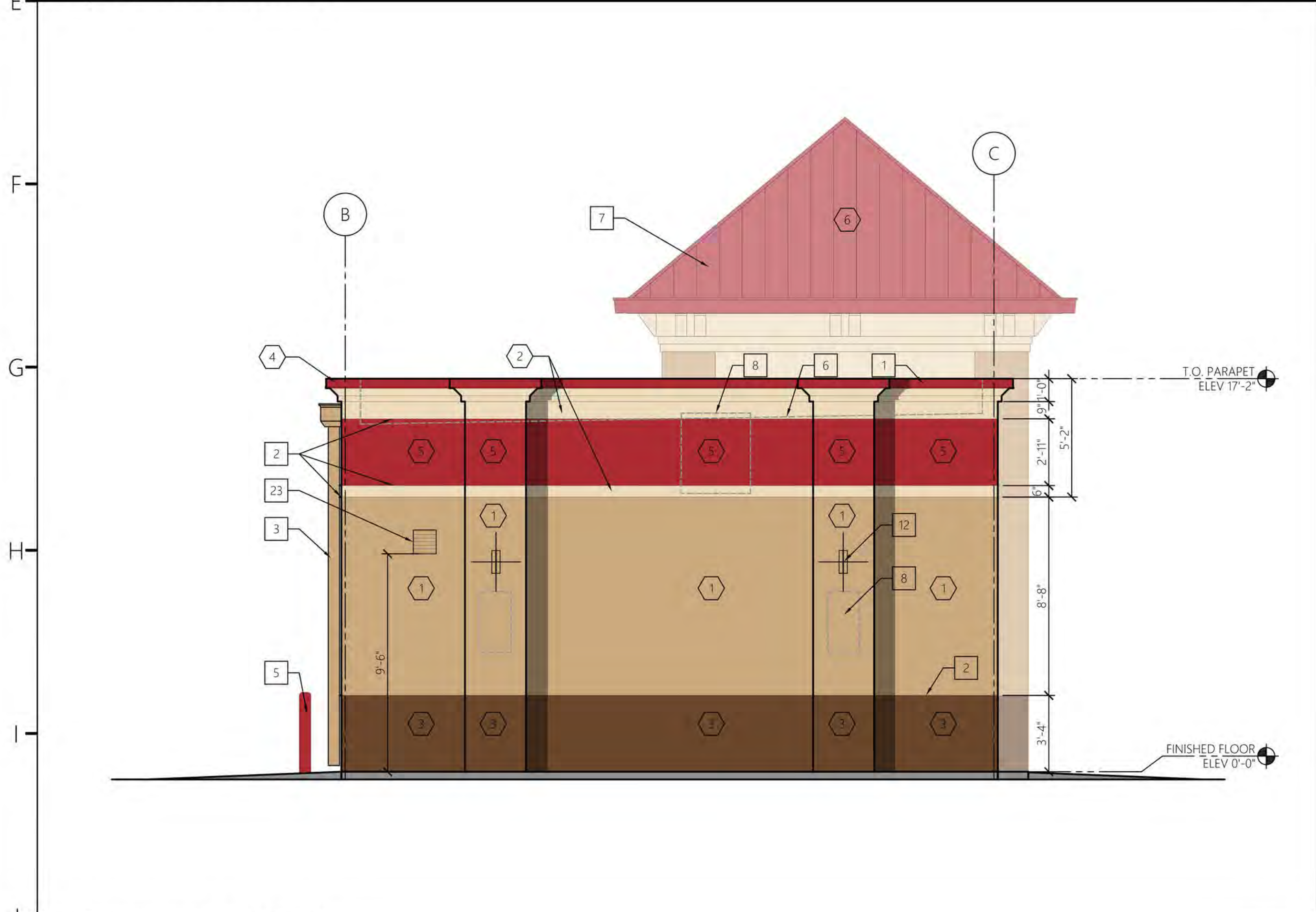
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4 EXTERIOR ELEVATION 1/4" = 1'-0"

3 EXTERIOR ELEVATION 1/4" = 1'-0"



2 EXTERIOR ELEVATION 1/4" = 1'-0"

1 EXTERIOR ELEVATION 1/4" = 1'-0"

#	KEYNOTE DESCRIPTION
1	PREFINISHED GALV. MTL. COPING.
2	"V" JOINT IN STUCCO. REFER TO DET. 2/A7.00
3	PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00. COLOR TO MATCH SW #7693, STONEBRIAR
4	PREFINISHED MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00. COLOR TO MATCH SW #7693, STONEBRIAR
5	6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50 - COLOR TO MATCH SW COLOR #6871, POSITIVE RED
6	ROOF LINE BEYOND.
7	BUILDING BEYOND.
8	SIGNAGE, BY OTHERS.
9	WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
10	1/2" SPLASH-BLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
11	LED LIGHT FIXTURE. REFER TO ELEC. DWG'S.
12	SCENCE LIGHTING. REFER TO ELEC. DWG'S.
13	ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
14	NOT USED
15	METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
16	CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
17	CL. IS ALUMINUM SERIES 8200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
18	HM DOOR. REFER TO DOOR SCHEDULE A6.00. PAINT DOOR AND FRAME COLOR TO BE SW #6076 "TURKISH COFFEE"
19	BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. REFER TO TEXAS FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS (S-9 BY MONTAGUE METAL PRODUCTS, INC., COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
20	KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY LAVON FIRE PREVENTION STAFF. ALL PER LAVON FIRE DEPT. REQUIREMENTS.
21	EXHAUST VENT. REFER TO MECH. DWG'S.
22	MEANS OF DISCONNECT PER NEC. REFER TO ELEC.
23	12"x 12" LOUVER - REFER TO MECHANICAL DRAWINGS. PAINT TO MATCH SW #7693, STONEBRIAR
24	PREFAB. METAL AWNING

EXTERIOR FINISH SCHEDULE #			
NO.	AREA	COATS	COLOR
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR
2	STUCCO ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	STUCCO WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED
6	TOWER PREFINISHED STANDING SEAM ROOF	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED

KEYNOTES

EXTERIOR FINISH SCHEDULE

5 EIFS BRACKET DETAIL 1 1/2" = 1'-0"

ARCHITECT OF RECORD:
STEPHEN KLIMAS
TEXAS REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

COR3
DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
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Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Fuller Group, LLC
1350 C Cleveland Street
Greenville, SC 29607
864.275.5180
PLUMBING
LWI Consulting Engineers
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Greenville, SC 29601
864.271.6535
MECHANICAL
LWI Consulting Engineers
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
ELECTRICAL
Pugh P. Burn
912 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:
TAKE 5 OIL CHANGE
LAVON TX
963 STATE RTE 78
LAVON, TX 75166

Client Logo:

Seals:

Revisions:
xxxx.2026 Issue for Permit

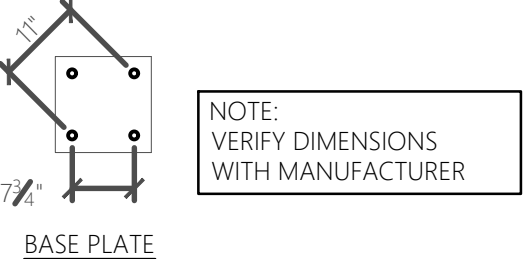
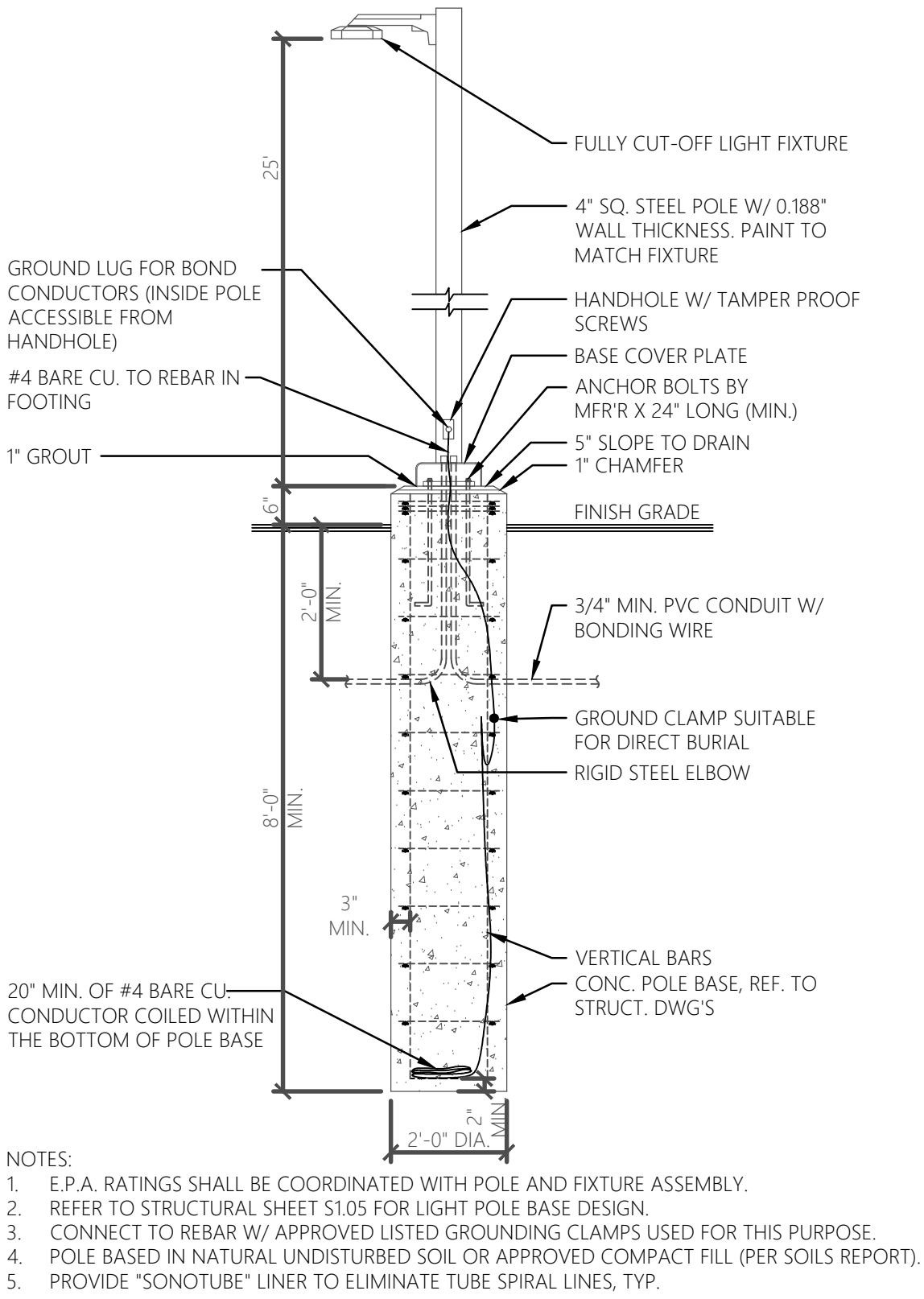
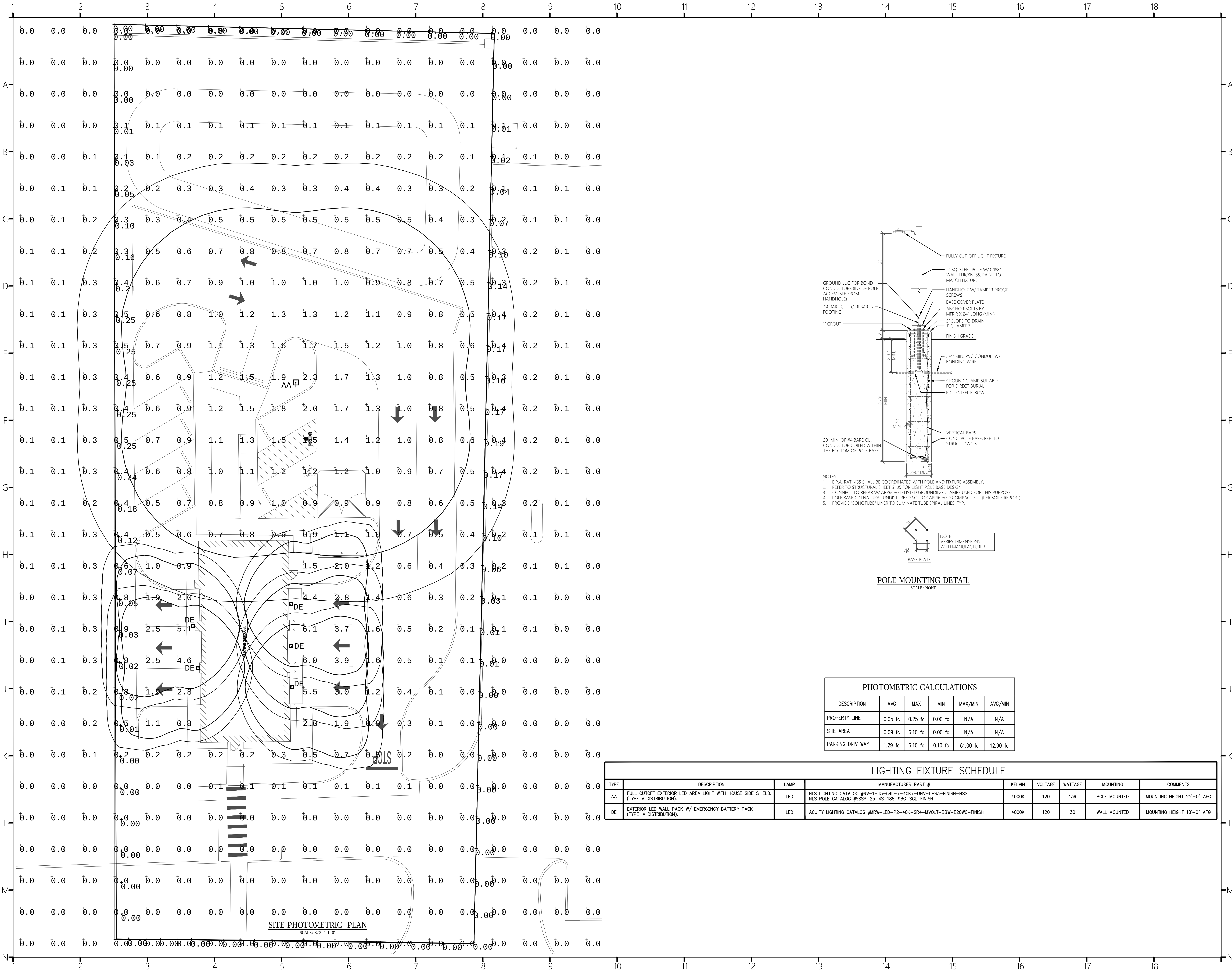
Project Number:
26024
Phase:
CD
Date:
xx.xx.2026
Drawn By:

Checked By:

Sheet Number:
A3.00

Sheet Title:
EXTERIOR ELEVATIONS

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POLE MOUNTING DETAIL

SCALE: NONE

PHOTOMETRIC CALCULATIONS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.05 fc	0.25 fc	0.00 fc	N/A	N/A
SITE AREA	0.09 fc	6.10 fc	0.00 fc	N/A	N/A
PARKING DRIVEWAY	1.29 fc	6.10 fc	0.10 fc	61.00 fc	12.90 fc

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #			KELVIN	VOLTAGE	WATTAGE	COMMENTS
AA	FULL CUTOFF EXTERIOR LED AREA LIGHT WITH HOUSE SIDE SHIELD. (TYPE V DISTRIBUTION).	LED	NLS LIGHTING CATALOG #NV-1-T5-64L-7-40K7-UNV-DPS3-FINISH-HSS NLS POLE CATALOG #SSSP-23-4S-188-98C-SGL-FINISH			4000K	120	139	MOUNTING HEIGHT 25'-0" AFG
DE	EXTERIOR LED WALL PACK W/ EMERGENCY BATTERY PACK (TYPE IV DISTRIBUTION).	LED	ACUITY LIGHTING CATALOG #MRW-LED-P2-40K-SR4-MVOLT-BBW-E20WC-FINISH			4000K	120	30	MOUNTING HEIGHT 10'-0" AFG

ARCHITECT OF RECORD:
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OWNERS REPRESENTATIVE:



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Greenville, SC 29607
864.235.3580

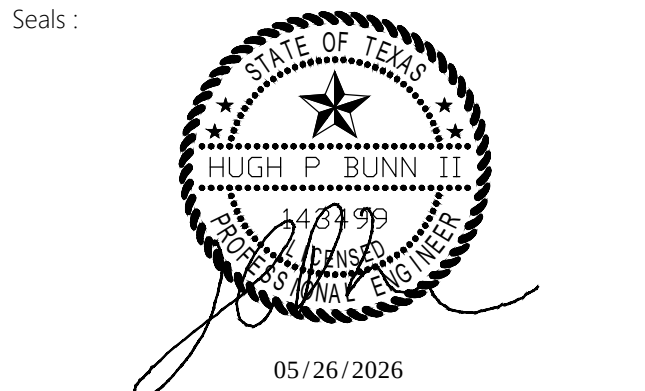
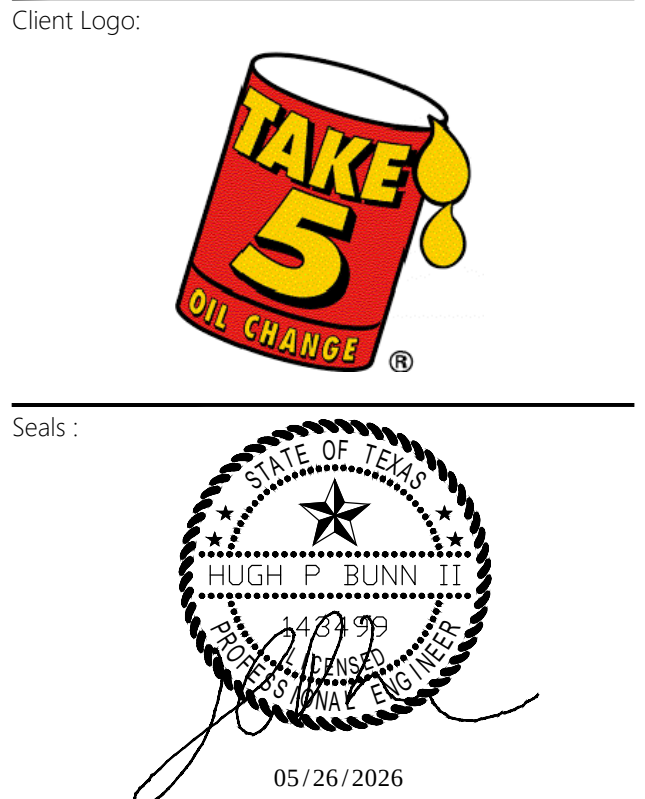
PLUMBING
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Greenville, SC 29601
864.271.6535

MECHANICAL
LWI Consulting Engineers
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535

ELECTRICAL
Hugh P. Bunn
992 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:

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LAVON TX
963 STATE RTE 78
LAVON, TX 75166

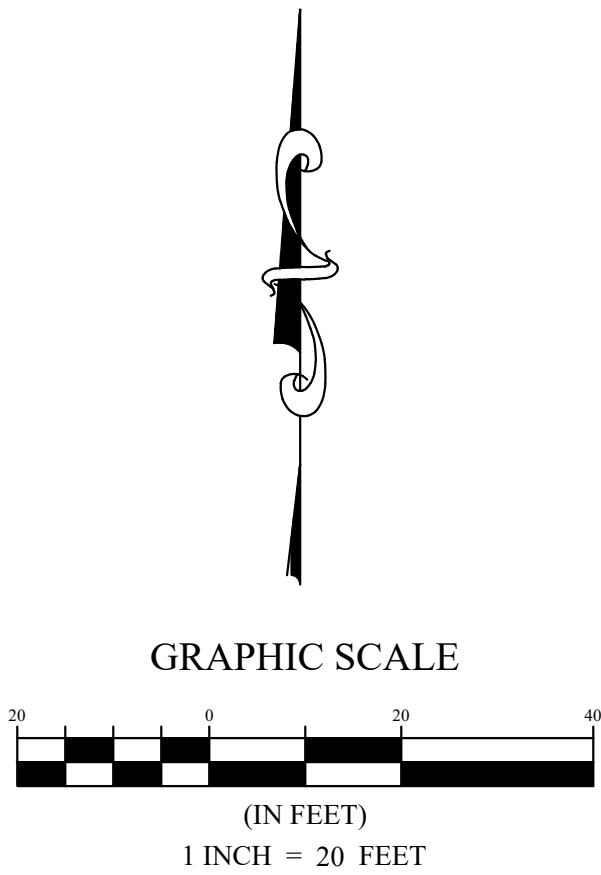
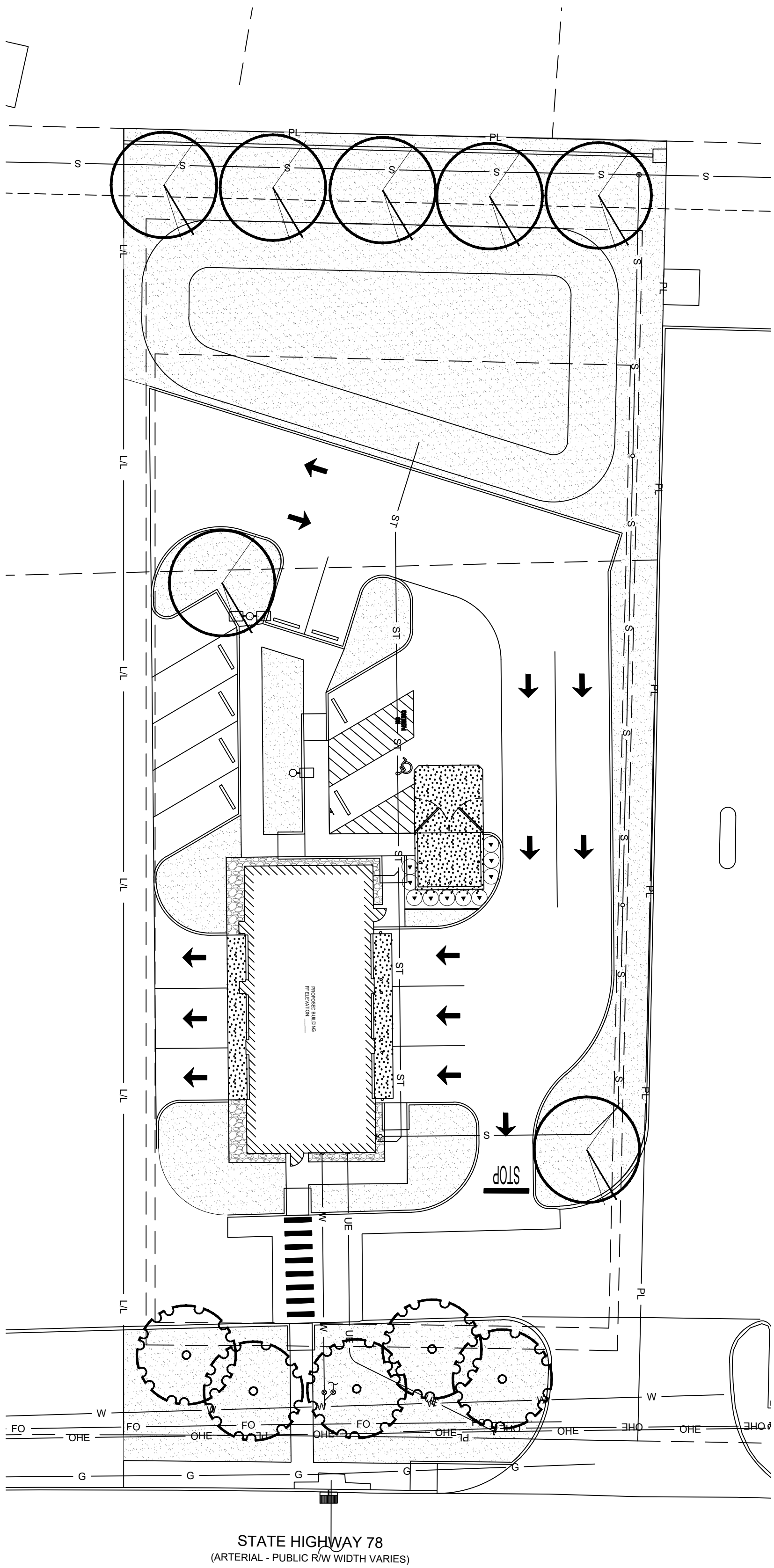


Revisions:
05.26.2026 Issue for Permit

Project Number :
26024
Phase :
CD
Date :
05.26.2026
Drawn By :
NT
Checked By :
HPB
Sheet Number:

LP-1
Sheet Title :
SITE PHOTOMETRIC PLAN

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LANDSCAPE CALCULATIONS

STREET TREES
STATE HIGHWAY 78
REQUIRED: 114.41 LF OF STREET FRONTAGE / 25 = 5 TREES
PROVIDED: 6 TREES

NORTH BUFFERYARD
REQUIRED: 1 TREE / 30 LF = 120.91 LF / 30 = 4 TREES
PROVIDED: 4 TREES

LANDSCAPE AREA
REQUIRED: 34,107.99 SF X 20% = 6,821.59 SF
PROVIDED: 15,153 SF (44% OF SITE)

PLANTING STRIP:
REQUIRED: 20' WIDE
PROVIDED: 20' WIDE

RETAIL DISTRICT:
REQUIRED: 1 TREE / 1500 SF OF FLOOR AREA =
1,815 SF / 1500 = 2 TREES
PROVIDED: 2 TREES

PLANT KEY

TREES			
SYMBOL	QTY.	NAME	Specifications
	6	Ulmus crassifolia Cedar Elm	4" Cal. Min. Cont. Grown 65 Gal. 12'-15' Height, 6'-8' Spread
	7	Quercus texana Red Oak	3" Cal. Min. Cont. Grown 65 Gal. 12'-15' Height, 6'-8' Spread
SHRUBS			
	11	Ilex 'Nellie R. Stevens' Nellie R. Stevens Holly	7 Gal. Min. 35" Min. Ht. at Planting Uniform
SOD, GROUND COVER, MISCELLANEOUS			
	15,391 SF	TIFTUF Bermuda Sod	Solid Sod Sand fill joints and provide uniform coverage within 30 days of completion
	257 SF	River Rock 3"-4"	Submit colors to owner for approval

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
EQUIPPED WITH OPERATING RAIN AND FREEZE
SENSORS.

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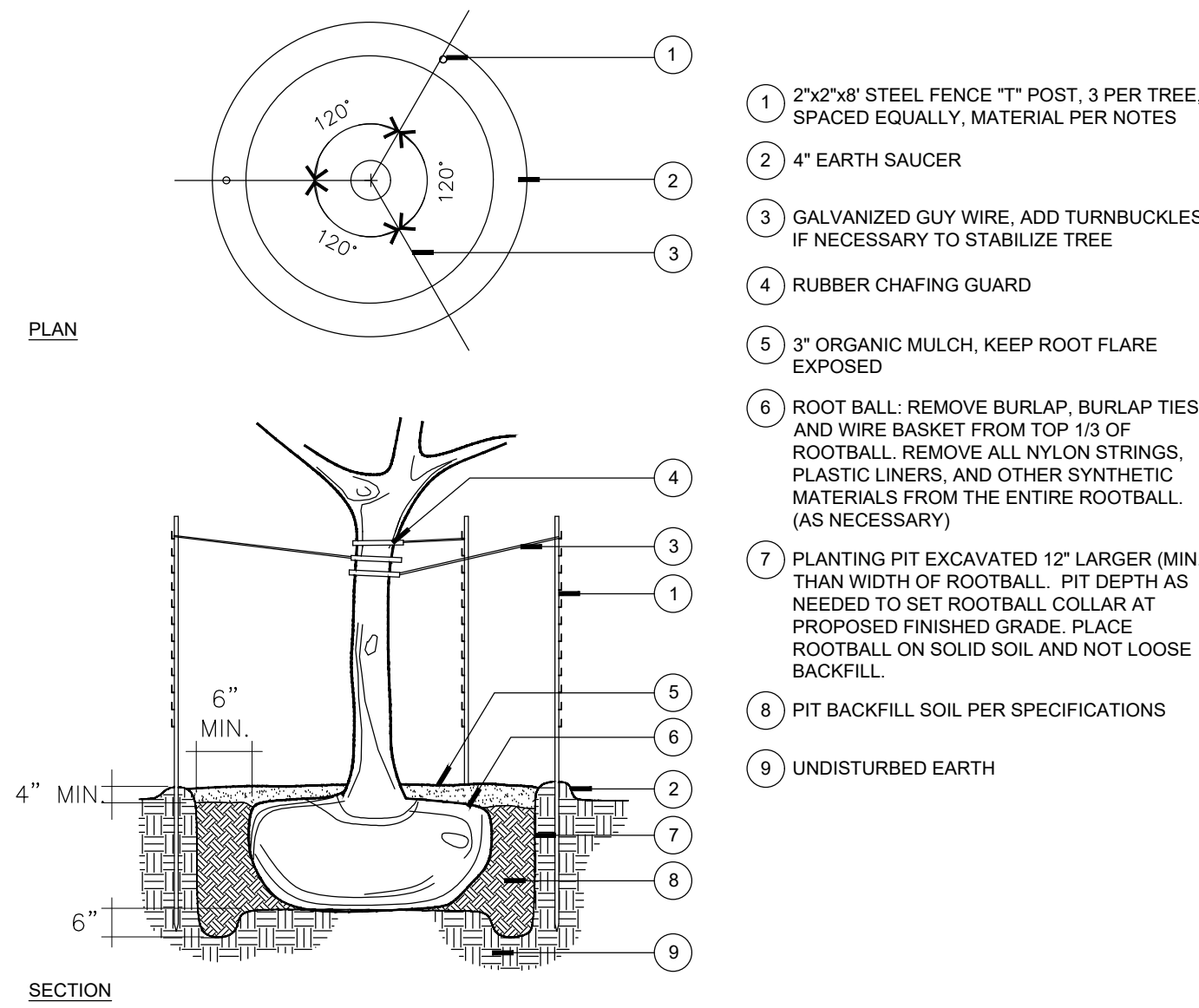
REVISION:

TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

L1.0
LANDSCAPE PLAN

DATE: MAY 28, 2026

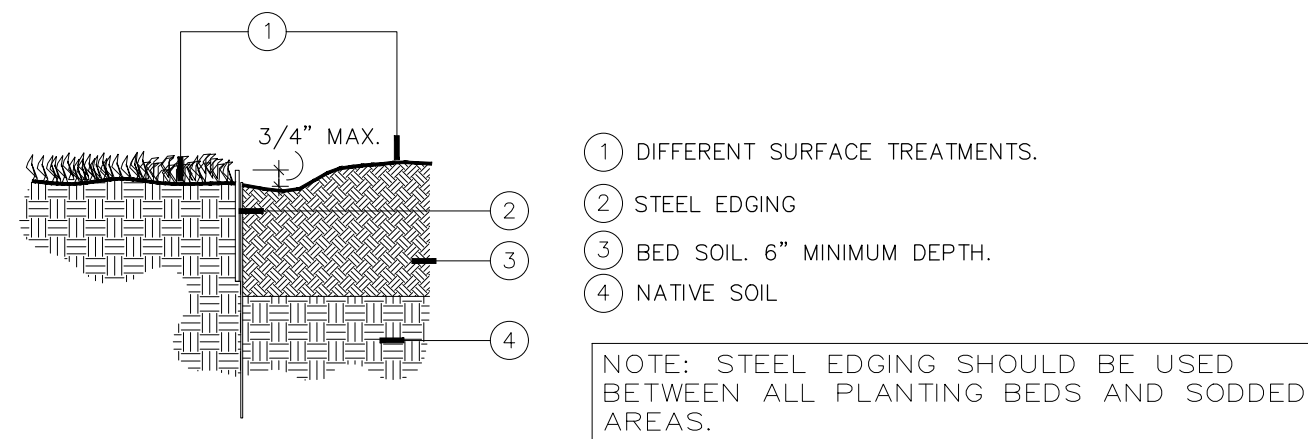




TREE PLANTING

N.T.S.

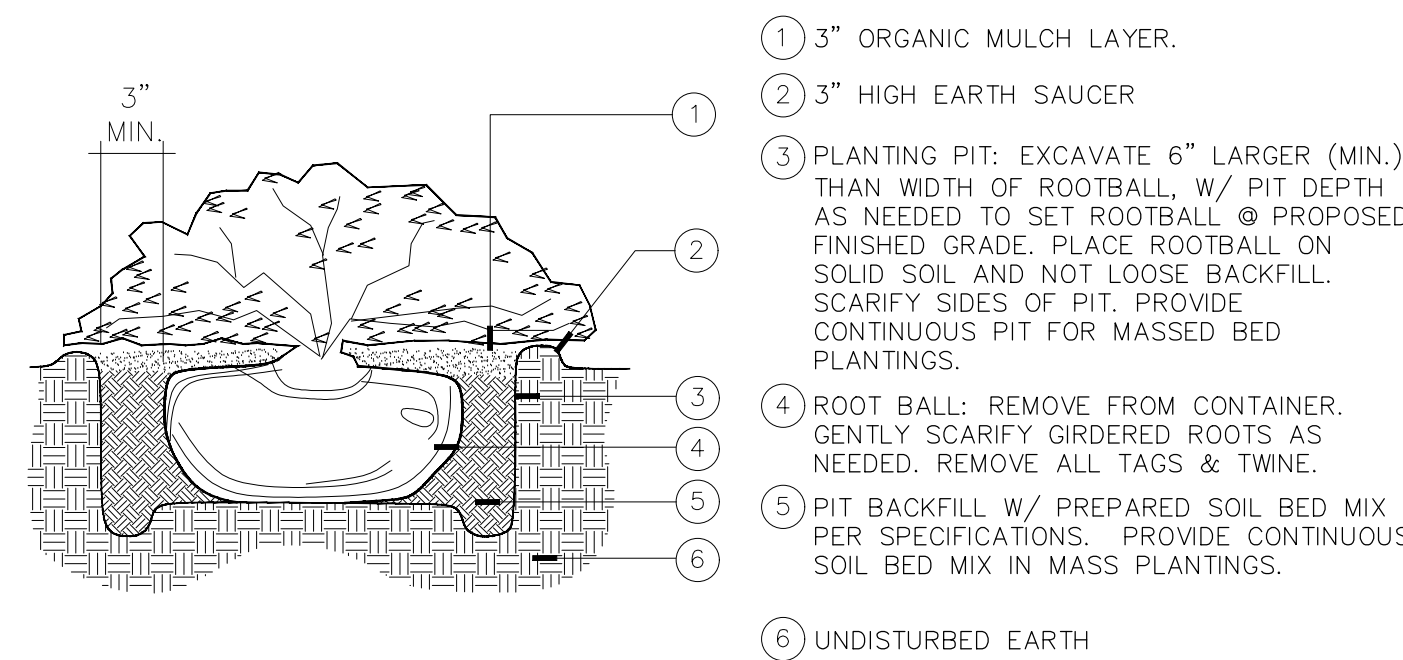
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STEEL EDGING

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SHRUB PLANTING

N.T.S.

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LANDSCAPE NOTES

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE CITY.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
- TREES MUST BE PLANTED FOUR FEET (40) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE, AND WIRE BASKETS SHALL BE REMOVED FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE CITY'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



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& ASSOCIATES

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SUITE 100
LAVON, TEXAS 75166
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www.toothassociates.com

TX# F-13229
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construction without written approval of the engineer



5/28/26

LANDSCAPE ARCHITECT OF
RECORD:
NAME: AMY LONDON, RLA
LICENSE NO. TX #2971

PROJECT NUMBER:
CE 446

REVISION:

TAKE 5 OIL CHANGE

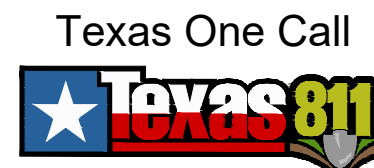
LAVON, TX 01

963 STATE HIGHWAY 78
LAVON, TX 75166

L1.1

LANDSCAPE DETAILS

DATE: MAY 28, 2026



Know what's **below.**
Call before you dig.
or
1-800-344-8377
texas811.org

July 2, 2026

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

Re: Take 5 Oil Change
Zoning Change and Site Plan Review
LJA Job No. NTP3880
MyGov Submittal: June 26, 2026

LJA has reviewed the submittal referenced above per your request. We **recommend approval with the following condition:**

1. Remove Building Elevation keynotes two and three (which reference a plan sheet that was not included with the submittal) or add referenced Sheet A7.00 to the plan set.

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

Thank you,

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

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

June 18, 2026

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

Re: Take 5 Oil Change
Zoning Change and Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: May 29, 2026

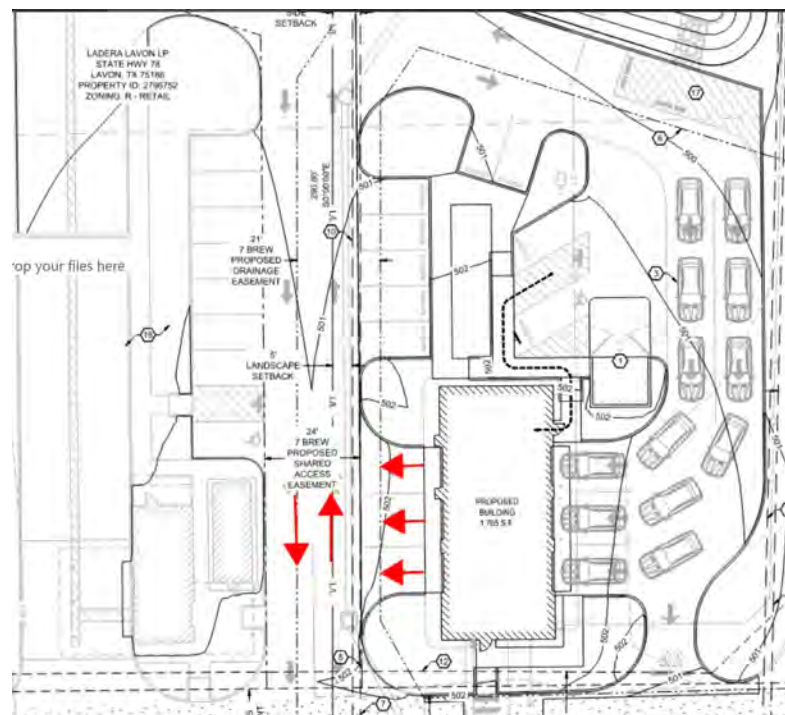
LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

Note: This Comment Letter is intended to respond to both the Zoning Change Application and the Site Plan Application Submissions, since they are both being reviewed concurrently.

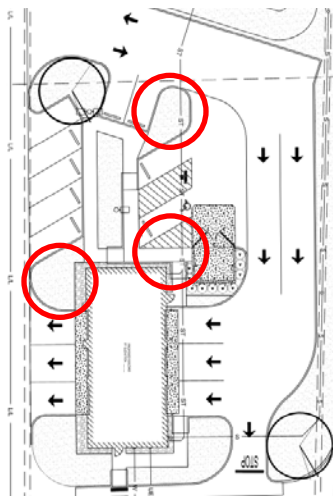
Zoning Change Comments

1. Submit a Legal Description of the property, as Exhibit B, to complete the PD application submission, as required per Section 9.03.034(c)(5) of the Lavon Code of Ordinances.
2. The proposed traffic circulation pattern presents multiple potential conflicts. Staff recommends revising the site layout to improve the traffic circulation and coordinating with the City Engineer and Fire Marshal.

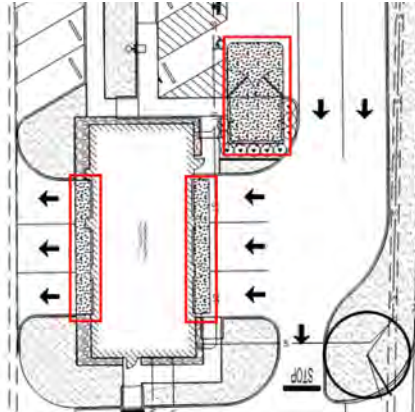


Site Plan Comments

3. Revise the Site Plan to remove the topographic contour lines and utility lines. and provide on a separate Utility and Drainage Plans.
4. Revise the Site Plan to dimension and label all curb radii.
5. Revise the Site Plan and Landscape Plan to remove the indication of “private drive” and correct the label of the easement in that area to “24’ Fire Lane and Mutual Access Easement” to correspond with the associated Replat. Remove the linework and label for the 35’ Ingress Egress Easement” since it is proposed to be abandoned. Please ensure that any other changes of this nature, that 7 Brew has also received, are coordinated with this submittal as applicable. The “28’ Front Access Drive Easement” does not appear to be relevant and most likely should be removed. Due to the offsite features to the west being out-of-date and inaccurate (ex. layout, easement titles, etc.), they either need to be updated or removed from the site plan entirely and provided on a separate exhibit (so that the two sites together can be understood in terms of circulation).
6. Revise the Site Plan to remove key notes four, five, six, and 15. Label each proposed easements with the title to correspond with the associated proposed Replat.
7. Revise the Site Plan to relabel the dumpster enclosure as follows, “Six-foot tall dumpster enclosure with solid metal doors and masonry material to match the building.”
8. Please coordinate any sidewalk requirements with the City Engineer and update the Site Plan and Landscape Plan accordingly.
9. Staff will be recommending a Special Ordinance Provision with the PD to limit onsite noise levels to a maximum of 55 decibels (dBA), as measured at the northern property line. The City may require field testing at any time to ensure compliance.
10. Revise the Site Plan to add a note stating: “All service activities shall occur entirely within enclosed service bays, and all service equipment shall be housed within the building.”
11. All proposed trees must be a minimum of eight feet from public utility lines. Revise the landscape plan to comply with this standard accordingly.
12. Revise the Landscape Plan to add required terminus canopy trees, within landscape islands, at the terminus of each parking row, as shown below in red.



13. Revise the Landscape Plan to label all proposed surface materials.



14. Revise the Building Elevations to label the directional orientation of each elevation.

15. Keynotes one and two reference architectural plans that do not appear to have been provided. Please revise the keynotes or revise the plans accordingly.

16. All light fixtures shall be both shielded and downward facing. It appears that the LED light fixtures shown on Building Elevation 3 do not comply with this standard. Revise the Building Elevation accordingly.

17. Coordinate any applicable changes with the associated PD application and submitted Replat of Lavon 7-Eleven Addition Lots 2R & 3, Block 1 with these comments and vice versa, as applicable.

18. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:

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



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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on June 23, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on July 7, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).

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: Bonnie Cooper

Name (printed): Bonnie Cooper

Address: 903 W 47th ST, ROYALS PR 72756

Phone: 40 Email Address: bcooper@ccins.com

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

VICTORY AT LAVON, BLK 1, LOT 1



CITY OF LAVON

Agenda Brief

MEETING: July 28, 2026

ITEM: 5 – C

Item:

Public hearing, discussion, and action regarding an application to amend Article 9.03 “Zoning Ordinance” to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 783 S. SH 78, Lot 4R2-A, Block A of the SB Lavon Addition on 1.75 acres of land northwest of the intersection of SH 78 and Grand Heritage Blvd., Lavon, Collin County, TX (CCAD Property ID 2938319).

- 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): 5500 Retail Lavon Hwy 78 LLC

Applicant: 5500 Retail Lavon Hwy 78 LLC

Location: 783 S. SH 78, located northwest of the intersection of SH 78 and Grand Heritage Blvd.

Description: Lot 4R2, Block A of the SB Lavon Addition Replat, a 2.08 acre lot (CCAD Property ID 2938319).

Current Zoning: Planned Development

Request: Amend the PD for a parking provision

The applicant is seeking approval for a modification of the existing Grand Heritage Planned Development District regulations to provide a parking ratio for restaurants with no dine-in service. As presently written, Ordinance No. **2004-09-05** provides a single parking ratio for restaurant parking of 1:200 (one space for 200 square feet of floor area).

Code Excerpts

City of Lavon Code of Ordinances
Ordinance No. 2004-09-05

Article III. Development Standards
Section 3.9 Off-Street Parking Requirements

The minimum number of off-street parking spaces required for a use is as follows:

Use	Number of Off-Street Parking Spaces Required (unless otherwise noted, the ratios below relate to the number of spaces required in relation to the number of square feet of floor area)
General Merchandise or Food Store	1:200
Restaurant With or Without Drive-In or Drive-Through Service, including outdoor dining / serving areas and sidewalk cafes.	1:100

By comparison, the City's Zoning Ordinance requires:

City of Lavon Code of Ordinances
Chapter 9 – Zoning
Division 8 Off-Street Parking and Loading Regulations
Section 9.03.173 Off Street Parking Requirements

Retail sales uses, including general merchandise and/or grocery store - one (1) parking space for every two hundred (200) square feet of building floor area.

Restaurants - one (1) parking space for every 100 square feet of building floor area.

The applicant desires to have the flexibility to lease restaurant space to a restaurant that is restricted to carry-out and/or delivery only. The applicant bases the request on an assumption that the vehicle traffic and parking demand for a restaurant that does not contain in-store dining with associated wait staff and employees is less than a restaurant with dine-in service and seating and is more similar to a retail store's parking demand.

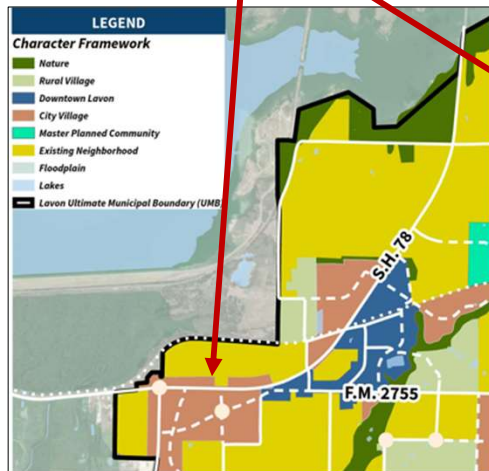
At the time that the applicant submitted the site plan and landscape plan, the applicant had not yet determined the identity or nature of the ultimate tenants. Except for the parking tables, the proposed zoning amendment does not affect the approved site plan. The proposed amendment is generally consistent with the City's Zoning Ordinance.

Staff Notes:

The required public hearing notice was published in the newspaper and on the website, signs posted, and twenty (20) notices were mailed to the owners of property located within 200 feet of the proposed site. No notices have been returned in favor of or opposition to the application.

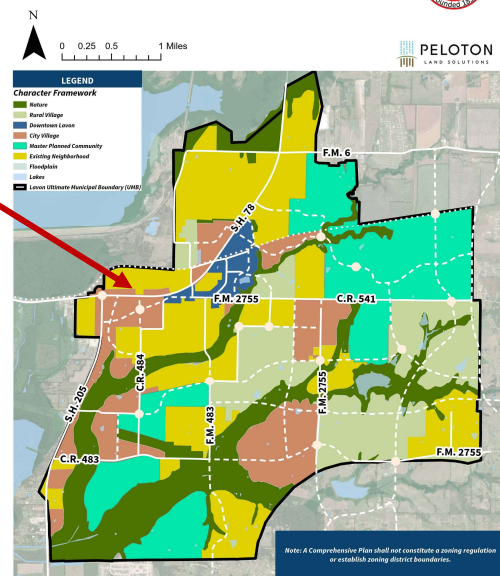
- Attachments:**
1. Location Exhibits
 2. Application
 3. Neighbor Notice
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)
 4. Proposed Ordinance

Future Land Use Plan



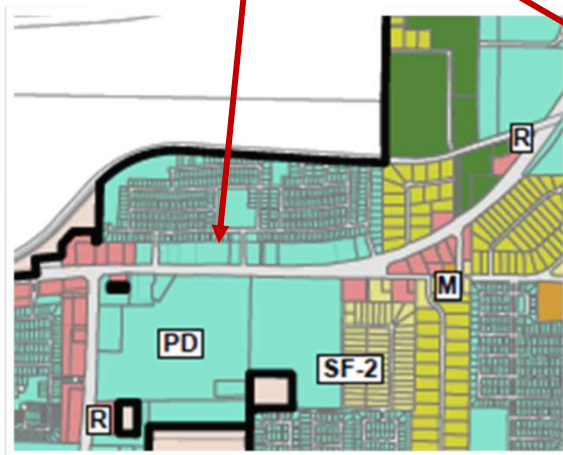
Character Framework

Lavon, Texas | Adopted April 19, 2022

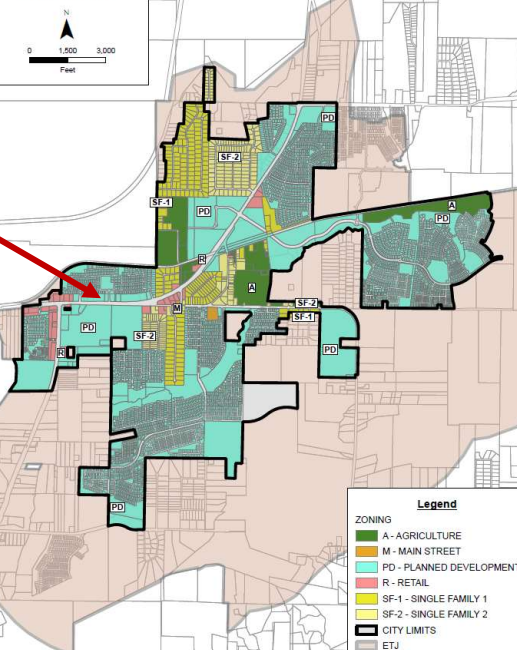


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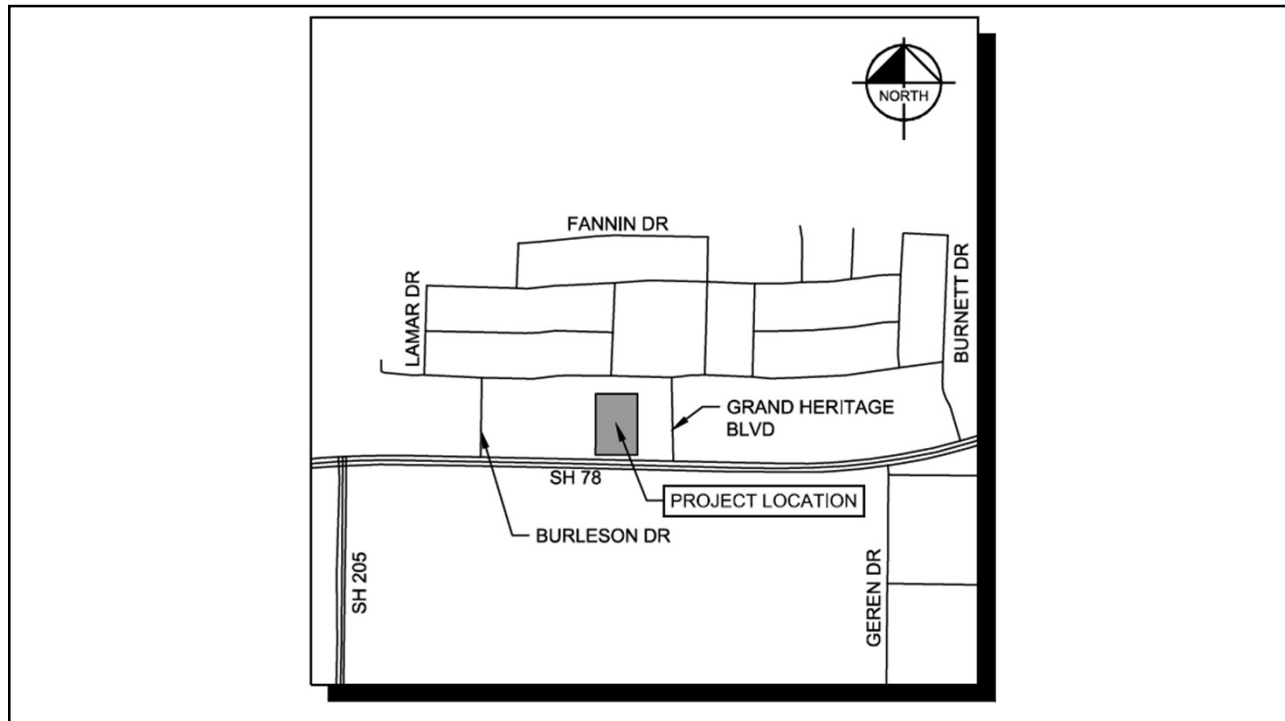
Zoning Map



City of Lavon Zoning Map February 2025



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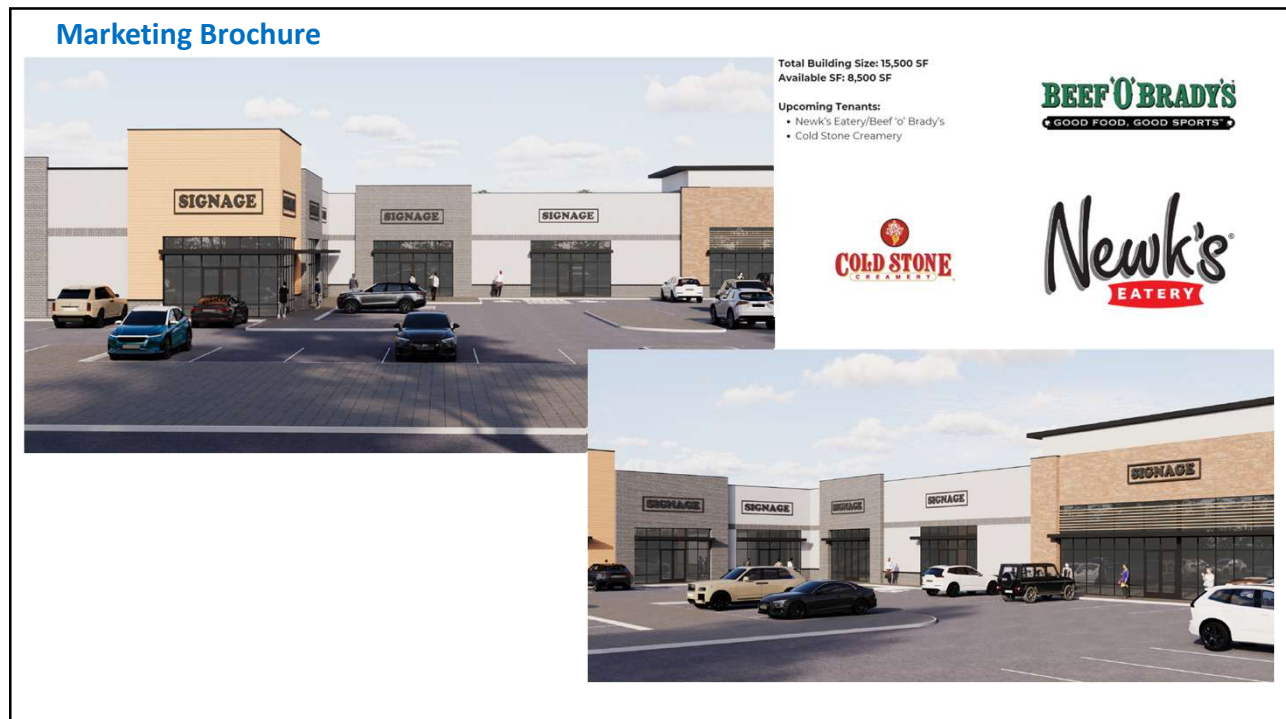


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CITY OF LAVON
120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmccclendon@lavontx.gov

Request for a Change in Zoning District Classification

5500 Retail Lavon Hwy78 LLC

Applicants Name

06/18/2026

Date

Tanvi Pareddy

Representative or Agent

(469) 400-0967

Phone Number

1710 Keller Pkwy #5817

Street

Keller, TX 76248

City, State, Zip

783 S. SH 78, Lavon, TX 75166

Location of Property

Lot 4R2, Block A SB Lavon Addition

Legal Description of Property

PD

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: Use & Space
Requirement

Signature of Applicant or Representative: _____

Tanvi Pareddy

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
lmccclendon@lavontx.gov

Declaration of Ownership

Date: 06/18/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 5500 Retail Lavon Hwy78 LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Tanvi Pareddy
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Tanvi Pareddy,
on this the 18th day of June, 2026

[Signature]
Notary Public in and for Collin County, Texas

(notary seal)





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

Authorization of Representation

Date: 06 / 18 / 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 5500 Retail Lavon Hwy78 LLC,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, and do hereby authorize
_____ to represent me (us) and my (our)
interests in the property described in the attached exhibits (s) for the expressed
purpose of this request.

Tanvi Pareddy
Signature (Owner)

Signature (Owner)

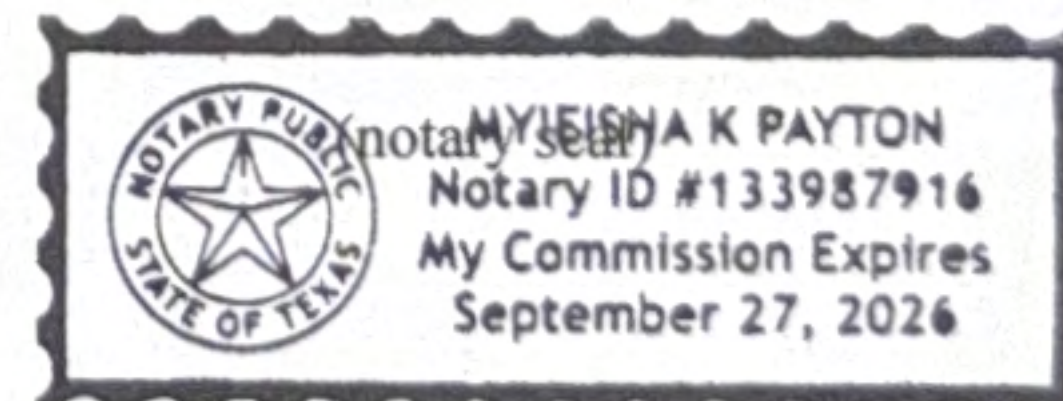
Signature (Owner)

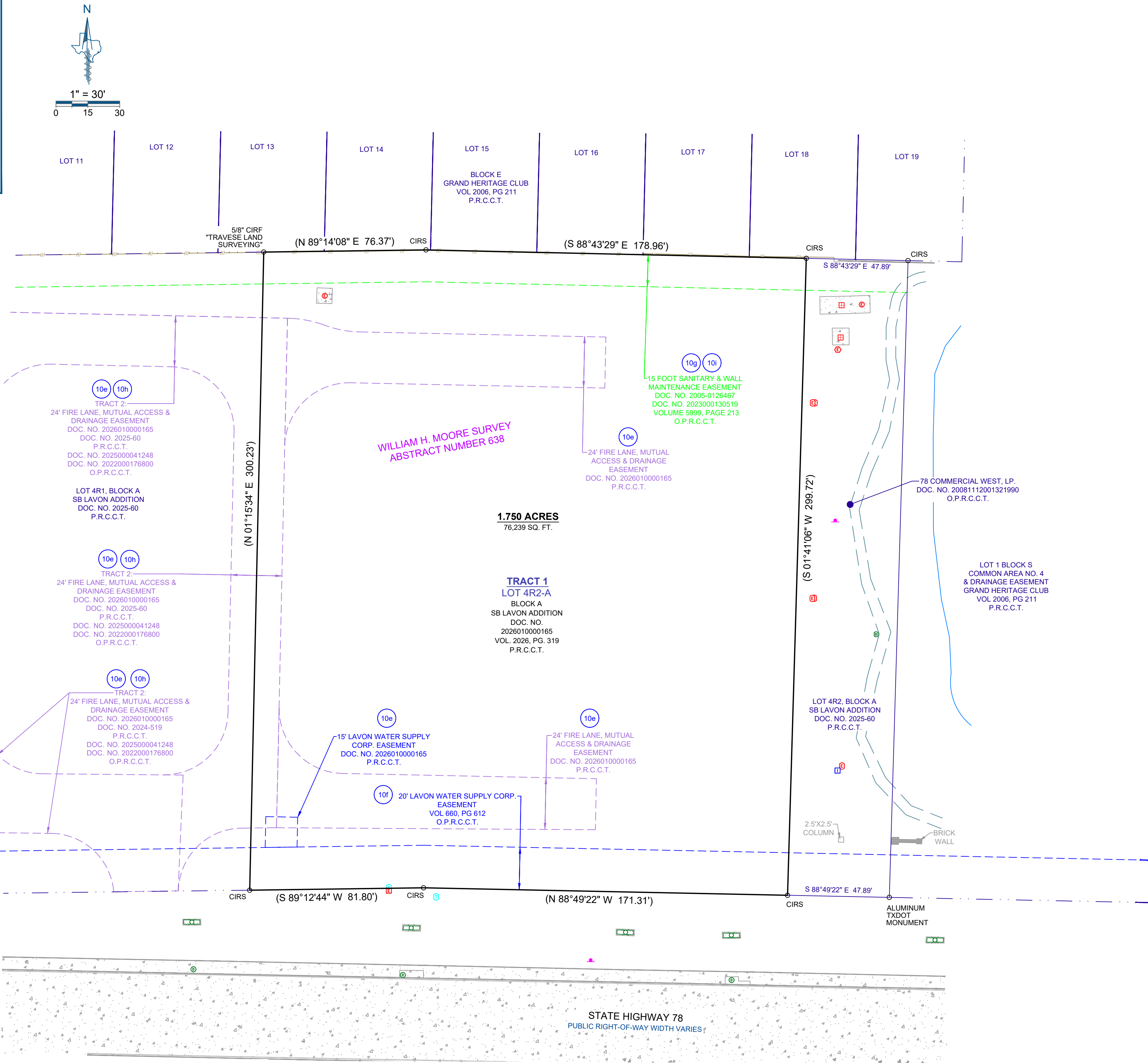
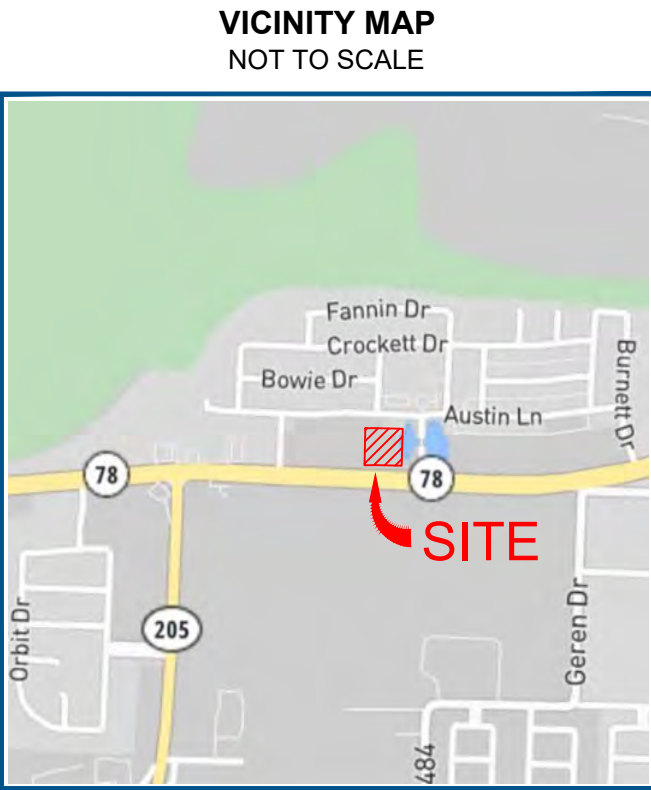
The State of Texas
County of Collin

Before me, the undersigned authority, appeared Tanvi Pareddy,
on this the 18th day of June, 2026

[Signature]

Notary Public in and for Collin County, Texas





ALTA / NSPS LAND TITLE SURVEY

Being 1.750 Acres of land
out of the William H. Moore Survey, Abstract Number 638
in the City of Lavon, Collin County, Texas

LEGEND

○	Boundary Monument	Ⓜ	Electric Manhole	Ⓜ	Buried Cable Sign
()	Record Call	Ⓜ	Electric Box	Ⓜ	Irrigation Control Valve
POB	Point of Beginning	Ⓜ	Electric Meter	Ⓜ	Telecommunications Riser
CIRS	1/2" Capped Iron Rod Set Stamped "Eagle Surveying"	Ⓜ	Electric Vault	Ⓜ	Fiber Optic Utility Sign
CIRF	Capped Iron Rod Found	Ⓜ	Electric Transformer	Ⓜ	Concrete
IRF	Iron Rod Found	Ⓜ	Storm Drain Manhole	Ⓜ	Edge of Gravel
DOC. NO.	Document Number	Ⓜ	Storm Drain	Ⓜ	Wood Fence
P.R.D.C.T.	Plat Records, Denton County, Texas	Ⓜ	Grate Inlet		

LEGAL DESCRIPTION

Tract 1:
Being Lot 4R2-A, Block "A", of SB LAVON ADDITION, LOT 4R2-A, BLOCK A, a Subdivision in Collin County, Texas, according to the map or plat thereof, recorded in Document No. 2026010000165, of the Plat Records of Collin County, Texas.

Tract 2:
Easement rights only, in and to the easement areas shown and described in that certain Declaration of Reciprocal Easements, Covenants and Restrictions executed by 78 Commercial West, LP, dated December 14, 2022, recorded in Document No. 2022000176800, being amended in/under 2023000130518, 2024000096410 and 2025000041248, of the Official Public Records of Collin County, Texas.

FLOOD NOTE

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.

GENERAL NOTES

- Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Prominent Title, LLC, as Agent for Texan Title Insurance Company with G.F. No. 2516190JM with an effective date of October 6, 2025 at 8:00 a.m. and issued on April 17, 2026 at 8:00 a.m. This survey is only valid for G.F. No. 2516190JM. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
- This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy the survey except as necessary in conjunction with this transaction.
- Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
- This site is undeveloped, therefore no parking spaces were observed in the process of conducting the fieldwork.
- Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There are no visible encroachments or overlapping of improvements except as shown hereon.
- There were no buildings observed on the subject property in the process of conducting the fieldwork.
- No substantial features were observed in the process of conducting the fieldwork except as shown hereon.
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- The subject property is zone Planned Development (PD) based off zoning letter provided by Kim Dobbs City Manager of the City of Lavon, Texas, dated April 6, 2023.
- The bearings shown on this survey are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- Subject property abuts State Highway 78, a publicly dedicated right-of-way and is traversed by that certain 24' fire lane, mutual access and drainage easement of record in Document Number 2025-60 of the Plat Records of Collin County, Texas.

SCHEDULE B EXCEPTIONS OF COVERAGE

Subject to the easements as shown on Schedule "B" of the title commitment provided by Prominent Title, LLC, as Agent for Texan Title Insurance Company with G.F. No. 2516190JM as listed below:

- 10(e) The following, all according to plat recorded in 2026010000165, of the Plat Records of Collin County, Texas:
Fire lane, mutual access & drainage easement running over and across the North, South and West portions of the property;
15 foot Lavon Water Supply Corp. easement near the Southwest corner of the property.
AFFECTS AS SHOWN
- 10(f) Easement and right-of-way executed by Mrs. Bennie Daugherty, a widow, Individually and as Independent Executrix of the Estate of W.C. Daugherty, Deceased, to Lavon Water Supply Corporation, dated September 2, 1965, recorded in/under 660/612, of the Official Public Records of Collin County, Texas.
AFFECTS AS SHOWN
- 10(g) Easement and right-of-way executed by Bear Creek Residential, L.P., to the City of Lavon, Texas, dated August 31, 2005, recorded in/under 5999/213 (aka 2005-0126467), of the Official Public Records of Collin County, Texas; said easement shown on the plat.
AFFECTS AS SHOWN
- 10(h) Terms, conditions and stipulations contained in Declaration of Reciprocal Easements, Covenants, and Restrictions executed by 78 Commercial West, LP, dated December 14, 2022, recorded in Document No. 2022000176800, being amended in/under 2023000130518, 2024000096410, 2025000041248 and (Fourth Amendment), of the Official Public Records of Collin County, Texas.
AFFECTS AS SHOWN
- 10(i) Terms, conditions and stipulations contained in Agreement Regarding Easements executed by and between 78 Commercial West, LP, and SB Lavon, Ltd., dated November 10, 2023, recorded in/under 2023000130519, of the Official Public Records of Collin County, Texas.
AFFECTS, AS SHOWN

ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

SURVEYORS CERTIFICATION

To Prominent Title, LLC, Texan Title Insurance Company, 5500 Retail Lavon Hwy78 LLC, a Texas limited liability company, UMB Bank, n.a., its successors and/or assigns, and 78 Commercial West, LP, a Texas limited partnership:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a.), 6(b.), 7(a.), 8, 9, 16, 17, & 18 of Table A thereof. The fieldwork was completed on June 28, 2024.

This map or plat was prepared on 04-22-26



Matthew Raabe
Matthew Raabe
R.P.L.S. # 6402

JOB NUMBER
2304.031-12
DATE
02-04-2026
REVISION
04-20-2026
DRAWN BY
MMF



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

PROPERTY ADDRESS

SOUTH STATE HIGHWAY 78
LAVON, TEXAS
75065

Ridham Bhatt
Fate CSC LLC dba Cold Stone Creamery
783 S. SH78
Lavon, Texas 75098
201.572.3365
ridham@5fivecrafts.com

June 30, 2026

Permit Application [X]

City of Lavon
Planning & Zoning Department
120 School Rd
Lavon, Texas 75166

Subject: Tenant Statement of Proposed Use – No Customer Seating or Dine-In Service Requirements

Dear Planning & Zoning Department,

I am writing on behalf of Fate CSC LLC regarding the proposed ice cream store tenant space located at 783 S. SH78, Lavon, Texas. This letter is provided to confirm the intended business operations for zoning and permit review purposes.

I hereby confirm that the proposed business use will operate as a takeout-focused ice cream retail establishment and will not require customer seating, as part of the proposed space.

The business operation will consist primarily of the preparation and sale of ice cream and related products for takeout and off-premises consumption. No restaurant-style dining service, customer seating component is proposed for this location.

The tenant understands and agrees that all operations, improvements, and site conditions will comply with applicable City of Lavon zoning, building, fire, health, and other applicable regulations.

Please accept this letter as the tenant's formal confirmation of the proposed use and operational characteristics of the business and include this letter as confirmation of the applicant's intended use and operational characteristics for the proposed location.

Sincerely,

Ridham Bhatt
Manager
Fate CSC LLC dba Cold stone Creamery

July 2, 2026

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

Re: Lavon Restaurant and Retail Plaza, 783 S. SH 78, Lavon
PD Amendment Request
LJA Job No. NTP3880
MyGov Submittal: June 30, 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 the project move forward for consideration. FYI, there will be three special ordinance provisions: to provide a definition of the new use, permit the specific land use for this lot, and add a corresponding off-street parking requirement for a "Restaurant with No Dine-In Service."

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style with a large, prominent "A" and "N".

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

June 29, 2026

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

Re: Lavon Restaurant and Retail Plaza, 783 S. SH 78, Lavon
PD Amendment Request
LJA Job No. NTP-40467
MyGov Submittal: June 22, 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. Should the proposed "Restaurant with No Dine-In Service" use be approved, no indoor or outdoor seating will be permitted. Clarify that the proposed use will meet the intent of the future tenant service model.
2. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

A handwritten signature in black ink that reads '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:

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

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

CITY OF LAVON

ORDINANCE NO. 2026-____-____

PD Amendment - 783 S. SH 78

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING THE GRAND HERITAGE PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS ESTABLISHED BY ORDINANCE NO. 2004-09-05, TO DEFINE AND ADD TO THE PERMITTED USES, AND ADD TO THE OFF-STREET PARKING REQUIREMENTS ON APPROXIMATELY 1.750 ACRES OF LAND SITUATED NORTHWEST OF SH 78 AND GRAND HERITAGE BOULEVARD; PROVIDING A PENALTY CLAUSE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

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

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

WHEREAS, the City Council of the City (the "**City Council**") adopted Ordinance No. 2004-09-05 and amending Ordinance N. 2023-08-01, which set forth various regulations for the Grand Heritage Planned Development District (the "Grand Heritage PD Ordinance"); and

WHEREAS, owners of the Property hereinafter defined have submitted an application to amend the regulations adopted by Ordinance No. 2004-09-05 and amending Ordinance No. 2023-08-01, on approximately 1.75 acres of land, generally located as legally described on **Exhibit "A"** and as depicted on **Exhibit "B"** (the "**Property**"); and

WHEREAS, the City Council desires to amend the Grand Heritage PD Ordinance to add and define a new permitted use and add an off-street parking requirement for only the property described in Exhibit "A" attached hereto and incorporated herein, being a portion of the entire property covered by the Grand Heritage PD Ordinance; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at those public hearings and all other relevant information and materials, the Planning and Zoning Commission of the City has recommended to the City Council the adoption of the amendment to the Grand Heritage PD Ordinance as set forth in this Ordinance; and

WHEREAS, after complying with all legal notices, requirements, and conditions, a public hearing was held before the City Council at which the City Council considered the recommendation of the Planning and Zoning Commission, and among other things, the necessity for orderly and appropriate regulations of the use of land and the erection of structures thereon, and having considered the proposed amendment to the Grand Heritage PD Ordinance and the appropriateness of the amendment, the City Council does hereby find that the amendment to the Grand Heritage PD Ordinance approved hereby accomplishes such objectives.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. FINDINGS. After due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearing, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety, and welfare of its citizens.

SECTION 3. AMENDMENT. The following sections of the Grand Heritage Planned Development (PD) District regulations established by Ordinance No. 2004-09-05, are hereby amended or added, to be applicable to approximately 1.75 acres of land, and to read as provided herein:

- 1) Section 1.1 Purposes & Definitions. Shall be amended to include the following definition:

Restaurant with No Dine-In Service means an eating/drinking establishment, where food and beverages are prepared on-site but sold for off-premises consumption, such as take-out and delivery-focused restaurants without interior customer seating.

- 2) Section 3.2.4 Uses in Commercial Planning Areas. Shall be amended to add the following use in the "Retail and Person Service Uses" section:

--Restaurant With No Dine-In Service.

- 3) Section 3.9 Off-Street Parking Requirements. Shall be amended to include the addition of the following Use and space requirement:

Use	Number of Off-Street Parking Spaces Required (unless otherwise noted, the ratios below relate to the number or spaces required in relation to the number or square feet or floor area)
Restaurant with No Dine-In Service	1:200

SECTION 4: SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect. This Ordinance shall not repeal, alter, or amend, or be interpreted as conflicting with any ordinance having created a planned development district prior to this Ordinance.

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

SECTION 6: PENALTY. Any person, firm, corporation, or entity violating this Ordinance or any provision of the City's Zoning Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2000.00). Each continuing days' violation under this Ordinance shall constitute a separate offense. The

DRAFT

penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7: PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 8. OPEN MEETING. It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Collin County, Texas, on this the _____ day of August 2026.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

DRAFT

ORDINANCE NO. 2026-____-____

EXHIBIT A

Property Description

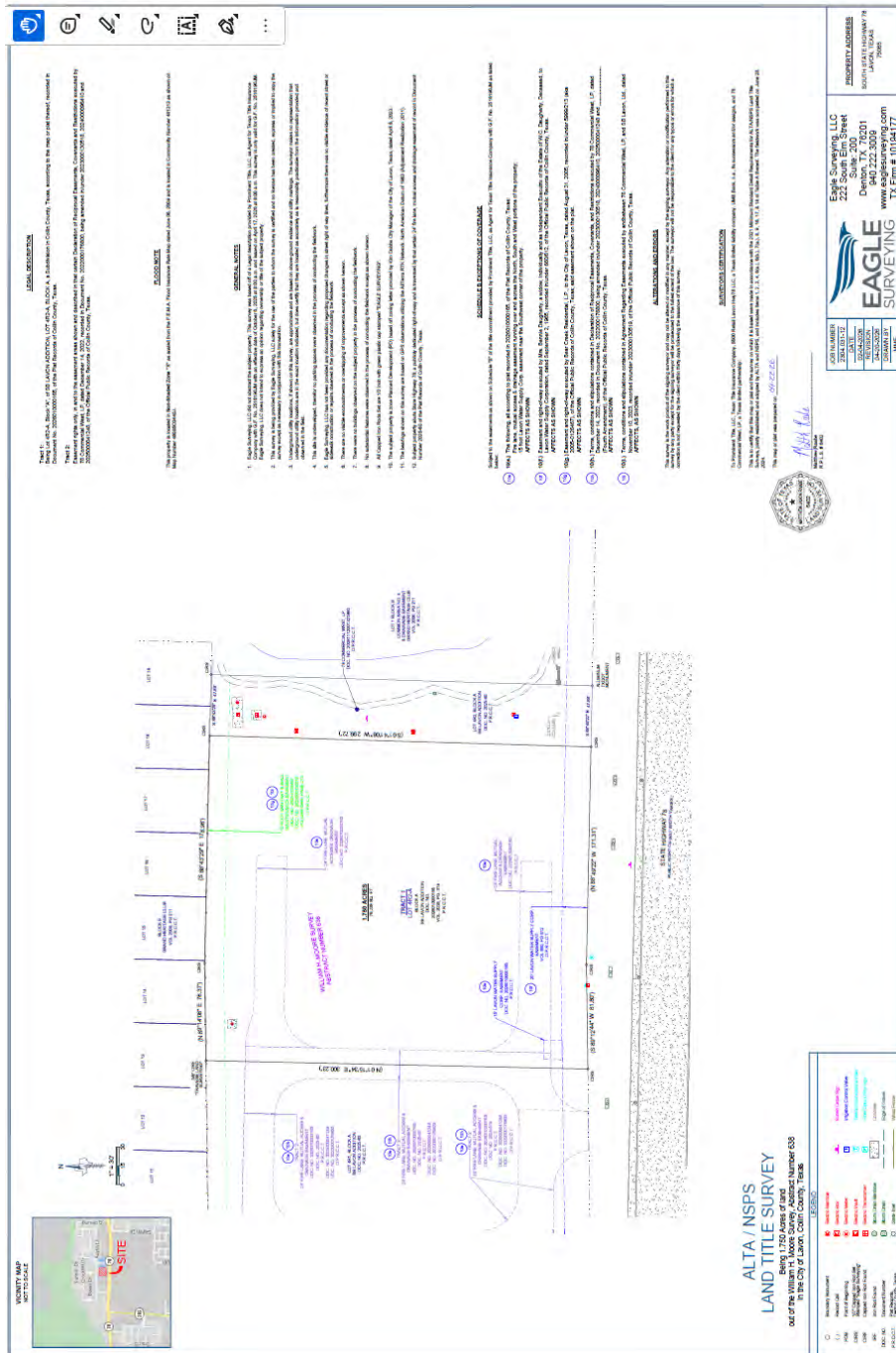
Tract 1:

Being Lot 4R2-A, Block "A", of SB LAVON ADDITION, LOT 4R2-A, BLOCK A, a Subdivision in Collin County, Texas, according to the map or plat thereof, recorded in

Document No. 2026010000165, of the Plat Records of Collin County, Texas.

EXHIBIT B

Location





CITY OF LAVON Agenda Brief

MEETING: July 28, 2026

ITEM: 5 - D

Item:

Discussion and action regarding a replat of Lot 2, Block 1 of the Lavon 7-Eleven Addition to form two lots, situated northeast of the intersection of SH 78 and SH 205, in the vicinity of 963 S. SH 78, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

Application Information

Owner(s): Ladera Lavon, LP

Applicant: Citadel Development Services

Location: Northeast of the intersection of S. SH 78 and SH 205, in between and adjacent to 7-Eleven and Sonic at 963 S. SH 78, City of Lavon

Description: Approximately 1.383-acres currently platted as Lot 2, Block 1 of the Lavon 7-Eleven Addition, CCAD Parcel ID 2796752

Current Zoning: Retail (R) – pending a change of a portion of the property to Planned Development (PD)

Request: Replat

Request Details

The applicant is seeking approval of the replat of Lot 2, Block 1 into two commercial lots, Lot 2R and Lot 3. The 7-Eleven Addition plat was approved in 2018.

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.

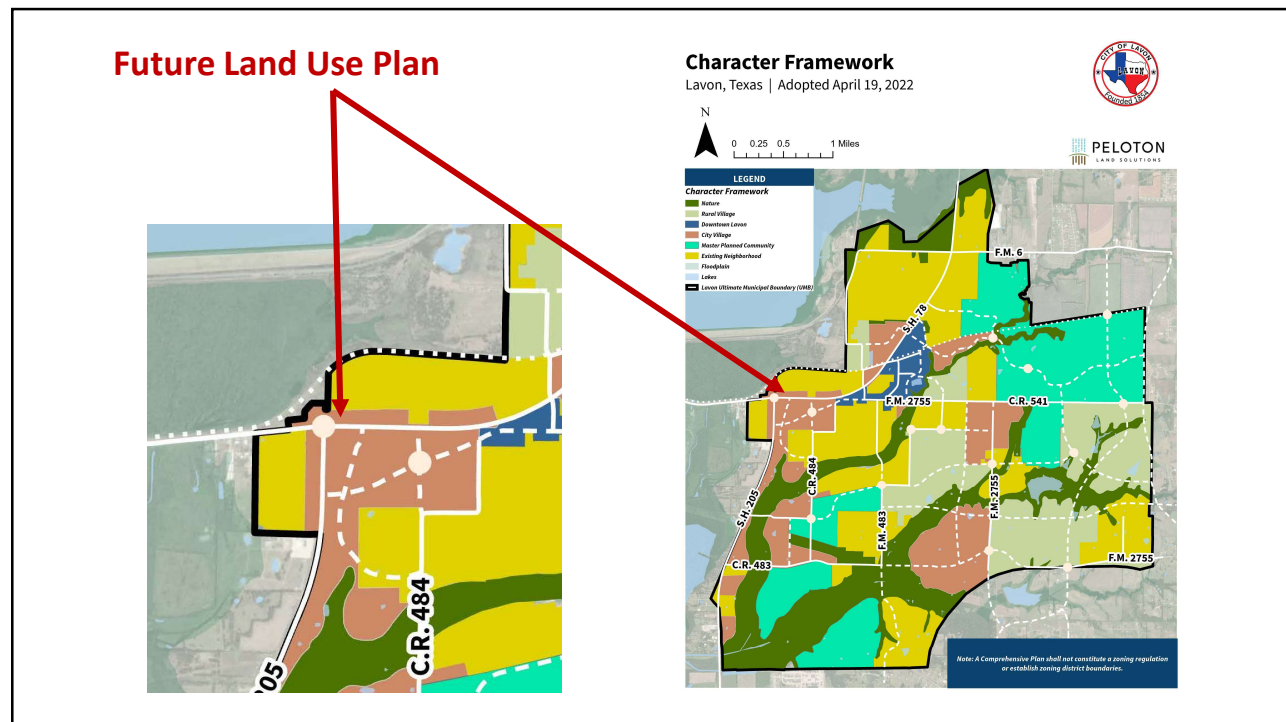
Road Connection: The property will take access from cross access easements parallel to SH 78. Additional access easements are programmed to improve circulation, including access at the rear of Lot 1, Block 1. Applicant will construct the sidewalk along SH 78.

The replat is prepared in accordance with the City's Subdivision Ordinance and conforms to the current and proposed zoning. The application satisfies the criteria for approval.

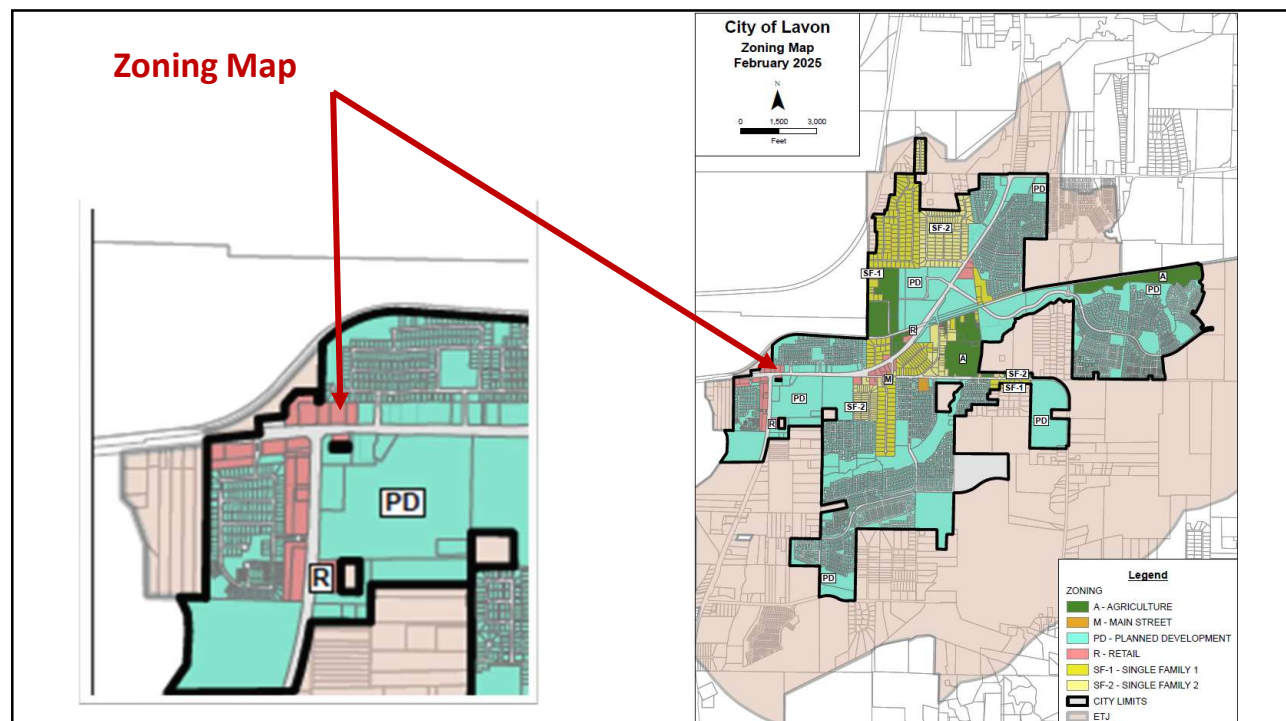
Staff Notes:

Conditional approval is recommended.

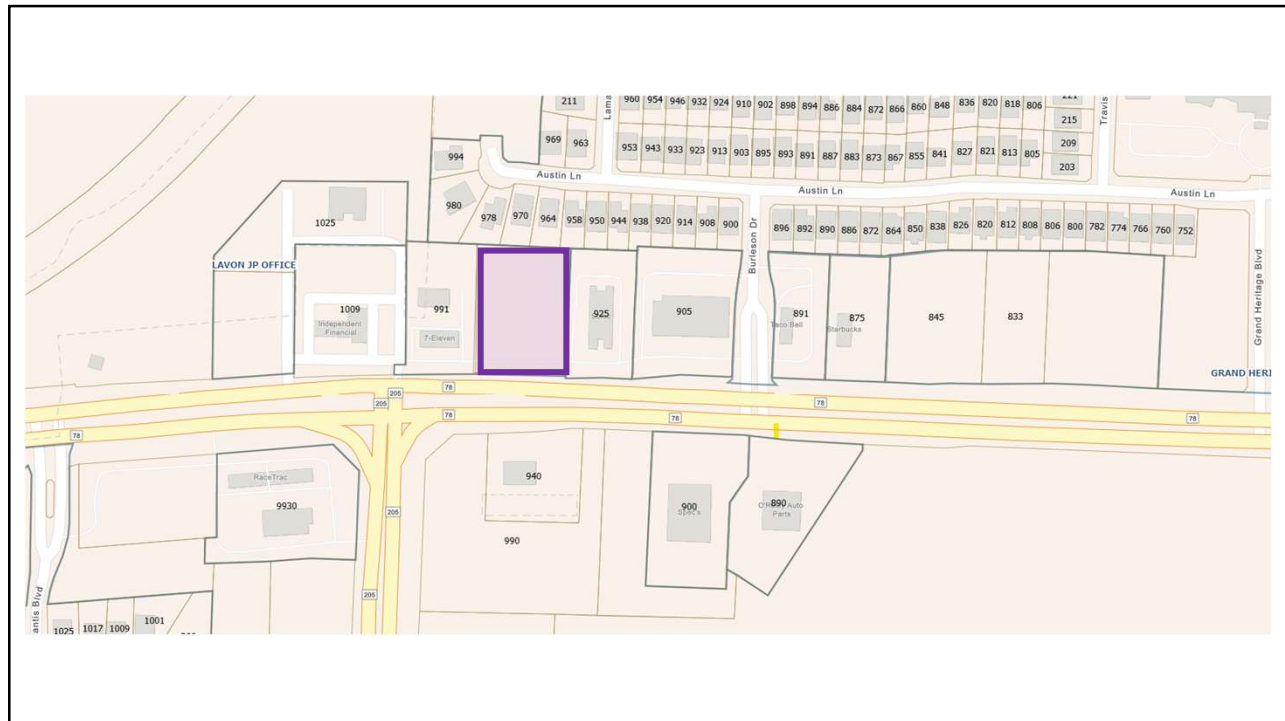
- Attachments:**
1. Location Exhibit
 2. Application and Replat
 3. Engineering and planning correspondence



23



24



25



26



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: <u>Citadel Development Services</u>		Name: <u>Ladera Lavon, LP</u>	
Address: <u>PO 150127</u>		Address: <u>5949 Sherry Lane, Suite 960</u>	
City/State/Zip: <u>Austin, TX, 78715</u>		City/State/Zip: <u>Dallas, Texas 75225</u>	
Phone #: <u>7047872161</u> Fax #: _____		Phone # _____ Fax # _____	
Authorized Person: <u>Rhianna Powell</u>		Authorized Person: <u>Austin Clinkscales</u>	
Type of Submission	Date	Check List of Items Submitted	
☒ Preliminary Plat	<u>3/27/2026</u>	☐ (two) full size sets of plats (24x36)	
☐ Final Plat		☐ (two) full size construction sets (24x36)	
☐ Re-Submittal		☐ (one) half size sets of plats (11x17)	
☐ Construction Plans		☐ (ten) half size sets of plats with final submission (11x17)	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		☒ (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) <u>Rhianna Powell</u>		Authorized Representative (Signature) <u>Rhianna Powell</u>	Date: <u>3/31/26</u>
To be completed by the City			
In Takers Name:			
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:
☐ Accepted	☐ Approved	☐ Approved	☐ Approved
☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected
P&Z Review Date:		Council Action Date:	
☐ Approved		☐ Approved	
☐ Rejected		☐ 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: 3/31/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Ladera Lavon, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Rhianna Powell 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)

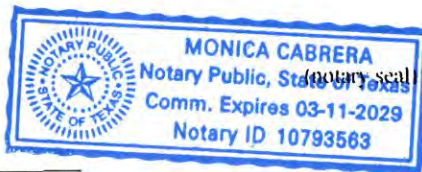
Signature (Owner)

Signature (Owner)

The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscates
on this the 31st day of March, 20 26



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: 3/31/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Ladera Lavon, 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]
Signature (Owner)

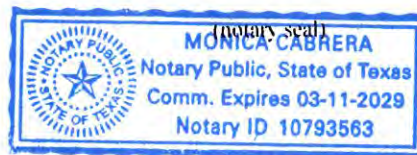
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscales,
on this the 31st day of March, 2026.

[Signature]
Notary Public in and for Dallas County, Texas



N/F: 78 LAVON LP
STATE HIGHWAY 78 & STATE HIGHWAY 205, LAVON, TEXAS 75166
APN: 2796752
LOT 2R: 6,133 SQ. FEET, OR 0.600 ACRES ±
LOT 3: 34,108 SQ. FEET, OR 0.783 ACRES ±
TOTAL AREA: 60,241 ± SQUARE FEET, OR 1.383 ± ACRES

FINAL PLOT OF LOTS 1 & 2, BLOCK 1, LAVON T-ELEVEN ADDITION - VOLUME 2019, PAGE 257
 (J) MUTUAL EASEMENT AGREEMENT - VOLUME 5405, PAGE 3098
 (J) MUTUAL ACCESS EASEMENT AGREEMENT - VOLUME 5405, PAGE 3109
 (J) MUTUAL ACCESS EASEMENT AGREEMENT - INSTRUMENT NO. 20070800601091350
 (J) ADDENDUM TO MUTUAL ACCESS EASEMENT AGREEMENT - INSTRUMENT NO. 200708031001219040
 (J) ACCESS, CONSTRUCTION, AND REIMBURSEMENT AGREEMENT - INSTRUMENT NO. 20180521000615220
 (J) SPECIAL WARRANTY DEED - INSTRUMENT NO. 200708031001219080
 (J) EASEMENT AGREEMENT - VOLUME 660, PAGE 612

**STATE OF TEXAS &
COUNTY OF COLLIN**

WHEREAS 78 LAVON LN, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, IS THE OWNER OF THE HEREIN DESCRIBED PROPERTY TO WIT:

PLAT MAPS AND BOUNDS DESCRIPTION

BEING A LOT 1, 383 ACRES TRACT OF LAND SITUATED IN THE E-W 1/4 MOORE SURVEY, ABSTRACT NUMBER 638, BEING PART WITHIN THE COLLIN COUNTY, TEXAS, BEING ALL OR A PORTION OF 1,383 ACRES TRACT OF LAND DESCRIBED AS LOT 1, BLOCK 1, LAVON FINAL PLAT, 2ND ELEVATION, 2ND BLOCK, LAVON-ELEVEN ADDITION, RECORDED IN INSTRUMENT PAGE 257, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, BEING THAT PORTION OF THE LANDS CONVEYED TO 78 LAVON LN BY A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20070830102119060, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, BEING FURTHER DESCRIBED BY MAPS AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND MAG-NAIL AND WASHER INScribed "VPASSOCIATES.COM" AT THE SOUTHEAST CORNER OF THE FOREMENTIONED LOT 2, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LOT 1, BLOCK 1, LAVON FINAL PLAT, 2ND ELEVATION, 2ND BLOCK, LAVON-ELEVEN ADDITION; THENCE NORTH 11° 13' 18" EAST, 1/4 SECTION 1, LAVON 7-ELEVEN ADDITION, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, LAVON FINAL PLAT, 2ND ELEVATION, 2ND BLOCK, LAVON-ELEVEN ADDITION, BEING INSTRUMENT NO. 2003-071128, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

1.) NORTH 89 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 8.22 FEET TO A FOUND MAG-NAIL WITH BROKEN WASHER;

2.) WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5,789.58 FEET, AN ARC LENGTH OF 194.30 FEET, A CHORD BEARING OF NORTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 194.30 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "YPASSOCIATES.COM" AT THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 2, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1 AS SHOWN ON SAID FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1, NORTH 00 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 293.44 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "RPLS 4701," BEING THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 11, BLOCK A, AS SHOWN IN A PLAT OF GRAND HERITAGE CLUB RECORDED IN INSTRUMENT NO. 20060412010001400, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, ALONG SAID SOUTHERLY LINE OF THE GRAND HERITAGE CLUB ADDITION, SOUTH 88 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 211.82 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "RPLS 4701" AT THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 1 OF LAVON SONIC ADDITION;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 01 DEGREES 16 MINUTES 52 SECONDS WEST A DISTANCE OF 289.36 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN AN AREA OF 60,241 SQUARE FEET, OR 1.383 ACRES, MORE OR LESS

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT 78 LAVON LP DOES HEREBY ADOPT THIS SUBDIVISION PLAT OF LOTS 3R AND 3 OF LAVON § ELEVEN SUBDIVISION, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER THE RIGHTS-OF WAY AND EASEMENTS SHOWN HEREON.

EXECUTED AT LAVON, TEXAS, THIS _____ DAY OF _____, 20____.

78 LAVON LP
A TEXAS LIMITED PARTNERSHIP

BY: _____
(OWNER'S SIGNATURE)

STATE OF TEXAS §
COUNTY OF COLLIN §

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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____,
20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

WORKING UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO INCLUDE AN ADDITIONAL AREA OF AROUNDING SPACE FOR CONSTRUCTION, RECONSTRUCTION, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE OF THE EASEMENTS, INCLUDING THE RIGHT OF THE CITY OF LAVON AND WATERWATER SERVICES FROM THE MAIN TO THE CURB OF PAVEMENT LINE.

THE EASEMENTS ARE OWNED BY THE CITY OF LAVON BEAR CREEK SPECIAL UTILITY DISTRICT (BCSD) AND ALL CONSTRUCTION RELATED TO WATER CREEK SPECIAL SHALL BE DONE PER BCSD'S SPECIFIC REQUIREMENTS AND PROCEDURES.

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, TO CONSTRUCT, RECONSTRUCT, ADDITIONS, ENLARGEMENTS, AND MAINTENANCE OF THE PLAT.

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 CONSTRUCTION OF THE PLAT.

UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL AND ACCOMMODATION OF ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, GAS, WATER, SEWER, AND TELEPHONE. IN PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES AS BEING SUBORDINATE TO THE PUBLIC AND CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT.

THE CITY OF LAVON AND 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 OBSTRUCTIONS THAT MAY INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE OF THE PLAT.

CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS, THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES BE SUBORDINATE TO THE CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, RESPECTIVE MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.

ALL MODIFICATIONS TO THIS DOCUMENT SHALL BE BY MEANS OF PLAT AND APPROVED BY THE CITY OF LAVON UNLESS AND UNLESS OTHERWISE SPECIFIED BY THE CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT.

THIS PLAT APPROVED SUBJECT TO ALL APPLICABLE ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF LAVON, TEXAS.

EXECUTED THIS _____ DAY OF _____, 20____

EXECUTED THIS THE _____ DAY OF _____ 20____.

(DEVELOPER)

BY: _____
(PRINTED NAME)

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: _____

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	5,789.58'	194.30'	N 89°46'09" W	194.30'	01°55'22"
C2	5,789.58'	106.19'	N 88°10'00" W	106.19'	01°03'03"
C3	5,789.58'	106.19'	S 88°10'00" W	106.19'	01°03'03"
C4	5,789.58'	185.39'	S 88°21'07" W	185.39'	01°50'05"
C5	14.91'	23.44'	S 43°12'27" E	21.13'	90°03'44"
C6	13.65'	25.17'	S 54°09'18" W	21.75'	105°37'13"
C7	17.95'	23.98'	N 36°00'14" W	21.44'	73°24'34"
C8	15.00'	13.72'	S 45°58'21" E	11.32'	90°26'19"
C9	5,789.58'	24.00'	N 88°55'05" W	24.00'	00°14'44"
C10	4,857.11'	6.69'	N 88°50'19" W	6.69'	0°01'44"

● FOUND MONUMENT AS NOTED
 POB POINT OF BEGINNING
 R/W RIGHT-OF-WAY
 N/F NOW OR FORMERLY
 — LOT LINE
 - - - EASEMENT LINE
 - - - - ADJOINING LOT LINE

DATE	REVISION HISTORY	BY
02/09/2026	CLIENT COMMENTS	CW
03/10/2026	CLIENT COMMENTS	CW
05/14/2026	CLIENT COMMENTS	CW
05/18/2026	CLIENT COMMENTS	CW
06/22/2026	CLIENT COMMENTS	CW
06/30/2026	CLIENT COMMENTS	CW

BLEW

Surveying | Engineering | Environmental

1050 TEXAN TRAIL, SUITE 400 • GRAPEVINE, TX 76051

EMAIL: SURVEY@BLEW.COM

OFFICE: 817.591.7720 FAX: 479.582.1883

WWW.BLEWINC.COM

NOT TO SCALE

N
E
S
W

SITE

RETTOP RD
ORBIT DR
MERCURY DR
SHEPARD LN
GLENN RD
ATLANTA BLVD
SH 225
SH 78
LAMAR DR
BURLINSON DR
AUSTIN LN
FANNIN DR
CROCKETT DR
BOWIE DR
TRAVIS LN
GRAND HIGHWAY BLVD

2. COMPLETED FIELD WORK WAS NOVEMBER 26, 2025.
3. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
4. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
5. THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE WEST LINE OF THE SUBJECT PROPERTY. THE BEARING IS DEDUDED AS S00°32'32" PER GPS COORDINATE OBSERVATIONS TEXAS STATE PLANE, NORTH CENTRAL ZONE, NAD83.
LATITUDE = 33°01'21" 2657
LONGITUDE = 96°27'18" 16721
CONVERGENCE ANGLE = 01°05'54" 8271
6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48582D000, WHICH BEARS AN EFFECTIVE DATE OF 5/25/2008 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM COLLIN COUNTY CENTRAL APPRAISAL DISTRICT.
8. THE PROPERTY IS CURRENTLY ZONED "R" - RETAIL DISTRICT.
9. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING LOT 2, BLOCK 1 AS SHOWN IN FINAL PLAT OF LOTS & 2 BLOCK 1, LAVON 1-ELEVEN ADDITION - VOLUME 291, PAGE 257 INTO LOTS 2R AND 3R.
10. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION. regardless of ownership, the city or their contractor/agency may access the facility to periodically inspect it if the facility is maintained in proper working condition. The city will meet the minimum standards and other provisions established by the LAVON code of ORDINANCES.

RECOMMENDED FOR APPROVAL: _____
 DATE: _____
 CHAIRMAN, PLANNING & ZONING COMMISSION
 CITY OF LAVON

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 SUBDIVISION PLAT OF LOT 2, BLOCK 1, LAVON 7-ELEVEN 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 _____, 20____

THE UNDERSIGNED, HEREBY CERTIFY THAT THIS MAP IS AN ACCURATE REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION IN THE MONTH OF NOVEMBER, 2023.

ROBERT J. WINNICKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194273

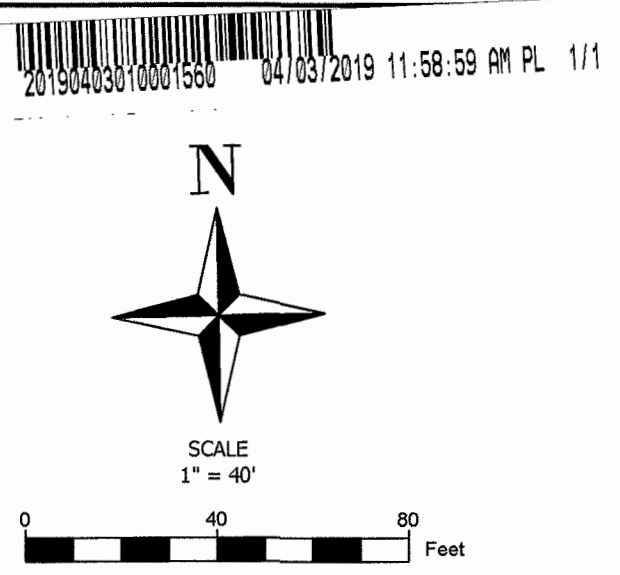
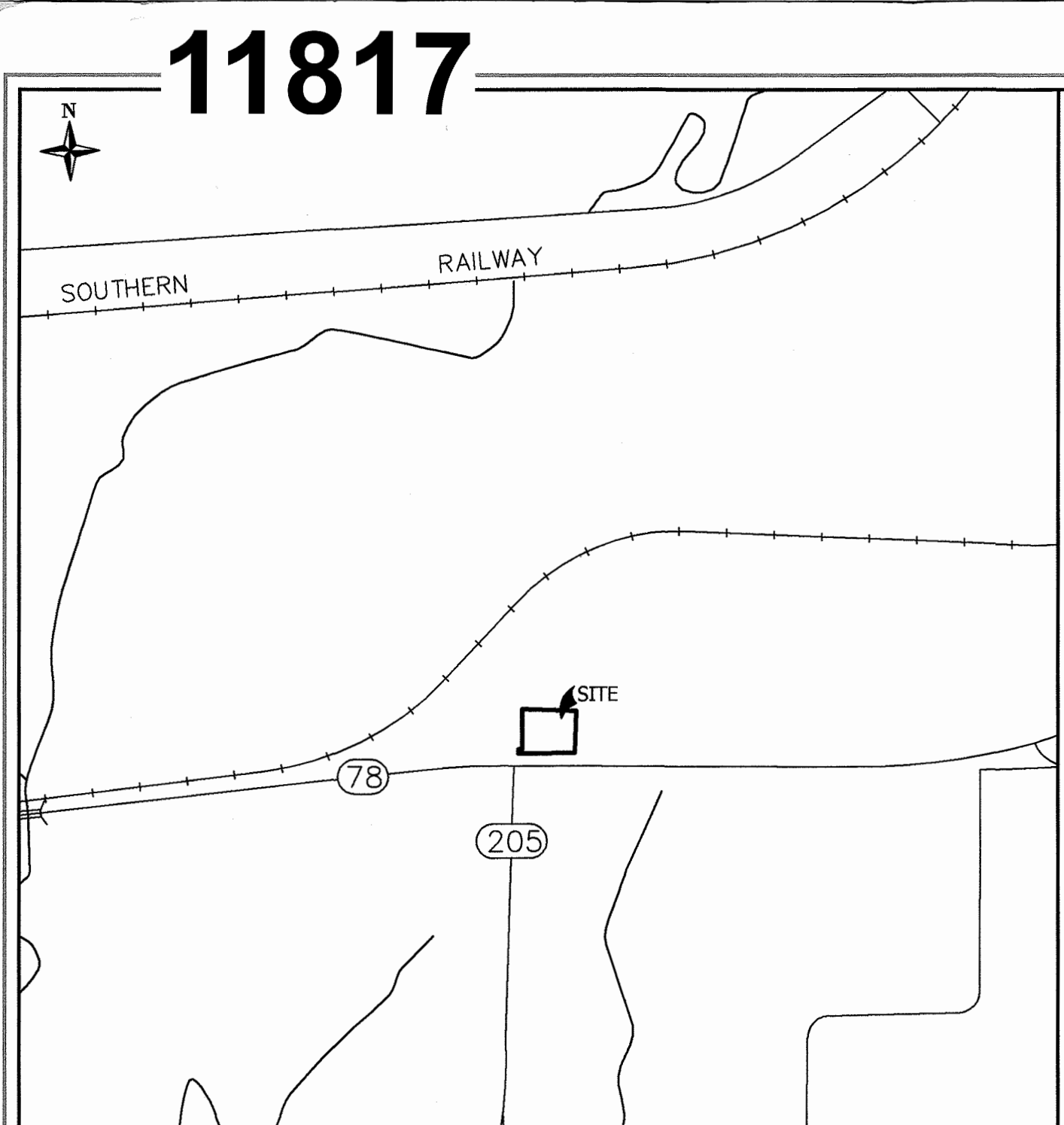
STATE OF TEXAS -
COUNTY OF COLLIN-

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT J. WINNICKI, KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____,
20____.

REPLAT
LOTS 2R & 3, BLOCK 1
LAVON 7-ELEVEN ADDITION
1.383 ACRES
BEING A REPLAT OF LOT 2, BLOCK 1,
LAVON 7-ELEVEN ADDITION

SURVEYOR JOB NUMBER: 25-10670.03	SURVEY DRAWN BY: CW - 02/05/2026
SURVEY REVIEWED BY: KAF	SHEET: 1 OF 1
SURVEY PREPARED FOR: CITADEL DEVELOPMENT	
OWNER: LAVON LP - 5949 SHERRY LANE, SUITE 960, DALLAS, TEXAS 75225	



LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	OPRCCT
---	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY TEXAS
()	DEED OR PLAT CALL

FROM:
R-6638-002-0280-1 / 1.109 AC
R-6638-002-0040-1 / 1.45 AC
FOR TAX YEAR 2020

OWNER'S CERTIFICATE
STATE OF TEXAS §
COUNTY OF COLLIN §
WHEREAS KCH LAVON, LLC, and 78 LAVON, LP acting by and through the undersigned, their duly authorized agent, are the owners of the herein described property to wit:

PLAT METES AND BOUNDS DESCRIPTION
BEING a 2.492 acre tract of land situated in the W. H. Moore Survey, Abstract Number 638, located in the City of Lavon, Texas, Collin County, Texas, and being all of a called 2.239 acre tract of land described as "LAVON I TRACT" and part of a called 0.32 acre tract of land described as "LAVON II TRACT" in the Special Warranty Deed to 78 Lavon, LP, recorded in Instrument Number 20070831001219060, Official Public Records, Collin County, Texas (OPRCCT);

BEGINNING at a found 1/2" iron rod at the northeast corner of said LAVON I TRACT and at the northwest corner of Lot 1, Block 1, Lavon Sonic Addition, an addition to the City of Lavon, Recorded in Instrument Number 2003-0071138, OPRCCT;

THENCE South 01 degrees 15 minutes 55 seconds West, with the east line of said LAVON TRACT I and west line of said Lavon Sonic Addition, a distance of 289.36 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the intersection of said east and west line with the north right-of-way line of State Highway No. 78 (variable width right-of-way);

THENCE North 89 degrees 03 minutes 03 seconds West, with the north right-of-way line of said State Highway No. 78, a distance of 8.22 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the beginning of a curve to the left having a radius of 5,789.58 feet and whose chord bears South 89 degrees 17 minutes 51 seconds West, a distance of 375.63 feet;

THENCE southwesterly, continuing with the north right-of-way line of said State Highway No. 78, along said curve to the left through a central angle of 03 degrees 45 minutes 27 seconds and an arc length of 379.70 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at the intersection of the west line of said LAVON II TRACT with the north right-of-way line of said State Highway No. 78, from which a found 5/8" iron rod with TXDOT Aluminum Cap is an arc length of 223.88 feet along the extended said curve to the left;

THENCE North 00 degrees 39 minutes 35 seconds West, with the west line of said LAVON II TRACT, a distance of 23.56 feet to a found mag nail with washer stamped "YPASSOCIATES.COM" at an ell corner of said LAVON II TRACT;

THENCE North 89 degrees 19 minutes 04 seconds East, with the north line of said LAVON II TRACT, a distance of 24.94 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at an ell corner of said LAVON II TRACT, from which a found disturbed 1/2" iron rod bears North 30 degrees 43 minutes West, a distance of 0.4 feet;

THENCE North 00 degrees 40 minutes 05 second West, with the west line of said LAVON II TRACT, passing at a distance of 48.41 feet a found 5/8" iron rod at the northeast corner of said LAVON II TRACT and the northwest corner of said LAVON I TRACT, continuing with the north line of said LAVON I TRACT, a total distance of 372.90 feet to the POINT OF BEGINNING and containing 2.492 acres, or 108,567 square feet of land, more or less.

OWNER DEDICATION
STATE OF TEXAS §
COUNTY OF COLLIN §
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That KCH LAVON, LLC, does hereby adopt this plat of Lots 1 & 2, Block 1, of Lavon 7-Eleven Addition, in the City of Lavon, Collin County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Lavon, Texas, this 21 day of March, 2019.

KCH LAVON, LLC
a Texas limited liability company
By: Brian Jason Keen
Manager

STATE OF TEXAS §
COUNTY OF COLLIN § TARRANT
Before Me, the undersigned authority, on this day personally appeared Brian Jason Keen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 21 day of March, 2019.

Dana Woolley
Notary Public in and for the State of Texas
My commission expires 01/31/2022

That 78 LAVON, LP, does hereby adopt this plat of Lots 1 & 2, Block 1, of Lavon 7-Eleven Addition, in the City of Lavon, Collin County, Texas and do hereby dedicate to the public's use forever the rights-of-way and easements shown hereon.

EXECUTED at Lavon, Texas, this 26 day of March, 2019.

78 LAVON, LP
a Texas limited partnership
By: C Bar Farm, Inc.
its general partner
By: Robert Carrozza, President

STATE OF TEXAS §
COUNTY OF COLLIN § DALLAS
Before Me, the undersigned authority, on this day personally appeared Robert Carrozza, for 78 LAVON, LP known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office this the 26 day of March, 2019.

Notary Public in and for the State of Texas
My commission expires 02/27/2022

JUDITH L. WILSON
Notary Public, State of Texas
Comm. Expires 02-27-2022
Notary ID 712465

CITY OF COLLIN COUNTY, TEXAS

S11817
FINAL PLAT
OF
LOTS 1 & 2, BLOCK 1
LAVON 7-ELEVEN
ADDITION
(2.492 ACRES)

SITUATED IN THE W.H. MOORE SURVEY,
ABSTRACT 638
CITY OF LAVON
COLLIN COUNTY, TEXAS

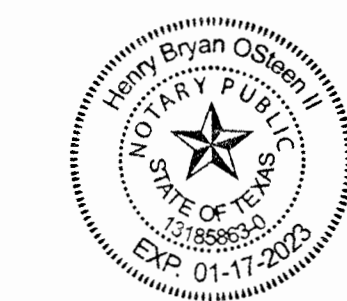
OWNER:
KCH LAVON, LLC
1211 SOUTH WHITE CHAPEL BLVD.
SOUTHLAKE, TX 76092

NOTES
1. Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
682.233.2030
ypassociates.com
T8PLS 10194022
2017-022-009
OCTOBER 18, 2017
PAGE 1 OF 1

78 LAVON, LP
2717 ROUTH STREET
DALLAS, TX 75201

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 682.233.2030



Surveyor's Certificate
I, the undersigned, hereby certify that this map is an accurate representation of an actual survey made on the ground under my direction and supervision in the month of October, 2017.
Kenneth H. Yazel, Jr.
Registered Professional Land Surveyor No. 6182

STATE OF TEXAS ~
COUNTY OF COLLIN ~
Before Me, the undersigned authority, on this day personally appeared Kenneth H. Yazel, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this the 20th day of MARCH, 2019.
Notary Public in and for the State of Texas

Recommended for Approval:
Dale L. Roy
Chairman, Planning & Zoning Commission
City of Lavon, Texas
Date: 6-26-2018

Approved for Construction
Vicki Sams
Mayor, City of Lavon, Texas
Date: 07-17-2018

Accepted:
Vicki Sams
Mayor, City of Lavon, Texas
Date: 03-14-2019

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Lavon 7-Eleven-subdivision or addition to the City of Lavon was submitted to the City Council on the 14 day of March, 2019, 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 02 day of April, AD, 2019.
City Secretary, City of Lavon, Texas



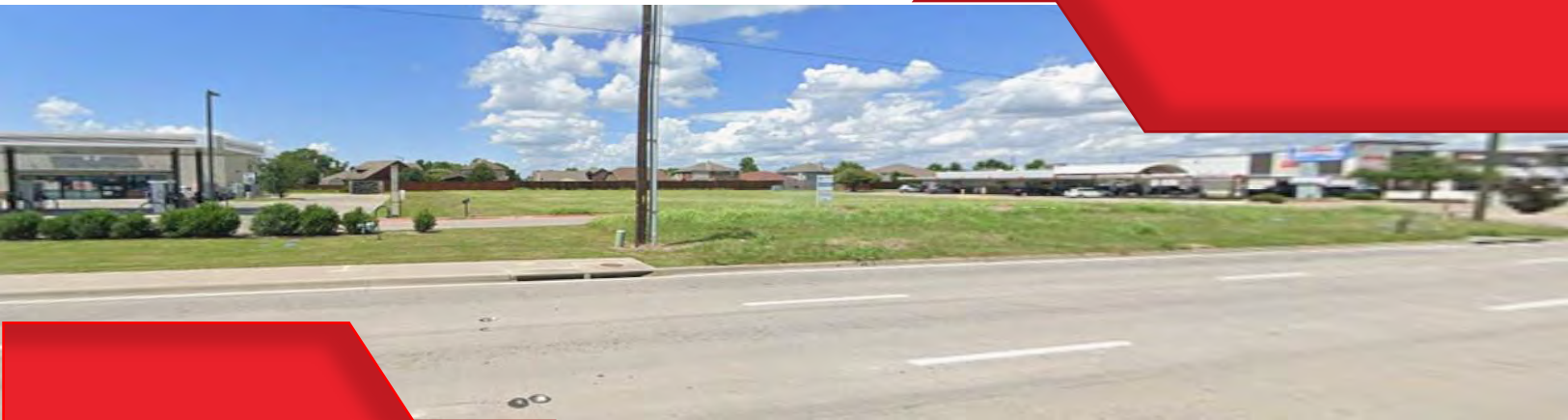
FILED AND RECORDED
Official Public Records
Slater Keen, County Clerk
Collin County, TEXAS
04/03/2019 11:58:59 AM
\$31.00 SCDELA
20190403010001560

2019-257
Spencer



Prepared For:

TOTH & Associates



Traffic Impact Analysis

Take 5 Oil Change and 7-Brew

963 State Hwy 78, Lavon, TX 75166

July 2026



Traffic Impact Analysis

**Take 5 Oil Change and 7-Brew
Lavon, Texas**

Located at:

963 State Route 78, Lavon, TX 75166

Prepared by:

Gradient Systematics, LLC
603 Munger Avenue, Suite 100
Dallas, TX 75202

Contact:

Shahram “Sam” Bohluli, Ph.D., P.E.
Executive Vice President
(972) 926-3480

July, 2026

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Executive Summary

Gradient Systematics, LLC prepared this Traffic Impact Analysis for the proposed Take 5 Oil Change facility located at 963 N State Hwy 78 in Lavon, Texas. The analysis also evaluates the traffic effects of an adjacent 7-Brew coffee shop, which shares driveway access with the proposed facility and surrounding commercial uses. The proposed Take 5 facility includes approximately 1,700 square feet with three service bays, while the 7-Brew coffee shop is assumed to include approximately 1,500 square feet and share access with the proposed and adjacent commercial uses. The study evaluates the potential traffic impacts of the development on the surrounding roadway network, including N State Hwy 78, SH 205, Burleson Drive, Grand Heritage Boulevard, Endeavour Boulevard, and the proposed site driveways.

Existing traffic conditions were established using available traffic counts and roadway data, and future conditions were evaluated for opening year 2027 and horizon year 2032. A conservative 5 percent annual background growth rate was applied to account for continued regional growth along the SH 78 corridor. Trip generation was developed using the ITE Trip Generation Manual, 11th Edition, with pass-by reductions applied where appropriate. The site traffic was then distributed through the study network based on existing travel patterns and the surrounding roadway configuration.

The analysis indicates that the proposed development will add a limited number of net new trips to the surrounding roadway network relative to existing and projected background traffic volumes. The Take 5 Oil Change component is projected to generate approximately 72 net new external daily trips, while the 7-Brew component is projected to generate approximately 27 net new external daily trips after accounting for pass-by traffic. For driveway and queue evaluation, gross driveway demand was also reviewed to confirm that internal circulation and drive-through storage can accommodate peak activity without creating spillback to SH 78.

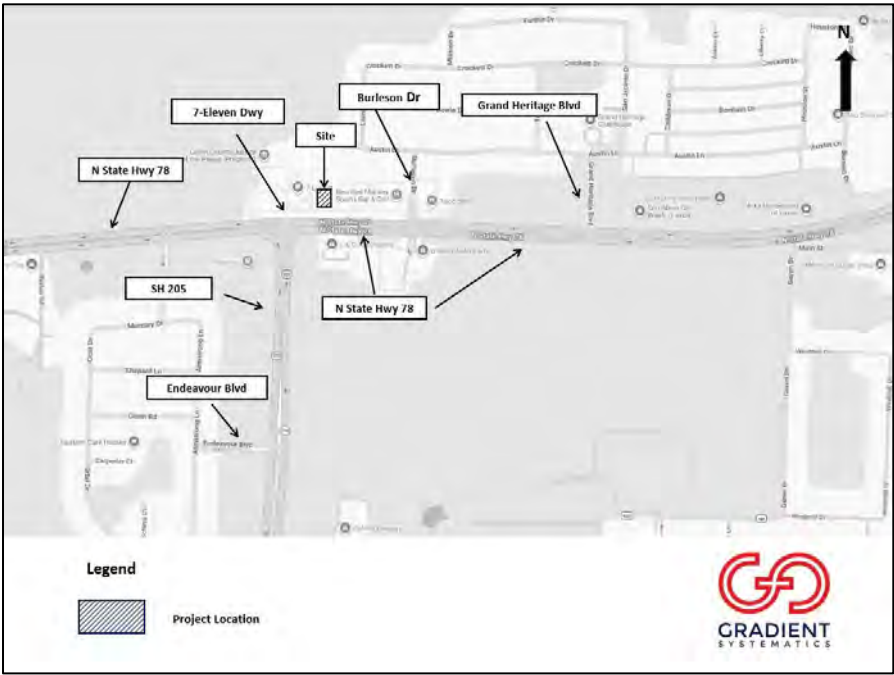
Traffic operations were evaluated using Synchro in accordance with Highway Capacity Manual methodology. The results indicate that the project-generated traffic does not materially degrade overall study area operations. Most major street and through movements are expected to operate at acceptable levels of service. The operational deficiencies identified in the analysis are primarily attributable to projected background traffic growth rather than the proposed development.



1 Introduction

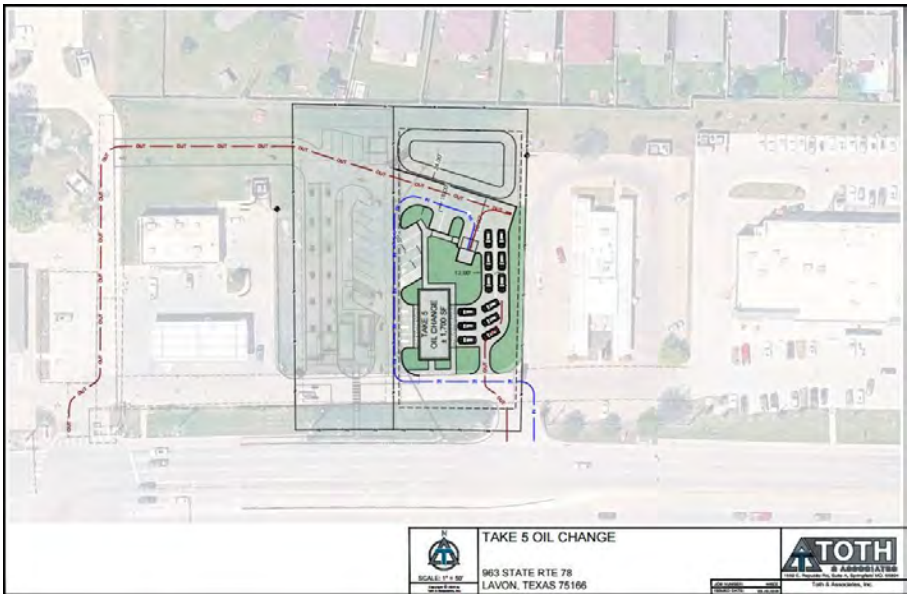
Gradient Systematics, LLC (GSC) has prepared this Traffic Impact Analysis (TIA) on behalf of Toth and Associates (Client) for submittal to the City of Lavon. The purpose of this study is to evaluate the potential traffic impacts of a proposed Take 5 Oil Change facility located at 963 N State Hwy 78, Lavon, Texas 75166. The proposed development is anticipated to begin operations in 2027. In addition to the oil change service, the study analyzes the impact of the 7-brew coffee shop behind the Take 5 location, which has an approximate gross floor area of 1500 square feet and shares driveways with existing facilities and the proposed oil change service.

The proposed oil change facility has a gross floor area of approximately 1,700 square feet, comprising three service bays and a vehicle queuing area. The site is situated among existing commercial and medical uses, including a 7-Eleven gas station/convenience store, several food establishments, and Integrity Urgent Care, along with nearby residential areas. These adjacent uses are served by existing driveways providing access to and from N State Hwy 78. The proposed Take 5 facility will utilize two of these existing driveways: one connecting directly to N State Hwy 78 on the east side, and a second connecting to the intersection of N State Hwy 78 and SH 205. The location of the proposed development and adjacent driveways is shown in **Figure 1-1**, and a conceptual site plan is presented in **Figure 1-2**. Additionally, **Figure 1-3** illustrates the location and accessibility of the 7-Brew shop.



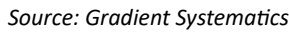
Source: Gradient Systematics

Figure 1-1. Site Location



Source: Gradient Systematics

Figure 1-2. Project Site Plan



This report documents the traffic impact of the proposed development on the surrounding roadway network and is organized into the following sections:

- Conclusions:** Summarizes the findings and provides recommendations for mitigation measures as necessary.

July 10, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated July 6, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

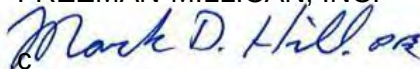
1. The existing drainage facility for the adjacent 7 Eleven that encroaches near the southwest corner of Lot 2R has been acknowledged by the Developer. No provisions are included in this Plat to address this encroachment (e.g. easement).
2. All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised 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.

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\7 Brew\7 Brew - RePlat - Rev 3.docx

July 1, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated June 30, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

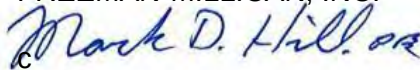
1. The filing information for the Modified Agreement for the rear access should be provided prior to filing of the Replat.
2. The existing drainage facility for the adjacent 7 Eleven that encroaches near the southwest corner of Lot 2R has been acknowledged by the Developer. No provisions are included in this Plat to address this encroachment (e.g. easement).
3. All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised 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.

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\7 Brew\7 Brew - RePlat - Rev 3.docx

June 29, 2026

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

Re: 7 Brew
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: June 22, 2026

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

We have no further comments and recommend approval.

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

Thank you,

A handwritten signature in black ink, reading '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

May 26, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated May 18, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. Civil plans should be provided as part of a Plat review.
2. A Site Plan has been provided and has been reviewed separately.
3. The agreement for the modifications to the rear access area (per the Site Plan) should be shown and the agreement filed with the filing information provided on the Replat.
4. We request a distance from the mutual access easement to the northwest corner be provided.
5. "Fire Lane" should be removed from the mutual access easement on the north side of the property.
6. The existing ingress egress easement should be abandoned per this Plat and replaced with a fire lane and mutual access easement to correlate with the existing/proposed fire lane and address development encroachment into the ingress egress easement.
7. There are existing drainage facilities utilized for Lot 1 within the boundary of Lot 2A. A drainage easement should be provided to encompass those existing drainage improvements.
8. There appears to be an error in the metes & bounds.

This concludes our review of the above referenced revised Replat. Additional review will not be provided until Civil Plans are included. A copy of the Replat, with markups, is attached for your convenience.

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, Replat
May 26, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - RePlat - Rev 1.docx

May 21, 2026

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

Re: 7 Brew
Replat Review
LJA Job No. NTP-40467
Email Submittal: May 19, 2026

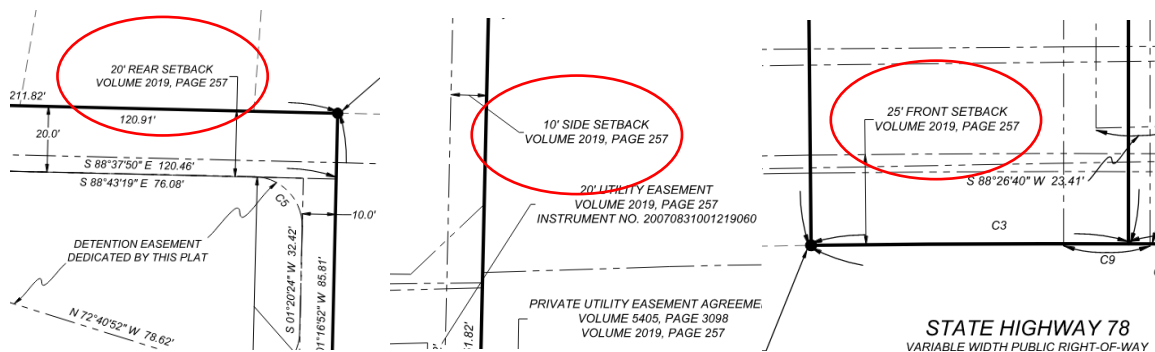
LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

- REPEAT COMMENT:** Building Setbacks are regulated by zoning. Revise the Replat to remove all building setbacks.

Response: Acknowledged. Building setbacks have been removed from the Replat.

It appears the Replat still includes building setbacks as shown below. Please revise the Replat to indicate each filed setback is abandoned by this Plat. When the Site Plan is submitted, please ensure these lines and labels are not shown on it.



- REPEAT COMMENT:** Revise the Replat to show all existing and proposed Fire Lanes as required by the Fire Marshal. The existing 24' Cross Access Drive Easement is not in an acceptable configuration on record.

Response: Acknowledged. The Replat has been revised to show fire lanes as required.

Revise the Replat to indicate that the Ingress Egress Easement, is abandoned by this Plat. Revise the Replat to provide and label a 24' Fire Lane and Mutal Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Site Plan, as applicable.

3. Revise the Replat to add the following Miscellaneous Note per Section §12.07.038 Maintenance and Repair of Stormwater Facilities: "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."
4. Please update any associated Site Plans with these comments and vice versa, as applicable.
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:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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

May 15, 2026

Re: 7 Brew – Lavon, Texas
Replat Comment Response Letter
Lavon 7-Eleven Addition, Lot 2, Block 1 – Replat

Dear Mr. Hill:

On behalf of Citadel Development Group, please accept the following responses to the engineering review comments issued by Freeman-Millican, Inc. on April 9, 2026 regarding the above-referenced Replat (dated March 10, 2026) for the 7 Brew project in Lavon, Texas. The revised Replat prepared by Blew & Associates, Inc. (Surveyor Job No. 25-10670.03) is submitted concurrently with this letter. Responses to each comment are provided below.

ENGINEERING COMMENT RESPONSES

Comment 1: Civil plans should be provided as part of a Plat review.

Response: Recommendation acknowledged. The civil engineer of record is currently finalizing the civil plan set for the 7 Brew development.

Comment 2: A Site Plan has been provided and has been reviewed separately.

Response: Acknowledged. No action required.

Comment 3: The plat includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Addition Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.

Response: Acknowledged. Clarification provided separately on May 5th, 2026.

Comment 4: Based upon the submitted Site Plan, an additional drainage easement will need to be provided for Lot 2A to connect to the proposed detention pond in Lot 2B.

Response: Acknowledged. A Drainage Easement has been added to the revised Replat extending from Lot 2R (formerly Lot 2A) to connect to the proposed Detention Easement on Lot 3 (formerly Lot 2B).

Comment 5: There is existing drainage facilities utilized for Lot 1 within the boundary of Lot 2A. A drainage easement should be provided to encompass those existing drainage improvements.

Response: Recommendation acknowledged.

Comment 6: There appears to be an error in the metes & bounds.

Response: Received. Error will be addressed accordingly once described.

Comment 7: The "Bear Creek Special Utility District Dedication" appears to be general in nature and not specific to BCSUD. The title should be Owner's dedication or similar.

Response: Received. Dedication language was derived directly from Bear Creek SUD recommendation.

Comment 8: A separate BCSUD signature block should be provided.

Response: Acknowledged. Signature block has been added.

Sincerely,

Citadel Development Group

May 15, 2026

Re: 7 Brew – Lavon, Texas
Replat Comment Response Letter
LJA Job No. NTP-40467

Dear Mr. Loper:

On behalf of Citadel Development Group, please accept the following responses to the Planning + Design Comments issued by LJA Engineering, Inc. on April 8, 2026 regarding the above-referenced Replat for the 7 Brew project in Lavon, Texas. The revised Replat prepared by Blew & Associates, Inc. (Surveyor Job No. 25-10670.03) is submitted concurrently with this letter. Responses to each comment are provided below.

PLANNING + DESIGN COMMENT RESPONSES

Comment 1: The Miscellaneous Notes do not clearly state the reason for the Replat. Revise the Replat to include the purpose of the Replat in the Miscellaneous Notes.

Response: Acknowledged. The Miscellaneous Notes have been revised to include a clear statement of the purpose of the Replat.

Comment 2: Building Setbacks are regulated by zoning. Revise the Replat to remove all building setbacks.

Response: Acknowledged. Building setbacks have been removed from the Replat.

Comment 3: The Title Block is shown as a "SUBDIVISION PLAT." Remove the Plat Title information from the top of the sheet, and place a Title Block that reflects the following on the bottom right of the sheet: REPLAT / LOTS 2R & 3, BLOCK 1 / LAVON 7-ELEVEN ADDITION / 1.383 ACRES / Being A Replat Of Lot 2, Block 1, Lavon 7-Eleven Addition.

Response: Acknowledged.

Comment 4: Revise the Replat to rename Lot 2A and 2B to "Lot 2R" and "Lot 3."

Response: Acknowledged.

Comment 5: Revise the Replat to relabel the "24' Cross Access Drive" to a "24' Fire Lane and Mutual Access Easement."

Response: Acknowledged. The easement label has been revised from "24' Cross Access Drive" to "24' Fire Lane and Mutual Access Easement" on the revised Replat.

Comment 6: Revise the Replat to provide a Drainage Easement extending from Lot 2R to the proposed Detention Easement, on Lot 3, to reflect the proposed drainage shown on the 7-Brew Site Plan.

Response: Acknowledged. A Variable Width Drainage and Access Easement has been added to the Replat extending from Lot 2R to the proposed Detention Easement on Lot 3, consistent with the proposed drainage shown on the 7-Brew Site Plan.

Comment 7: Revise the Replat to show Fire Lanes as required by the Fire Marshal. The existing 24' Cross Access Drive Easement is not in an acceptable configuration on record.

Response: Acknowledged. The Replat has been revised to show fire lanes as required.

Comment 8: Revise the Replat to add the owner's name and address near the Title Block located at the bottom right of the Replat.

Response: Acknowledged.

Comment 9: Please update any associated Site Plans with these comments and vice versa, as applicable.

Response: Acknowledged.

Comment 10: Revise the Replat to include the Bear Creek Approval Block as shown.

Response: Acknowledged..

Comment 11: Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Acknowledged.

We trust that the revised Replat and the responses provided above satisfactorily address each of the comments issued. Please do not hesitate to contact us should you have any questions or require additional information.

Sincerely,

Citadel Development Group

May 9, 2026

Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886

Re: 7 Brew
Replat Review
LIA Job No. NTP-40467

Good morning,

The following comments from the provided planning comments letter have been addressed on the most recently revised survey for the Replat of Lots 2R & 3, Block 1, Lavon 7-Eleven Addition:

- 1.) Acknowledged, building setbacks have been shown as abandoned by the Replat.
- 2.) Acknowledged, the rear drive easement area has been revised to show the easement as modified by job #25-10670.04, and the label revised accordingly.
- 3.) Acknowledged, the requested note has been added to the Miscellaneous Notes.
- 4.) Acknowledged (nothing from Blew)
- 5.) Acknowledged, response letter provided.

May 9, 2026

Mark D. Hill, P.E.
Consulting City Engineer
Freeman-Millican, Inc.
14-503-0555 x115
mdhill@fmi-dallas.com

Re: Lavon 7-Eleven Addition, Lot 2, Block 1
Replat

Good morning,

The following comments from the provided engineering comments letter have been addressed on the most recently revised survey for the Replat of Lots 2R & 3, Block 1, Lavon 7-Eleven Addition:

- 1.) Acknowledged, civil plans to be submitted once site plan has achieved staff approval
- 2.) Acknowledged (nothing from Blew)
- 3.) Acknowledged, the rear drive easement area has been revised to show the easement as modified by job #25-10670.04, and the label revised accordingly.
- 4.) Acknowledged, the requested distance has been added to the plat.
- 5.) Acknowledged, "fire lane" has been removed from the specified 24' Mutual Access Easement label.
- 6.) Acknowledged, the specified 35' Ingress Egress Easement has been shown as abandoned by the plat, and the 25' Fire Lane and Mutual Access Easement from the provided CAD file added.
- 7.) Acknowledged (nothing from BLEW- per email from Rhianna Powell, easement for the western neighbor is not being added at this time)
- 8.) Acknowledged, the lot line reference in the last paragraph of the plat description has been corrected.

April 9, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2, Block 1
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated March 10, 2026 as prepared by Blew & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. Civil plans should be provided as part of a Plat review.
2. A Site Plan has been provided and has been reviewed separately.
3. The plat includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Addition Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.
4. Based upon the submitted Site Plan, an additional drainage easement will need to be provided for Lot 2A to connect to the proposed detention pond in Lot 2B.
5. There are existing drainage facilities utilized for Lot 1 within the boundary of Lot 2A. A drainage easement should be provided to encompass those existing drainage improvements.
6. There appears to be an error in the metes & bounds.
7. The "Bear Creek Special Utility District Dedication" appears to be general in nature and not specific to BCSUD. The title should be Owner's dedication or similar.
8. A separate BCSUD signature block should be provided.

This concludes our review of the above referenced Replat. Additional review will not be provided until Civil Plans are included. A copy of the Replat, with markups, is attached for your convenience.

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, Replat
April 9, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - RePlat - Rev 0.docx

April 8, 2026

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

Re: 7 Brew
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: April 7, 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. The Miscellaneous Notes do not clearly state the reason for the Replat. Revise the Replat to include the purpose of the Replat in the Miscellaneous Notes.
2. Building Setbacks are regulated by zoning. Revise the Replat to remove all building setbacks.
3. The Title Block is shown as a "SUBDIVISION PLAT." Remove the Plat Title information from the top of the sheet, and place a Title Block that reflects the following on the bottom right of the sheet.

REPLAT
LOTS 2R & 3, BLOCK 1
LAVON 7-ELEVEN ADDITION
1.383 ACRES
Being A Replat Of Lot 2, Block 1, Lavon 7-Eleven Addition

4. Revise the Replat to rename Lot 2A and 2B to "Lot 2R" and "Lot 3."
5. Revise the Replat to relabel the "24' Cross Access Drive" to a "24' Fire Lane and Mutual Access Easement."
6. Revise the Replat to provide a Drainage Easement extending from Lot 2R to the proposed Detention Easement, on Lot 3, to reflect the proposed drainage shown on the 7-Brew Site Plan.
7. Revise the Replat to show all existing and proposed Fire Lanes as required by the Fire Marshal. The existing 24' Cross Access Drive Easement is not in an acceptable configuration on record.

8. Revise the Replat to add the owner's name and address near the Title Block located at the bottom right of the Replat.
9. Please update any associated Site Plans with these comments and vice versa, as applicable.
10. Revise the Replat to include the Bear Creek Approval Block as shown below.

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: _____

11. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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



CITY OF LAVON

Agenda Brief

MEETING: July 28, 2026

ITEM: 5 - E

Item:

Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for 7-Brew Coffee on a proposed 0.60 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

Application Information

Owner(s): Village at Gateway Partners, LP

Applicant: Zach Mills, Toth Associates Engineering
Amy London, London Landscapes

Location: 963 S. State Highway 78, northeast of the intersection of SH 78 and SH 205, in between and adjacent to 7-Eleven

Description: A portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, 0.60 acres (CCAD Property ID 2796752)

Current Zoning: Retail (R)

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for retail drive-through only coffee shop in a building that is approximately 510 square feet in area with an accessory structure of 280 square feet. Building façades, noise, queuing, and a photometric plan have been provided and reviewed. A walk-up service window is included.

Code Excerpt:

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

9.03.151 PURPOSE

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

9.03.154 CRITERIA FOR APPROVAL

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

Zoning: The property is zoned Retail. The proposed development of the property is permitted by right and a conditional use permit was obtained for the drive-through. The applicant reduced the intensity of the plan lighting and improved the quality of the façade finish as a condition of the drive-through. The site plan and landscape plan are prepared in conformance with the approved zoning requirements.

Platting: The property is part of a single lot in the process of being re-platted to form two lots.

Access: Access is provided via access easements from S. SH 78.

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

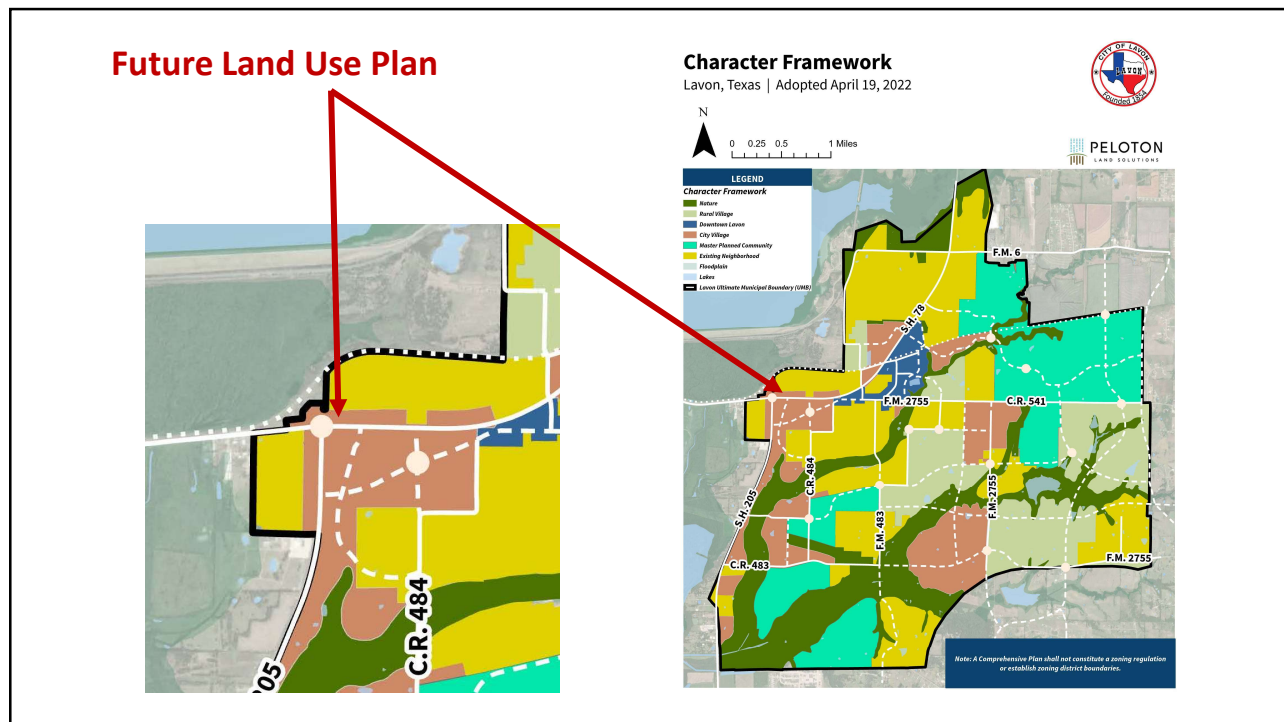
Screening and Landscaping: Screening and landscaping are provided in accordance with the zoning requirements.

The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

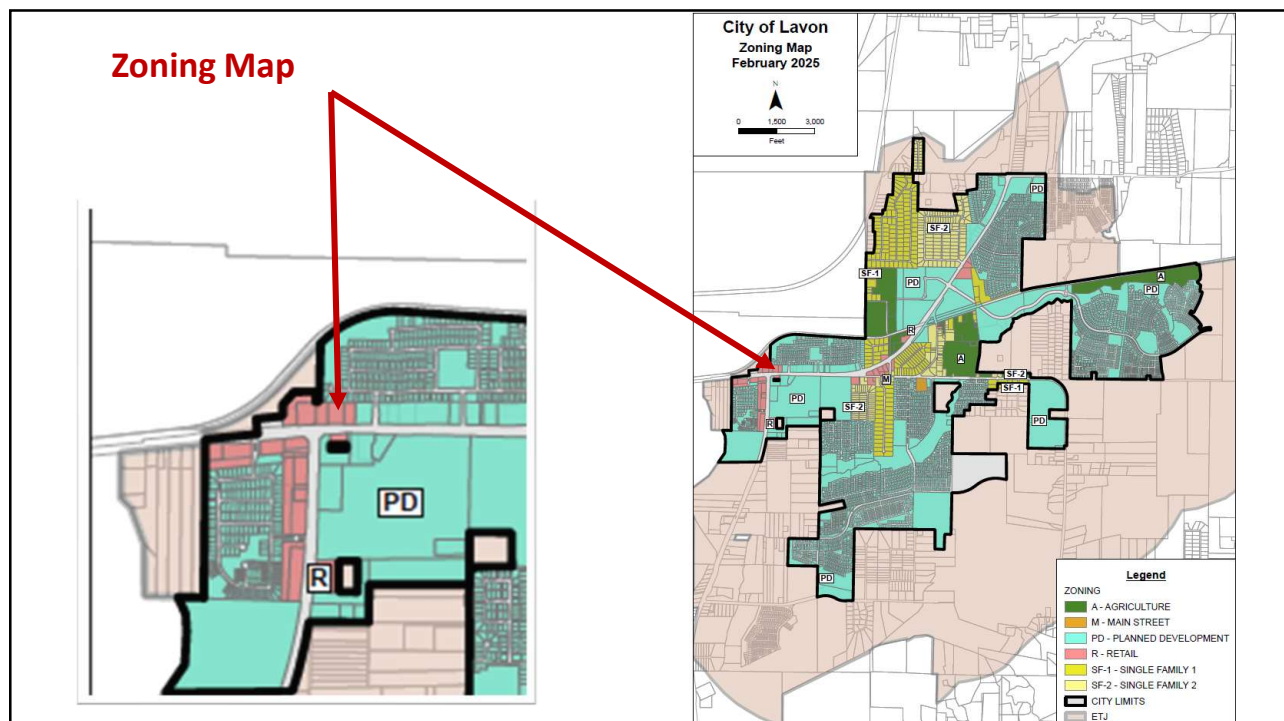
Staff Notes:

Approval of the site plan and landscape plan are recommended, subject to the final review and approval of the city engineer.

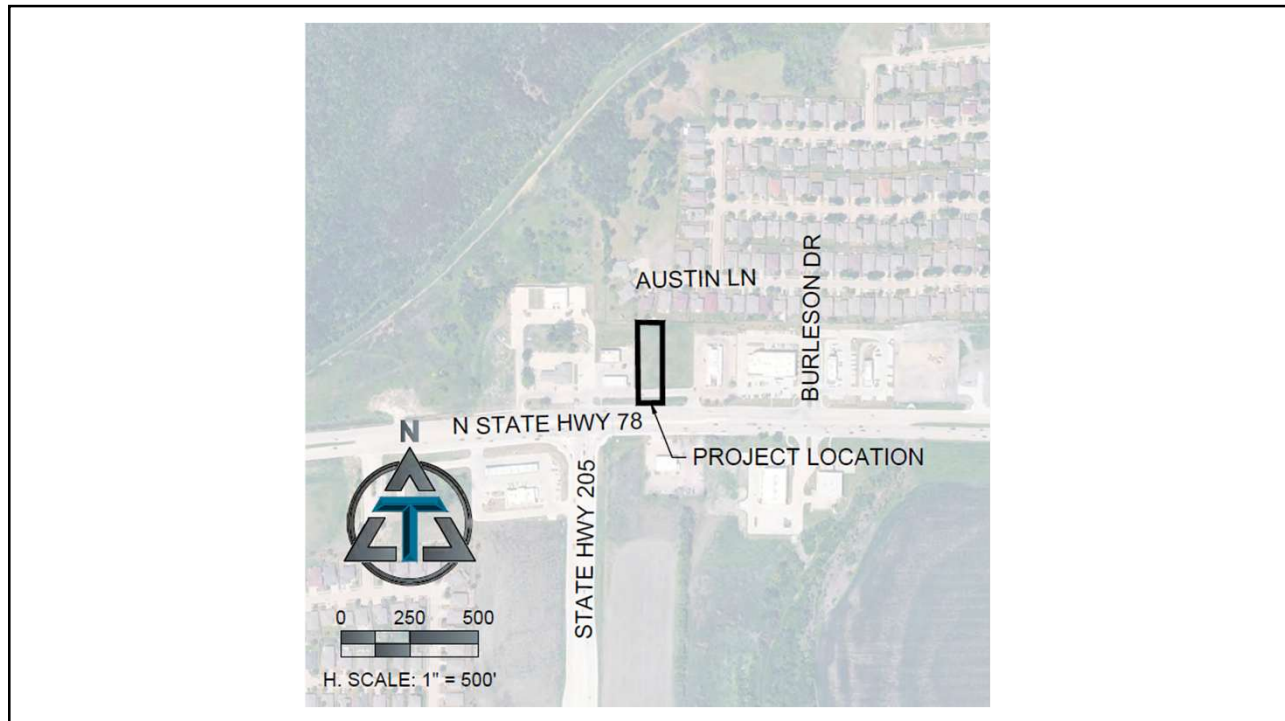
- Attachments:**
- 1. Location exhibits
 - 2. Application - Site Plan and Landscape Plan
 - 3. Planning and Engineering Review comments



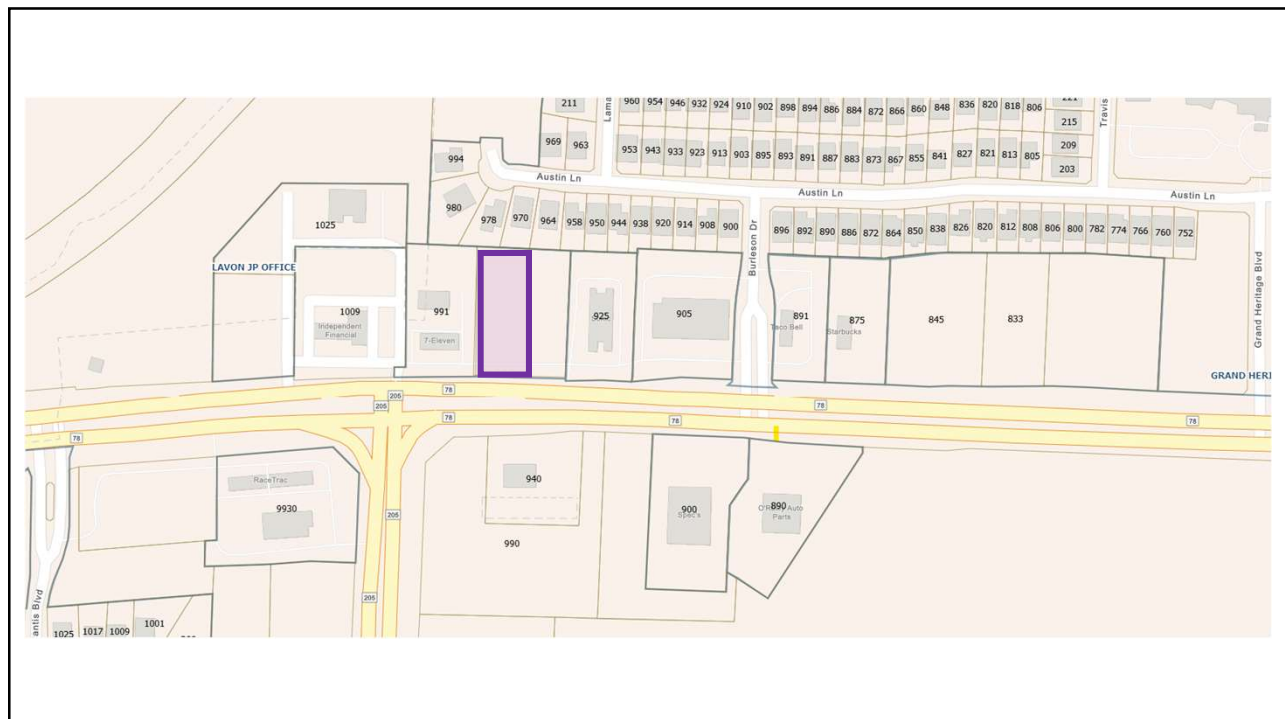
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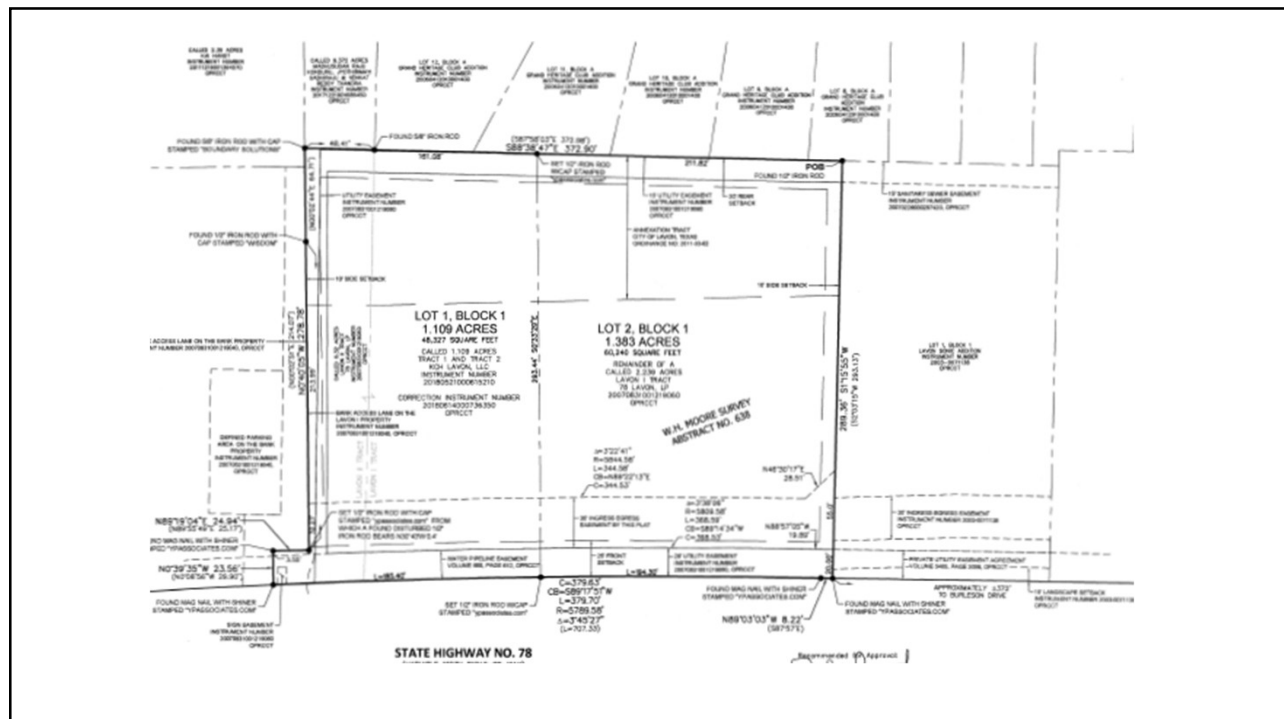
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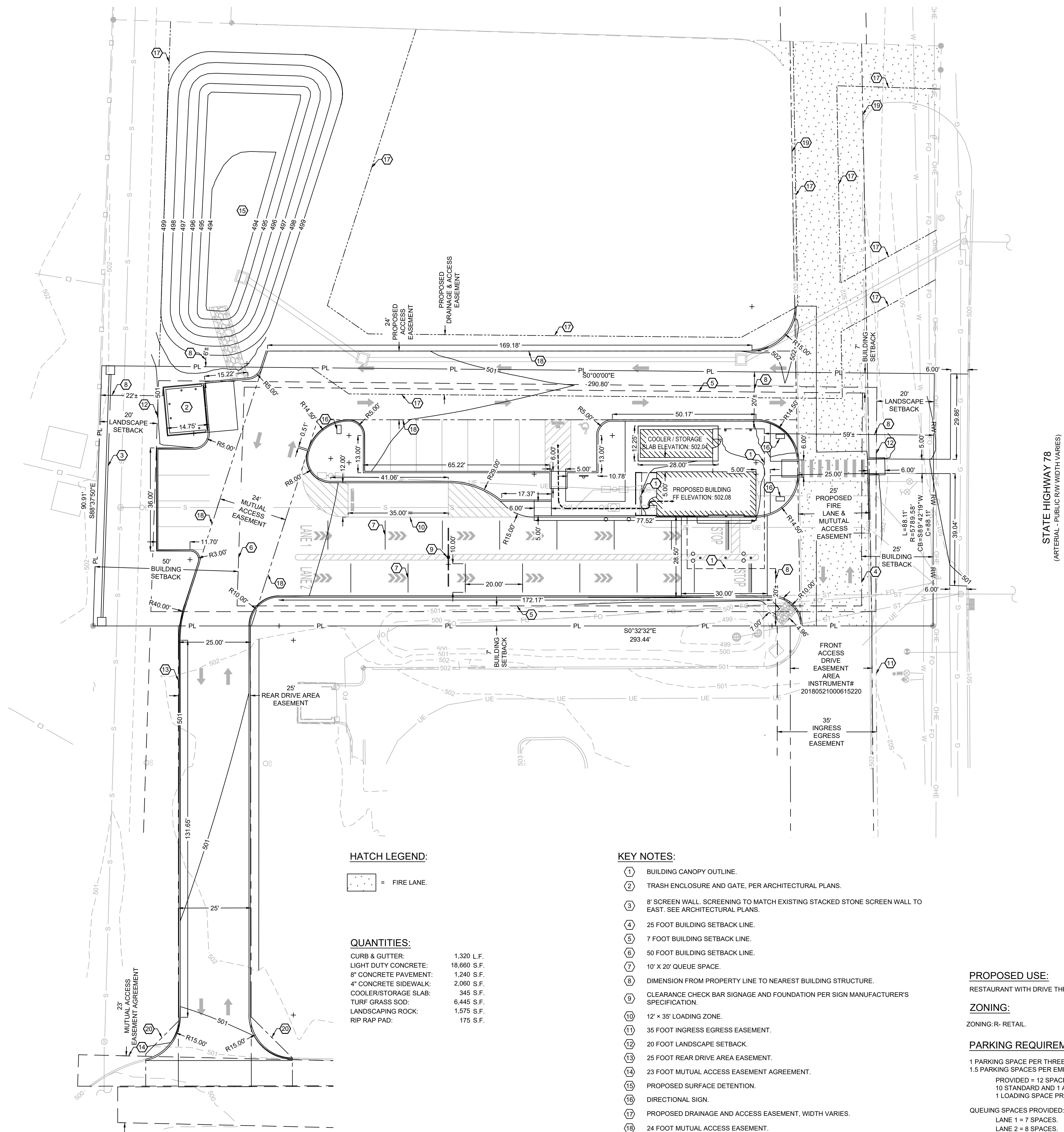


32



33





HATCH LEGEND:

■ = FIRE LANE.

QUANTITIES:

CURB & GUTTER:	1,320 L.F.
LIGHT DUTY CONCRETE:	18,660 S.F.
8" CONCRETE PAVEMENT:	1,240 S.F.
4" CONCRETE SIDEWALK:	2,060 S.F.
COOLER/STORAGE SLAB:	345 S.F.
TURF GRASS SOD:	6,445 S.F.
LANDSCAPING ROCK:	1,575 S.F.
RIP RAP PAD:	175 S.F.

KEY NOTES:

- BUILDING CANOPY OUTLINE.
- TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
- 8' SCREEN WALL, SCREENING TO MATCH EXISTING STACKED STONE SCREEN WALL TO EAST. SEE ARCHITECTURAL PLANS.
- 25 FOOT BUILDING SETBACK LINE.
- 7 FOOT BUILDING SETBACK LINE.
- 50 FOOT BUILDING SETBACK LINE.
- 10' X 20' QUEUE SPACE.
- DIMENSION FROM PROPERTY LINE TO NEAREST BUILDING STRUCTURE.
- CLEARANCE CHECK BAR SIGNAGE AND FOUNDATION PER SIGN MANUFACTURER'S SPECIFICATION.
- 12' X 35' LOADING ZONE.
- 35 FOOT INGRESS EGRESS EASEMENT.
- 20 FOOT LANDSCAPE SETBACK.
- 25 FOOT REAR DRIVE AREA EASEMENT.
- 23 FOOT MUTUAL ACCESS EASEMENT AGREEMENT.
- PROPOSED SURFACE DETENTION.
- DIRECTIONAL SIGN.
- PROPOSED DRAINAGE AND ACCESS EASEMENT, WIDTH VARIES.
- 24 FOOT MUTUAL ACCESS EASEMENT.
- 25 FOOT FIRE AND ACCESS EASEMENT.
- MUTUAL ACCESS EASEMENT BY SEPARATE INSTRUMENT.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: R- RETAIL.

PARKING REQUIREMENTS:

1 PARKING SPACE PER THREE SEATS AT 0 SEATS = 0 SPACES
1.5 PARKING SPACES PER EMPLOYEE AT 6 EMPLOYEES = 9 SPACES.
PROVIDED = 12 SPACES
10 STANDARD AND 1 ADA, AND 1 COMPACT.
1 LOADING SPACE PROVIDED.

QUEUEING SPACES PROVIDED:
LANE 1 = 7 SPACES.
LANE 2 = 8 SPACES.

STORMWATER NOTES:

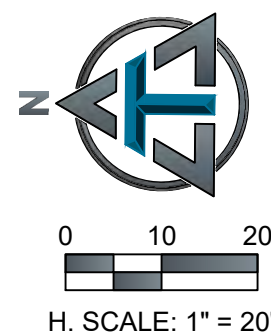
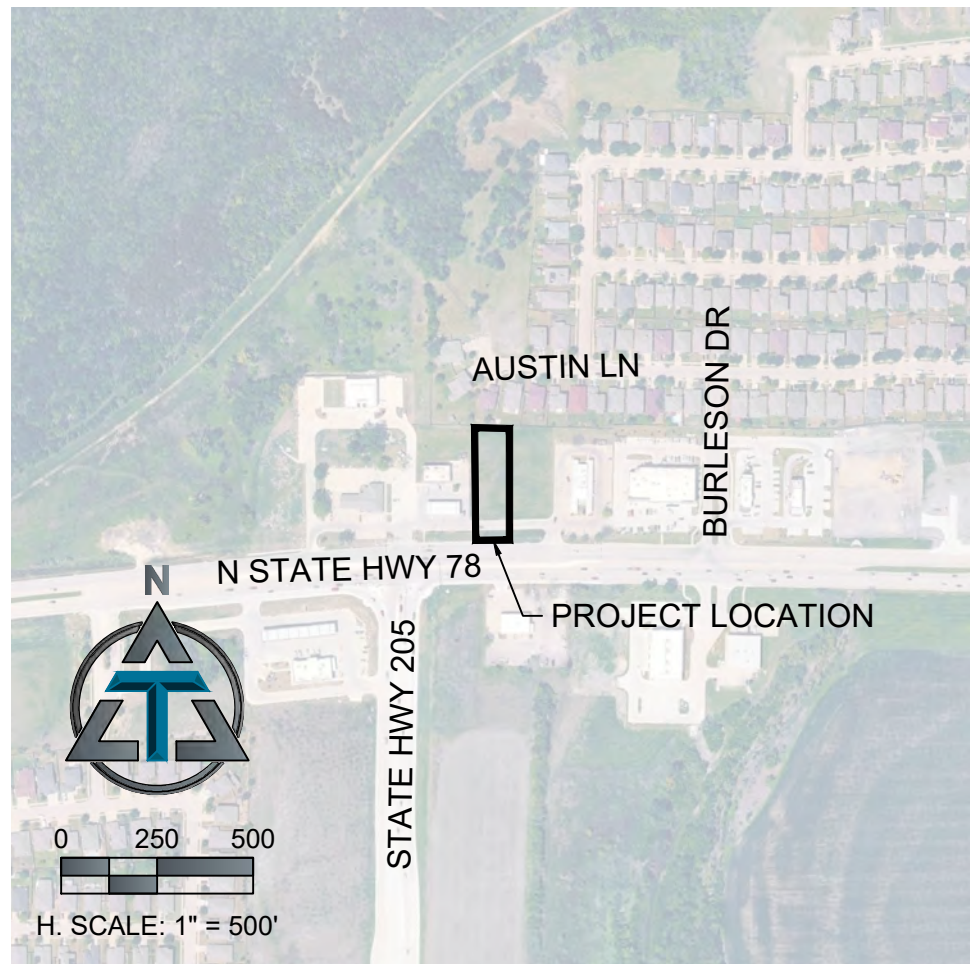
PRE-PROJECT IMPERVIOUS AREA	= 2,216 S.F.
PRE-PROJECT PERVIOUS AREA	= 23,917 S.F.
TOTAL	= 26,133 S.F.
POST-PROJECT IMPERVIOUS AREA	= 15,380 S.F.
POST-PROJECT PERVIOUS AREA	= 10,753 S.F.
TOTAL	= 26,133 S.F.

NOTE:

CALCULATIONS PROVIDED FOR IMPERVIOUS SURFACE LIMITS ARE THE PROPERTY LINES.

BUILDING AND LOT DATA:

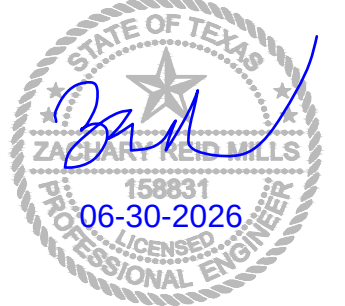
PROJECT FOOTPRINT	26,594 S.F. = 0.61 ACRES
PROPOSED BUILDING (1 STORY)-RETAIL	= 510 S.F.
REMOTE COOLER	= 280 S.F.
CONSTRUCTION TYPE: V-B	



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Texas 811
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or
1-800-344-8377
texas811.org



FIRM LICENSE NO. 13229



ENGINEER OF RECORD:

NAME: ZACHARY REID MILLS

LICENSE NO. TX# PE-158831

PROJECT NUMBER: 88.098

REVISION:

7 BREW COFFEE
LAVON, TEXAS 01

936 NORTH STATE HWY 78
LAVON, TEXAS 75166

C2.1
SITE PLAN

DATE: MAY 11, 2026



CITY OF LAVON

SITE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Zach Mills

Address: 1550 E Republic Rd, Springfield, MO 65804

Telephone Number: 417.888.0645

Email Address: zmills@tothassociates.com

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

936 NORTH STATE HWY 78, Lavon, Texas

SUBDIVISION NAME: (approved plat is prerequisite)_

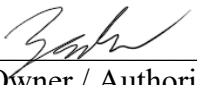
ZONING: Retail Zoning

LEGAL OWNER OF PROPERTY INVOLVED: _____

Village at Gateway Partners, LP

If Applicant is NOT the Owner, Relationship to Owner: Hired Civil Engineer

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

Signature: 
Owner / Authorized Agent

02.04.2026
Date

Printed Name: Zach Mills

Owner / Authorized Agent

Title: Civil Project Manager

Company: Toth & Associates

City Office Use Only:

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

2 EXTERIOR ELEVATION - BACK

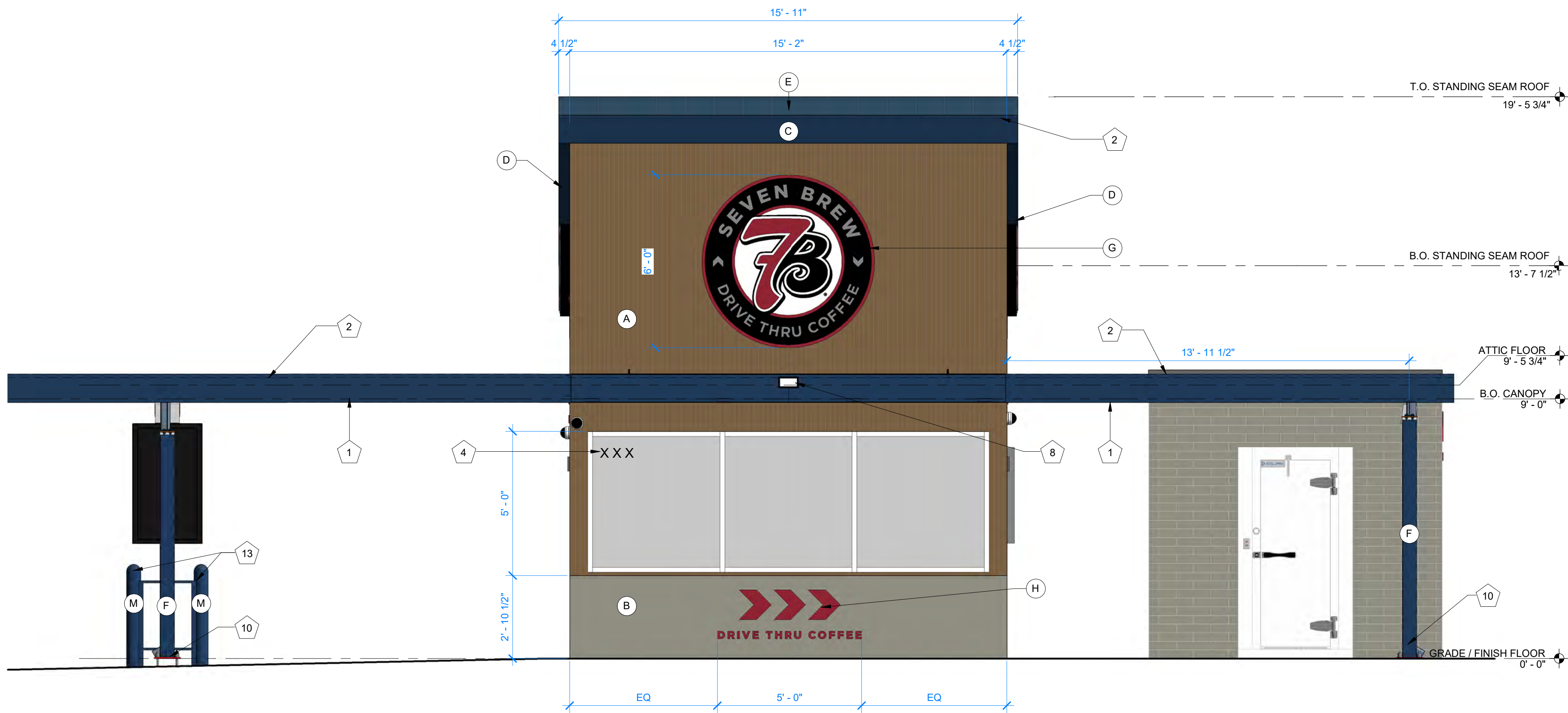
3/8" = 1'-0"

NO LED FLEX LIGHT ON REAR ELEVATION



1 EXTERIOR ELEVATION - FRONT

3/8" = 1'-0"



EXTERIOR ELEVATION KEYNOTES	
Note Number	Note Text
1	PRE-ENGINEERED CANOPY BY OTHERS; SEE SHOP DRAWINGS
2	LED FLEX LIGHT
3	<varies>
4	ADDRESS NUMBERS TO BE 8" TALL x 2" BRUSH STROKE
5	ELECTRICAL EQUIPMENT; SEE ELECTRICAL
6	FROST-PROOF HOSE BIBB
7	EXTERIOR WEATHER-PROOF OUTLET; SEE MEP
8	ROOF SCUPPER DRAIN - TYP OF 3
9	SURFACE MOUNTED SIGN BOX
10	TOP OF FOOTER. COORDINATE WITH CIVIL.
11	GUARDRAIL; 3' - 6" ABOVE ATTIC FLOOR
12	SAMSUNG DIGITAL DISPLAYS - TYP OF (2) REF: SYSTEMS PLAN
13	BOLLARD. COORDINATE WITH CIVIL.
14	DOWNSPOUT TAKEN UNDERGROUND, REF. CIVIL, TYP

EXTERIOR ELEVATION MATERIALS LEGEND	
Note Number	Note Text
A	FIBER CEMENT WALL PANEL (PL-2)
B	BRICK VENEER (PL-1)
C	REGAL BLUE BRAKE METAL FASCIA (MP-2)
D	REGAL BLUE SOFFIT PANELS (MP-2)
E	REGAL BLUE STANDING SEAM ROOF PANELS (MP-2)
F	REGAL BLUE (MP-3) CANOPYCOLUMN (TYP)
G	ROUND STOREFRONT SIGN; SUPPLIED AND INSTALLED BY SIGN CONTRACTOR
H	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE
J	ZINC GREY BRAKE METAL CAP (MP-3)
L	ILLUMINATED STOREFRONT SIGNAGE BY SIGN CONTRACTOR - SIGNAGE TO BE SUBMITTED UNDER SEPERATE PERMIT
M	BOLLARD, PAINT (PT-1)

EXTERIOR CLADDING CALCULATIONS

BACK SIDE	SF	%
PRIMARY	49 SF	19%
SECONDARY	117 SF	48%
GLAZING / DOORS	23 SF	10%
COPING/ FASCIA	57 SF	23%
TOTAL SF	243 SF	100%

FRONT SIDE	SF	%
PRIMARY	144 SF	45%
SECONDARY	44 SF	14%
GLAZING / DOORS	69 SF	22%
COPING/ FASCIA	62 SF	16%
TOTAL SF	319 SF	100%

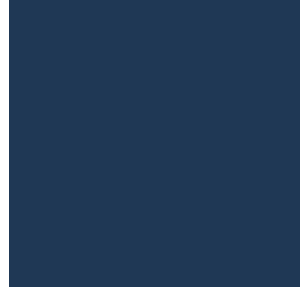
EXTERIOR CLADDING MATERIALS



PRIMARY MATERIAL (PL-2)
NICHIIA - VINTAGEWOOD
COLOR - CEDAR



SECONDARY MATERIAL (PL-1)
NICHIIA - CANYONBRICK
COLOR - SHALE BROWN



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



COPING - PARAPET AND TRIP
COLOR - ZINC GREY (MP-4)

DATE: 02/19/2026
JOB NO: 2026-001
DRAWN: STAFF
CHECKED: CM



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

7 BREW COFFEE
963 NORTH TEXAS HIGHWAY
LAVON, TEXAS 75166

PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY

REVISIONS
SITE PLAN SUBMITTAL - ELEVATIONS
02/04/2026

EXTERIOR
ELEVATIONS

SHEET NUBER

A2.0



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

7 BREW COFFEE
963 NORTH TEXAS HIGHWAY
LAVON, TEXAS 75166

PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY

REVISIONS

SITE PLAN SUBMITTAL - ELEVATIONS
02/04/2026

EXTERIOR
ELEVATIONS

SHEET NUBER

A2.1

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M	BOLLARD, PAINT (PT-1)

EXTERIOR CLADDING CALCULATIONS

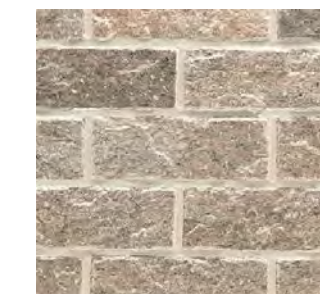
RIGHT SIDE	SF	%
PRIMARY	233 SF	47%
SECONDARY	98 SF	18%
GLAZING / DOORS	128 SF	24%
COPING/ FASCIA	54 SF	11%
TOTAL SF	513 SF	100%

LEFT SIDE	SF	%
PRIMARY	314 SF	60%
SECONDARY	89 SF	20%
GLAZING / DOORS	56 SF	11%
COPING/ FASCIA	54 SF	8%
TOTAL SF	513 SF	100%

EXTERIOR CLADDING MATERIALS



PRIMARY MATERIAL (PL-2)
NICHIIA - VINTAGEWOOD
COLOR - CEDAR



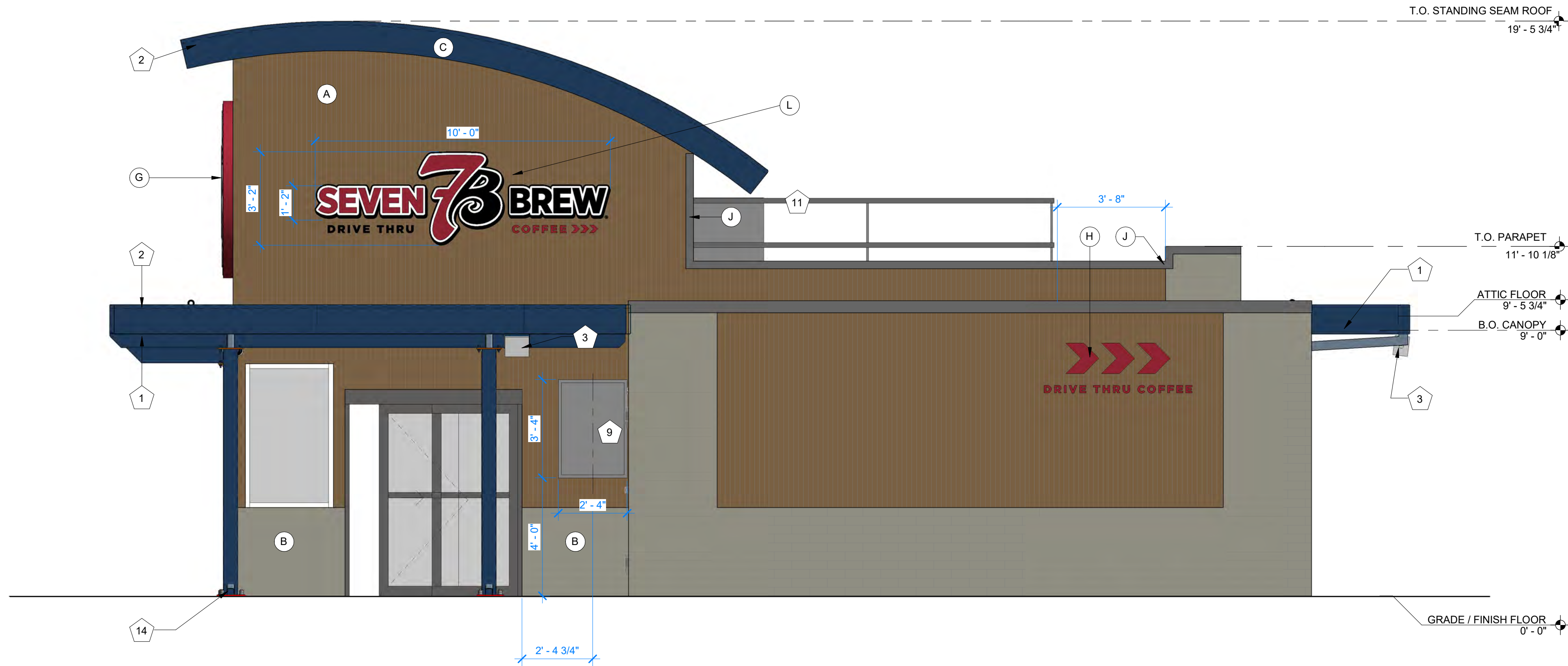
SECONDARY MATERIAL (PL-1)
NICHIIA - CANYONBRICK
COLOR - SHALE BROWN



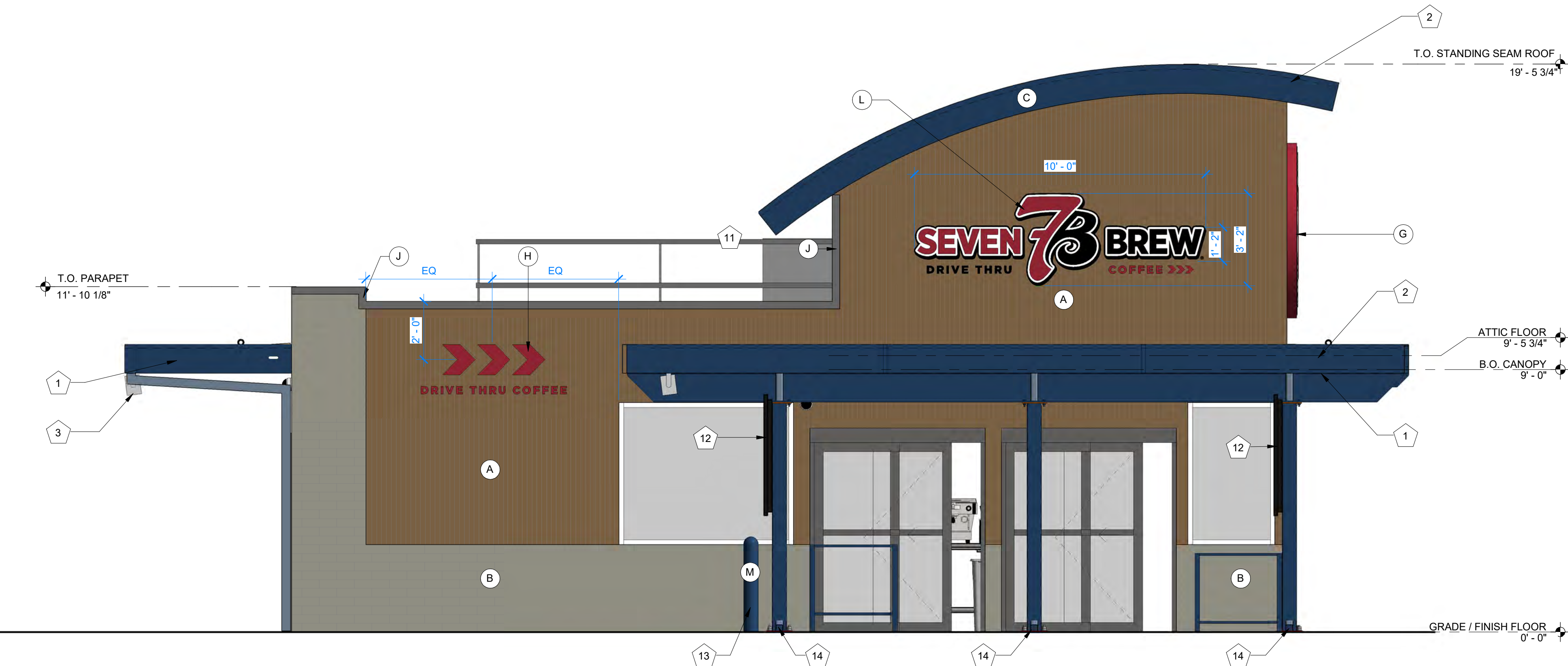
FASCIA - CANOPY AND ROOF
COLOR - REGAL BLUE (MP-2)



COPING - PARAPET AND TRIP
COLOR - ZINC GREY (MP-4)



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



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



711 N. FIELDER RD.
ARLINGTON, TX 76012
PH: (817) 635-5696
FAX: (817) 635-5699

7 BREW COFFEE
963 NORTH TEXAS HIGHWAY
LAVON, TEXAS 75166

PRELIMINARY
FOR REVIEW AND
DISCUSSION ONLY

REVISIONS

SITE PLAN SUBMITTAL - ELEVATIONS
02/04/2026

REMOTE COOLER
ELEVATIONS AND
FINISHES

SHEET NUBER

A2.3

EXTERIOR CLADDING CALCULATIONS

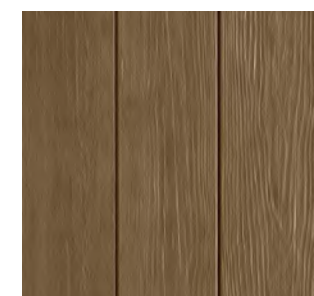
RIGHT SIDE	SF	%
PRIMARY	113 SF	49%
SECONDARY	109 SF	47%
GLAZING / DOORS	0 SF	0%
COPING/ FASCIA	10 SF	4%
TOTAL SF	232 SF	100%

FRONT SIDE	SF	%
PRIMARY	0 SF	0%
SECONDARY	69 SF	68%
GLAZING / DOORS	29 SF	28%
COPING/ FASCIA	4 SF	3%
TOTAL SF	102 SF	100%

LEFT SIDE	SF	%
PRIMARY	113 SF	49%
SECONDARY	109 SF	47%
GLAZING / DOORS	0 SF	0%
COPING/ FASCIA	10 SF	4%
TOTAL SF	232 SF	100%

BACK SIDE	SF	%
PRIMARY	0 SF	0%
SECONDARY	98 SF	97%
GLAZING / DOORS	0 SF	0%
COPING/ FASCIA	4 SF	3%
TOTAL SF	102 SF	100%

EXTERIOR CLADDING MATERIALS



PRIMARY MATERIAL (PL-2)
NICHIIA - VINTAGEWOOD
COLOR - CEDAR



SECONDARY MATERIAL (PL-1)
NICHIIA - CANYONBRICK
COLOR - SHALE BROWN



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



COPING - PARAPET AND TRIP
COLOR - ZINC GREY (MP-4)

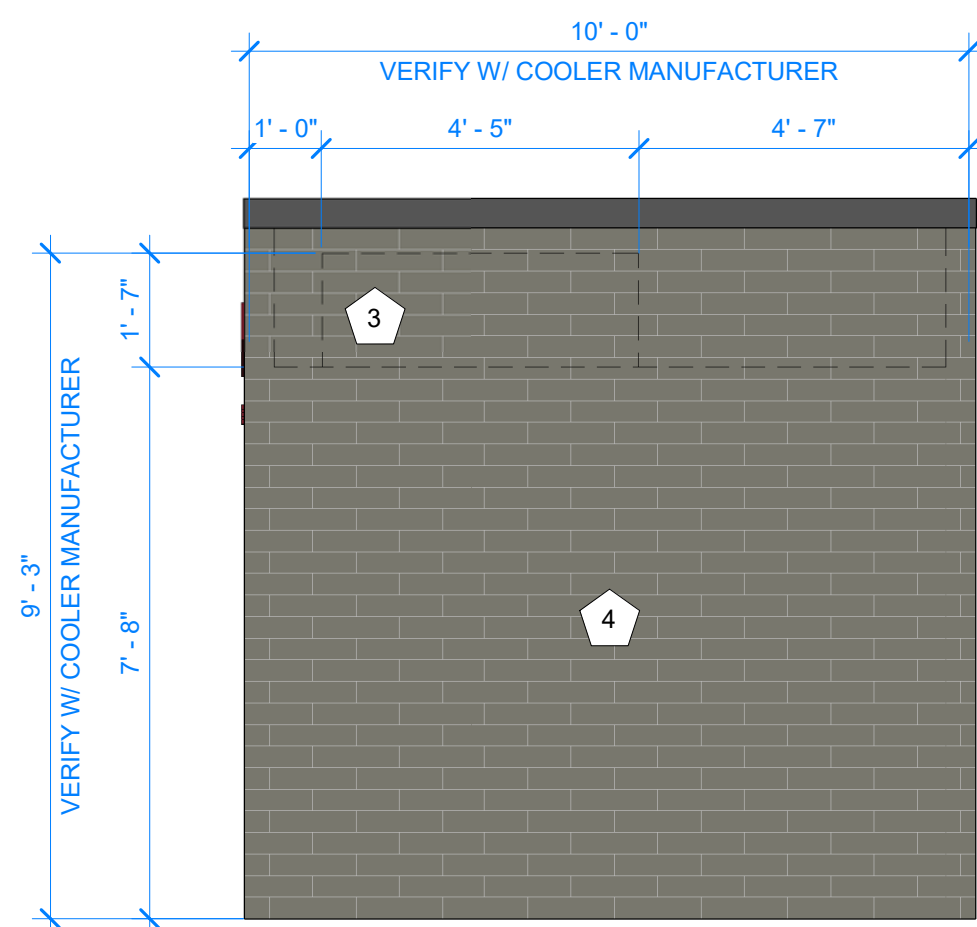
REMOTE COOLER GENERAL NOTES

1. LOCATION OF REMOTE COOLER MAY VARY. COORDINATE WITH CIVIL ENGINEER.
2. ALL DRAWINGS ARE BASED OFF NORLAKE - KOLD LOCKER™ KL771014 PHYSICAL SPECIFICATIONS. COORDINATE WITH OWNER FOR REMOTE COOLER SPECIFICATIONS.

REMOTE COOLER KEYNOTES

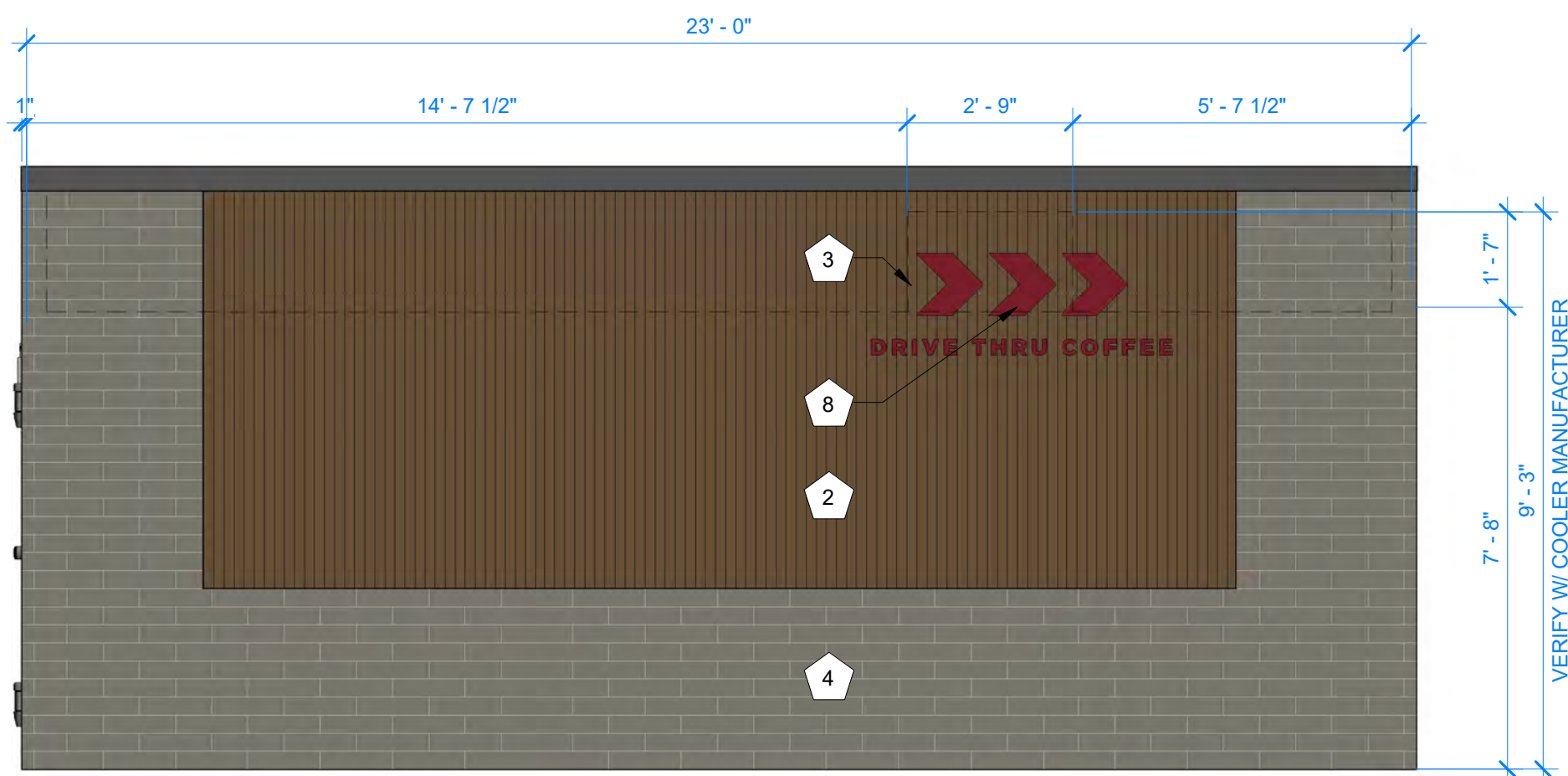
Note Number	Note Text
-------------	-----------

1	WALK-IN COOLER
2	FIBER CEMENT WALL PANEL (PL-2)
3	WALK-IN COOLER CONDENSER
4	BRICK VANEER (PL-1)
5	36" COOLER DOOR
6	EPOXY COATED WIRE SHELving - (2) 24" X 48" & (2) 24" X 60"
7	COOLER LOCK & CONTROLS
8	1/4" THICK ACRYLIC SIGNAGE APPLIED TO SIDING WITH VH DOUBLE SIDE TAPE



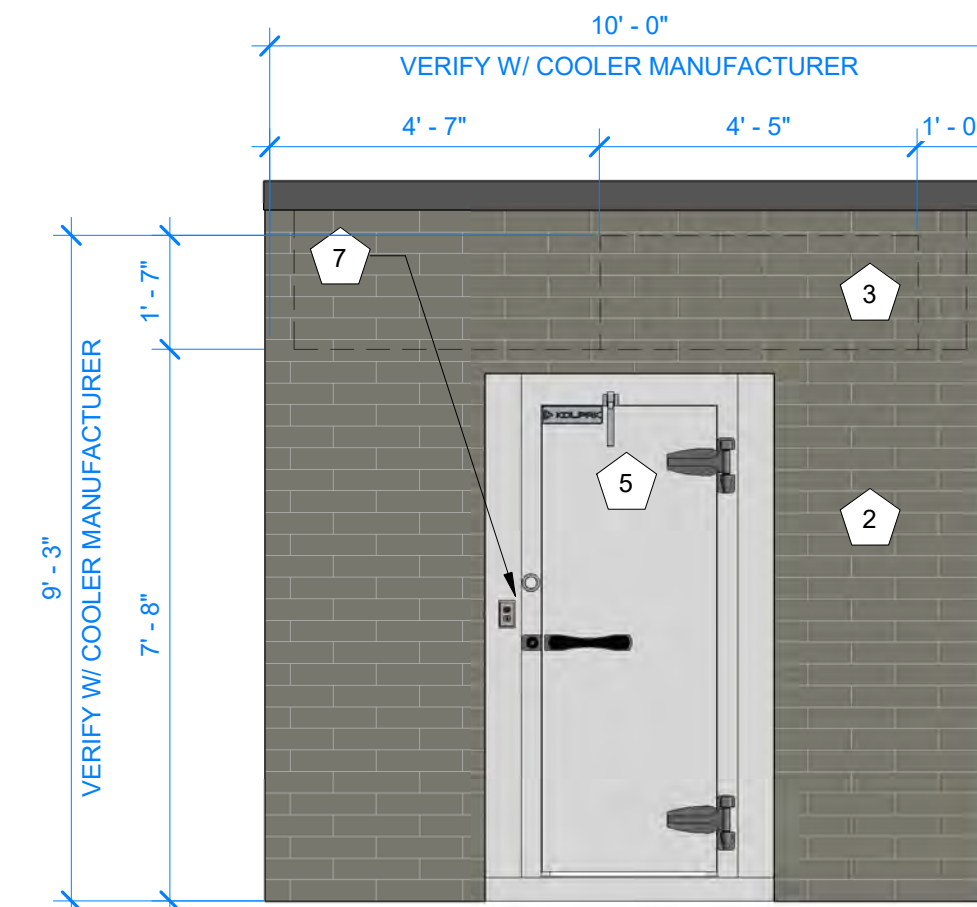
5 COOLER ELEVATION - BACK

3/8" = 1'-0"



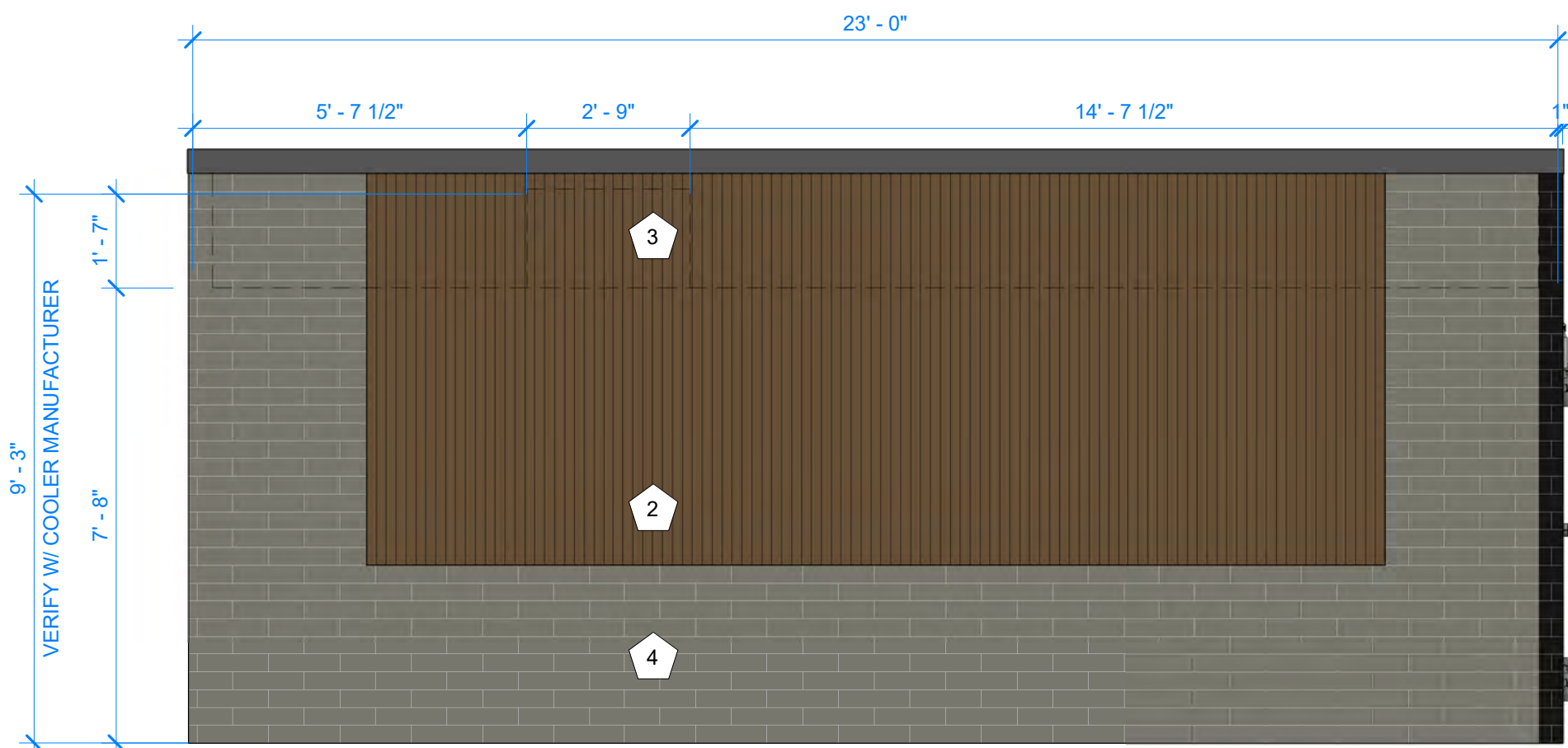
4 COOLER ELEVATION - LEFT

3/8" = 1'-0"



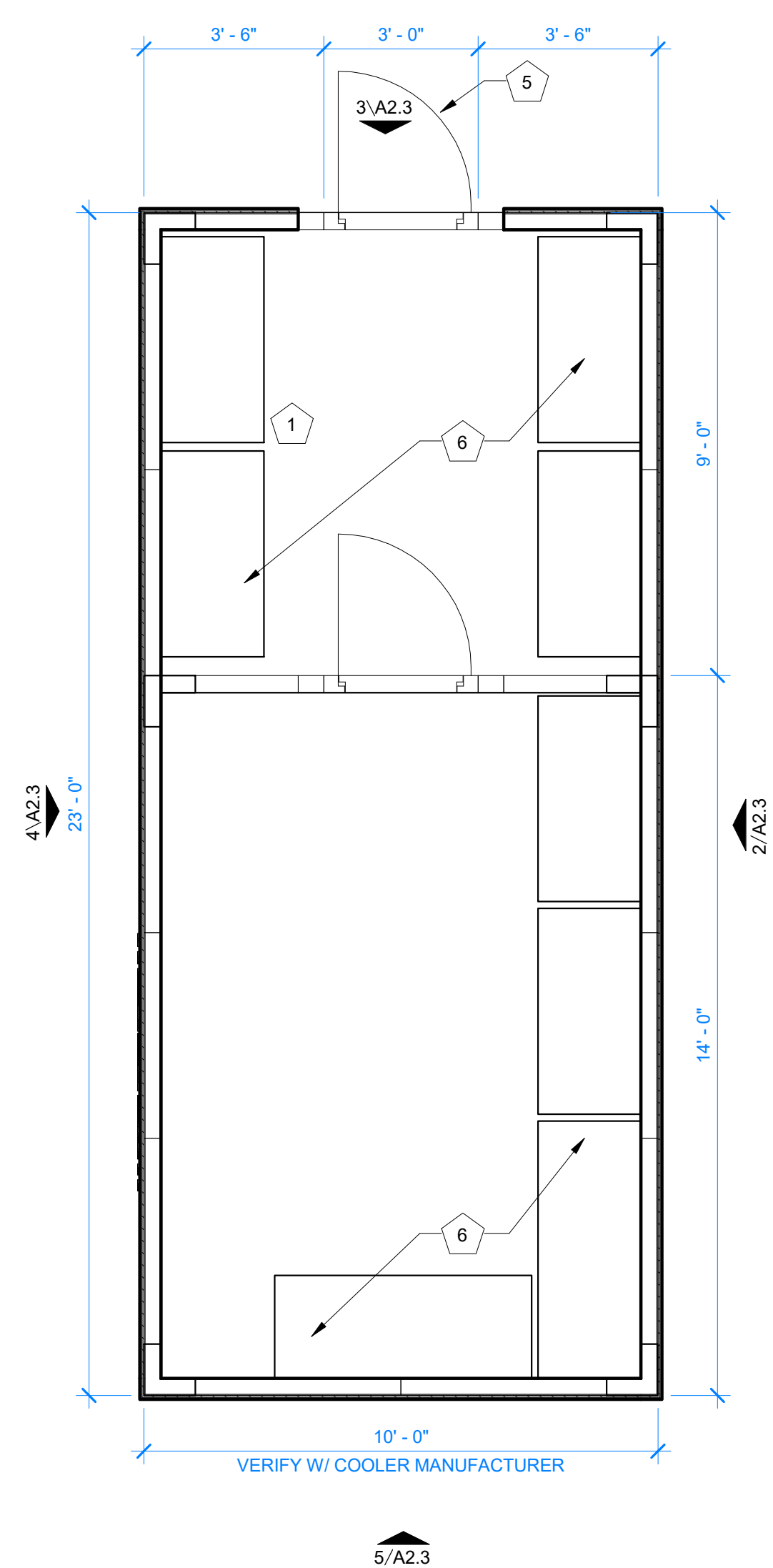
3 COOLER ELEVATION - FRONT

3/8" = 1'-0"



2 COOLER ELEVATION - RIGHT

3/8" = 1'-0"



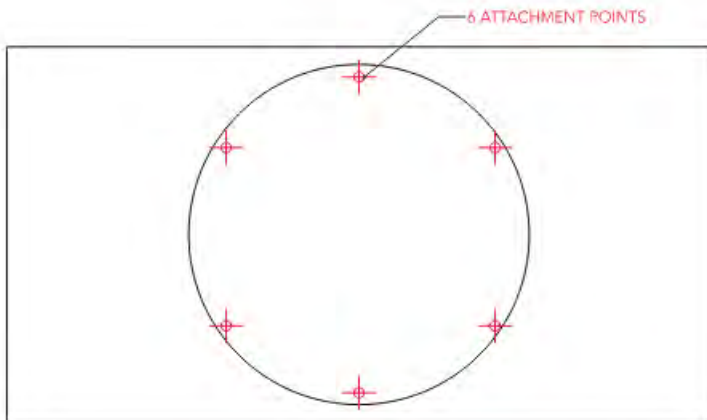
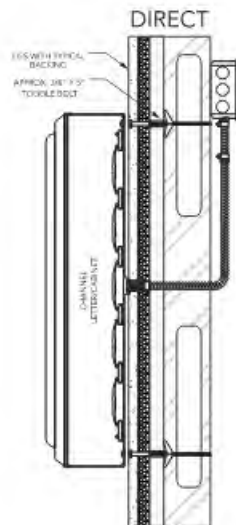
1 REMOTE COOLER PLAN

3/8" = 1'-0"

SCALE: 1/2"=1'

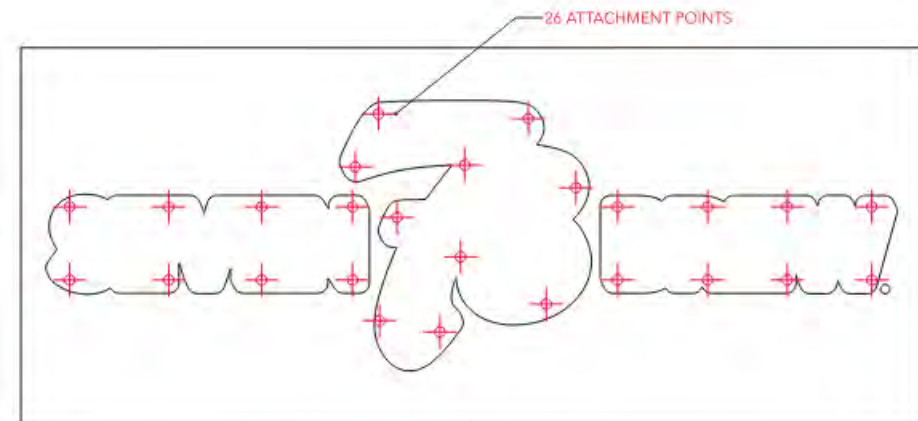
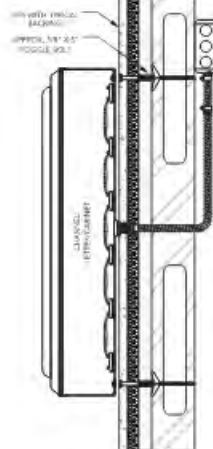


- WHITE EMBOSSED ACRYLIC PAN FACE
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- BLACK TRIM AND RETURNS
- TOTAL SQ.FT. 28.27



②

SCALE: 3/4"=1'





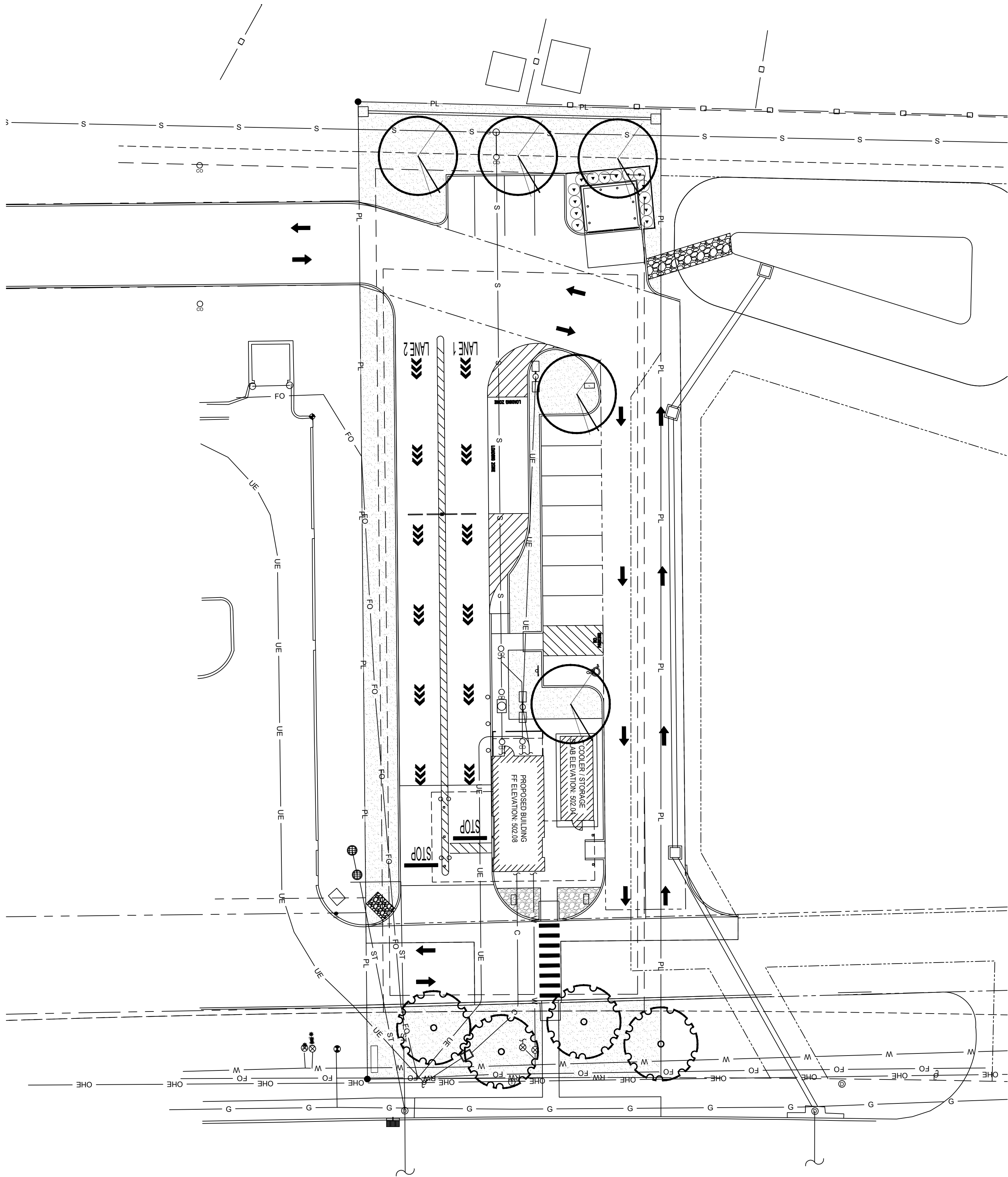
LANDSCAPE ARCHITECT OF RECORD:
NAME: AMY LONDON, RLA
LICENSE NO. 2971

PROJECT NUMBER: 88.098
REVISION:

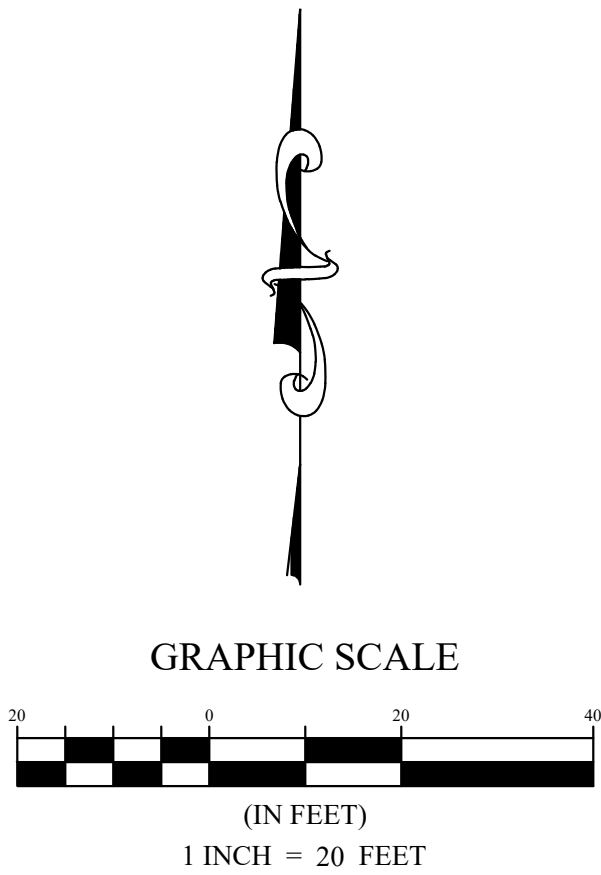
7 BREW COFFEE
LAVON, TX 01
936 NORTH STATE HWY 78
LAVON, TEXAS 75166

L1.0
LANDSCAPE PLAN

DATE: 6/16/26



STATE HIGHWAY 78
(ARTERIAL - PUBLIC R/W WIDTH VARIES)



LANDSCAPE CALCULATIONS

STREET TREES
STATE HIGHWAY 78
REQUIRED: 88.11 LF OF STREET FRONTAGE / 25 = 4 TREES
PROVIDED: 4 TREES

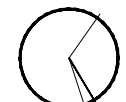
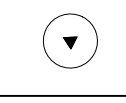
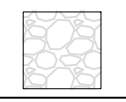
NORTH BUFFERYARD
REQUIRED: 1 TREE / 30 LF = 3 TREES
PROVIDED: 3 TREES

LANDSCAPE AREA
REQUIRED: 26142 X 20% = 5,228 SF
PROVIDED: 8,002 SF (32% OF SITE)

PLANTING STRIP:
REQUIRED: 20' WIDE
PROVIDED: 20' WIDE

RETAIL DISTRICT:
REQUIRED: 1 TREE / 1500 SF OF FLOOR AREA = 1 TREE
PROVIDED: 1 TREE

PLANT KEY

TREES			
SYMBOL	QTY.	NAME	Specifications
	4	Ulmus crassifolia Cedar Elm	4" Cal. Min. Cont. Grown 65 Gal. 12'-15' Height, 6'-8' Spread
	5	Quercus texana Red Oak	3" Cal. Min. Cont. Grown 65 Gal. 12'-15' Height, 6'-8' Spread
SHRUBS			
	14	Ilex 'Nellie R. Stevens' Nellie R. Stevens Holly	7 Gal. Min. 35" Min. Ht. at Planting Uniform
SOD, GROUND COVER, MISCELLANEOUS			
	7,018 SF	TIFTUF Bermuda Sod	Solid Sod Sand fill joints and provide uniform coverage within 30 days of completion
	173 SF	River Rock 3"-4"	Submit colors to owner for approval

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM
EQUIPPED WITH OPERATING RAIN AND FREEZE
SENSORS.



CITY OF LAVON

LANDSCAPE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Amy London

Address: _____

Telephone Number: 972.800.0676

Email Address: amy_london@london-landscapes.net

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

936 NORTH STATE HWY 78, Lavon, Texas

SUBDIVISION NAME: (approved plat is prerequisite) _____

ZONING: Retail Zoning

LEGAL OWNER OF PROPERTY INVOLVED: _____

Village at Gateway Partners, LP

If Applicant is NOT the Owner, Relationship to Owner: Hired Landscape Architect

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

Signature: _____

Owner / Authorized Agent

02.04.2026

Date

Printed Name: Amy London

Owner / Authorized Agent

Title: President

Company: London Landscapes

City Office Use Only:

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

MEMORANDUM

To: Tom Hamblett, Director of Development, 7 Brew

From: Omar Kanaan, P.E.
Leo Flores

Date: November 3, 2025

Subject: 7 Brew Coffee | Trip Generation, Pass-By, and Queue Rate Development

7 Brew Coffee has retained Kimley-Horn to determine trip generation rates, pass-by trip generation rates, and drive-through queue lengths based on data collected at ten existing 7 Brew Coffee shops. The purpose of this task is to develop data-driven trip generation, pass-by, and queuing rates to inform the development of future 7 Brew Coffee shops.

Historically, to estimate the trip generation for 7 Brew Coffee shops, municipalities have used trip generation rates developed from observations at numerous coffee/donut shop with drive-through windows and no indoor seating as outlined in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*, 11th Edition, land use code (LUC) 938.

As 7 Brew Coffee has different operations than a typical drive-through coffee shop, the ITE trip generation rates may be unrepresentative of typical 7 Brew Coffee operations resulting in unreliable analyses and mis-utilized site designs.

Kimley-Horn was tasked with conducting trip generation, pass-by rate, and queuing rate analyses as well as time-in-system observations based on data collected at ten existing 7 Brew Coffee shops. These coffee shops are located in Alabama, Illinois, Indiana, Missouri, North Carolina, Pennsylvania, South Carolina, Texas, and Wisconsin. Using the collected data, actual trip generation and queuing rates were determined for the existing shops. This memorandum summarizes the data collection and resulting trip generation, pass-by, and queue rates.

DATA COLLECTION

Traffic and queueing data were collected at ten existing 7 Brew Coffee shops nationwide as summarized in *Table 1*.

Table 1. Data Collection Locations

ID	Address	City and State
1	4706 75 th Street	Kenosha, WI
2	3582 Penn Avenue	Sinking Spring, PA
3	2220 S M 291 Highway	Independence, MO
4	2730 SW Parkway	Wichita Falls, TX
5	4104 E Lincolnway	Sterling, IL
6	1302 Blowing Rock Road	Boone, NC
7	4709 University Drive	Huntsville, AL
8	2424 IN-44	Shelbyville, IN
9	15707 Coit Road	Dallas, TX
10	7234 Garners Ferry Road	Columbia, SC

Data collection occurred on a typical weekday (Tuesday, Wednesday, or Thursday) the week of July 28, 2025. At each site, traffic volumes, by drive-through lane, queue observations, and time-in-system data were collected during the weekday AM peak period (7:00 AM – 10:00 AM). The raw count data is included in **Appendix A**.

Pass-by trip surveys were conducted by 7 Brew Coffee staff with the assistance of an online survey platform during the weekday peak period. Surveys were given to drive-through customers after ordering and before arriving at the pick-up window. These timeframes allowed surveyors to maximize the number of responses received while minimally interrupting the regular operations of the coffee shops. The full pass-by survey results are included in **Appendix B**.

DATA ANALYSIS

The collected traffic data was reviewed and analyzed to determine peak period and peak hour volumes, maximum queues, and time-in system. Based on the collected data, the coffee shops where data collection was conducted were categorized as high, medium, and low generators.

The average peak period (3 hours between 7:00 AM and 10:00 AM) trip generation including all locations was 197 trips per shop. The average of the high, medium, and low generators within the three-hour peak period was 252, 199, and 155 trips, respectively. The average peak hour trip generation including all locations was 77 trips per hour. The average peak hour volume of the high, medium, and low generators was 95, 79, and 62 trips per hour, respectively. A summary of the collected traffic volumes is presented in *Table 2*. It was observed that between 35% and 44% of the peak period trip generation occurs in the peak hour.

In comparison to the data collected, the average peak hour trip generation rates published by ITE in the *Trip Generation Manual*, 12th Edition, for land use code 938 (Coffee/donut shop with drive-through window and no indoor seating) with two drive-through lanes is 89 vehicles per hour which aligns best with a high trip generating 7 Brew Coffee shop.

Table 2. Summary of Volumes

ID	Store City and State	Peak Period Volume ⁽¹⁾	Peak Hour Volume ⁽²⁾
1	Kenosha, WI	209	76
2	Sinking Spring, PA	259	90
3	Independence, MO	276	104
4	Wichita Falls, TX	219	89
5	Sterling, IL	161	61
6	Boone, NC	170	66
7	Huntsville, AL	195	86
8	Shelbyville, IN	140	58
9	Dallas, TX	191	74
10	Columbia, SC	148	62
Overall Average		197	77
High Generator Average		252	95
Medium Generator Average		199	79
Low Generator Average		155	62

⁽¹⁾ Peak period is 7:00 AM – 10:00 AM

⁽²⁾ Peak hour is one hour during the peak period (7:00 AM – 10:00 AM)

Queue observations were also made to document the length of queues at each drive-through lane. **Table 3** provides a summary of the maximum queue observed in either of the two drive-through lanes during the three-hour peak period. It was noted that the vehicle queues were evenly distributed between the two available drive-through lanes, with the second lane either equaling the maximum queue length or being one vehicle shorter. The maximum observed queue occurred at the Huntsville location during the peak hour and extended 12 vehicles in length. The average maximum queue was 7.4 vehicles; and the average maximum queue at the high, medium, and low generators was 7.7, 8.0, and 6.8 vehicles, respectively.

Table 3. Summary of Queues

ID	Store City and State	Maximum Queue (vehicle) ⁽¹⁾
1	Kenosha, WI	7
2	Sinking Spring, PA	7
3	Independence, MO	10
4	Wichita Falls, TX	6
5	Sterling, IL	8
6	Boone, NC	7
7	Huntsville, AL	12
8	Shelbyville, IN	7
9	Dallas, TX	5
10	Columbia, SC	5
Overall Average		7.4
High Generator Average		7.7
Medium Generator Average		8
Low Generator Average		6.8

⁽¹⁾ Maximum queue observed in either drive-through lane

Time-in-system data was also collected for vehicles entering the drive-through lanes. The data captures the duration a vehicle is in the drive-through lane until their departure. For every vehicle that passed through the drive-through during the peak period, its time of arrival at the back of the queue and time of departure were recorded. As shown in **Table 4**, the average time-in-system was approximately 4.5 minutes during the peak period and 5.25 minutes during the peak hour; and the average time-in-system at the high, medium, and low generators was 4 minutes, 6.75 minutes, and 5.5 minutes during the peak hour, respectively.

Table 4. Summary of Time-in-System

ID	Store City and State	Period Vehicle Time-in-System	Peak Hour Vehicle Time-in-System
1	Kenosha, WI	05:23	07:24
2	Sinking Spring, PA	03:14	03:11
3	Independence, MO	05:12	05:12
4	Wichita Falls, TX	03:56	03:35
5	Sterling, IL	05:02	05:00
6	Boone, NC	04:29	05:16
7	Huntsville, AL	07:17	08:36
8	Shelbyville, IN	06:01	06:44
9	Dallas, TX	04:04	04:20
10	Columbia, SC	04:44	05:05
Overall Average		4:56	5:26
High Generator Average		4:07	3:59
Medium Generator Average		5:35	6:47
Low Generator Average		5:04	5:31

July 10, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres
7 Brew Coffee
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 30 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
2. All references to "Access Easement", including Key Notes, should be modified to "Mutal Access Easement".

This concludes our review of the above referenced revised Site Plan. **We recommend APPROVAL of the Site plan, subject to comment 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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 4.docx

July 2, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP3880
MyGov Submittal: June 30, 2026

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

We have no further comments and recommend approval.

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

Thank you,

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

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

June 29, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: June 22, 2026

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

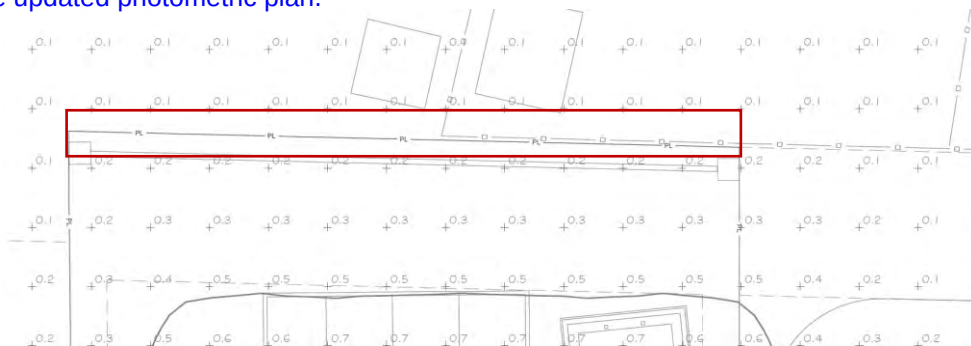
1. The Site Plan was revised, as indicated. The Landscape Plan still includes a label referencing a "Private Drive." Revise the Landscape Plan to remove the "Private Drive" label.

[This has been removed.](#)



2. A Photometric Plan was included. The foot candle measurements are not shown along the north property line and appear to exceed maximum permitted levels of .1 footcandle. Please revise the Photometric Plan to comply with the ordinance.

[See updated photometric plan.](#)



3. Revise the Site Plan to relabel the “24’ Proposed Access Easement” to “24’ Mutual Access Easement” to match the easement label on the Replat.
[This has been updated.](#)
4. Please clarify where the mutual access easement, noted as Key Note #20, is located.
[Keynote 20 is the modified easement for the connection point to the north west behind the 7-11. This has been updated.](#)

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is fluid and cursive, with the first name "Abra" and last name "Nusser" clearly legible.

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

June 29, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: June 22, 2026

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

1. The Site Plan was revised, as indicated. The Landscape Plan still includes a label referencing a "Private Drive." Revise the Landscape Plan to remove the "Private Drive" label.



2. A Photometric Plan was included. The foot candle measurements are not shown along the north property line and appear to exceed maximum permitted levels of .1 footcandle. Please revise the Photometric Plan to comply with the ordinance.



3. Revise the Site Plan to relabel the "24' Proposed Access Easement" to "24' Mutual Access Easement" to match the easement label on the Replat.
4. Please clarify where the mutual access easement, noted as Key Note #20, is located.

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style.

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

June 17, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres
7 Brew Coffee
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 9, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16th vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic. [Acknowledged.](#)
2. It is our understanding that the rear access easement behind the 7-Eleven will be modified and defined with a separate easement. [See keynote 20.](#)
3. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT. [Acknowledged.](#)
4. The directional arrow at the east end of the rear access road should be modified. [This has been updated.](#)
5. The existing front access drive easement references "Tract 5". Tract 5 should be shown or defined. [This has been updated.](#)
6. There is a proposed ramp at the cooler/storage building that appears to direct pedestrians into the driveway area, including exit for Take 5, without any crosswalk or sidewalks. The need for this ramp should be provided. If it is needed, then we recommend crosswalk striping or other delineation. [This has been updated.](#)

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

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan
June 17, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 2.docx

June 17, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres
7 Brew Coffee
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 9, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16th vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
2. It is our understanding that the rear access easement behind the 7-Eleven will be modified and defined with a separate easement.
3. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
4. The directional arrow at the east end of the rear access road should be modified.
5. The existing front access drive easement references "Tract 5". Tract 5 should be shown or defined.
6. There is a proposed ramp at the cooler/storage building that appears to direct pedestrians into the driveway area, including exit for Take 5, without any crosswalk or sidewalks. The need for this ramp should be provided. If it is needed, then we recommend crosswalk striping or other delineation.

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

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan
June 17, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 2.docx

June 17, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres
7 Brew Coffee
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated June 9, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16th vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
2. It is our understanding that the rear access easement behind the 7-Eleven will be modified and defined with a separate easement.
3. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
4. The directional arrow at the east end of the rear access road should be modified.
5. The existing front access drive easement references "Tract 5". Tract 5 should be shown or defined.
6. There is a proposed ramp at the cooler/storage building that appears to direct pedestrians into the driveway area, including exit for Take 5, without any crosswalk or sidewalks. The need for this ramp should be provided. If it is needed, then we recommend crosswalk striping or other delineation.

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

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan
June 17, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 2.docx

June 17, 2026

RE: 7 Brew – 936 North State Hwy 78, Lavon, TX

Please accept this letter as documentation of a summary of a trip generation analysis at an existing 7-Brew site of similar size and location to the proposed 7-Brew site at 936 North State Hwy 78. The existing 7-Brew site is located at 2317 N. Glenstone Avenue in Springfield, Missouri.

The site was observed from 7:00 AM-9:15 AM on the morning of February 21st, 2022. During this time, the peak 2-hour period of operation was observed to be from 7:15 AM-9:15 AM, with an arrival rate of 60 vehicles/hour. The peak hour occurred between 8:00 AM-9:00 AM, with an arrival rate of 61 vehicles/hour. The peak 15-minute period occurred from 7:15 AM-7:30 AM, with a total vehicle count of 22 occurring in that 15-minute period.

During the 2-hour peak period, the average observed queue was 5 vehicles. The maximum observed queue occurred at 8:55 AM with 14 vehicles in the queue. The average process time for the peak 15-minute interval was 5 minutes and 31 seconds. The average process time for the peak hour was 5 minutes and 55 seconds. The average process time for the full observation period was 5 minutes and 15 seconds. The average process time consists of the time it takes from the arrival of a vehicle in the queue to the time the vehicle leaves the site.

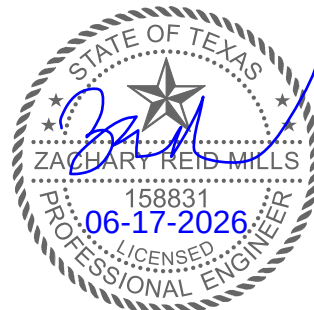
The proposed 7-Brew location at 936 North State Hwy 78 can handle 15 vehicles stacked in line before backing up onto the shared access road to the north. This is one more than the maximum observed queue of 14 at the location in Springfield. Based on our observed data and stacking information provided by 7-Brew Corporate, the proposed project in Lavon, TX is satisfactory to hold vehicles within the property, with a substantial safety buffer.

Mid-day and PM analyses were not performed as it is accepted that the AM will control in terms of peak stacking.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Zachary Mills', is written over the printed name.

Zachary Mills, PE
Toth and Associates, Inc.



June 16, 2026

City of Lavon
120 School Road
Lavon, TX 75166

RE: 7 Brew; Site Plan Review; LJA Job No. NTP-40467; MyGov Submittal: June 10, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *Revise the Site Plan to relabel the 25' Proposed Fire & Access Easement to a "25' Proposed Fire Lane and Mutual Access Easement" and remove the label referencing "Private Drive" that was added on both the Site Plan and Landscape Plan.*
[Response: This has been updated.](#)
2. *A compliant Photometric Plan has not been resubmitted. Please revise the Photometric Plan to comply with the ordinance and resubmit for Staff review.*
[Response: Photometric plan has been included.](#)
3. *Remove the additional line of parking information, shown below, since the minimum required number of parking spaces is already listed.*
[Response: This has been updated.](#)
4. *Landscape areas are required to be composed of 75% vegetative matter. Revise the Landscape Plan to provide vegetation in landscape areas that are proposed to have River Rock material.*
[Response: Landscape plan has been updated.](#)
5. *FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.*
[Response: Acknowledged.](#)
6. *Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed. There were some items changed on this revision. Please ensure that any future changes, not associated with direct response to specified comments, are highlighted in the letter as well for review.*
[Response: Acknowledged.](#)

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

A handwritten signature in black ink, appearing to read 'Zachary Mills'.

Zachary Mills, PE
Project Manager

June 15, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: June 10, 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:** Revise the Site Plan to remove the Ingress Egress Easement, which will be abandoned by Plat. Revise the Site Plan to label a 24' Fire Lane and Mutual Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Replat, as applicable.

Applicant Response: This has been updated.

Revise the Site Plan to relabel the 25' Proposed Fire & Access Easement to a "25' Proposed Fire Lane and Mutual Access Easement" and remove the label referencing "Private Drive" that was added on both the Site Plan and Landscape Plan.

2. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.

Applicant Response: See response by others.

A compliant Photometric Plan has not been resubmitted. Please revise the Photometric Plan to comply with the ordinance and resubmit for Staff review.

3. Remove the additional line of parking information, shown below, since the minimum required number of parking spaces is already listed.

PROPOSED USE:

RESTAURANT WITH DRIVE THRU.

ZONING:

ZONING: R- RETAIL.

PARKING REQUIREMENTS:

1 PARKING SPACE PER THREE SEATS AT 0 SEATS = 0 SPACES
1.5 PARKING SPACES PER EMPLOYEE AT 6 EMPLOYEES = 9 SPACES.
~~MINIMUM OF 8 PARKING SPACES.~~
PROVIDED = 12 SPACES
10 STANDARD AND 1 ADA, AND 1 COMPACT.
1 LOADING SPACE PROVIDED.

QUEUING SPACES PROVIDED:

LANE 1 = 7 SPACES.
LANE 2 = 8 SPACES.

4. Landscape areas are required to be composed of 75% vegetative matter. Revise the Landscape Plan to provide vegetation in landscape areas that are proposed to have River Rock material.
5. FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.
6. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed. There were some items changed on this revision. Please ensure that any future changes, not associated with direct response to specified comments, are highlighted in the letter as well for review.

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

June 8, 2026

City of Lavon
120 School Road
Lavon, TX 75166

RE: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres; 7 Brew Coffee; Site Plan

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. A queuing analysis dated January 5, 2026, as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16th vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
[Response: An updated traffic study and queuing analysis has been provided.](#)
2. It is our understanding that the rear access easement behind the 7-Eleven has been defined in previous documentation. However, there do appear to be some modifications at the west end, and the Engineer has stated that these will be established by an easement agreement with the 7-Eleven property Owner. A copy of the agreement should be filed, and the filing information be provided on the Replat.
[Response: Acknowledged.](#)
3. The Site plan shows two-way traffic at the south end to accommodate the adjacent Take 5 development. The northern portion is two lanes, but one-way traffic. We cannot support this configuration for traffic flow and safety reasons. This drive aisle should be two-way from the south access road/fire lane to the north access easement.
[Response: Site plan has been adjusted for two way traffic.](#)
4. We recommend 90 degree parking on a two-way parking aisle.
[Response: Parking has been adjusted to 90°.](#)
5. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.
[Response: Acknowledged.](#)

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Zachary Mills, PE
Project Manager

June 8, 2026

City of Lavon
120 School Road
Lavon, TX 75166

RE: 7 Brew; Site Plan Review; LJA Job No. NTP-40467; MyGov Submittal: May 12, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *Revise the Site Plan to remove the Ingress Egress Easement, which will be abandoned by Plat. Revise the Site Plan to label a 24' Fire Lane and Mutual Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Replat, as applicable.*
[Response: This has been updated.](#)
2. *A compliant Photometric Plan has not been submitted. Please revise the Photometric Plan to comply with the ordinance.*
[Response: See response by others.](#)
3. *Relabel the 24' Proposed Access Easement on the northern portion of the site to 24' Fire Lane and Mutual Access Easement to match the revised Replat.*
[Response: Per discussion with the city this is not required to be a fire lane.](#)
4. *Upon review of the Traffic Control Plan, which demonstrates the overall circulation of this site and the neighboring sites, the circulation and stacking still appear to have multiple design conflicts. Please coordinate with the City Engineer and Fire Marshal.*
[Response: An updated traffic study has been provided to the city for review. The site layout has been updated in accordance with a meeting held previously with the city.](#)
5. *The proposed project is required to have a minimum of one striped off-street loading space, not conflicting with fire lanes, drive aisles, or off-street parking. The loading space must be a minimum of 12' by 35', be accessible/functional for large delivery trucks, and be a minimum of 50' from the shared residential property line to the north. It appears that although a loading space is referenced on the Site Plan, one is not provided. Revise the Site Plan accordingly.*
[Response: The plan has been updated to include an off site loading space.](#)
6. *Revise the Landscape Plan add a canopy tree to the southern terminus of the parking row adjacent to the building per § 9.03.193(l)(2).*
[Response: Revised landscape plans has been provided](#)
7. *FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.*
[Response: Acknowledged.](#)
8. *Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.*
[Response: Response letter included.](#)

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

A handwritten signature in black ink, appearing to read 'Zach', with a stylized flourish at the end.

Zachary Mills, PE
Project Manager

May 26, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres
7 Brew Coffee
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated May 11, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The Site Plan shows queuing space for 15 vehicles. A 16th vehicle would extend into the access easement. Per a "Traffic Flow Exhibit", queuing vehicles in excess of the 15 or 16 would queue in front of the parking area with staff directing traffic.
2. It is our understanding that the rear access easement behind the 7-Eleven has been defined in previous documentation. However, there do appear to be some modifications at the west end, and the Engineer has stated that these will be established by an easement agreement with the 7-Eleven property Owner. A copy of the agreement should be filed and the filing information be provided on the Replat.
3. The Site plan shows two-way traffic at the south end to accommodate the adjacent Take 5 development. The northern portion is two lanes, but one-way traffic. We cannot support this configuration for traffic flow and safety reasons. This drive aisle should be two-way from the south access road/fire lane to the north access easement.
4. We recommend 90 degree parking on a two-way parking aisle.
5. Proposed sidewalks within TxDOT ROW will require a TxDOT permit. This permit is prepared by the Developer/Engineer and provided to the City for submission to TxDOT.

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

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, 7 Brew Coffee, Site Plan
May 26, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\7 Brew\7 Brew - Site Plan Rev 1.docx

May 20, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: May 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:** There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

Response: The ingress/egress easement will remain in force. The front of the island was placed in-line with the existing curb to maintain the 24' drive aisle. Structures will be outside the easement.

Revise the Site Plan to remove the Ingress Egress Easement, which will be abandoned by Plat. Revise the Site Plan to label a 24' Fire Lane and Mutual Access Easement that covers the area of the existing Fire Lane. Please coordinate with the associated Replat, as applicable.

2. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.

Response: See response by others.

A compliant Photometric Plan has not been submitted. Please revise the Photometric Plan to comply with the ordinance.

3. **REPEAT COMMENT:** Revise the Site Plan to show all required Fire Lane and Mutual Access Easements.

Response: The site plan has been revised to show the fire lane and all known easements.

Relabel the 24' Proposed Access Easement on the northern portion of the site to 24' Fire Lane and Mutual Access Easement to match the revised Replat.



4. **REPEAT COMMENT:** Please provide an escape lane for vehicles that enter the Site and do not want to be in the queuing lanes.

Response: As discussed in the online meeting held on May 4, 2026, an escape lane was requested for the intent of increasing customer experience and not to meet a code requirement. This site is very narrow and does not have space for an escape lane. It is requested that the layout be accepted without a dedicated escape lane.

Upon review of the Traffic Control Plan, which demonstrates the overall circulation of this site and the neighboring sites, the circulation and stacking still appear to have multiple design conflicts. Please coordinate with the City Engineer and Fire Marshal.

5. The proposed project is required to have a minimum of one striped off-street loading space, not conflicting with fire lanes, drive aisles, or off-street parking. The loading space must be a minimum of 12' by 35', be accessible/functional for large delivery trucks, and be a minimum of 50' from the shared residential property line to the north. It appears that although a loading space is referenced on the Site Plan, one is not provided. Revise the Site Plan accordingly.
6. Revise the Landscape Plan add a canopy tree to the southern terminus of the parking row adjacent to the building per [§ 9.03.193\(l\)\(2\)](#).
7. FYI - The Replat must be approved before the Site Plan can be approved. Please coordinate any Site Plan changes with the associated Replat application and vice versa.
8. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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

May 11, 2026

City of Lavon
120 School Road
Lavon, TX 75166

RE: 7 Brew; Site Plan Review; LJA Job No. NTP-40467; MyGov Submittal: March 24, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. **REPEAT COMMENT:** *The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.*

Response: A Replat is being prepared to separate the two lots.

The proposed detention, shown on this version of the Site Plan, is proposed to be on an another lot. A Drainage Easement must be provided on the Replat to serve this property. A Replat has been submitted for review. The Replat must be approved before the Site Plan can be approved due to the related detention requirements. Please coordinate any Site Plan changes with the associated Replat application and vice versa.

[Response: Acknowledged.](#)

2. **REPEAT COMMENT:** *The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.*

Response: Several keynotes have been removed to improve legibility.

Elements associated with the hatching and stippling patterns are reducing legibility. Revise the Site Plan to remove the hatching and stippling patterns as this is not a pavement construction plan.

[Response: The Site Plan has been revised to remove the pavement hatchings.](#)

3. **REPEAT COMMENT:** *There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.*

Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.

The Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

[Response: The ingress/egress easement will remain in force. The front of the island was placed in-line with the existing curb to maintain the 24' drive aisle. Structures will be outside the easement.](#)

4. **REPEAT COMMENT:** Note 3 on the Elevation pages A2.0 and A2.1 indicates “varies.” Clarify this note as it had previously referenced the outdoor speaker system.
 Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.
Please resubmit the updated Elevation Plans for review.
 Response: See response by others.
5. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.
 Response: We shall comply, please see the revised photometric and sight lighting plan.
The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.
 Response: See response by others.
6. The dumpster enclosure requires 50-feet of straight backing distance. It appears that northernmost parking island conflicts with this distance. Revise the Site Plan to ensure the dumpster enclosure has the required minimum backing per § 9.03.135(b)(3) of the Lavon Code of Ordinances.
 Response: The dumpster enclosure has been rotated to allow 50 feet of straight backing distance for the full width of the enclosure.
7. The dumpster enclosure is required to have evergreen shrubs from the approved plant list around the exterior of the enclosure walls. Revise the Landscape Plan to provide the required evergreen shrubs per, § 9.03.135(b)(6) of the Lavon Code of Ordinances.
 Response: Shrubs have been added to the landscape plan.
8. The minimum parking ratio is “one parking space for every three seats with a minimum of eight parking spaces provided and one and one-half parking spaces per employee.” Since there is no indoor seating, the parking for employees at 1.5 parking spaces per employee still applies. Revise the Site Plan to correct the Parking Required calculation. (Parking provided is sufficient.)
 Response: The parking data has been updated to reflect the correct ratio.
9. The Site Plan shows a total of 12 parking spaces, however the Parking Requirements Table states 13 are provided. Revise the Site Plan to correct the table accordingly.
 Response: The table has been corrected.
10. Revise the Site Plan to show all required Fire Lane and Mutual Access Easements.
 Response: The site plan has been revised to show the fire lane and all known easements.
11. Please provide an escape lane for vehicles that enter the Site and do not want to be in the queuing lanes.
 Response: As discussed in the online meeting held on May 4, 2026, an escape lane was requested for the intent of increasing customer experience and not to meet a code requirement. This site is very narrow and does not have space for an escape lane. It is requested that the layout be accepted without a dedicated escape lane.
12. Typically, 7-Brews have a structure between the drive-thru lanes, located near the pick-up window. Revise the Site Plan to provide and label any and all structures that may be included/proposed.

Response: The structures referenced here are provided on a case-by-case basis, as requested by the franchisee. The franchisee for this 7 Brew does not request these structures and they will not be included in the plans.

13. Typically, 7-Brews have multiple people standing in the drive aisles taking orders. Please clarify any necessary weather protection, pathways, or drive-thru order takers not within the structure.

Response: A crosswalk is provided in front of the Lane 1 pick-up space for employees to access Lane 2. The striped area between the lanes provides space for the employees to walk between queued cars and take orders in Lane 2. During inclement weather, employees are able to wear “bubbles” that provide personal protection from the elements.

14. FYI – Per the Conditional Use Permit condition, due to the proximity to a major intersection, the lumens of the accent lights on the façade will not exceed a limit to be established by the City Planner. Accordingly, upon the installation of the lighting on the site and building, a lux meter will be utilized to ensure lux levels do not exceed one lux.

Response: See response by others.

15. FYI - Per the Conditional Use Permit condition, outdoor amplified sound, including drive-thru ordering speakers, shall not exceed 55 decibels (dBA) as measured at the nearest residential property line. All exterior speaker systems shall be:

- Directional and aimed away from adjacent residential uses
- Equipped with an automatic volume-limiting device
- Not audible beyond the property line during overnight hours

Response: See response by others.

16. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed

Response: Acknowledged.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Zachary Mills, PE
Project Manager

May 11, 2026

City of Lavon
120 School Road
Lavon, TX 75166

RE: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres; 7 Brew Coffee; Site Plan

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed 7 Brew. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *The existing Lot 2 of the Lavon 7-Eleven Additon is proposed to be subdivide into 2 separate lots 2A & 2B). The Plat will be reviewed separately.*

[Response:](#) Acknowledged.

2. *A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The proposed stacking capacity of 16 vehicles per the analysis is greater than the maximum 14 vehicles observed in the queue at similar locations. The Site Plan only shows space for 15 vehicles, but that still exceeds the projected 14 vehicle maximum.*

[Response:](#) Acknowledged. The Site plan has been corrected to show the correct queue spaces.

3. *The plan includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Additon Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.*

[Response:](#) The rear access in question will be established by an easement agreement with the 7-Eleven property owner.

4. *The rear access drive does not show any curb returns at the connection to the bank drive.*

[Response:](#) Curb returns have been added, and the proposed easement has been adjusted to accommodate the curb returns.

5. *The east end of the rear access drive appears to be located outside the easement area shown.*

[Response:](#) This area has been reworked to eliminate the encroachment.

6. *There are several traffic directional arrows that do not appear to be correct.*

[Response:](#) These traffic arrows are intended to switch directions as shown. This is to accommodate the traffic exiting the future neighboring Take 5 business. This relationship and circulation pattern can be seen on the attached Traffic Management Exhibit.

7. *We recommend 90 degree parking on a two-way parking aisle without parking on both sides.*
Response: As stated in response to Comment 6, the lanes are both running north-bound where there is adjacent parking. The Traffic Control Plan shows that there is planned parking on the Take 5 parcel as well, and both parking aisles serve north-bound traffic.
8. *The proposed detention pond and associated drainage on the adjacent lot will require easements for drainage.*
Response: The proposed drainage and access easement is included on the revised plat and site plan submittals.
9. *The extension of the new pavement extending into the existing fire lane appears to be excessive (typically 12"). The Engineer should verify the extent of this extension.*
Response: This excessive cut is to accommodate the grading required for the new building and the sidewalk connection.
10. *The front sidewalk/landscape area encroaches into the existing ingress/egress easement and front access drive easement. This should be addressed.*
Response: Acknowledged. The face of curb at the front of the island is set to be in-line with the existing curb of the drive access. Structures will remain outside the easements.
11. *Proposed sidewalks within TxDOT ROW will require a TxDOT permit.*
Response: Acknowledged.
12. *The existing ingress/egress easement through the property should be shown.*
Response: The existing easement line has been added.
13. *The existing easements and the contour lines are the same linetype and color. This makes it difficult to differentiate. We recommend different linetypes or other means to make it easier to differentiate.*
Response: Line types have been changed for visual differentiation of the various components of the plan.
14. *Per City of Lavon Construction Standards, please note that fire lanes are minimum 7" thick pavement. Also, dumpster areas, plus 10' in front are minimum 8" thick pavement.*
Response: Acknowledged.
15. *We recommend that the 8' screen wall match any existing walls within this block*
Response: The screen wall has been updated to match the existing wall on the block.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,



Zachary Mills, PE
Project Manager

April 7, 2026

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

Re: Lavon 7-Eleven Addition, Lot 2A, 0.600 Acres
7 Brew Coffee
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan dated March 13, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. The existing Lot 2 of the Lavon 7-Eleven Additon is proposed to be subdivide into 2 separate lots (2A & 2B). The Plat will be reviewed separately.
2. A queuing analysis dated January 5, 2026 as prepared by Toth & Associates, Inc. has been provided. The proposed stacking capacity of 16 vehicles per the analysis is greater than the maximum 14 vehicles observed in the queue at similar locations. The Site Plan only shows space for 15 vehicles, but that still exceeds the projected 14 vehicle maximum.
3. The plan includes an access road across the rear of 7-Eleven property to the bank access lane. This easement is shown in concept as part of an Access, Construction and Reimbursement Agreement for the overall property. However, this easement is not shown on the 7-Eleven Additon Plat nor is it established by metes & bounds. This Rear Access Drive Easement should be established by metes & bounds and appropriate easements or agreements be prepared to ensure there are no future issues with this rear access.
4. The rear access drive does not show any curb returns at the connection to the bank drive.
5. The east end of the rear access drive appears to be located outside the easement area shown.
6. There are several traffic directional arrows that do not appear to be correct.
7. We recommend 90 degree parking on a two-way parking aisle without parking on both sides.
8. The proposed detention pond and associated drainage on the adjacent lot will require easements for drainage.
9. The extension of the new pavement extending into the existing fire lane appears to be excessive (typically 12"). The Engineer should verify the extent of this extension.

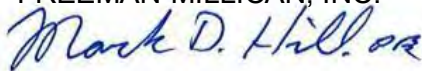
10. The front sidewalk/landscape area encroaches into the existing ingress/egress easement and front access drive easement. This should be addressed.
11. Proposed sidewalks within TxDOT ROW will require a TxDOT permit.
12. The existing ingress/egress easement through the property should be shown.
13. The existing easements and the contour lines are the same linetype and color. This makes it difficult to differentiate. We recommend different linetypes or other means to make it easier to differentiate.
14. Per City of Lavon Construction Standards, please note that fire lanes are minimum 7" thick pavement. Also, dumpster areas, plus 10' in front are minimum 8" thick pavement.
15. We recommend that the 8' screen wall match any existing walls within this block.

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

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

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\7 Brew\7 Brew - Site Plan Rev 0.docx

April 6, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: March 24, 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:** The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.

Response: A Replat is being prepared to separate the two lots.

The proposed detention, shown on this version of the Site Plan, is proposed to be on an another lot. A Drainage Easement must be provided on the Replat to serve this property. A Replat has been submitted for review. The Replat must be approved before the Site Plan can be approved due to the related detention requirements. Please coordinate any Site Plan changes with the associated Replat application and vice versa.

2. **REPEAT COMMENT:** The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.

Response: Several keynotes have been removed to improve legibility.

Elements associated with the hatching and stippling patterns are reducing legibility. Revise the Site Plan to remove the hatching and stippling patterns as this is not a pavement construction plan.

3. **REPEAT COMMENT:** There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.

The Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

4. **REPEAT COMMENT:** Note 3 on the Elevation pages A2.0 and A2.1 indicates “varies.” Clarify this note as it had previously referenced the outdoor speaker system.

Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.

Please resubmit the updated Elevation Plans for review.

5. **REPEAT COMMENT:** The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

Response: We shall comply, please see the revised photometric and sight lighting plan.

The foot candle measurements are not shown along the property line and appear to exceed maximum permitted levels. Please revise the Photometric Plan to comply with the ordinance.

6. The dumpster enclosure requires 50-feet of straight backing distance. It appears that northernmost parking island conflicts with this distance. Revise the Site Plan to ensure the dumpster enclosure has the required minimum backing per [§ 9.03.135\(b\)\(3\)](#) of the Lavon Code of Ordinances.
7. The dumpster enclosure is required to have evergreen shrubs from the approved plant list around the exterior of the enclosure walls. Revise the Landscape Plan to provide the required evergreen shrubs per, [§ 9.03.135\(b\)\(6\)](#) of the Lavon Code of Ordinances.
8. The minimum parking ratio is “one parking space for every three seats with a minimum of eight parking spaces provided and one and one-half parking spaces per employee.” Since there is no indoor seating, the parking for employees at 1.5 parking spaces per employee still applies. Revise the Site Plan to correct the Parking Required calculation. (Parking provided is sufficient.)
9. The Site Plan shows a total of 12 parking spaces, however the Parking Requirements Table states 13 are provided. Revise the Site Plan to correct the table accordingly.
10. Revise the Site Plan to show all required Fire Lane and Mutual Access Easements.
11. Please provide an escape lane for vehicles that enter the Site and do not want to be in the queuing lanes.

12. Typically, 7-Brews have a structure between the drive-thru lanes, located near the pick-up window. Revise the Site Plan to provide and label any and all structures that may be included/proposed.
13. Typically, 7-Brews have multiple people standing in the drive aisles taking orders. Please clarify any necessary weather protection, pathways, or drive-thru order takers not within the structure.
14. **FYI** – Per the Conditional Use Permit condition, due to the proximity to a major intersection, the lumens of the accent lights on the façade will not exceed a limit to be established by the City Planner. *Accordingly, upon the installation of the lighting on the site and building, a lux meter will be utilized to ensure lux levels do not exceed one lux.*
15. **FYI** - Per the Conditional Use Permit condition, outdoor amplified sound, including drive-thru ordering speakers, shall not exceed 55 decibels (dBA) as measured at the nearest residential property line. All exterior speaker systems shall be:
 - Directional and aimed away from adjacent residential uses
 - Equipped with an automatic volume-limiting device
 - Not audible beyond the property line during overnight hours
16. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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

March 23, 2026

Attn: Kim Dobbs
City of Lavon, TX

Re: 7 Brew Coffee
Site Plan Review
LJA Job No. NTP-40467



Dear Kim Dobbs,

We have received your letter with comments from February 16th of 2026. Please find our responses below. Revised plans have been clouded with a Delta 1 and additional documents have been added to the portal:

Comment #1: The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.

Response: A Replat is being prepared to separate the two lots.

Comment #2: The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.

Response: Several keynotes have been removed to improve legibility.

Comment #3: Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.

Response: Sidewalk along the frontage of Lot 2 will be provided with the adjacent development.

Comment #4: A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.

Response: A masonry screen wall has been proposed (Keynote 3 on the site plan).

Comment #5: There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.

Comment #6: The loading space is located in the front yard and in the Ingress Egress Easement that on the property. The exterior loading space is required to be located to the rear or side of the principal use, and not within the front yard or required side yard. A minimum 10-foot screening wall of masonry or dense landscaping shall be required to screen views of loading docks and loading spaces from any public right-of-way or adjoining residential zone or residentially used property. Revise the loading space location and provide screening, if applicable.

Response: Loading space has been relocated to the rear access drive the building will block the view from the street.

Comment #7: Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.

Response: Acknowledged. A fire lane will be provided in accordance with the Fire Marshall when civil plans are submitted for review.

Comment #8: The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

Response: We shall comply, please see the revised photometric and sight lighting plan.

Comment #9: The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.

Response: A revised landscape plan has been provided.

Comment #10: The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.

Response: A revised landscape plan has been provided.

Comment #11: Note 3 on the Elevation pages A2.0 and A2.1 indicates "varies." Clarify this note as it had previously referenced the outdoor speaker system.

Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.

Comment #12: FYI – Signage has not been reviewed as part of this submittal.

Response: Acknowledged.

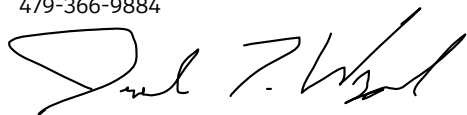
Comment #13: Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Acknowledged.

Please contact my office if you require additional information.

Sincerely,

Jake Wrazel – Design Manager
Citadel Development Service
jakew@citadeldevgroup.com
479-366-9884



March 23, 2026

Attn: Kim Dobbs
City of Lavon, TX

Re: 7 Brew Coffee
Site Plan Review
LJA Job No. NTP-40467



Dear Kim Dobbs,

We have received your letter with comments from February 16th of 2026. Please find our responses below. Revised plans have been clouded with a Delta 1 and additional documents have been added to the portal:

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Response: A Replat is being prepared to separate the two lots.

Comment #2: The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.

Response: Several keynotes have been removed to improve legibility.

Comment #3: Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.

Response: Sidewalk along the frontage of Lot 2 will be provided with the adjacent development.

Comment #4: A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.

Response: A masonry screen wall has been proposed (Keynote 3 on the site plan).

Comment #5: There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.

Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.

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Response: Loading space has been relocated to the rear access drive the building will block the view from the street.

Comment #7: Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.

Response: Acknowledged. A fire lane will be provided in accordance with the Fire Marshall when civil plans are submitted for review.

Comment #8: The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

Response: We shall comply, please see the revised photometric and sight lighting plan.

Comment #9: The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.

Response: A revised landscape plan has been provided.

Comment #10: The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.

Response: A revised landscape plan has been provided.

Comment #11: Note 3 on the Elevation pages A2.0 and A2.1 indicates "varies." Clarify this note as it had previously referenced the outdoor speaker system.

Response: See updated A2.0 and A2.1. Note was for speakers and has been fixed to reflect item.

Comment #12: FYI – Signage has not been reviewed as part of this submittal.

Response: Acknowledged.

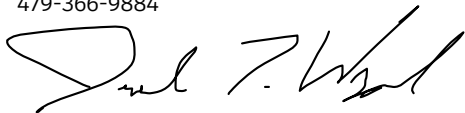
Comment #13: Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Acknowledged.

Please contact my office if you require additional information.

Sincerely,

Jake Wrazel – Design Manager
Citadel Development Service
jakew@citadeldevgroup.com
479-366-9884



March 16, 2026

Lavon, Texas

RE: 7 Brew Coffee – Site plan Review Comments

Please accept this letter as our response to the review comments provided by the City of Lavon, received on February 16, 2026, regarding the proposed improvement plans for the new 7 Brew drive-through coffee shop at 936 North State HWY 78. Review comments have been provided in italics for your convenience, and Toth's responses have been provided in blue.

1. *The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.*
Response: A Replat is being prepared to separate the two lots.
2. *The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.*
Response: Several keynotes have been removed to improve legibility.
3. *Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.*
Response: Sidewalk along the frontage of Lot 2 will be provided with the adjacent development.
4. *A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.*
Response: A masonry screen wall has been proposed (Keynote 3 on the site plan).
5. *There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.*
Response: A two-way 24' drive is being proposed along the front 35' ingress egress easement which aligns with the width of the access to the existing curb for the 7-11 to the west. The existing curb on the 7-11 site would need to be modified to accommodate a 35' width.
6. *The loading space is located in the front yard and in the Ingress Egress Easement that on the property. The exterior loading space is required to be located to the rear or side of the principal use, and not within the front yard or required side yard. A minimum 10-foot screening wall of masonry or dense landscaping shall be required to screen views of loading docks and loading spaces from any public right-of-way or adjoining residential zone or residentially used property. Revise the loading space location and provide screening, if applicable.*
Response: Loading space has been relocated to the rear access drive the building will block the view from the street.
7. *Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.*

Response: Acknowledged. A fire lane will be provided in accordance with the Fire Marshall when civil plans are submitted for review.

8. *The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.*

Response: See Architect's response.

9. *The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.*

Response: A revised landscape plan has been provided.

10. *The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.*

Response: A revised landscape plan has been provided.

11. *Note 3 on the Elevation pages A2.0 and A2.1 indicates "varies." Clarify this note as it had previously referenced the outdoor speaker system.*

Response: See Architects Response.

12. *FYI – Signage has not been reviewed as part of this submittal.*

Response: Acknowledged.

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

Response: Acknowledged.

February 16, 2026

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

Re: 7 Brew
Site Plan Review
LJA Job No. NTP-40467
Submittal received: February 4, 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. The site is platted as Lot 2, Block 1 Lavon 7-Eleven Addition. The Site Plan indicates a property line location on the east that is not consistent with the current plat. Revise the Site Plan to indicate the legal property lines and associated setbacks. To separate Lot 2 into two lots, a replat is required.
2. The Site Plan needs to be revised to improve legibility. There is additional information like paving specifications and landscape details and setbacks that are already indicated on Landscape Plan that are hindering the required details on the Site Plan. Please revise to ensure all required Site Plan information is clearly visible.
3. Public sidewalk improvement is only shown in front of the proposed new construction. Revise to indicate sidewalk completion along Lot 2 with construction of this site.
4. A masonry wall or similar screening device along the shared lot line to the north is required. Revise proposed masonry fence location to the property line. Coordination with the neighboring property owners will be required.
5. There is curbing extending into the Ingress Egress Easement. Please clarify if the existing drive aisle is proposed to be changed. If so, then the Ingress Egress Easement should not be shown where intended to be abandoned. Please update an associated replat, accordingly.
6. The loading space is located in the front yard and in the Ingress Egress Easement that on the property. The exterior loading space is required to be located to the rear or side of the principal use, and not within the front yard or required side yard. A minimum 10-foot screening wall of masonry or dense landscaping shall be required to screen views of loading docks and loading spaces from any public right-of-way or adjoining residential zone or residentially used property. Revise the loading space location and provide screening, if applicable.
7. Please coordinate with the Fire Marshal to determine required Fire Lanes, if any. Adjustments to the Site Plan may be required.
8. The Electrical Plan includes the photometric readings for the site. Light trespass is limited to no more than 0.1 footcandle at the property line, at six feet, six inches above

the ground on adjacent residential property. The nearest measurements on the north side of the property indicate .5-foot candle. Revise the Electric/Photometric Plan to be fully compliant with the outdoor lighting ordinance.

9. The Landscape Buffer along the north property line requires one canopy tree for each thirty (30) linear feet or portion thereof and trees are not be clustered. Revise the Landscape Plan to provide the required landscaping.
10. The Landscape Plan Plant Key indicates Cedar Elm with specification that it be a minimum three-inch caliper tree. In the landscaped planting strip along SH 78, a minimum of four-inch caliper trees are required. Revise the Landscape Plan specification, accordingly.
11. Note 3 on the Elevation pages A2.0 and A2.1 indicates “varies.” Clarify this note as it had previously referenced the outdoor speaker system.
12. FYI – Signage has not been reviewed as part of this submittal.
13. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Amber Pollan, AICP
Assistant 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



CITY OF LAVON Agenda Brief

MEETING: July 28, 2026

ITEM: 5 - F

Item:

Discussion and action regarding the site plan and landscape plan at 963 S. SH 78, for Take 5 Oil Change on a proposed 0.783 acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas (CCAD Property ID 2796752).

Application Information

Owner(s): Austin Clinkscales

Applicant: Grayson Edwards, Toth Engineering

Location: Northeast of the intersection of S. SH 78 and SH 205, adjacent to Sonic at 963 S. SH 78, City of Lavon

Description: Approximately 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, CCAD Parcel ID 2796752

Current Zoning: Retail (R) – pending a change to Planned Development (PD)

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for an oil change store in a building that is approximately 1,705 square feet in area. Building façades and a photometric plan have been provided and reviewed.

Code Excerpt:

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

9.03.151 PURPOSE

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

9.03.154 CRITERIA FOR APPROVAL

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

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

Platting: The property is part of a single lot in the process of being re-platted to form two lots.

Access: Access is provided via access easements from S. SH 78.

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

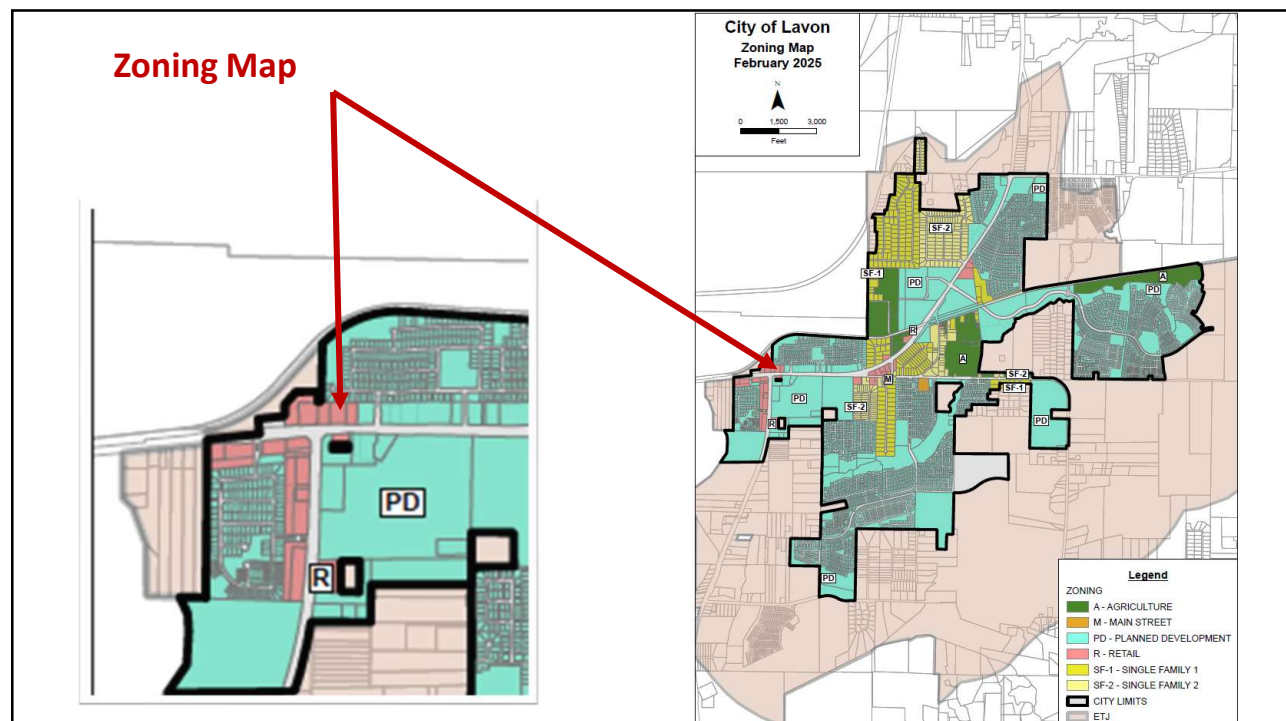
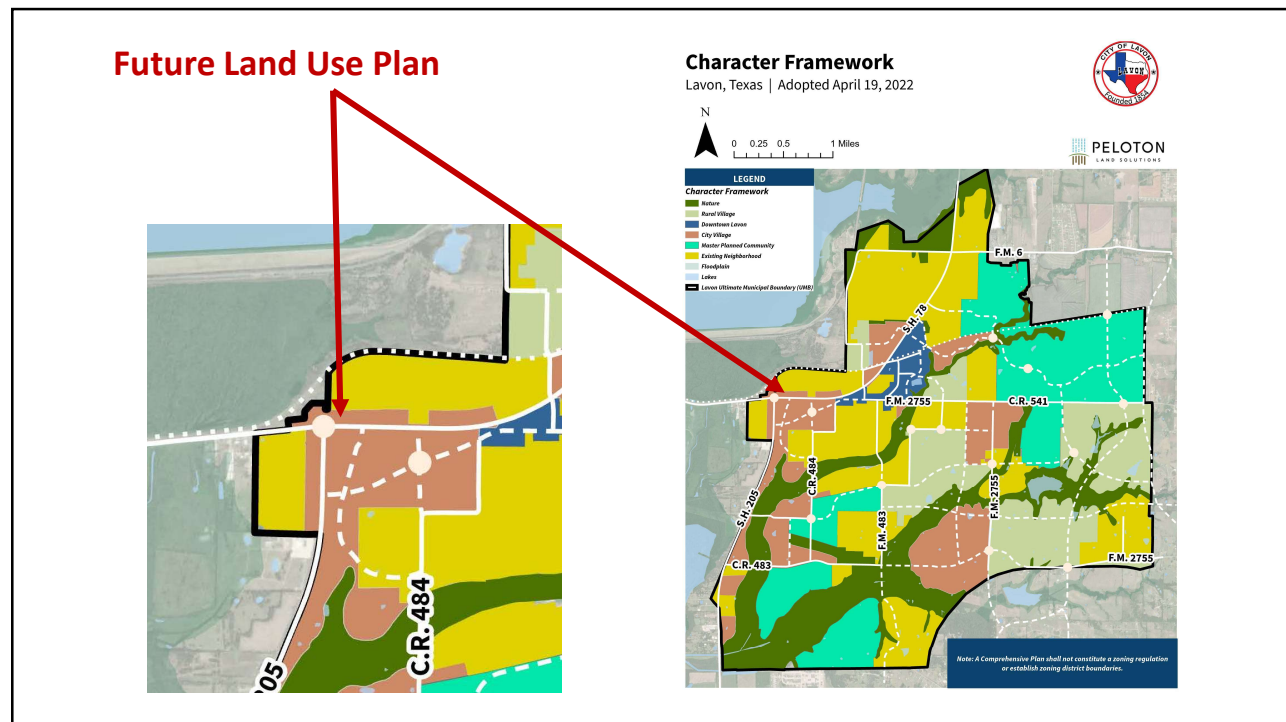
Screening and Landscaping: Screening and landscaping are provided in accordance with the zoning requirements. A landscaped detention area provides additional buffer from adjacent residential property.

The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

Staff Notes:

Approval of the site plan and landscape plan are recommended, subject to the final review and approval of the city engineer, fire plan review, and planner.

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

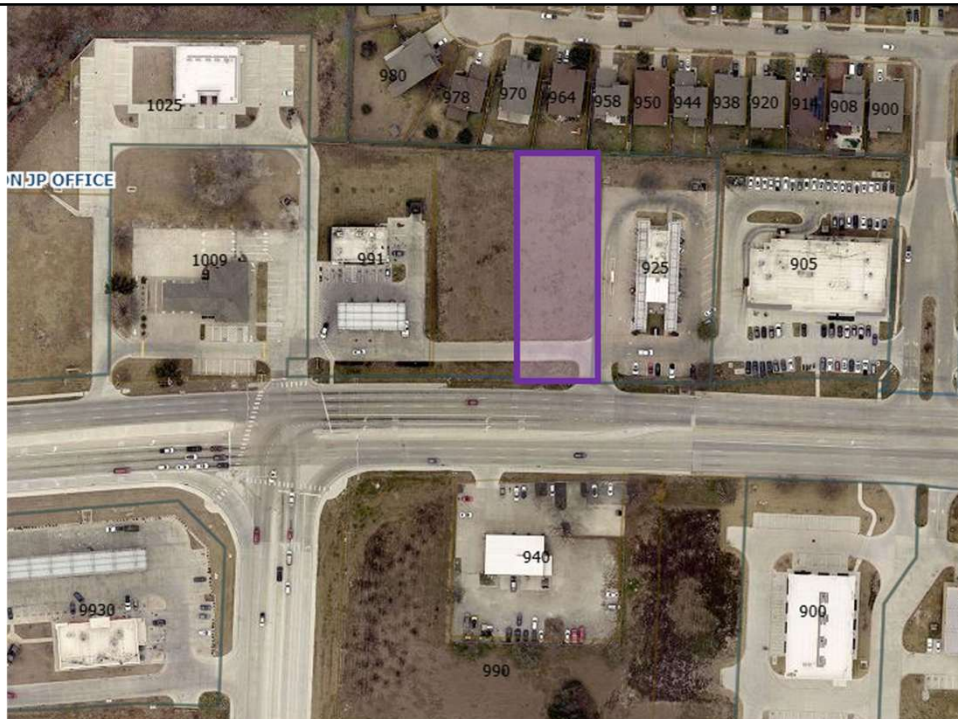


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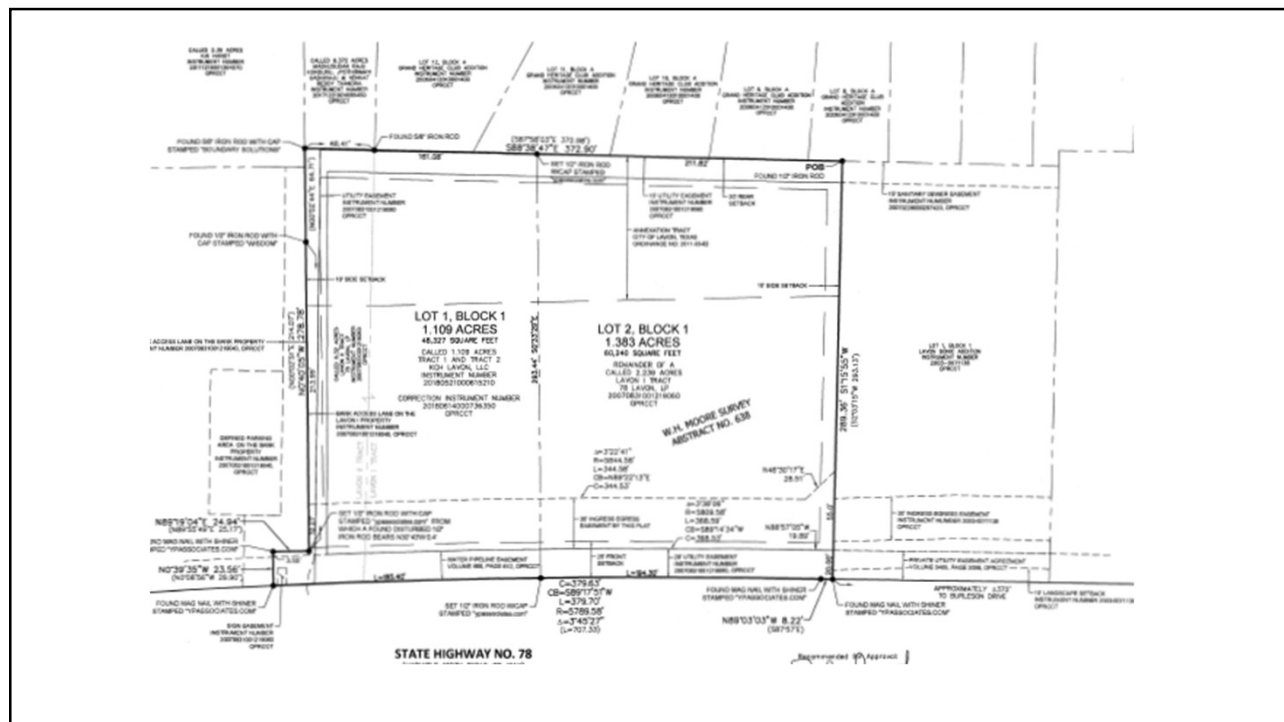


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44





CITY OF LAVON

SITE PLAN APPLICATION

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

APPLICATION INFORMATION

Take 5 Oil Change - Lavon, Texas

Name: Grayson Edwards

Address: 1550 East Republic Street, Springfield, MO 65804

Telephone Number: 417.888.0645

Email Address: gedwards@tothassociates.com

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

Subdivision Plat of Lot 2, Block 1, Lavon 7-Eleven Subdivision

Lot 2B, Block 1

SUBDIVISION NAME: (approved plat is prerequisite) Lavon 7-Eleven Subdivision

ZONING: Retail Zoning

LEGAL OWNER OF PROPERTY INVOLVED: 78 Lavon LP

If Applicant is NOT the Owner, Relationship to Owner: Authorized Agent

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

Signature: Grayson Edwards

Owner / Authorized Agent

5/29/2026

Date

Printed Name: Grayson Edwards

Owner / Authorized Agent

Title: Project Coordinator

Company: Toth & Associates

City Office Use Only:

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



CITY OF LAVON

LANDSCAPE PLAN APPLICATION

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

APPLICATION INFORMATION

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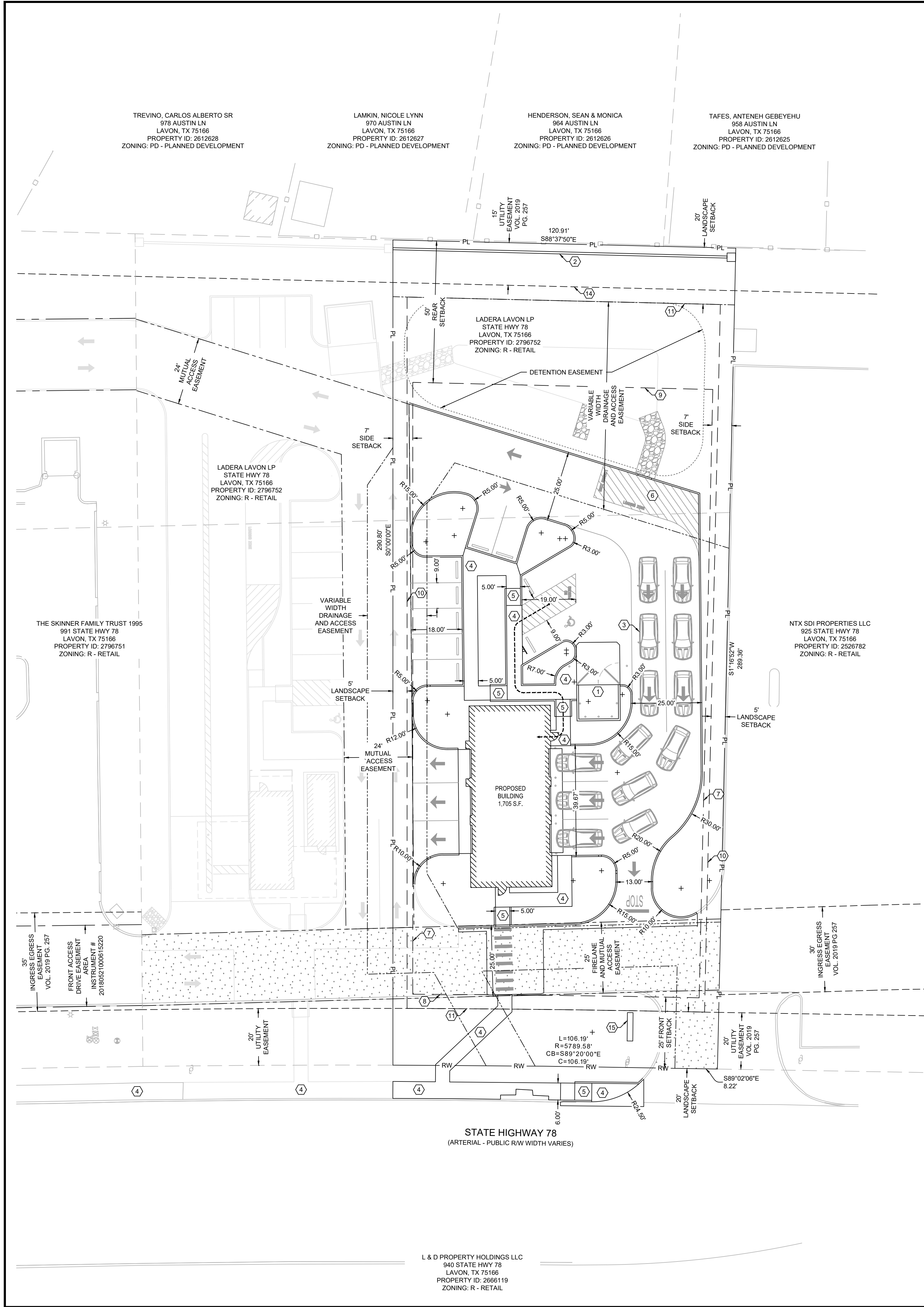
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Company: Toth & Associates

City Office Use Only:

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



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROPOSED
ZONING	R - RETAIL	PD - PLANNED DEVELOPMENT
PROPOSED USE	VACANT	OIL CHANGE FACILITY
TOTAL SITE AREA	MIN. 2,500 S.F. / 0.06 ACRES	0.783 ± ACRES / 34,108 ± S.F.
STORMWATER	PERVIOUS: 27,286 ± S.F. (80%) IMPERVIOUS: 6,822 ± S.F. (20%)	PERVIOUS: 15,110 ± S.F. (44%) IMPERVIOUS: 18,998 ± S.F. (56%)
LOT COVERAGE	MAX. 80%	0.44 ± ACRES / 18,998 ± S.F. (56%)
BUILDING SETBACKS	FRONT 25' (SOUTH) SIDE 7' (EAST) SIDE 7' (WEST) REAR 50' (NORTH)	FRONT 63' ± (SOUTH) SIDE 60' ± (EAST) SIDE 27' ± (WEST) REAR 164' ± (NORTH)
TOTAL PARKING	1 PER 200 S.F. GFA = 9 8 STANDARD, 1 ADA	9 SPACES TOTAL 8 STANDARD, 1 ADA
QUEUE	12 QUEUE REQUIRED	13 QUEUE PROVIDED
SITE ACCESS	PER AHJ	2 ACCESS POINT FROM PRIVATE DRIVE OFF STATE HWY 78
BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROVIDED
BUILDING AREA	MAX. 20,000 S.F.	1,705 S.F. ±
BUILDING HEIGHT	45'-0"	19'-10" (1 STORY)
FLOOR AREA RATIO		1,705 S.F. / 34,108 S.F. = 0.05
ALL SERVICE ACTIVITIES SHALL OCCUR ENTIRELY WITHIN ENCLOSED SERVICE BAYS, AND ALL SERVICE EQUIPMENT SHALL BE HOUSED WITHIN THE BUILDING.		



VICINITY MAP

LINETYPES

— PL —	PROPERTY LINE
— RW —	RIGHT OF WAY LINE
— — —	PROPOSED IMPROVEMENTS COLOR
— — —	PROPOSED (BY OTHERS) IMPROVEMENTS COLOR
— — —	EXISTING IMPROVEMENTS COLOR

NOTE:

IMPROVEMENTS BY OTHER ARE SHOWN FOR REFERENCE ONLY. HOWEVER, THE DETENTION BASIN SERVES BOTH PROPOSED DEVELOPMENTS AND IS REQUIRED TO BE CONSTRUCTED AND FUNCTIONAL PRIOR TO START OF CONSTRUCTION OF THE TAKE 5 IMPROVEMENTS.

HATCH LEGEND:

[Hatch Pattern]	EXISTING FIRELANE. REPLACE AS NECESSARY WITH 7" THICK CONCRETE PAVEMENT PER CITY OF LAVON CONSTRUCTION STANDARDS.
-----------------	---

KEY NOTES:

- SIX-FOOT TALL DUMPSTER ENCLOSURE WITH SOLID METAL DOORS AND MASONRY MATERIAL TO MATCH THE BUILDING.
- 8' SCREEN WALL. SCREENING TO MATCH EXISTING STACKED STONE SCREEN WALL TO EAST.
- 10-FOOT X 20-FOOT QUEUING SPACE.
- SIDEWALK.
- ADA RAMP.
- 12 X 35 LOADING ZONE.
- 7 FOOT BUILDING SETBACK LINE.
- 25 FOOT BUILDING SETBACK LINE.
- 50 FOOT BUILDING SETBACK LINE.
- 5 FOOT LANDSCAPE SETBACK LINE.
- 20 FOOT LANDSCAPE SETBACK LINE.
- 35 FOOT SHARED ACCESS EASEMENT.
- FRONT ACCESS DRIVE EASEMENT.
- 15 FOOT UTILITY EASEMENT.
- MONUMENT SIGN.



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www.atothassociates.com
TX# F-13229
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FIRM LICENSE NO. 13229



ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. TX# PE-144525

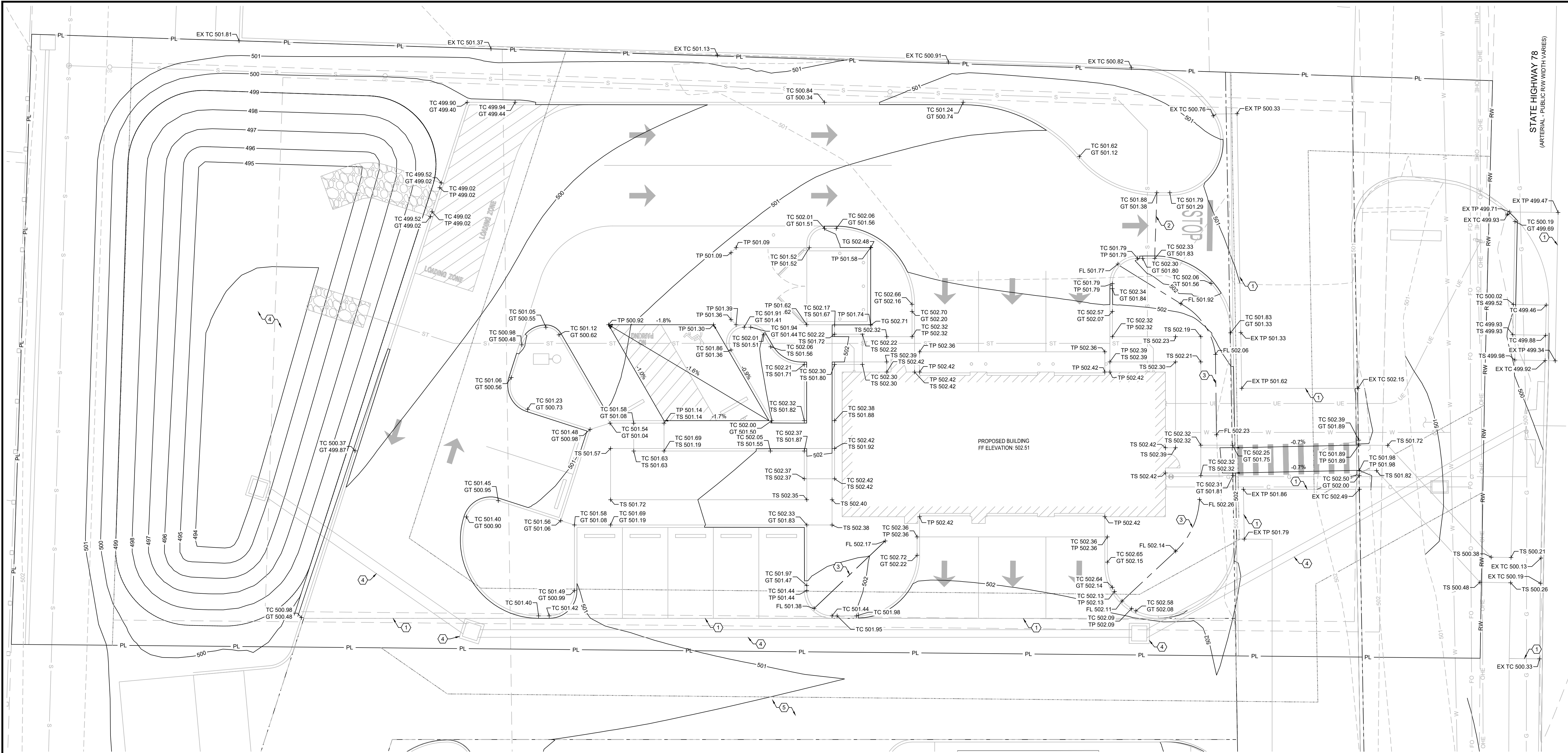
PROJECT NUMBER:
CE 446

REVISION:

TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

SITE PLAN
REVIEW

DATE: JUNE 27, 2026



KEY NOTES:

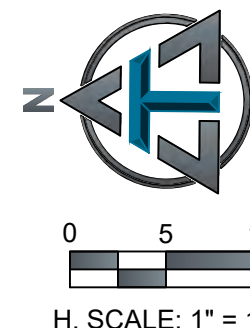
- 1 MATCH EXISTING ELEVATION.
- 2 HIGH POINT IN PAVEMENT.
- 3 SWALE IN GRASS.
- 4 STORMWATER DETENTION AND INFRASTRUCTURE BY 7 BREW.
- 5 PROPOSED DEVELOPMENT BY 7 BREW.

ABBREVIATIONS

BC	BACK OF CURB
CC	STANDARD CATCH CURB
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
EP	EDGE OF PAVEMENT
FES	FLARED END SECTION
FL	FLOW LINE
GT	GUTTER INVERT
GY	GUY WIRE
HDPE	HIGH DENSITY POLYETHYLENE
INV	INVERT
LF	LINEAR FEET
MC	MOUNTABLE CURB
PVC	POLYVINYL CHLORIDE PIPE
RW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
SC	SPILL CURB
TB	TOP OF BASE ROCK
TC	TOP OF CURB
TG	TOP OF GROUND
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
EX TP	EXISTING TOP OF PAVEMENT
EX TS	EXISTING TOP OF SIDEWALK
	DIRECTION OF SHEET FLOW

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL NOTIFY 811 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
2. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
3. NO CUT OR FILL SLOPES SHALL BE CONSTRUCTED STEEPER THAN 2H:1V UNLESS SPECIFICALLY NOTED ON PLANS.
4. SITE GRADES AROUND THE BUILDING AND PAVEMENT AREAS SHALL BE GRADED DURING CONSTRUCTION TO PREVENT PONDING. ANY SURFACE WATER ACCUMULATION IN THE BUILDING AND PAVEMENT AREAS SHALL BE DRAINED IMMEDIATELY TO AVOID SATURATION OF THE SUBGRADE SOILS.
5. FILL, INCLUDING FINAL TOPSOIL, SHALL BE PLACED A MINIMUM OF 3 INCHES BELOW FFE AT BUILDING SLABS UNLESS OTHERWISE INDICATED BY ARCHITECTURAL WALL SECTION DETAILS.
6. GRADES WITHIN 10' OF BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING.
7. ALL EXCAVATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST OSHA GUIDELINES AS MANDATED IN CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE IN PROVIDING SAFE WORKING CONDITIONS IN CONNECTION WITH ANY EXCAVATION WORK.
8. ENGINEERED FILL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR DENSITY IN BUILDING PAD AREAS (PROPOSED AND FUTURE EXPANSION) AND TO 95% IN PARKING AND DRIVE AREAS. VEGETATED AREAS SHOULD BE COMPACTED TO A MINIMUM OF 92% OF STANDARD PROCTOR DENSITY.
9. STONE BASES SHOULD BE COMPACTED TO A DENSITY SATISFACTORY TO ENGINEER, TYPICALLY 84% OF SOLID VOLUME OR BY TEST STRIP METHODS.
10. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC. WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE.
11. GRADE LINES SHOWN ARE FINISHED GRADE. CONTRACTOR SHOULD SEE DETAIL SHEET FOR APPROPRIATE PAVEMENT TYPE TO DETERMINE SUB-GRADE ELEVATIONS FOR PAVING AREAS.
12. CONTRACTOR IS ADVISED THAT FINAL GRADING AND CURB PLACEMENT SHALL BE COMPLETED TO ACCOMMODATE THE FOLLOWING:
 - A) NO WATER WILL POND AT POINTS WHERE LANDSCAPE ISLANDS EXTEND INTO PARKING FIELDS.
 - B) SPACES DESIGNATED FOR HANDICAP PARKING AND ACCESS AISLE SHALL HAVE A FINAL SLOPE AFTER PAVING IS COMPLETED OF NOT MORE THAN 2.0% IF EITHER OF THESE ITEMS ARE NOT CONSTRUCTED AS OUTLINED ABOVE. REWORK WILL BE PROVIDED BY THE CONTRACTOR TO CORRECT DEFICIENCIES AT THE CONTRACTORS EXPENSE.
13. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE. SPOT ELEVATIONS SHOWN ALONG GUTTER LINE ARE FLOW ELEVATIONS FOR FACE OF CURB.
14. GRADES SHOWN AROUND THE BUILDING ARE FINAL GRADES TO INCLUDE SOD/MULCH/ETC. BEING PLACED IN THOSE AREAS. CONTRACTOR SHALL GRADE TO SUBGRADE ALLOWING SOD/MULCH THICKNESS.



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Drawings and specifications are not intended for construction without written approval of the engineer.

FIRM LICENSE NO. 13229



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY
LICENSE NO. TX# PE-144525

PROJECT NUMBER:

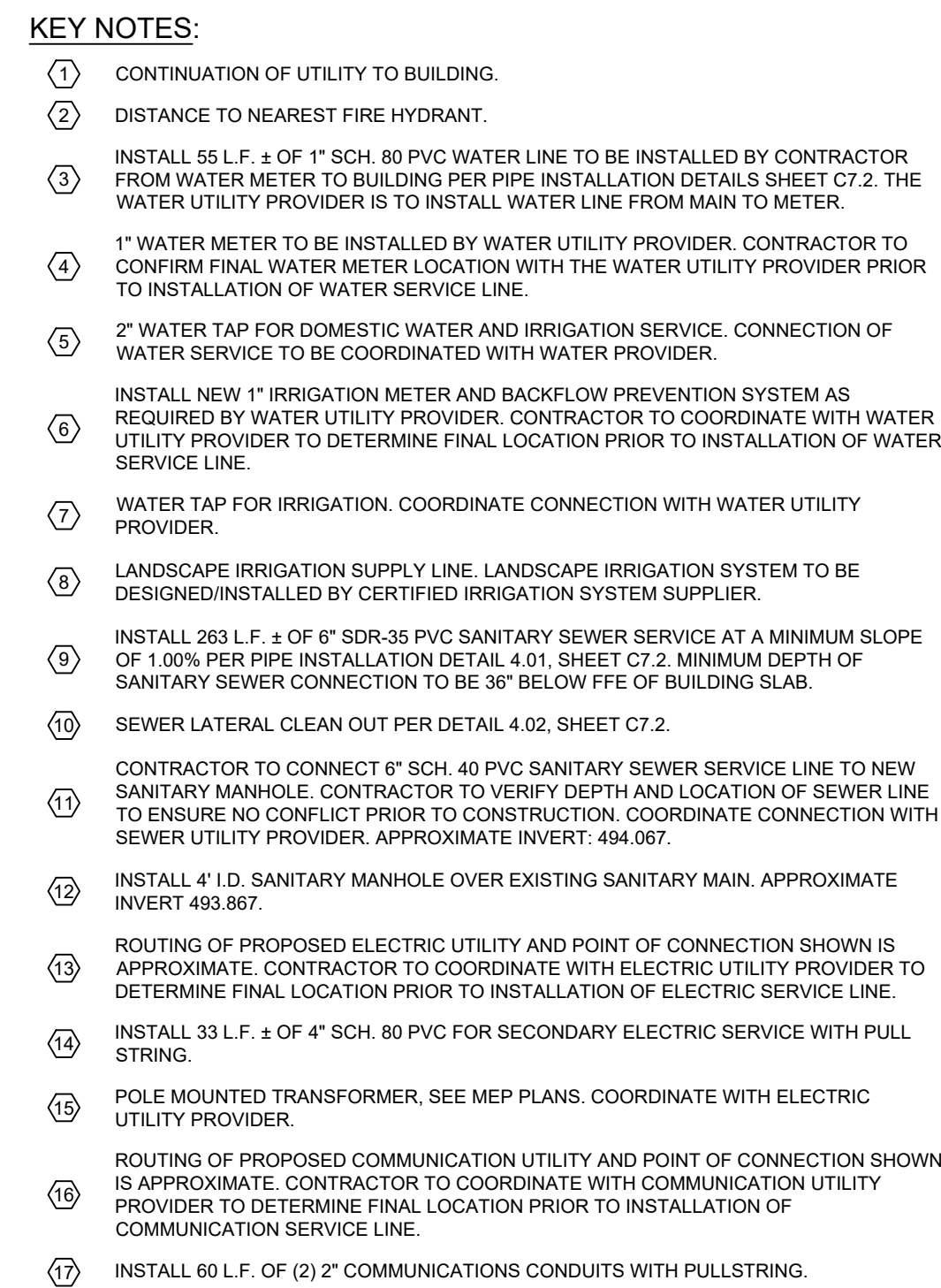
CE 446

REVISION:

TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

C3.1
GRADING &
DRAINAGE PLAN

DATE: MAY 28, 2026



1. WATER	16881 COUNTY RD 541 LAVON, TX 75166 (972) 843-2101
2. ELECTRIC	FARMERS ELECTRIC 2000 I-30 EAST GREENVILLE, TX 75402 (903) 455-1715
3. SEWER	CITY OF LAVON 120 SCHOOL RD LAVON, TX 75166 (972) 843-4220
4. STORM WATER	CITY OF LAVON 120 SCHOOL RD LAVON, TX 75166 (214) 503-0555
5. GAS	ATMOS ENERGY 1500 TECH CENTER PARKWAY ARLINGTON, TX 76014 (469) 497-9165

1. THE CONTRACTOR IS ADVISED THAT ALL EXISTING UTILITIES SHOWN WERE FIELD SURVEYED BASED ON LOCATIONS PROVIDED BY EACH UTILITY COMPANY. OTHER UTILITIES MAY EXIST THAT ARE UNMAAPPED. THE CONTRACTOR IS ADVISED TO FIELD VERIFY ALL UNDERGROUND UTILITIES BY CONTACTING THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO EXCAVATION.
2. BACK FILL OF ALL TRENCHES BENEATH STRUCTURES AND/OR PAVEMENT SHALL BE CRUSHED STONE OR SIMILAR MATERIAL AS APPROVED BY ENGINEER.
3. CONTRACTORS ARE ADVISED TO COORDINATE INSTALLATION OF ALL BURIED CONDUITS AND LINES SUCH THAT LINES WHICH CROSS ARE LAID BEGINNING WITH DEEPEST LINE FIRST.
4. DEPTH OF WATERLINE SHALL BE ADJUSTED AS REQUIRED TO ALLOW FOR SPECIFIED PLACEMENT OF SANITARY AND STORM SEWERS, BUT IN NO CASE LESS THAN 48 INCHES.
5. TAPPING AND INSPECTION FEES TO BE PAID BY CONTRACTOR, METER FEES TO BE PAID BY OWNER.
6. CONTRACTOR SHALL COORDINATE WATER AND SEWER SERVICES CONSTRUCTION WITH THE APPROPRIATE LOCAL UTILITY COMPANY. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANY.
7. CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL GOVERNING AGENCIES HAVING JURISDICTION OF UTILITY SYSTEMS PRIOR TO INSTALLATION.
8. ALL WATER AND SANITARY SEWER SERVICE LINES TO THE BUILDING(S) SHALL BE PROVIDED WITH A TEMPORARY PLUG (FOR OTHERS TO REMOVE AND EXTEND AS NECESSARY). COORDINATE ALL TESTING AND INSPECTION WITH THE LOCAL UTILITY COMPANY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND ELEVATIONS OF EXISTING AND PROPOSED UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS DISCOVERED AFTER CONSTRUCTION HAS BEGUN SHALL BE CORRECTED AT CONTRACTOR'S EXPENSE.
10. THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER AND SEWER LINES IS TEN FEET OUTSIDE DIAMETER TO OUTSIDE DIAMETER. THE MINIMUM VERTICAL SEPARATION IS EIGHTEEN INCHES.
11. CONTRACTOR SHALL VERIFY LOCATIONS THAT UTILITIES ENTER THE BUILDING FROM THE ARCHITECTURAL PLANS PRIOR TO INSTALLING UTILITY SERVICE LINE.
12. THE CONTRACTOR SHALL FLUSH AND TEST ALL NEW UTILITY LINES ACCORDING TO THE LOCAL UTILITY COMPANY STANDARDS.
13. BEFORE YOU DIG, CONTRACTOR SHALL NOTIFY 811 (AND ALL NON PARTICIPATING UTILITY COMPANIES) AT LEAST 72 HOURS PRIOR TO EXCAVATION, TO LOCATE AND FLAG ALL UNDERGROUND UTILITIES WITHIN THE PROPOSED SITE.
14. CONTRACTOR SHALL VERIFY LOCATIONS THAT UTILITIES ENTER THE BUILDING FROM THE ARCHITECTURAL PLANS PRIOR TO INSTALLING UTILITY SERVICE LINE.

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "811" FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS, AND WATERLINES), WHEN CONTACTING THE "811" CALL CENTER. PLEASE STATE THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

C4.1

UTILITY PLAN

DATE: MAY 28, 2020



ST. KINGFIELD, MO 65064
-888-0645 Fax: 417-888-0657
www.lthassociates.com

TX# F-13229

Drawings and specifications are not intended for use on other projects at this site or other sites without written approval of the engineer.

FIRM LICENSE NO. 1322



ENGINEER OF RECORD:

NAME: SHAWN W. BARRY
LICENSE NO. TX# PE-14452

PROJECT NUMBER

CE 446

REVISION:

EXHIBIT B

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS 78 LAVON LP, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENT, IS THE OWNER OF THE HEREIN DESCRIBED PROPERTY TO WIT:

PLAT METES AND BOUNDS DESCRIPTION

BEING A 1.383 ACRE TRACT OF LAND SITUATED IN THE W. H. MOORE SURVEY, ABSTRACT NUMBER 638, LOCATED IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 1.383 ACRE TRACT OF LAND DESCRIBED AS LOT 2, BLOCK 1 IN THE FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION, RECORDED IN VOLUME 2019, PAGE 257, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, ALSO BEING A PORTION OF THE LANDS CONVEYED TO 78 LAVON LP IN A SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 20070831001219060, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND MAG-NAIL AND WASHER INSCRIBED "YPASSOCIATES.COM" AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED LOT 2, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AS SHOWN ON SAID FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, AS SHOWN IN THE PLAT OF LAVON SONIC ADDITION, RECORDED IN INSTRUMENT NO. 2003-0071138, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

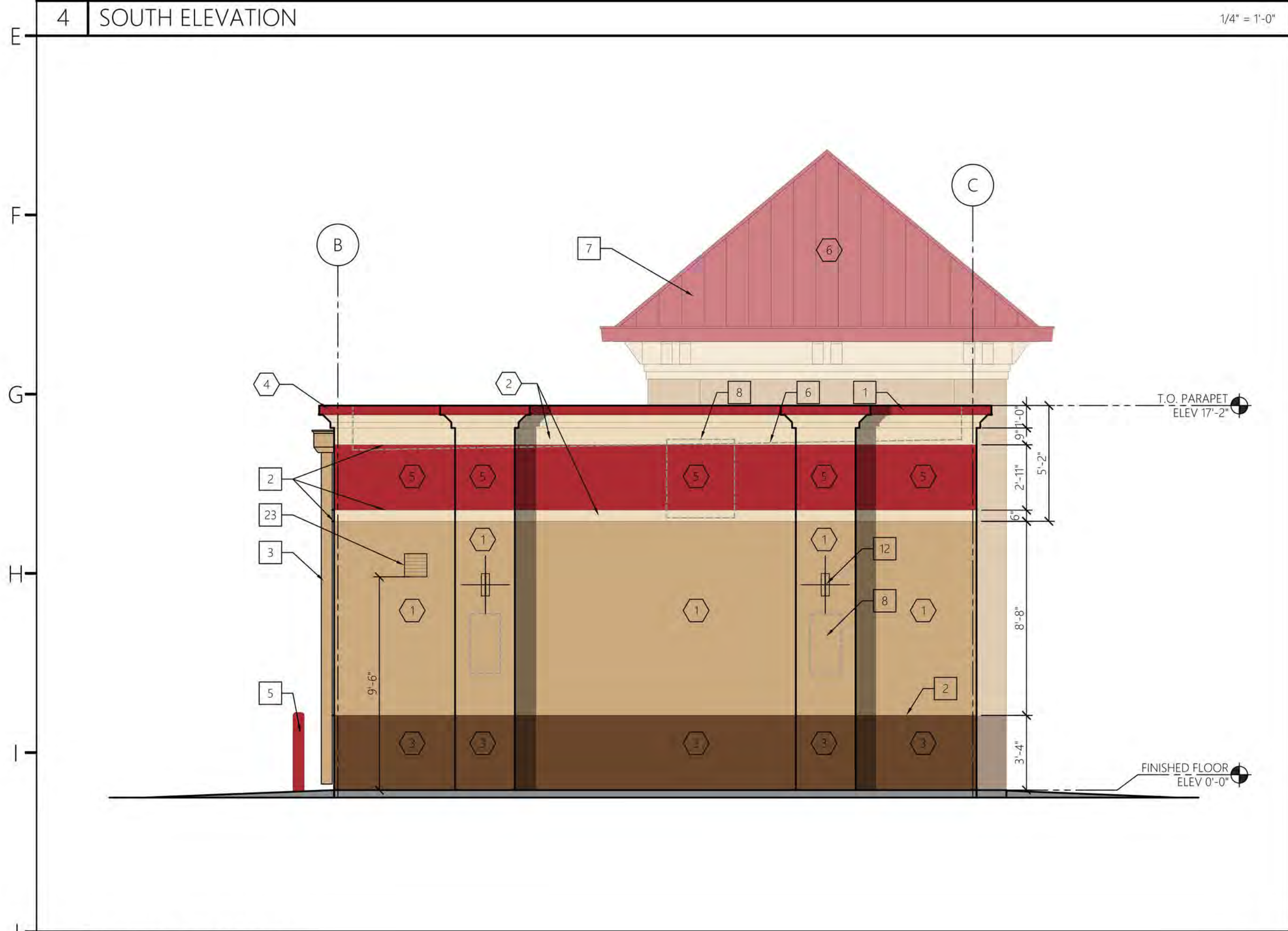
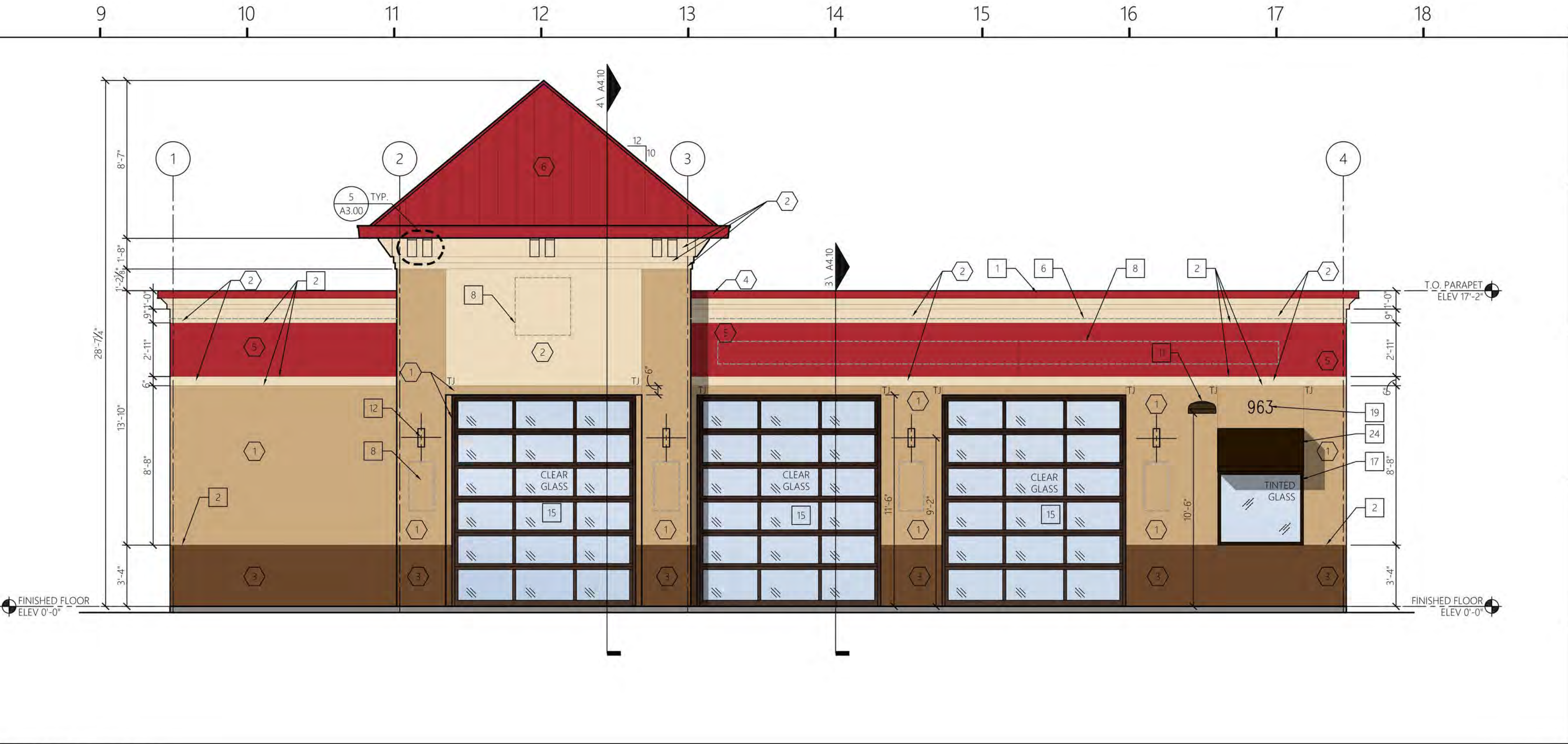
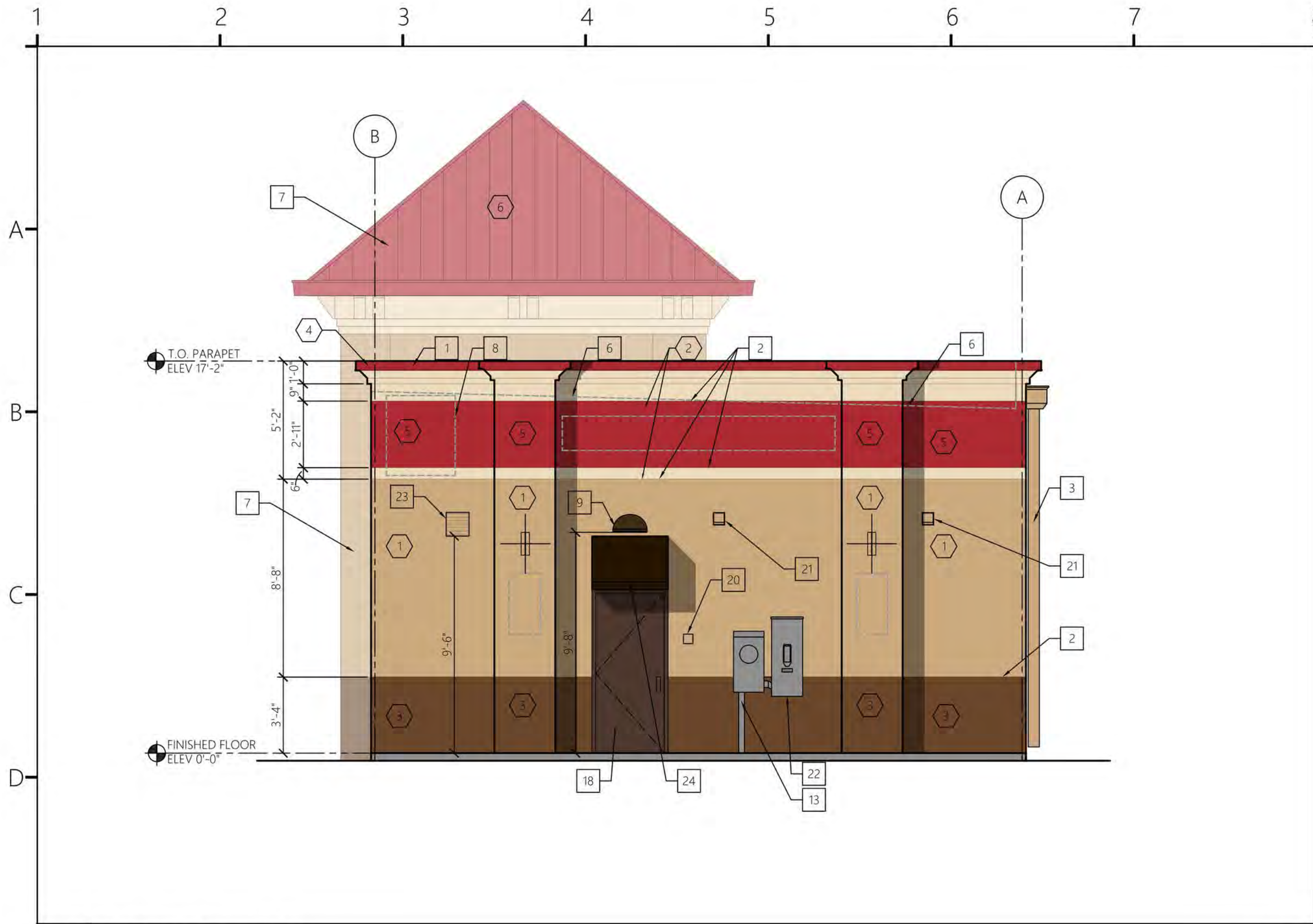
THENCE, ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1.) NORTH 89 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 8.22 FEET TO A FOUND MAG-NAIL WITH BROKEN WASHER;
- 2.) WITH A CURVE TURNING TO THE LEFT WITH A RADIUS OF 5,789.58 FEET, AN ARC LENGTH OF 194.30 FEET, A CHORD BEARING OF NORTH 89 DEGREES 46 MINUTES 09 SECONDS WEST, AND A CHORD LENGTH OF 194.30 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "YPASSOCIATES.COM" AT THE SOUTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 2, ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1 AS SHOWN ON SAID FINAL PLAT OF LOTS 1 & 2, BLOCK 1, LAVON 7-ELEVEN ADDITION;

THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT 1, NORTH 00 DEGREES 32 MINUTES 32 SECONDS WEST A DISTANCE OF 293.44 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "RPLS 4701," BEING THE NORTHEASTERLY CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 11, BLOCK A, AS SHOWN IN A PLAT OF GRAND HERITAGE CLUB RECORDED IN INSTRUMENT NO. 20060412010001400, OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, ALONG SAID SOUTHERLY LINE OF THE GRAND HERITAGE CLUB ADDITION, SOUTH 88 DEGREES 37 MINUTES 50 SECONDS EAST A DISTANCE OF 211.82 FEET TO A FOUND 1/2 INCH REBAR WITH CAP INSCRIBED "RPLS 4701" AT THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 1 OF LAVON SONIC ADDITION;

THENCE, ALONG THE WESTERLY LINE OF SAID LOT 1, SOUTH 01 DEGREES 16 MINUTES 52 SECONDS WEST A DISTANCE OF 289.36 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN AN AREA OF 60,241 SQUARE FEET, OR 1.383 ACRES, MORE OR LESS



KEYNOTE DESCRIPTION	
1. PREFINISHED GALV. MTL. COPING.	19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. REFER TO TEXAS FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS (A-9 BY MONTAGUE METAL PRODUCTS, INC.; COLOR: BLACK WITH 10 STROKE, OR EQUAL.
2. "V" JOINT IN STUCCO. REFER TO DET. 2/A7.00.	20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY LAVON FIRE PREVENTION STAFF. ALL PER LAVON FIRE DEPT. REQUIREMENTS.
3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00. COLOR TO MATCH SW #7693, STONEBRIAR.	21. EXHAUST VENT, REFER TO MECH DWG'S.
4. PREFINISHED MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00. COLOR TO MATCH SW #7693, STONEBRIAR.	22. MEANS OF DISCONNECT PER NEC. REFER TO ELEC.
5. 6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50 - COLOR TO MATCH SW COLOR #6871, POSITIVE RED.	23. 12"x 12" LOUVER - REFER TO MECHANICAL DRAWINGS. PAINT TO MATCH SW #7693, STONEBRIAR.
6. ROOF LINE BEYOND.	24. PREFAB. METAL AWNING
7. BUILDING BEYOND.	
8. SIGNAGE, BY OTHERS.	
9. WALL PACK LIGHTING, REFER TO ELEC. DWG'S.	
10. 1/2" SPLASH-BLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.	
11. LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.	
12. SCONCE LIGHTING, REFER TO ELEC. DWG'S.	
13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.	
14. NOT USED.	
15. METAL ROLL-UP DOOR, REFER TO DOOR SCHEDULE A6.00.	
16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.	
17. CRL IS ALUMINUM SERIES 8200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.	
18. HM DOOR, REFER TO DOOR SCHEDULE A6.00. PAINT DOOR AND FRAME COLOR TO BE SW #6076 "TURKISH COFFEE".	

EXTERIOR FINISH SCHEDULE			
NO.	AREA	COATS	COLOR
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7693, STONEBRIAR
2	STUCCO ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	STUCCO WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED
6	TOWER PREFINISHED STANDING SEAM ROOF	SEE SPECIFICATION AND MANUFACTURER'S REQMENTS	MATCH SW COLOR #6871, POSITIVE RED

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18

9"

1'-0"

SIDE

6"

4"

FRONT

CENTERLINE OF PIER

BRACKETS TO BE COLOR 2

ARCHITECT OF RECORD:
STEPHEN KLIMAS
TEXAS REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

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DESIGN, LLC
ARCHITECTURE

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LWI Consulting Engineers
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ELECTRICAL
Hugh P. Burn
312 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:
TAKE 5 OIL CHANGE
LAVON TX
963 STATE RTE 78
LAVON, TX 75166

Client Logo:

Seals:

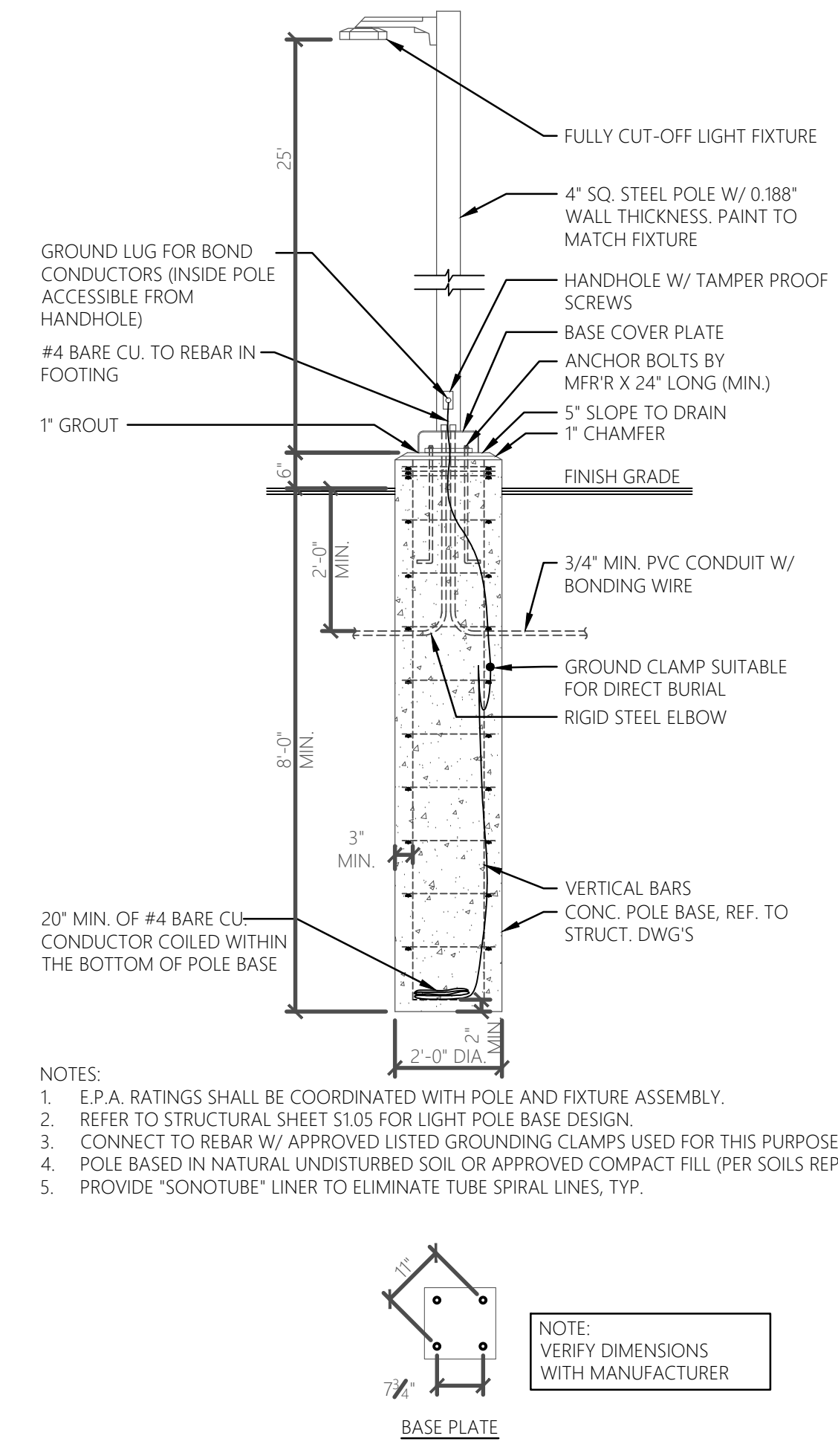
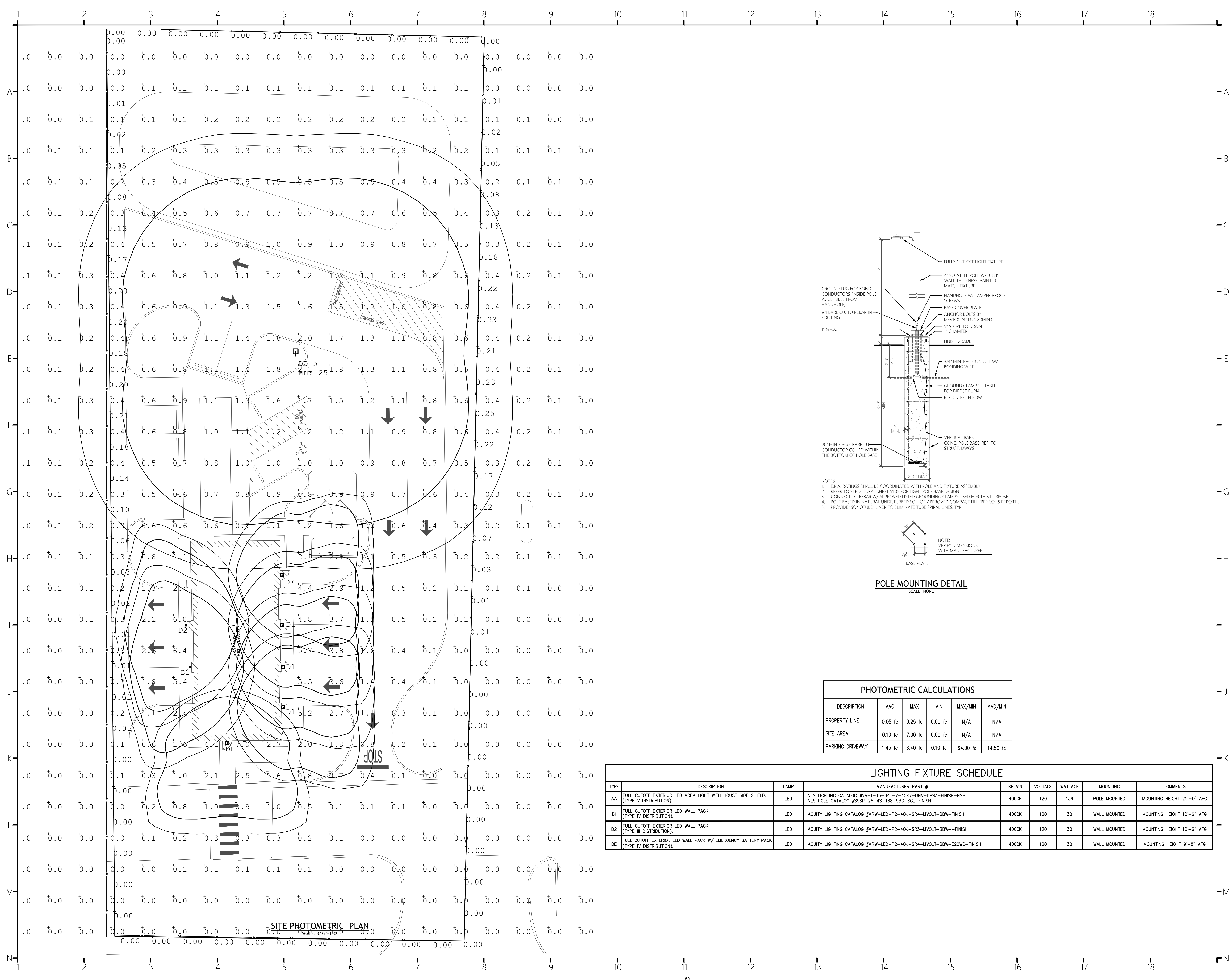
Revisions:
xx.xx.2026 Issue for Permit

Project Number:
26024
Phase:
CD
Date:
xx.xx.2026
Drawn By:

Checked By:
-

Sheet Number:
A3.00

Sheet Title:
EXTERIOR ELEVATIONS



PHOTOMETRIC CALCULATIONS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.05 fc	0.25 fc	0.00 fc	N/A	N/A
SITE AREA	0.10 fc	7.00 fc	0.00 fc	N/A	N/A
PARKING DRIVEWAY	1.45 fc	6.40 fc	0.10 fc	64.00 fc	14.50 fc

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #		KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS
AA	FULL CUTOFF EXTERIOR LED AREA LIGHT WITH HOUSE SIDE SHIELD. (TYPE V DISTRIBUTION).	LED	NLS LIGHTING CATALOG #NV-1-T5-64L-7-40K7-UNV-DPS3-FINISH-HSS NLS POLE CATALOG #SSSP-25-45-188-98C-SGL-FINISH		4000K	120	136	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG
D1	FULL CUTOFF EXTERIOR LED WALL PACK (TYPE IV DISTRIBUTION).	LED	ACUITY LIGHTING CATALOG #MRW-LED-P2-40K-SR4-MVOLT-BBW-FINISH		4000K	120	30	WALL MOUNTED	MOUNTING HEIGHT 10'-6" AFG
D2	FULL CUTOFF EXTERIOR LED WALL PACK (TYPE III DISTRIBUTION).	LED	ACUITY LIGHTING CATALOG #MRW-LED-P2-40K-SR3-MVOLT-BBW-FINISH		4000K	120	30	WALL MOUNTED	MOUNTING HEIGHT 10'-6" AFG
DE	FULL CUTOFF EXTERIOR LED WALL PACK W/ EMERGENCY BATTERY PACK (TYPE IV DISTRIBUTION).	LED	ACUITY LIGHTING CATALOG #MRW-LED-P2-40K-SR4-MVOLT-BBW-E20WC-FINISH		4000K	120	30	WALL MOUNTED	MOUNTING HEIGHT 9'-8" AFG

ARCHITECT OF RECORD:
STEPHEN KLIMAS
TEXAS REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

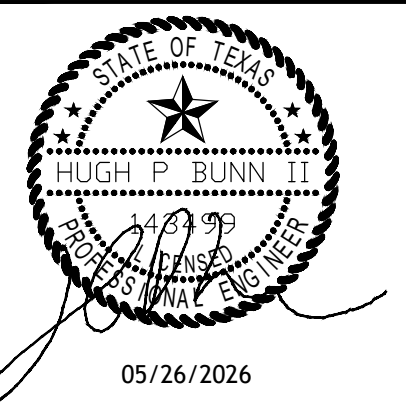
**COR3**
DESIGN, LLC
ARCHITECTURE

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902 S. Pine Street
Spartanburg, SC 29302
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Project Title:
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LAVON TX**
963 STATE RTE 78
LAVON, TX 75166

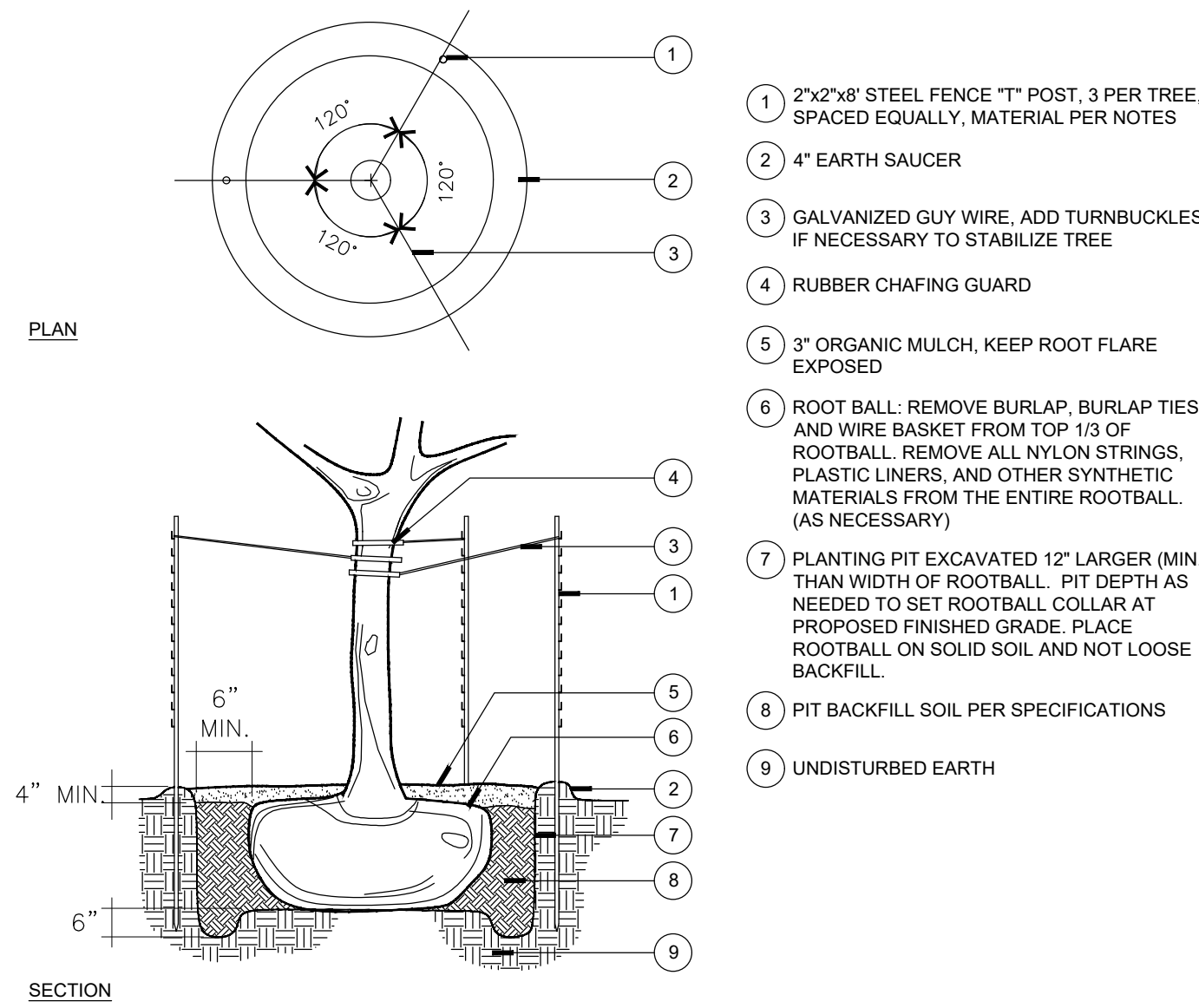
Client Logo:


Seals:


Revisions:
05.26.2026 Issue for Permit

Project Number:
26024
Phase:
CD
Date:
05.26.2026
Drawn By:
NT
Checked By:
HPB
Sheet Number:
LP-1
Sheet Title:
SITE PHOTOMETRIC PLAN

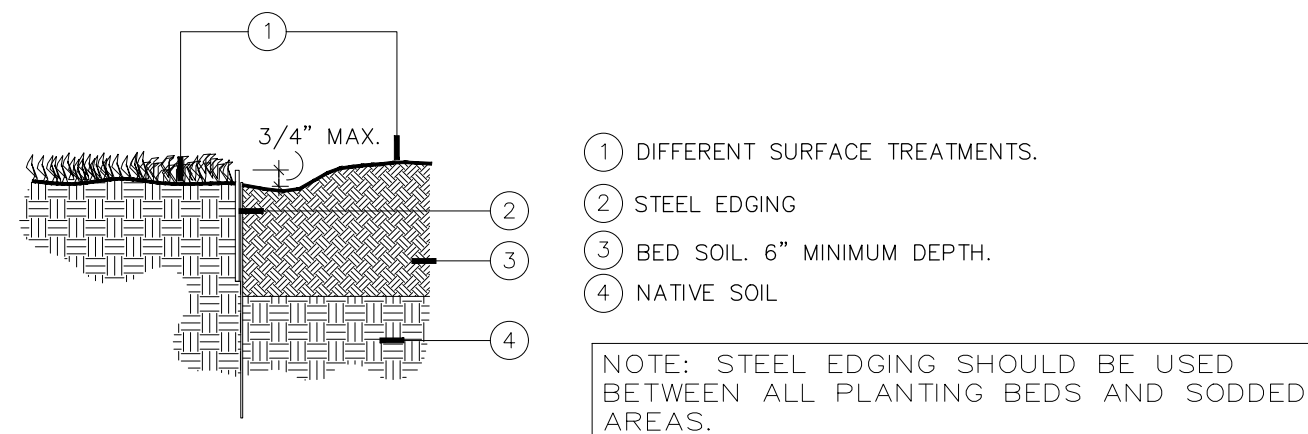
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TREE PLANTING

N.T.S.

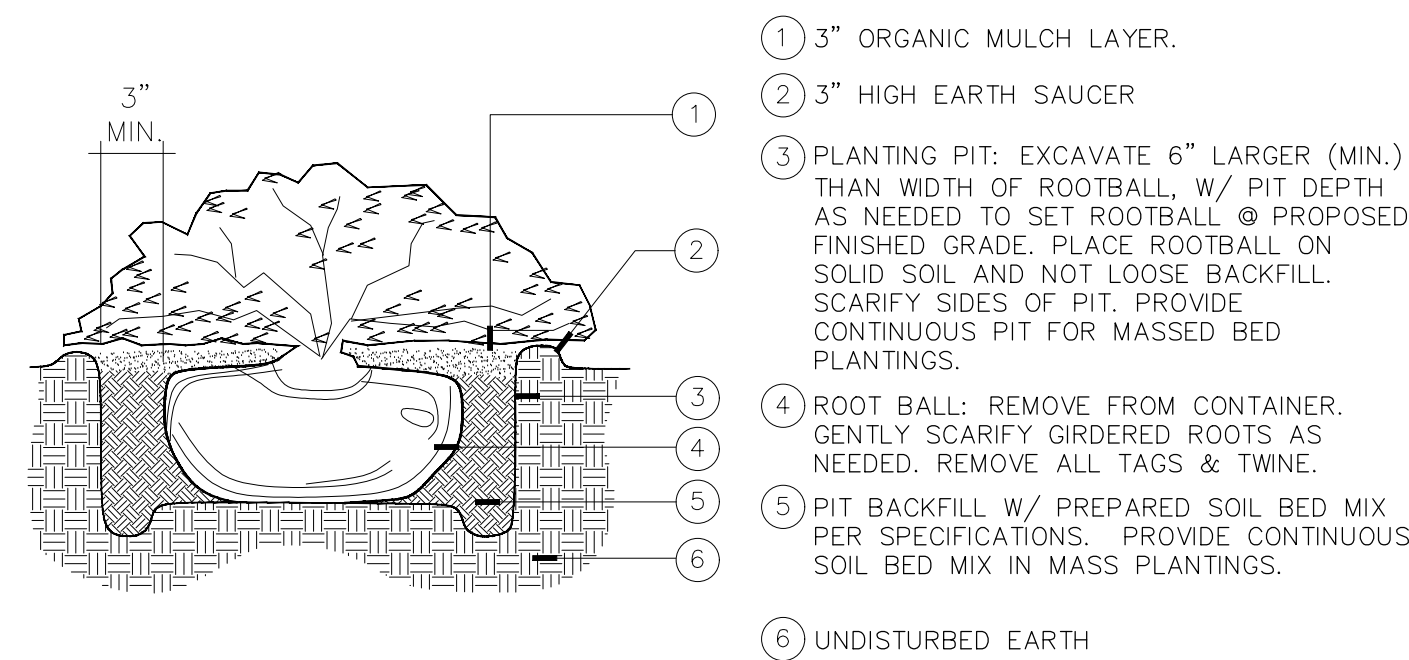
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THE R.O.W. OR EASEMENT AREAS.



STEEL EDGING

N.T.S.

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THE R.O.W. OR EASEMENT AREAS.



SHRUB PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY--
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THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE CITY.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
- TREES MUST BE PLANTED FOUR FEET (40) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE, AND WIRE BASKETS SHALL BE REMOVED FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE CITY'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



ATOOTH
& ASSOCIATES

1550 E. REPUBLIC ROAD
DALLAS, TEXAS 75246
Ph. 417-288-0645
www.toothassociates.com

TX# F-13229
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Drawings and specifications are not intended for
construction without written approval of the engineer



5/28/26

LANDSCAPE ARCHITECT OF
RECORD:
NAME: AMY LONDON, RLA
LICENSE NO. TX #2971

PROJECT NUMBER:
CE 446

REVISION:

TAKE 5 OIL CHANGE

LAVON, TX 01

**963 STATE HIGHWAY 78
LAVON, TX 75166**

L1.1

LANDSCAPE DETAILS

DATE: MAY 28, 2026



Know what's **below.**
Call before you dig.
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June 27, 2026

City of Lavon, TX
120 School Road
Lavon, TX 75166

RE: Take 5 Oil Change
Zoning Change Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: May 29, 2026

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed Take 5 Oil Change. For your convenience, City comments have been provided in *italics* and our response in *blue*.

Zoning Change Comments:

1. Submit a Legal Description of the property, as Exhibit B, to complete the PD application submission, as required per Section 9.03.034(c)(5) of the Lavon Code of Ordinances.
Response: The legal description, as presented on the replat, has been provided as Exhibit B.
2. The proposed traffic circulation pattern presents multiple potential conflicts. Staff recommends revising the site layout to improve the traffic circulation and coordinating with the City Engineer and Fire Marshal.
Response: After coordination with the city engineer, this area was determined to not be an area of concern and no further action is required at this location.

Site Plan Comments

3. Revise the Site Plan to remove the topographic contour lines and utility lines. and provide on a separate Utility and Drainage Plans.
Response: The contour lines and utility lines have been removed from the site plan. The preliminary Grading and Utility Plans have been provided to show the proposed linework on separate sheets, as requested.
4. Revise the Site Plan to dimension and label all curb radii.
Response: All the proposed curb radii dimensions have been added to the site plan.
5. Revise the Site Plan and Landscape Plan to remove the indication of "private drive" and correct the label of the easement in that area to "24' Fire Lane and Mutual Access Easement" to correspond with the associated Replat. Remove the linework and label for the 35' Ingress Egress Easement" since it is proposed to be abandoned. Please ensure that any other changes of this nature, that 7 Brew has also received, are coordinated with this submittal as applicable. The "28' Front Access Drive Easement" does not appear to be relevant and most likely should be removed. Due to the offsite features to the west

being out-of-date and inaccurate (ex. layout, easement titles, etc.), they either need to be updated or removed from the site plan entirely and provided on a separate exhibit (so that the two sites together can be understood in terms of circulation).

Response: All easements have been modified to match both locations and labels of easements, as shown on the replat.

6. Revise the Site Plan to remove key notes four, five, six, and 15. Label each proposed easements with the title to correspond with the associated proposed Replat.

Response: These keynotes were removed, as requested.

7. Revise the Site Plan to relabel the dumpster enclosure as follows, "Six-foot tall dumpster enclosure with solid metal doors and masonry material to match the building."

Response: The dumpster enclosure has been relabeled, as requested.

8. Please coordinate any sidewalk requirements with the City Engineer and update the Site Plan and Landscape Plan accordingly.

Response: Sidewalk labels and requirements have been adjusted, per the engineering comments.

9. Staff will be recommending a Special Ordinance Provision with the PD to limit onsite noise levels to a maximum of 55 decibels (dBA), as measured at the northern property line. The City may require field testing at any time to ensure compliance.

Response: Acknowledged.

10. Revise the Site Plan to add a note stating: "All service activities shall occur entirely within enclosed service bays, and all service equipment shall be housed within the building.

Response: This note has been added below the Development and Building Summary tables.

11. All proposed trees must be a minimum of eight feet from public utility lines. Revise the landscape plan to comply with this standard accordingly.

Response: The landscaping plan has been updated to move trees at least 8 feet from the public utility lines.

12. Revise the Landscape Plan to add required terminus canopy trees, within landscape islands, at the terminus of each parking row, as shown below in red.

Response: A parking lot end-cap island has been added at the indicated location, and a canopy tree has been added to the island.

13. Revise the Landscape Plan to label all proposed surface materials.

Response: The unlabeled pavement hatches have been removed. All surface material hatches are now labeled.

14. Revise the Building Elevations to label the directional orientation of each elevation.

Response: The Building Elevations have been labeled to indicate the directional orientations.

15. Keynotes one and two reference architectural plans that do not appear to have been provided. Please revise the keynotes or revise the plans accordingly.

Response: The keynotes have been updated to not reference plans that have not been provided.

16. All light fixtures shall be both shielded and downward facing. It appears that the LED light fixtures shown on Building Elevation 3 do not comply with this standard. Revise the Building Elevation accordingly.

Response: The indicated light has been modified to comply with the standard.

17. Coordinate any applicable changes with the associated PD application and submitted Replat of Lavon 7-Eleven Addition Lots 2R & 3, Block 1 with these comments and vice versa, as applicable.

Response: We have applied all comments equally to all applications.

18. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Response: Acknowledged.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Shawn Barry', with a stylized flourish extending to the right.

Shawn Barry, PE
Vice President
Toth & Associates, Inc.

June 27, 2026

City of Lavon, TX
120 School Road
Lavon, TX 75166

RE: Lavon 7-Eleven Addition, Lot 3, 0.783 Acres
Take 5 Oil Change
Site Plan – Response Letter

Please accept this letter as our response to the review comments provided by the City regarding the review comments for the proposed Take 5 Oil Change. For your convenience, City comments have been provided in *italics* and our response in [blue](#).

1. *The existing Lot 2 of the Lavon 7-Eleven Additon is proposed to be subdivide into 2 separate lots (2R & 3). The Plat will be reviewed separately.*
[Response: Acknowledged.](#)
2. *A Traffic Impact Analysis (TIA), which includes a queuing analysis, dated May 2026 as prepared by Gradient Systematics, LLC has been provided. This TIA includes both the 7 Brew and Take 5 developments. Separate comments will be provided on this TIA.*
[Response: Acknowledged.](#)
3. *The Site Plan should include easement information associated with the Replat. This includes naming conventions.*
[Response: The easement names and locations have been updated to match the replat.](#)
4. *Two parking spaces, which include the ADA space, appear to have accessibility issues in the event of a full queue. This should be addressed.*
[Response: The lane behind the 60° ADA parking \(in front of the trash enclosure\) is approximately 19.5' wide. The cars will be able to back into this space and move across the staking lanes. Additionally, the shift changes are scheduled at non-peak business hours, so the queue should not be full when these cars are needing to back out. As explained in the queuing analysis in the TIA, the maximum expected queue is 7 vehicles during the peak hour. Even if the shift change was during the peak hour, this leaves ample space for employees to pull out of these two parking spaces, with minimal wait time to make their way through the escape lane.](#)
5. *Sidewalks & ramps should be clearly labeled as existing or proposed. Note that all connections or construction activities in TxDOT Right-of-Way will require a TxDOT permit.*
[Response: Sidewalks and ADA ramps have been labeled with keynotes 4 and 5. Due to the critical role that the 7 Brew layout plays in the circulation and access to the Take 5 site, the 7 Brew layout is shown on the Site Plan. To distinguish between improvements that are existing, proposed, and proposed by 7](#)

Brew, different shades were used. These are labeled in the Linetypes legend. It is acknowledged that a TxDOT permit is required and will submit this application shortly.

6. *The Hatch Legend identifies the fire lane pavement, but it is not clear if this is existing or proposed.*
Response: The hatch legend has been updated to indicate that the pavement is existing and will be replaced, as necessary, to the required specifications.
7. *Note that the stormwater detention pond will be required for development of this site. It cannot be dependent upon others constructing it.*
Response: A note was added to the Site Plan to indicate that the detention basin is required to be constructed and functional prior to the start of construction of the Take 5 Improvements.
8. *There is a linetype "L/L" that should be defined.*
Response: This line has been replaced with a "P/L" line and a Linetypes legend has been added.
9. *Note that the Replat must be approved before the Site Plan can be approved.*
Response: Acknowledged.

If you have additional comments or questions, please don't hesitate to call me at 417-888-0645.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Shawn Barry', with a stylized flourish extending to the right.

Shawn Barry, PE
Vice President
Toth & Associates, Inc.

July 15, 2026

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

Re: Take 5 Oil Change
Zoning Change and Site Plan Review
LJA Job No. NTP3880
Email Submittal: July 13, 2026

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

We have no further comments and recommend approval.

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

Thank you,

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

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

July 10, 2026

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

Re: Lavon 7-Eleven Addition, Lot 3, 0.783 Acres
Take 5 Oil Change
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan dated June 26, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

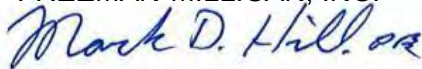
1. A Traffic Impact Analysis (TIA), which includes a queuing analysis, dated May 2026 as prepared by Gradient Systematics, LLC has been provided. This TIA includes both the 7 Brew and Take 5 developments. Separate comments will be provided on this TIA.
2. All construction activity within TxDOT ROW will require a TxDOT permit. This includes sidewalks, grading and storm sewer connection.

This concludes our review of the above referenced Site Plan. **We recommend APPROVAL of the Site Plan.**

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

Attachment

F:\17024 - LAV General Servies\9 - Review\Take 5\Take 5 - Site Plan Rev 1.docx

July 2, 2026

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

Re: Take 5 Oil Change
Zoning Change and Site Plan Review
LJA Job No. NTP3880
MyGov Submittal: June 26, 2026

LJA has reviewed the submittal referenced above per your request. We **recommend approval with the following condition:**

1. Remove Building Elevation keynotes two and three (which reference a plan sheet that was not included with the submittal) or add referenced Sheet A7.00 to the plan set.

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

Thank you,

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

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

June 18, 2026

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

Re: Take 5 Oil Change
Zoning Change and Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: May 29, 2026

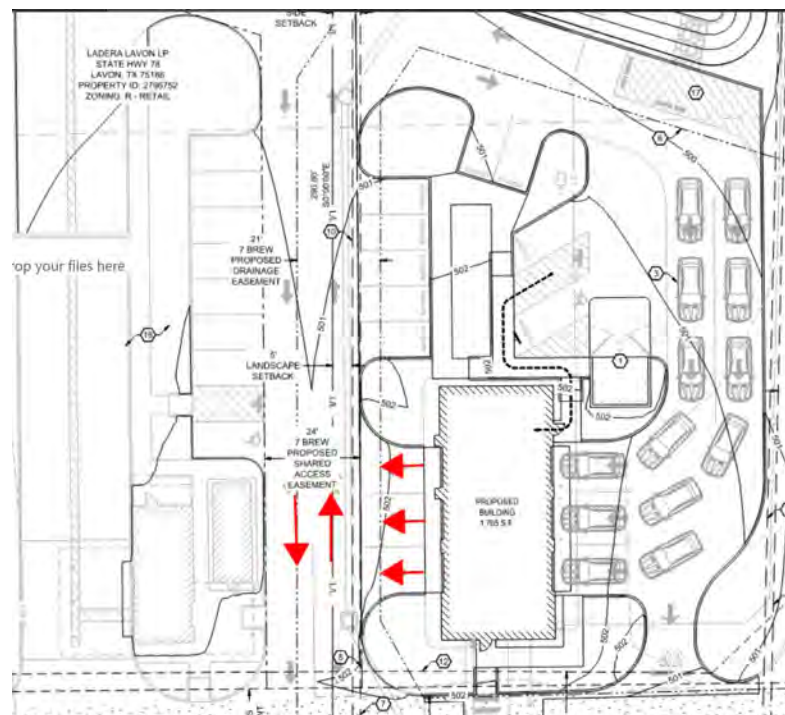
LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

Note: This Comment Letter is intended to respond to both the Zoning Change Application and the Site Plan Application Submissions, since they are both being reviewed concurrently.

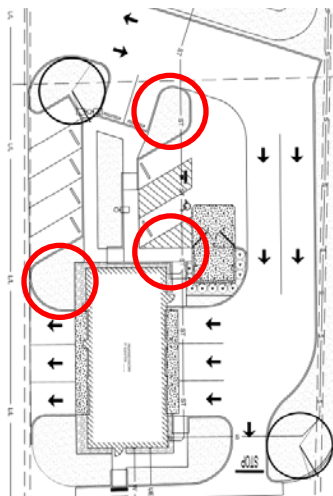
Zoning Change Comments

1. Submit a Legal Description of the property, as Exhibit B, to complete the PD application submission, as required per Section 9.03.034(c)(5) of the Lavon Code of Ordinances.
2. The proposed traffic circulation pattern presents multiple potential conflicts. Staff recommends revising the site layout to improve the traffic circulation and coordinating with the City Engineer and Fire Marshal.

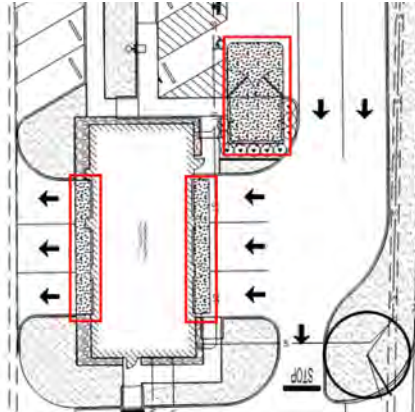


Site Plan Comments

3. Revise the Site Plan to remove the topographic contour lines and utility lines. and provide on a separate Utility and Drainage Plans.
4. Revise the Site Plan to dimension and label all curb radii.
5. Revise the Site Plan and Landscape Plan to remove the indication of "private drive" and correct the label of the easement in that area to "24' Fire Lane and Mutual Access Easement" to correspond with the associated Replat. Remove the linework and label for the 35' Ingress Egress Easement" since it is proposed to be abandoned. Please ensure that any other changes of this nature, that 7 Brew has also received, are coordinated with this submittal as applicable. The "28' Front Access Drive Easement" does not appear to be relevant and most likely should be removed. Due to the offsite features to the west being out-of-date and inaccurate (ex. layout, easement titles, etc.), they either need to be updated or removed from the site plan entirely and provided on a separate exhibit (so that the two sites together can be understood in terms of circulation).
6. Revise the Site Plan to remove key notes four, five, six, and 15. Label each proposed easements with the title to correspond with the associated proposed Replat.
7. Revise the Site Plan to relabel the dumpster enclosure as follows, "Six-foot tall dumpster enclosure with solid metal doors and masonry material to match the building."
8. Please coordinate any sidewalk requirements with the City Engineer and update the Site Plan and Landscape Plan accordingly.
9. Staff will be recommending a Special Ordinance Provision with the PD to limit onsite noise levels to a maximum of 55 decibels (dBA), as measured at the northern property line. The City may require field testing at any time to ensure compliance.
10. Revise the Site Plan to add a note stating: "All service activities shall occur entirely within enclosed service bays, and all service equipment shall be housed within the building."
11. All proposed trees must be a minimum of eight feet from public utility lines. Revise the landscape plan to comply with this standard accordingly.
12. Revise the Landscape Plan to add required terminus canopy trees, within landscape islands, at the terminus of each parking row, as shown below in red.



13. Revise the Landscape Plan to label all proposed surface materials.



14. Revise the Building Elevations to label the directional orientation of each elevation.

15. Keynotes one and two reference architectural plans that do not appear to have been provided. Please revise the keynotes or revise the plans accordingly.

16. All light fixtures shall be both shielded and downward facing. It appears that the LED light fixtures shown on Building Elevation 3 do not comply with this standard. Revise the Building Elevation accordingly.

17. Coordinate any applicable changes with the associated PD application and submitted Replat of Lavon 7-Eleven Addition Lots 2R & 3, Block 1 with these comments and vice versa, as applicable.

18. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:

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

June 18, 2026

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

Re: Lavon 7-Eleven Addition, Lot 3, 0.783 Acres
Take 5 Oil Change
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan dated May 28, 2026 as prepared by Toth & Associates, Inc. for the above referenced property. The property is located north of SH 78, east of 7-Eleven and west of Sonic. 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. The existing Lot 2 of the Lavon 7-Eleven Addition is proposed to be subdivide into 2 separate lots (2R & 3). The Plat will be reviewed separately.
2. A Traffic Impact Analysis (TIA), which includes a queuing analysis, dated May 2026 as prepared by Gradient Systematics, LLC has been provided. This TIA includes both the 7 Brew and Take 5 developments. Separate comments will be provided on this TIA.
3. The Site Plan should include easement information associated with the Replat. This includes naming conventions.
4. Two parking spaces, which include the ADA space, appear to have accessibility issues in the event of a full queue. This should be addressed.
5. Sidewalks & ramps should be clearly labeled as existing or proposed. Note that all connections or construction activities in TxDOT Right-of-Way will require a TxDOT permit.
6. The Hatch Legend identifies the fire lane pavement, but it is not clear if this is existing or proposed.
7. Note that the stormwater detention pond will be required for development of this site. It cannot be dependent upon others constructing it.
8. There is a linetype "L/L" that should be defined.
9. Note that the Replat must be approved before the Site Plan can be approved.

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

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

Ms. Kim Dobbs
Lavon 7-Eleven Addition, Take 5 Oil Change, Site Plan
June 18, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\Take 5\Take 5 - Site Plan Rev 0.docx



CITY OF LAVON Agenda Brief

MEETING: July 28, 2026

ITEM: 5 - G

Item:

Discussion and action regarding the preliminary plat of the Elevon Southwest Commercial Addition consisting of 6 commercial lots on 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, situated southwest of the intersection of and adjacent to N. SH 78 and Elevon Parkway City of Lavon, Collin County, Texas.

Application Information

Owner(s): MA Land Holdings, LLC

Applicant: JBI Partners – Daniel Dewey, P.E.

Location: Southwest of the intersection of Elevon Parkway and SH 78, north of the Villas at Elevon

Description: 11.625 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas

Current Zoning: Planned Development – PD

Request: Preliminary Plat

Background

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 6 commercial lots and 2 common area lots on 11.625 acres. The property is situated in Land Use Parcel 2 of the Elevon Planned Development District. The site will be developed in accordance with the PD zoning. The project is proposed to be developed in multiple phases.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE § 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division

of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of

sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The preliminary plat is prepared in accordance with the approved zoning and in accordance with the City's Subdivision Ordinance.

Water

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

Sewer

The development will be served by the City of Lavon.

Roads

There are multiple access points along Elevon Parkway and N. SH 78. A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails

The site will contain appropriate pedestrian connections and open space common areas to be maintained by the property owners' association.

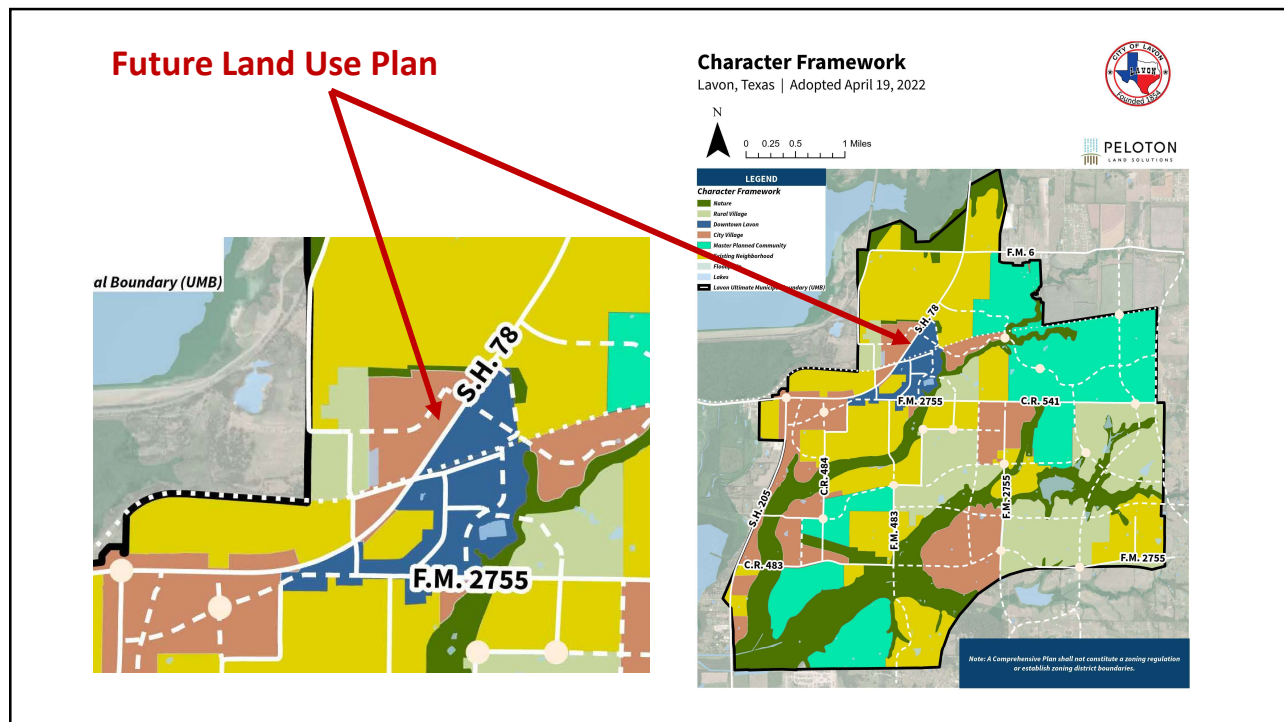
Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer.

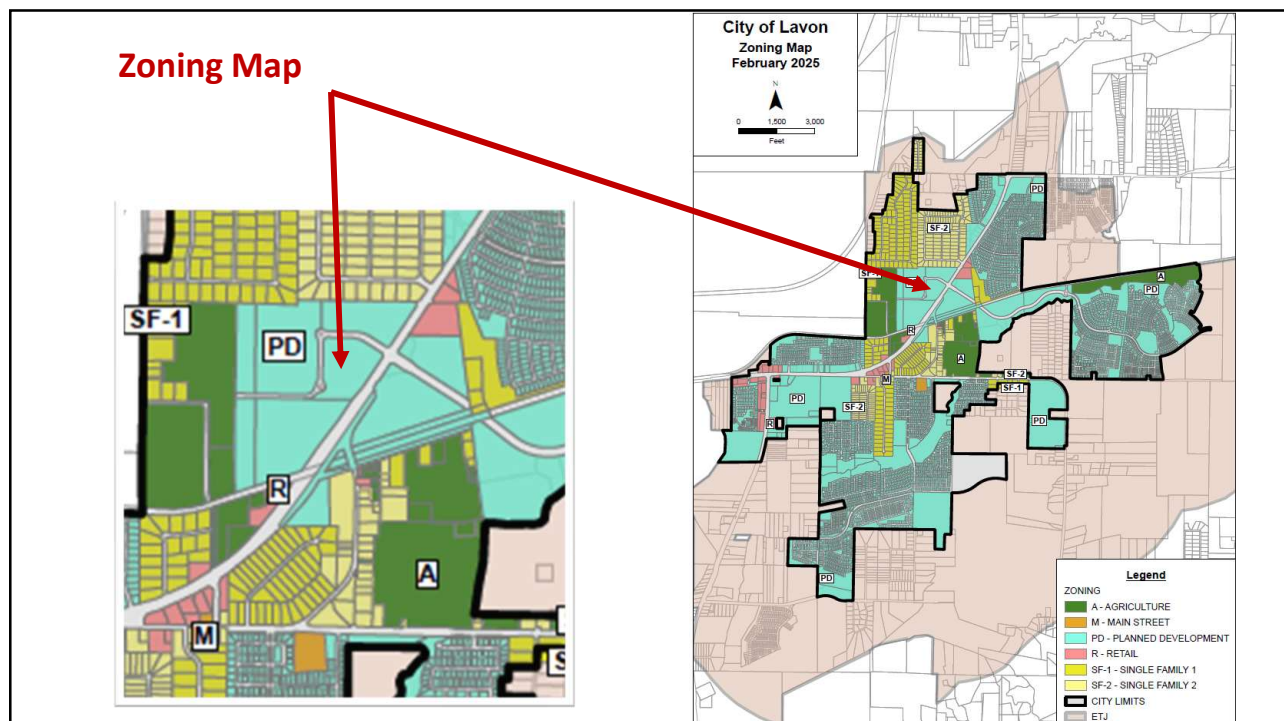
Staff Notes:

The application and plans generally satisfy the criteria for approval. Approval is recommended.

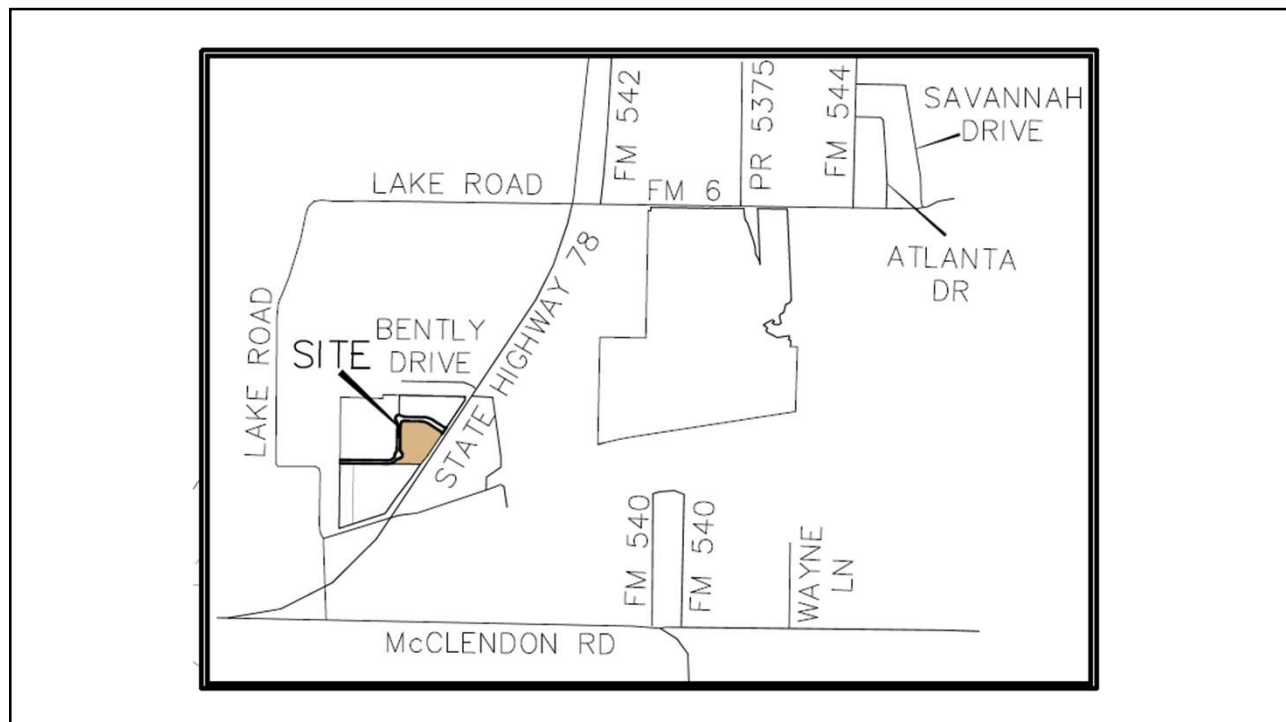
- Attachments:**
1. Location Exhibits
 2. Application and plat
 3. Planning correspondence



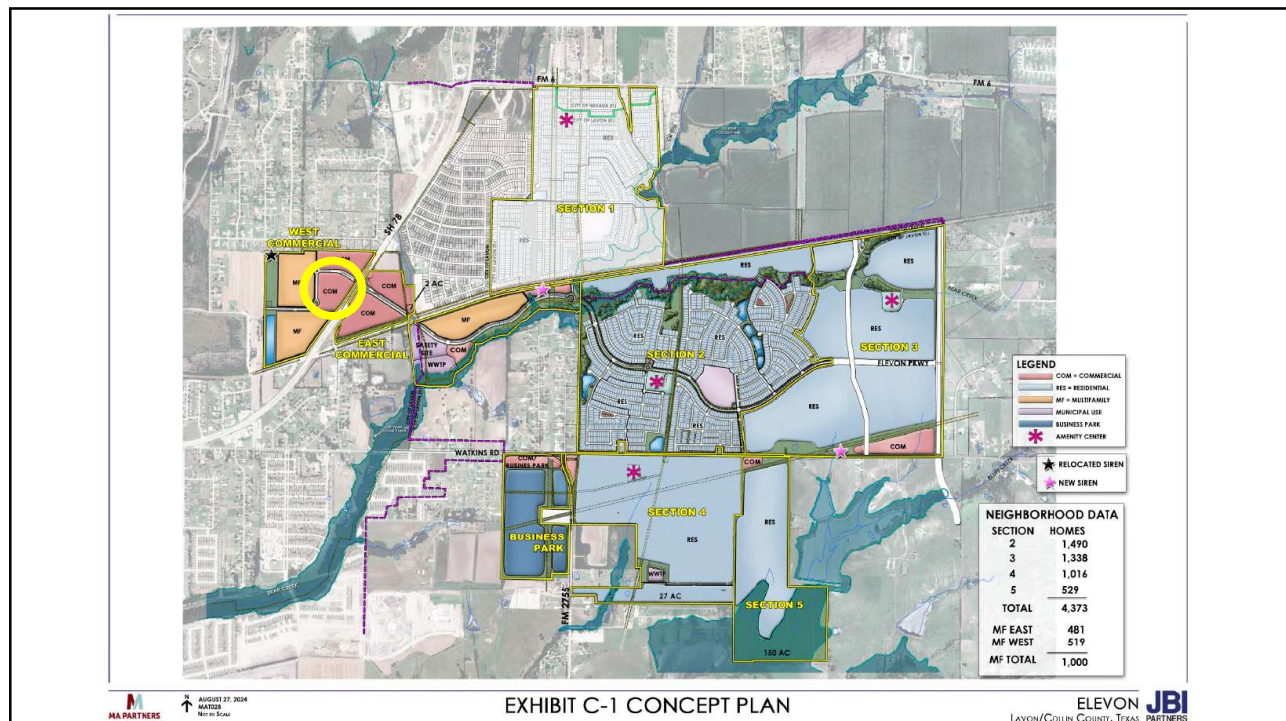
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CITY OF LAVON

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:	JB1 Partners	Name:	MA Land Holdings, LLC		
Address:	2121 Midway Road, Suite 300	Address:	2121 Midway Road, Suite 240		
City/State/Zip:	Carrollton, Texas 75006	City/State/Zip:	Carrollton, Texas 75006		
Phone #:	972.738.0243	Fax #:			
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	Allen Jones		
Type of Submission		Check List of Items Submitted			
☒ Preliminary Plat (Elevon Southeast Commercial) 03.13.2026		☐ (two) full size sets of plats (24x36)			
☐ Final Plat		☐ (two) full size construction sets (24x36)			
☐ Re-Submittal		☐ (one) half size sets of plats (11x17)			
☐ Construction Plans		☐ (ten) half size sets of plats with final submission (11x17)			
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		☒ (one) PDF plats (on separate CD's) (Via MyGov)			
		☐ (one) PDF construction plans (can be included on plat CD)			
Application Fees					
Preliminary Plat	Per Fee Schedule				
Final Plat	Per Fee Schedule				
Re-Plat	Per Fee Schedule				
Public Infrastructure Inspection	Per Fee Schedule				
To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name) Daniel Dewey, P.E.		Authorized Representative (Signature) 	Date: 03-13-2026		
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	☐ Approved	☐ Approved	☐ Approved	☐ Approved	☐ Approved
☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ 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: I.mcclendon@lavontx.gov

PLAT APPLICATION

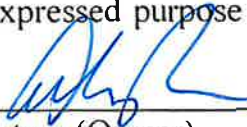
Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: 3/12/2024

To the City of Lavon
Collin County, Texas

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



Signature (Owner)

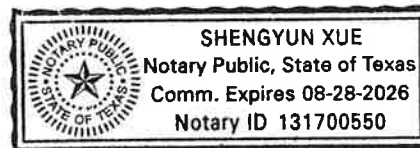
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 12th day of March, 20 26.





(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: 3/12/2024

To the City of Lavon
Collin County, Texas

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

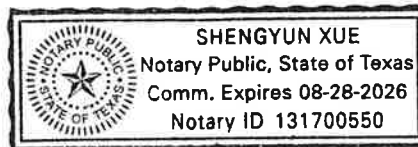
Signature (Owner)

Signature (Owner)

Signature (Owner)

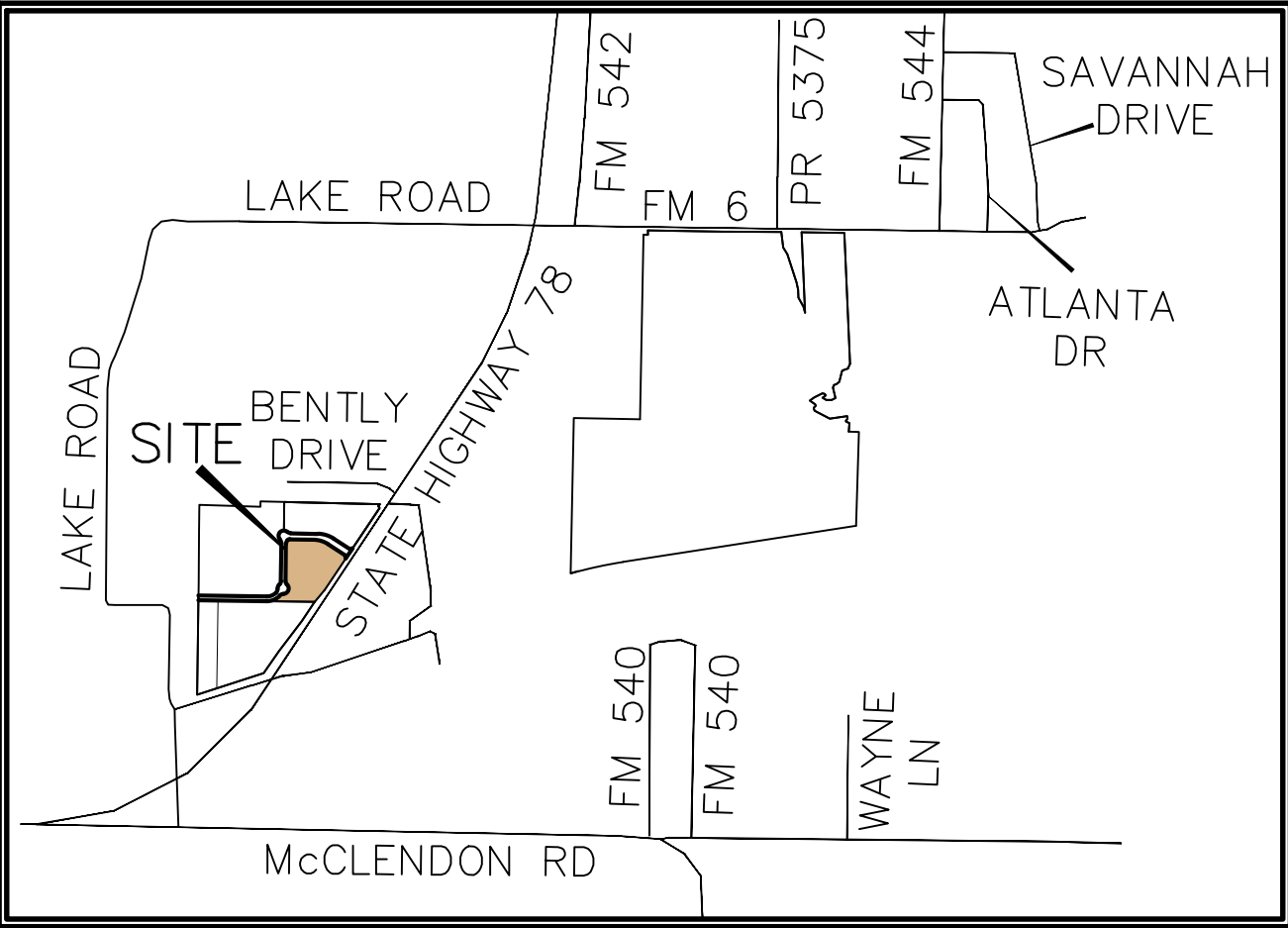
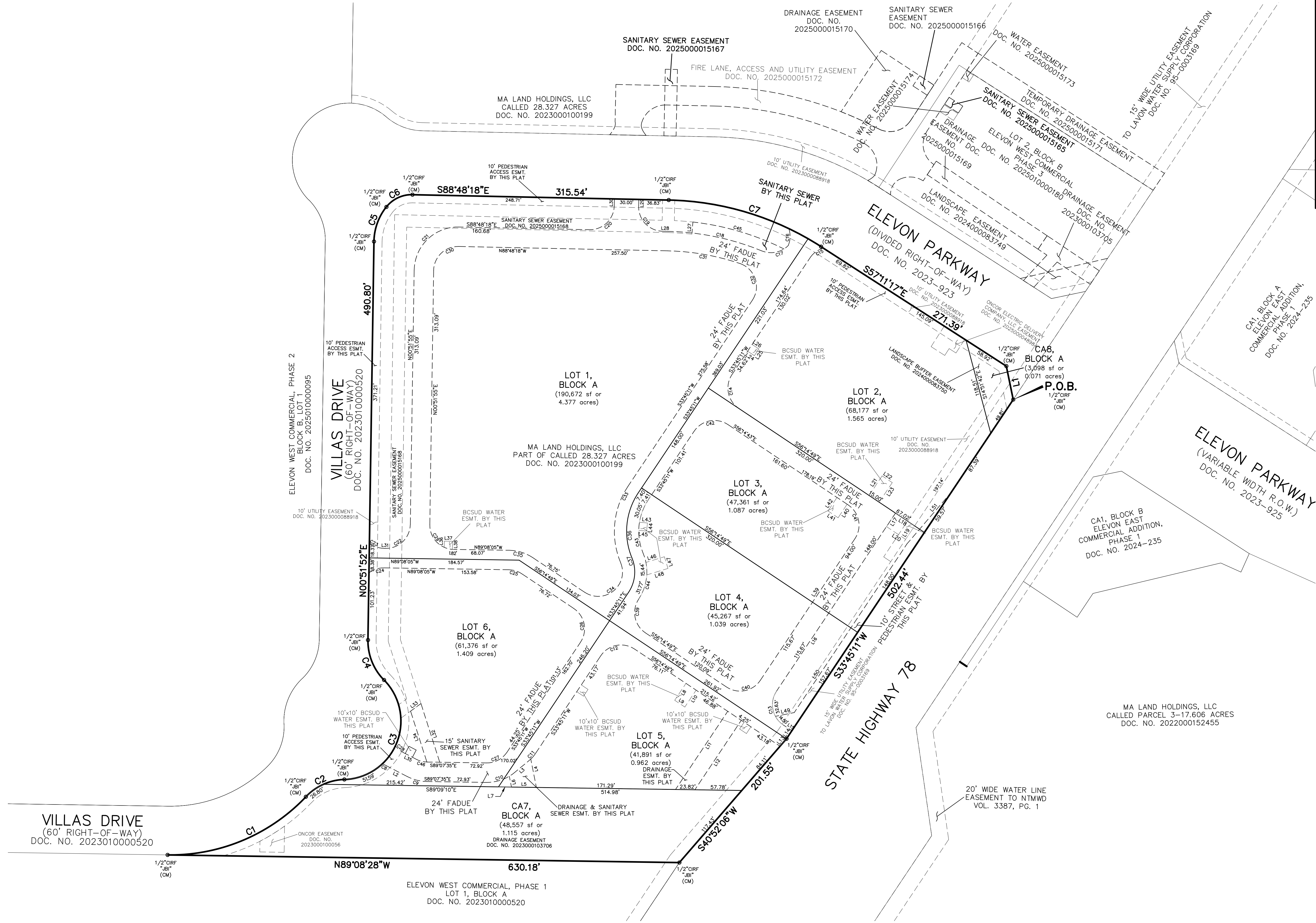
The State of Texas
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Before me, the undersigned authority, appeared Allen Jones,
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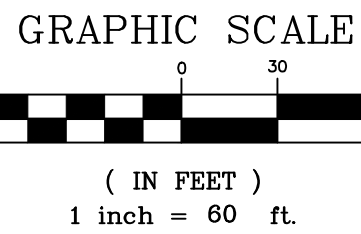
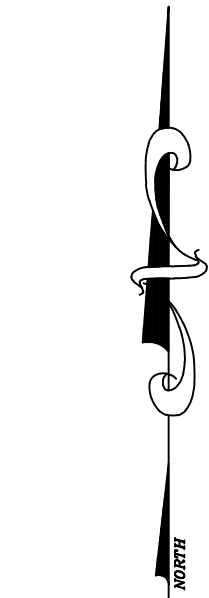


(notary seal)

Notary Public in and for Dallas County, Texas



VICINITY MAP (N.T.S.)



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - CM CONTROL MONUMENT
 - R.O.W. RIGHT-OF-WAY
 - S.F. SQUARE FEET
 - FADUE FIRE LANE, ACCESS, DRAINAGE, & UTILITY EASEMENT

- NOTES:**
- FLOOD STATEMENT: According to Community Panel No. 48085C0445J, dated June 2, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.
 - The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.
 - All property corners not labeled are a one-half inch iron rod set with yellow cap stamped "JBI".
 - All Common Areas are to be owned and maintained by the Property Owners Association.

PRELIMINARY PLAT
ELEVON SOUTHWEST COMMERCIAL
LOTS 1-6, CA7, & CA8, BLOCK A
11.625 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS
6 LOTS, 2 COMMON AREAS

MA LAND HOLDINGS, LLC **OWNER/DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Daniel Dewey
TBPE No. F-438 TBPLS No. 10076000

Date: June 9 2026 Sheet 1 of 2

LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	190,672	4.377
A-2	68,177	1.565
A-3	47,361	1.087
A-4	45,267	1.039
A-5	41,891	0.962
A-6	61,376	1.409
A-7	48,557	1.115
CA-8	3,098	0.071

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 023000100199, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod found in the east line of said 28.327 acre tract, said point being, said point being in the west right-of-way line of State Highway 78 (a variable width right-of-way), said point also being in the south right-of-way of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas;

THENCE along the east line of said 28.327 acre tract and along the west right-of-way line of State Highway 78 as follows:
South 33 degrees 45 minutes 11 seconds West, 502.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 40 degrees 52 minutes 06 seconds West, 201.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 28.327 acre tract, said point being the northeast corner of Lot 1, Block A, Elevon West Commercial, Phase 1, as recorded in Document Number 2023010000520, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 08 minutes 28 seconds West, 630.18 feet along the south line of said 28.327 acre tract and along the north line of said Lot 1 to a one-half inch iron rod with yellow cap stamped "JBI" found in the southeast line of Villas Drive, a 60 foot wide right-of-way as recorded in Document Number 2023010000520, Official Public Records of Collin County, Texas;

THENCE along the southeast right-of-way line of said Villas Drive as follows:
Northeasterly, 189.99 feet along a curve to the left, having a central angle of 47 degrees 19 minutes 44 seconds, a radius of 230.00 feet, a tangent of 100.79 feet and whose chord bears North 67 degrees 11 minutes 40 seconds East, 184.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 53.28 feet along a curve to the left, having a central angle of 44 degrees 33 minutes 46 seconds, a radius of 68.50 feet, a tangent of 28.07 feet and whose chord bears North 65 degrees 48 minutes 41 seconds East, 51.94 feet to a point for corner;
Northeasterly, 166.78 feet along a curve to the right, having a central angle of 132 degrees 43 minutes 03 seconds, a radius of 72.00 feet, a tangent of 164.48 feet and whose chord bears North 21 degrees 44 minutes 03 seconds East, 131.91 feet to a point for corner;
Northwesterly, 54.38 feet along a curve to the right, having a central angle of 45 degrees 29 minutes 21 seconds, a radius of 68.50 feet, a tangent of 28.72 feet and whose chord bears North 21 degrees 52 minutes 48 seconds West, 52.97 feet to a point for corner;
North 00 degrees 51 minutes 52 seconds East, 490.80 feet to a point for corner;
Northeasterly, 46.06 feet along a curve to the right, having a central angle of 37 degrees 42 minutes 09 seconds, a radius of 70.00 feet, a tangent of 23.90 feet and whose chord bears North 19 degrees 42 minutes 56 seconds East, 45.24 feet to a point for corner;
Northeasterly, 36.74 feet along a curve to the right, having a central angle of 52 degrees 37 minutes 41 seconds, a radius of 40.00 feet, a tangent of 19.78 feet and whose chord bears North 64 degrees 52 minutes 52 seconds East, 35.46 feet to a point for corner in the south right-of-way line of said Elevon Parkway;

THENCE along the south line of said Elevon Parkway as follows:
South 88 degrees 48 minutes 18 seconds East, 315.54 feet to a point for corner;
Southeasterly, 198.66 feet along a curve to the right, having a central angle of 31 degrees 37 minutes 01 seconds, a radius of 360.00 feet, a tangent of 101.93 feet and whose chord bears South 72 degrees 59 minutes 47 seconds East, 196.14 feet to a point for corner;
South 57 degrees 11 minutes 17 seconds East 271.39 feet to a point for corner;
South 11 degrees 43 minutes 03 seconds East, 42.08 feet to the POINT OF BEGINNING and containing 506,398 square feet or 11.625 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **MA LAND HOLDINGS, LLC** acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SOUTHWEST COMMERCIAL**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of of pavement line.

- The 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.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon and BCSUD, forever for purposes indicated on this plat.
- The City of Lavon and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public City of Lavon and BCSUD.
- The City of Lavon, BCSUD, 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.
- The City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

That MA Land Holdings, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations of the City of Lavon.

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

MA Land Holdings, LLC,
a Texas limited liability company

By: MA Partners, LLC
a Texas Limited Liability Company,
its sole manager

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the ____ day of _____, 2026.

PRELIMINARY – FOR REVIEW PURPOSES

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

Chairman, Planning and Zoning Commission Date
City of Lavon,
Collin County, Texas

Approved For Preparation of Final Plat

Mayor Date
City of Lavon,
Collin County, Texas

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: _____

CURVE TABLE							CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	189.99'	047°19'44"	230.00'	100.79'	N67°11'40"E	184.63'	C36	83.70'	056°16'51"	85.21'	45.58'	S05°32'26"W	80.38'
C2	53.28'	044°33'46"	68.50'	28.07'	N65°48'41"E	51.94'	C37	44.30'	056°21'10"	45.04'	24.13'	N05°34'36"E	42.54'
C3	166.78'	132°43'03"	72.00'	164.48'	N21°44'03"E	131.91'	C39	47.11'	089°58'22"	30.00'	29.99'	S11°15'38"E	42.42'
C4	54.38'	045°29'21"	68.50'	28.72'	N21°52'48"W	52.97'	C40	47.12'	090°00'00"	30.00'	30.00'	N78°45'11"E	42.43'
C5	46.06'	037°42'09"	70.00'	23.90'	N19°42'56"E	45.24'	C41	47.12'	089°59'55"	30.00'	30.00'	N11°14'46"W	42.43'
C6	36.74'	052°37'41"	40.00'	19.78'	N64°52'52"E	35.46'	C42	47.12'	090°00'05"	30.00'	30.00'	S78°45'14"W	42.43'
C7	198.66'	031°37'01"	360.00'	101.93'	S72°59'47"E	196.14'	C43	68.93'	056°25'14"	70.00'	37.55'	S05°32'34"W	66.18'
C8	4.24'	008°06'03"	30.00'	2.12'	N66°44'13"W	4.24'	C44	59.06'	056°23'36"	60.00'	32.17'	N05°31'45"E	56.70'
C9	24.91'	026°25'51"	54.00'	12.68'	S75°54'06"E	24.69'	C45	117.58'	020°06'33"	335.00'	59.40'	N73°32'30"W	116.97'
C10	38.21'	040°32'33"	54.00'	19.94'	N70°36'15"E	37.42'	C46	13.84'	026°26'24"	30.00'	7.05'	S75°54'23"E	13.72'
C11	8.68'	016°34'47"	30.00'	4.37'	N42°02'35"E	8.65'							
C12	47.12'	090°00'00"	30.00'	30.00'	S78°45'11"W	42.43'							
C13	47.12'	090°00'00"	30.00'	30.00'	S11°14'49"E	42.43'							
C14	47.12'	090°00'00"	30.00'	30.00'	S11°14'49"E	42.43'							
C15	18.93'	036°08'51"	30.00'	9.79'	N55°53'22"E	18.61'							
C16	21.19'	040°28'20"	30.00'	11.06'	N02°14'14"E	20.75'							
C17	35.24'	067°17'59"	30.00'	19.97'	N78°40'43"E	33.25'							
C18	118.59'	021°08'01"	321.50'	59.97'	N78°14'17"W	117.91'							
C19	47.12'	090°00'00"	30.00'	30.00'	S43°48'18"E	42.43'							
C20	47.12'	089°59'44"	30.00'	30.00'	S46°11'42"W	42.43'							
C21	85.13'	090°19'47"	54.00'	54.31'	N46°01'48"E	76.59'							
C22	47.12'	090°00'00"	30.00'	30.00'	S45°51'55"W	42.43'							
C23	19.92'	038°02'22"	30.00'	10.34'	N70°06'54"W	19.55'							
C24	19.93'	038°03'37"	30.00'	10.35'	S71°50'06"W	19.56'							
C25	17.22'	032°52'43"	30.00'	8.85'	N72°41'41"W	16.98'							
C26	47.13'	090°00'09"	30.00'	30.00'	N11°15'11"W	42.43'							
C27	29.91'	057°07'13"	30.00'	16.33'	N62°18'48"E	28.68'							
C28	13.36'	025°30'26"	30.00'	6.79'	S49°55'58"E	13.25'							
C29	47.12'	090°00'00"	30.00'	30.00'	S44°08'05"E	42.43'							
C30	47.30'	090°19'47"	30.00'	30.17'	S46°01'48"W	42.55'							
C31	90.79'	017°29'13"	297.47'	45.75'	N80°03'45"W	90.44'							
C32	55.02'	105°04'23"	30.00'	39.15'	N18°47'00"W	47.62'							
C33	98.47'	056°25'14"	100.00'	53.64'	S05°32'34"W	94.54'							
C34	76.66'	146°24'44"	30.00'	99.40'	N50°32'19"E	57.44'							
C35	30.99'	032°52'46"	54.00'	15.93'	N72°41'42"W	30.56'							

LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S11°43'03"E	42.08'	L16	S33°45'11"W	263.67'	L31	N89°08'05"W	1.51'
L2	N62°41'11"W	30.61'	L17	N33°45'11"E	20.00'	L32	S17°45'34"E	75.87'
L3	N50°19'58"E	24.51'	L18	S56°14'49"E	28.29'	L33	N53°49'13"E	15.81'
L4	S11°14'31"E	35.56'	L19	S33°44'19"W	20.00'	L34	N17°45'34"W	65.81'
L5	S89°09'10"E	30.68'	L20	S56°14'49"E	28.29'	L35	N62°41'11"W	17.76'
L6	S11°14'31"E	13.62'	L21	N33°45'11"E	29.00'	L36	S00°52'58"W	7.63'
L7	S89°09'10"E	15.99'	L22	N56°14'43"W	15.00'	L37	S89°07'02"E	10.00'
L8	S33°45'11"W	25.02'	L23	N33°45'11"E	29.00'	L38	S00°52'58"W	10.00'
L9	S56°14'49"E	15.00'	L24	S56°14'49"E	10.00'	L39	S33°45'11"W	209.67'
L10	S33°45'11"W	25.03'	L25	S33°45'11"W	10.00'	L40	S33°45'11"W	20.00'
L11	S33°45'11"W	115.80'	L26	S56°14'49"E	10.00'	L41	S56°14'43"E	15.00'
L12	S33°45'11"W	102.86'	L27	S04°39'56"W	13.51'	L42	S33°45'11"W	20.00'
L13	N40°52'05"E	12.09'	L28	S88°48'18"E	6.83'	L43	S84°56'23"E	9.82'
L14	S33°45'12"E	12.00'	L29	S01°11'42"W	8.50'	L44	N05°03'37"E	10.00'
L15	S56°14'49"E	12.82'	L30	S01°11'42"W	8.50'	L45	S84°56'23"E	9.82'
LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L46	N72°56'05"E	23.76'						
L47	S17°03'55"E	15.00'						
L48	N72°56'05"E	27.25'						
L49	S78°45'11"W	23.70'						
L50	S33°45'11"W	249.89'						
L51	S40°36'34"W	83.77'						

PRELIMINARY PLAT

ELEVON SOUTHWEST COMMERCIAL

LOTS 1-6, CA7, & CA8, BLOCK A
11.625 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS
6 LOTS, 2 COMMON AREAS

MA LAND HOLDINGS, LLC **OWNER/DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Daniel Dewey
TBPE No. F-438 TBPLS No. 10076000

Date: June 9 2026

Sheet 2 of 2

July 20, 2026

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

Re: Elevon Southwest Commercial
Preliminary Plat
LJA Job No. NTP3880
MyGov Submittal: July 17, 2026

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

We have no further comments on the Preliminary Plat and recommend approval.

Please note the site layouts shown on the Paving Plan have not been reviewed for Site Plan compliance.

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

Thank you,

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

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



July 17, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Elevon Southwest Commercial
Preliminary Plat Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on June 22, 2026 from LJA for the second submittal review of the Elevon Southwest Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary engineering for review and approval. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. Revise the Paving Plan to show and label the six-foot trail along Elevon Parkway and Villas Drive.

The 6' sidewalk along Elevon Parkway and Villas Drive is now shown on the paving plan.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey
Daniel Dewey, PE
JBI Partners, Inc.

June 19, 2026

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

Re: Elevon Southwest Commercial Addition, 7 Lots, 11.625 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and revised Preliminary Engineering Plans dated June 9, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and west of SH 78. City Planning comments may be provided. These comments should be considered supplementary to the City Planning comments. Our comments are as follows:

GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 8 lots of which 2 lots are common area lots. This represents one (1) additional lot from the previous submittal.
2. Water is to be provided by Bear Creek SUD.
3. All stormwater is being conveyed to a proposed detention pond on the south end of the property. Pond discharge to the TxDOT drainage system will require TxDOT approval.
4. An update to the Elevon Traffic Impact Analysis (TIA) should be provided for this specific development (or can be combined with adjacent developments, as appropriate). This can be a full study or memo type update to provide specific information related to this specific area.

Preliminary Plat

5. All comments have been satisfactorily addressed.

Preliminary Engineering Plans

6. All comments have been satisfactorily addressed.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. We recommend APPROVAL of the Preliminary Plat.

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

Ms. Kim Dobbs
Elevon Southwest Commercial, Preliminary Plat
June 19, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

F:\17024 - LAV General Services\9 - Review\Elevon\West Commercial\Southwest Commercial\Elevon Southwest Commercial - Preliminary Plat - Rev 1.docx

June 17, 2026

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

Re: Elevon Southwest Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: June 11, 2026

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

1. Revise the Paving Plan to show and label the six-foot trail along Elevon Parkway and Villas Drive.

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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



June 10, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Elevon Southwest Commercial
Preliminary Plat Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 14, 2026 from Freeman-Millican, Inc. for the first submittal review of the Elevon Southwest Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary plat for review and approval. Below is a summary of how each comment is addressed.

GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 7 lots of which 2 lots are common area lots.
We have revised the preliminary plat to include 8 lots of which 2 are common area lots. This is to accommodate a restaurant pad on the corner that has shown interest on the site.
2. Water is to be provided by Bear Creek SUD.
Correct.
3. All stormwater is being conveyed to a proposed detention pond on the south end of the property.
Correct. The detention pond will need to be constructed with the first pad site development. The plan is to clear the trees and mass grade the site to an extent and construct the detention pond. The extent of the initial improvements will depend on the timing of the lease or sale agreements.
4. An update to the Elevon Traffic Impact Analysis (TIA) should be provided for this specific development (or can be combined with adjacent developments, as appropriate).
The traffic counts for SH 78 and the retail development was included in the original TIA, we can work with Scott and provide a memo update and the driveway exhibits showing the turn movements. We are providing a right turn lane into the site off of SH 78 and there is a left turn lane off of Elevon Parkway at the median break, so there are not any additional improvements to be made to the infrastructure.



PRELIMINARY PLAT

5. Additional ROW should be provided for the proposed deceleration lane and parkway/sidewalk improvements.

I added a street and pedestrian easement along the right turn lane off of SH 78 to cover the sidewalk and turn lane improvements. The main lane improvements and the sidewalk are contained within the existing right-of-way, but then there is not any parkway behind the sidewalk within the right-of-way.

Preliminary Engineering Plans

6. Sheet 1.0 – See note 5 above.
Easement has been provided.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.



June 10, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Elevon Southwest Commercial
Preliminary Plat Review**

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 8, 2026 from LJA for the first submittal review of the Elevon Southwest Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary plat for review and approval. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. The Vicinity Map does not refer to the correct site. Revise the Preliminary Plat to correct the site location on the Vicinity Map.
The Vicinity Map has been corrected.
2. Revise the two Common Areas to be names CA6 and CA7, Block A. Also remove indication of "Lot" for the Common Areas.
Common areas have been renamed per comment.

3. Revise the Title Block to reflect the following:

ELEVON SOUTHWEST COMMERCIAL
LOT 1-5, CA6, & CA7, BLOCK A
11.625 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740
COLLIN COUNTY, TEXAS
5 LOTS, 2 COMMON AREAS
11.625 ACRES

The title block has been revised per comment.

4. Please clarify the intent of Lot CA7. It appears that the entire filed Landscape Buffer Easement could be included in this Common Area.

The landscape easement shown was actually abandoned and a new landscape easement was recorded. The new recording information is reflected on the plat and CA8 is the entire area that was dedicated by Doc. No. 2024000083750.

5. Revise the Notes Section to add the following: All Common Areas are to be owned and maintained by the Property Owners Association.

Note added at Note 4.



6. There are six-foot wide trails required along Elevon Parkway and Villas Drive, per the DA. Revise the Preliminary Plat to add Common Areas or landscape easements to accommodate these trails.

The plan is to have the trails within the right-of-way, but I went ahead and dedicated a 10' pedestrian access easement within the 10' UE that is already there. It falls within the landscape buffer required along the roads as well.

7. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Provided.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey

Daniel Dewey, PE

JBI Partners, Inc.

April 14, 2026

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

Re: Elevon Southwest Commercial Addition, 7 Lots, 11.625 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat and Preliminary Engineering Plans dated March 16, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and west of SH 78. City Planning comments may be provided. These comments should be considered supplementary to the City Planning comments. Our comments are as follows:

GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 7 lots of which 2 lots are common area lots.
2. Water is to be provided by Bear Creek SUD.
3. All stormwater is being conveyed to a proposed detention pond on the south end of the property.
4. An update to the Elevon Traffic Impact Analysis (TIA) should be provided for this specific development (or can be combined with adjacent developments, as appropriate).

Preliminary Plat

5. Additional ROW should be provided for the proposed deceleration lane and parkway/sidewalk improvements.

Preliminary Engineering Plans

6. Sheet 1.0 – See note 5 above.

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.

Ms. Kim Dobbs
Elevon Southwest Commercial, Preliminary Plat
April 14, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\West Commercial\Southwest Commercial\Elevon Southwest Commercial - Preliminary Plat - Rev 0.docx

April 8, 2026

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

Re: Elevon Southwest Commercial
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 31, 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. The Vicinity Map does not refer to the correct site. Revise the Preliminary Plat to correct the site location on the Vicinity Map.
2. Revise the two Common Areas to be names CA6 and CA7, Block A. Also remove indication of "Lot" for the Common Areas.
3. Revise the Title Block to reflect the following:

ELEVON SOUTHWEST COMMERCIAL
LOT 1-5, CA6, & CA7, BLOCK A
11.625 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740
COLLIN COUNTY, TEXAS
5 LOTS, 2 COMMON AREAS
11.625 ACRES

4. Please clarify the intent of Lot CA7. It appears that the entire filed Landscape Buffer Easement could be included in this Common Area.
5. Revise the Notes Section to add the following: All Common Areas are to be owned and maintained by the Property Owners Association.
6. There are six-foot wide trails required along Elevon Parkway and Villas Drive, per the DA. Revise the Preliminary Plat to add Common Areas or landscape easements to accommodate these trails.
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:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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



CITY OF LAVON Agenda Brief

MEETING: July 28, 2026

ITEM: 5 - H

Item:

Discussion and action regarding the final plat of the Flex Industrial Park Addition consisting of two commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052).

Application Information

Owner(s): Mark D. Jenkins
Jenkins-Watkins Properties, LLC

Applicant: JBI Partners – Daniel Dewey, P.E.

Location: North of and adjacent to 17253 FM 2755

Description: Approximately 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052)

Current Zoning: NONE in the extraterritorial jurisdiction (ETJ)

Request: Final Plat

Background

The applicant is seeking approval of the final plat of a subdivision consisting of two commercial lots and a common area lot on 30.039 acres. The project is proposed to be developed in multiple phases. There is no zoning applicable as the property is in the ETJ and permitting will be done at Collin County. The preliminary plat was approved on July 7, 2026.

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 final plat is prepared in accordance with the City's Subdivision Ordinance.

Water

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

Sewer

The development will be served by on-site sewage facilities (OSSF) permitted through Collin County.

Roads

There are two access points on FM 2755 and no internal roads.

Parks and Trails

None. A common area could potentially be activated or improved but is not programmed at this time.

Floodplain and Drainage

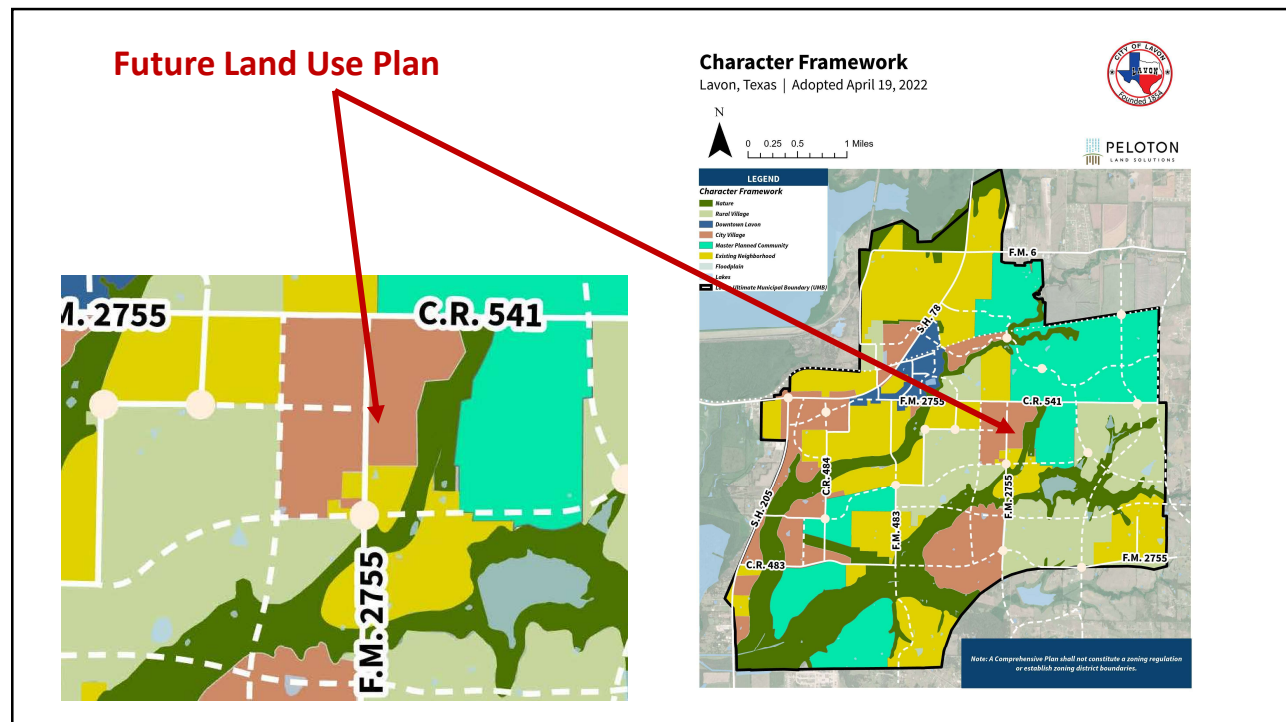
The conceptual drainage plans have been reviewed by the city engineer.

Staff Notes:

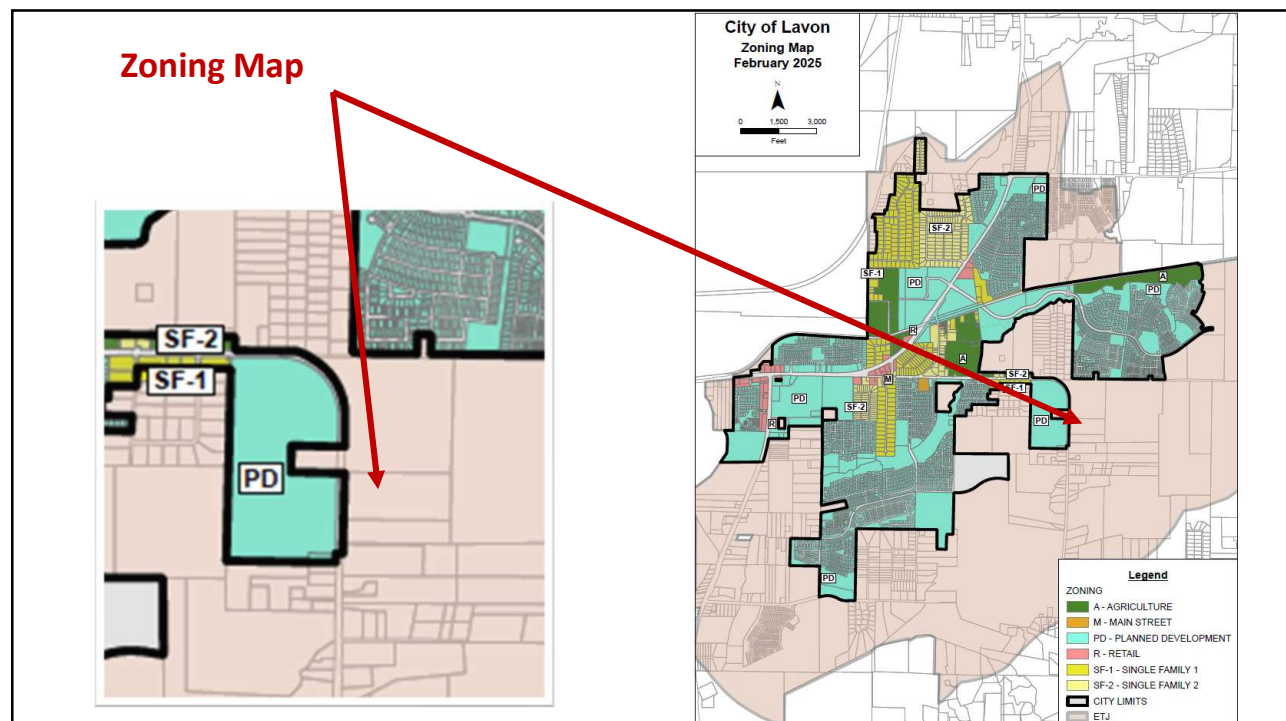
The application and plans generally satisfy the criteria for approval.

Conditional approval is recommended subject to the final approval of the civil plans by the city engineer.

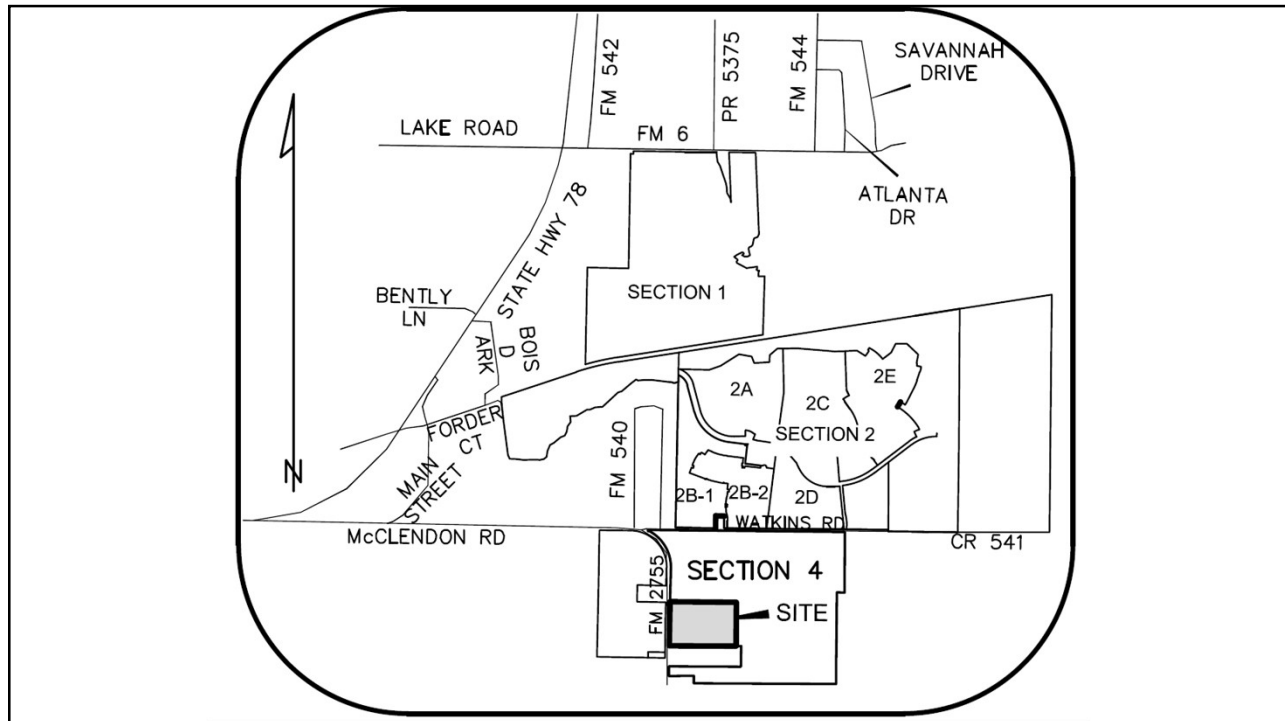
- Attachments:**
1. Location Exhibits
 2. Application and plat
 3. Planning and engineering correspondence



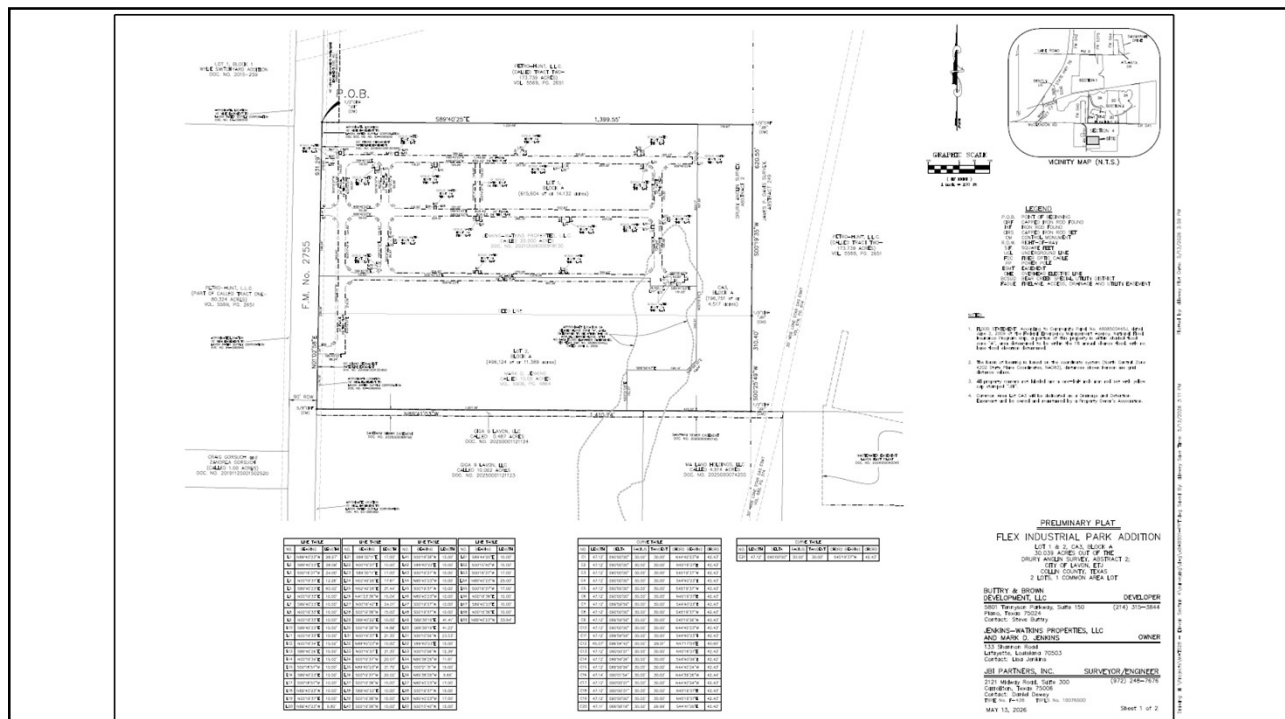
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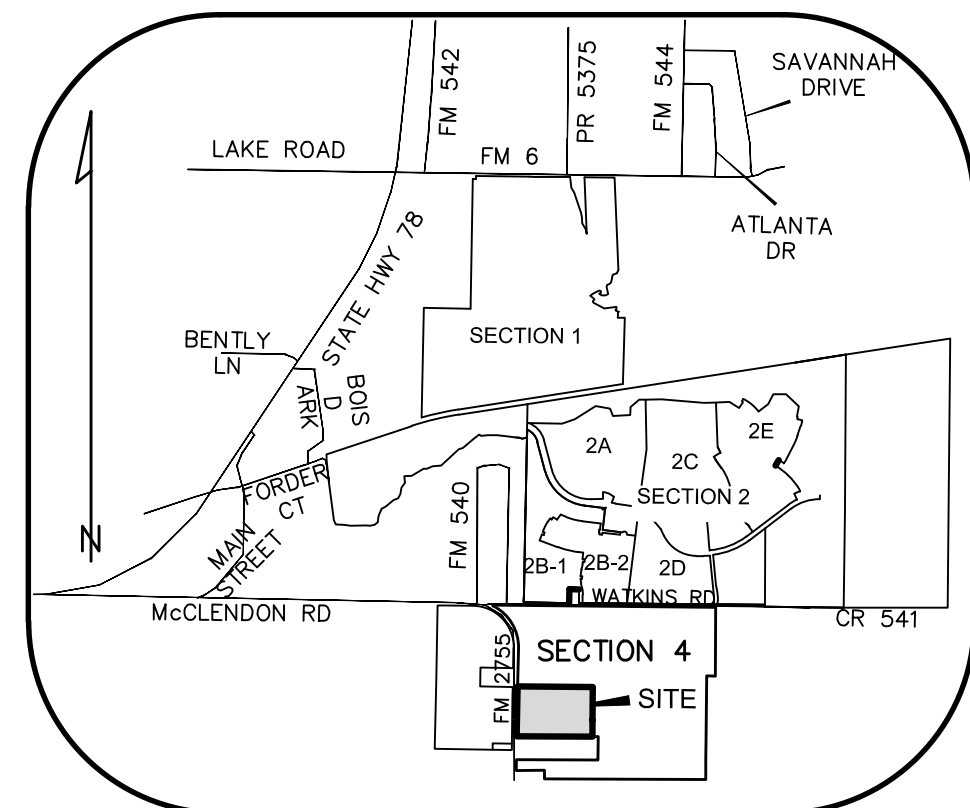


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58





- NOTES:**
1. FLOOD STATEMENT: According to Community Panel No. 48085C0445J, dated June 2, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within shaded flood zone "A", are determined to be within the 1% annual chance flood, with no base flood elevation determined.
 2. The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.
 3. All property corners not labeled are a one-half inch iron rod set with yellow cap stamped "JBI".
 4. CA1, Block A is dedicated as a Drainage and Detention Easement, and shall be owned and maintained by the Property Owner's Association.
 5. The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lagoon Code of Ordinances.

2 LOTS, 1 COMMON AREA
LOT 1 & 2, CA1, BLOCK A
30.039 ACRES OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT 2;
CITY OF LAVON, ETJ
COLLIN COUNTY, TEXAS

JENKINS-WATKINS PROPERTIES, LLC
AND MARK D. JENKINS OWNER

133 Shannon Road
Lafayette, Louisiana 70503
Contact: Lisa Jenkins

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 Contact: Daniel Dewey
 TBPE No. F-438 TBPLS No. 10076000
 July 20, 2026 Sheet 1 of 2

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LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being all of that called 20.000 acre tract of land described in deed to Jenkins–Watkins Properties, L.L.C as recorded in Document Number 20210506000918130, Official Public Records of Collin County, Texas, and being all of that called 10.00 acre tract of land described in deed to Mark D. Jenkins as recorded in Volume 5906, Page 4864, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped “JBI” found at the northwest corner of said 20.000 acre tract of land, said point also being the most westerly southwest corner of that called Tract Two – 173.739 acre tract of land described in deed to Petro–Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of Farm–To–Market Road (FM) 2755 (a 90 foot wide right–of–way);

THENCE along the common line of said 20.000 acre tract and said 173.739 acre tract as follows:

South 89 degrees 40 minutes 25 seconds East, 1,399.55 feet to a one–half inch iron rod with yellow cap stamped “JBI” found at the northeast corner of said 20.000 acre tract;
South 00 degrees 19 minutes 35 seconds West, 620.55 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point being the southeast corner of said 20.000 acre tract, said point also being the northeast corner of said 10.00 acre tract;

THENCE South 00 degrees 25 minutes 49 seconds West, 310.40 feet to a one–half inch iron rod with yellow cap stamped “JBI” found for corner, said point being the southeast corner of said 10.00 acre tract, said point being the most southerly southwest corner of said 173.739 acre tract, said point also being in the north line of that called 4.514 acre tract of land described in deed to MA Land Holdings, LLC as recorded in Document Number 2025000074255, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 41 minutes 03 seconds West, 1,410.74 feet along the south line of said 10.00 acre tract, said point being the northwest corner of that called 0.487 acre tract of land described in deed to GIGA 9 LAVON, LLC as recorded in Document Number 20250001121124, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of said Farm–To–Market Road (FM) 2755;

THENCE North 01 degrees 02 minutes 58 seconds East, 931.29 feet along the east right–of–way line of said Farm–To–Market Road (FM) 2755 to the POINT OF BEGINNING and containing 1,308,479 square feet or 30.039 acres of land.

BASIS OF BEARING:

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **JENKINS–WATKINS PROPERTIES, LLC** and **MARK D. JENKINS**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **FLEX INDUSTRIAL PARK ADDITION**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public’s and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. This property is located within The City of Lavon Extra–Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of the City of Lavon ETJ, Collin County, Texas.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of of pavement line.

1. The water system 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 and BCSUD, forever for purposes indicated on this plat.
3. The City of Lavon and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4. Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public City of Lavon and BCSUD.
5. The City of Lavon, BCSUD, 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, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

JENKINS–WATKINS PROPERTIES, LLC and **MARK D. JENKINS**, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

JENKINS–WATKINS PROPERTIES, LLC a Louisiana limited liability Company

By: _____

Name: _____

Title: _____

and

By: _____

Name: **MARK D. JENKINS**
Title: **OWNER**

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Signature

STATE OF _____ §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared **MARK D. JENKINS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Signature

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

SURVEYOR’S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the ____ day of _____, 2026.

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2026.

Notary Public in and for the State of Texas

Recommended for Approval:

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Flex Industrial Park addition to the City of Lavon was submitted to the city council on the ____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

Witness my hand this ____ day of _____, AD, 20____.

City Secretary, City of Lavon, Texas

FINAL PLAT
FLEX INDUSTRIAL PARK ADDITION

2 LOTS, 1 COMMON AREA

LOT 1 & 2, CA1, BLOCK A

30.039 ACRES OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT 2;
CITY OF LAVON, ETJ
COLLIN COUNTY, TEXAS

BUTTRY & BROWN
DEVELOPMENT, LLC
5801 Tennyson Parkway, Suite 150
Plano, Texas 75024
Contact: Steve Buttry
DEVELOPER
(214) 315–3844

JENKINS–WATKINS PROPERTIES, LLC
AND MARK D. JENKINS
133 Shannon Road
Lafayette, Louisiana 70503
Contact: Lisa Jenkins
OWNER

JB PARTNERS, INC.
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey
TBPE No. F–438
TBPLS No. 10076000
SURVEYOR/ENGINEER
(972) 248–7676

July 20, 2026

Sheet 2 of 2



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: June 23, 2026

To the City of Lavon
Collin County, Texas

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

Lisa Elaine Jenkins
Signature (Owner)

David Mills Jenkins
Signature (Owner)

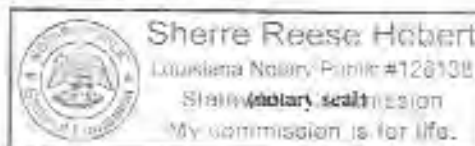
Signature (Owner)

The State of ~~Texas~~ Louisiana
~~County of~~ Parish of Lafayette

Before me, the undersigned authority, appeared Lisa Elaine Jenkins and David Mills Jenkins
on this the 23rd day of June, 2026.

Sherre Reese Hobert

Notary Public in and for Lafayette



Parish, Louisiana
County, Texas





CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: June 23, 2026

To the City of Lavon
Collin County, Texas

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

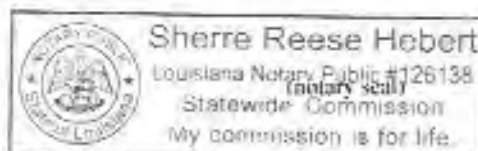
Lisa Elaine Jenkins
Signature (Owner)

David Mills Jenkins
Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ Louisiana
County of Lafayette
Parish

Before me, the undersigned authority, appeared Lisa Elaine Jenkins and David Mills Jenkins,
on this the 23rd day of June, 2026.



Sherre Reese Hobert
Notary Public in and for Lafayette

Parish Louisiana
County, Texas



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: lmcclelland@lavontx.gov

PLAT APPLICATION

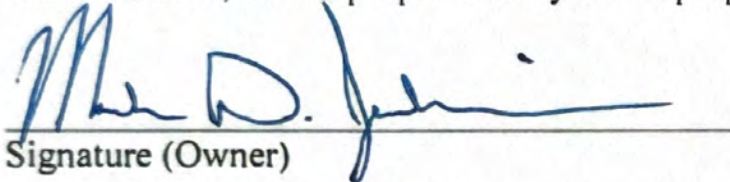
Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: 6-24-2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Mark D. Jenkins, 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)

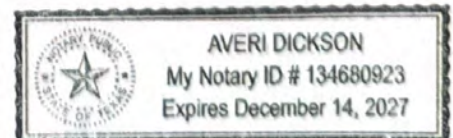
The State of Texas
County of _____

Before me, the undersigned authority, appeared Mark D. Jenkins,
on this the 24th day of June, 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 - - Inspection 972-853-0855
Email: lmccleendon@lavontx.gov

PLAT APPLICATION

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

Authorization of Representation

Date: 6-24-2026

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

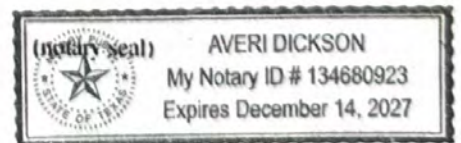
The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Mark D. Jenkins,
on this the 24th day of June, 2026.

[Signature]

Notary Public in and for Dallas County, Texas



July 24, 2026

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

Re: Flex Industrial, Phase 1, 3 Lots, 30.039 Acres
Lavon ETJ
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated July 20, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally east of FM 2755 south of future Elevon Section 4 and north of the Giga 9 Lavon development. The property is located in the Lavon ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The Plat divides the property into 3 lots, one of which is a common area. Only a portion of Lot 1 is planned to be developed at this time per the engineering plans.

FINAL PLAT

2. All previous comments have been satisfactorily addressed.

PRELIMINARY ENGINEERING PLANS

3. Revised plans have not been provided for review.

This concludes our review of the above referenced revised Final Plat. **We recommend APPROVAL of the Final Plat, subject to final review and approval of the Engineering Plans.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\Flex Industrial\Flex Industrial - Ph 1 - Final Plat - Rev 1.docx

July 23, 2026

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

Re: Flex Industrial Park Addition
Final Plat
LJA Job No. NTP-3880
MyGov Submittal: July 21, 2026

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

We have no further comments and recommend approval.

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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style.

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



July 20, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Flex Industrial, Phase 1, 3 Lots, 30.039 acres
Lavon ETJ
Final Plat**

Dear Ms. Dobbs

JBI Partners received your comments via email form on July 17, 2026 from Mark Hill at Freeman-Millican, Inc. for the first submittal review of the Flex Industrial Final Plat. We have addressed the Final Plat comments and are resubmitting for review. We are working on addressing the engineering comments next and will be resubmitting those separately.

Below is a summary of how each comment is addressed.

GENERAL

1. The Plat divides the property into 3 lots, one of which is a common area. Only a portion of Lot 1 is planned to be developed at this time per the engineering plans.
Correct.

Final Plat

2. For the areas adjacent to the floodplain, please provide minimum floor elevations (2 ft above 100-yr elevation).
The minimum finished floor elevation (set 2' above the adjacent 100-year elevation) has been added to the plat.
3. The studied floodplain should be shown with the study referenced.
The pre and post floodplain delineation from the flood study submitted is now included in the plat and legend.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey
Daniel Dewey, PE
JBI Partners, Inc.



July 20, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Flex Industrial Addition
Final Plat**

Dear Ms. Dobbs

JBI Partners received your comments via email form on July 9, 2026 from LJA for the first submittal review of the Flex Industrial Addition Final Plat.

Below is a summary of how each comment is addressed.

1. Revise the Plat to add the following Note per Section 12.07.038 Maintenance and Repair of Stormwater Facilities: "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."
The note has been added as Note #5 on the plat.
2. Revise the Plat to label the Common Area as "CA1, Block A". In the Title Block, list the lots as the following: "2 Lots, 1 COMMON AREA"
The text has been updated in the plan and title block.
3. Revise Note 4 to state the following: "CA1, Block A, is dedicated as a Drainage and Detention Easement, and shall be owned and maintained by the Property Owner's Association"
Note #4 has been adjusted.
4. FYI – The Engineering Plans for Phase 1 indicate a dumpster location on the northeast side of Building 300 that does not meet CWD backing standards of 50 feet of straight backing as measured from the dumpster gates.
We will be adjusting the dumpster location to meet the CWD backing standards. We received engineering comments on 7/17 and are working on addressing those as well along with the adjusted dumpster location. For now, we are only resubmitting back the updated final plat.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

Daniel Dewey
Daniel Dewey, PE
JBI Partners, Inc.

July 16, 2026

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

Re: Flex Industrial, Phase 1, 3 Lots, 30.039 Acres
Lavon ETJ
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat and Engineering Plans dated June 15, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally east of FM 2755 south of future Elevon Section 4 and north of the Giga 9 Lavon development. The property is located in the Lavon ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The Plat divides the property into 3 lots, one of which is a common area. Only a portion of Lot 1 is planned to be developed at this time per the engineering plans.

FINAL PLAT

2. For the areas adjacent to the flood Plan, please provide minimum floor elevations (2 ft above 100-yr elevation).
3. The studied flood plain should be shown with the study referenced.

PRELIMINARY ENGINEERING PLANS

4. The driveway connections to FM 2755 and drainage improvements within the ROW will require a TxDOT permit. Since this is not within the City of Lavon, the Engineer/Developer will be responsible for all TxDOT permitting (i.e. permit application will not be submitted by City of Lavon).
5. We recommend providing benchmarks that are closer to the project.
6. Grading – The grading activities north of the site will require a grading/drainage easement. This easement will need to be filed prior to filing the Final Plat.
7. Sheet 2.08 – It appears that the 100-year flood elevation is higher than the eastern bank of the ROW ditch. The Engineer should identify the extents of the flood in this area.
8. Storm Plans – The plans for proposed culvert for the outfall is not clear. There appear to be conflicts or confusion regarding the plan and profile sheet data and the detention calculations sheet (size, flow, orifice location (?), etc.).
9. Sanitary Sewer is to be provided with onsite facilities to be permitted by Collin County.

Ms. Kim Dobbs
Flex Industrial Ph 1 – Final Plat
July 16, 2026
Page 2 of 2

This concludes our review of the above referenced Final Plat and Engineering Plans. A copy of the plans with markups is attached for your convenience.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Flex Industrial\Flex Industrial - Ph 1 - Final Plat - Rev 0.docx

July 2, 2026

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

Re: Flex Industrial Park Addition
Final Plat
LJA Job No. NTP-40467
MyGov Submittal: June 24, 2026

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

1. Revise the Plat to add the following Note per Section §12.07.038 Maintenance and Repair of Stormwater Facilities: "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."
2. Revise the Plat to label the Common Area as "CA1, Block A." In the Title Block, list the lots as the following: "2 LOTS, 1 COMMON AREA."
3. Revise Note 4 to state the following: "CA1, Block A, is dedicated as a Drainage and Detention Easement, and shall be owned and maintained the Property Owner's Association."
4. FYI – The Engineering Plans for Phase 1 indicate a dumpster location on the northeast side of Building 300 that does not meet CWD backing standards of 50 feet of straight backing as measured from the dumpster gates.

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

Thank you,

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

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



CITY OF LAVON

Agenda Brief

MEETING: July 28, 2026

ITEM: 5 - I

Item:

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

City Council Actions:

Approve the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to the final approval of the city engineer.

Approve the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates Addition, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092), subject to final approval of the planner.

Approve the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

Approve the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

Approve the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Bohannon Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863), subject to the city engineer's and planner's final approval.

Approve the final plat of Elevon, Section 3, Phase 3B-2 Addition consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740,

situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Eleveon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).

MOTION: APPROVE ORDINANCE NO. 2026-07-01 APPROVING AN APPLICATION FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SECOND ACCESSORY STRUCTURE OF 1,000 SQ FT IN AREA, THAT IS 350 SQUARE FEET GREATER THAN PERMITTED AT 246 SHOREVIEW ON LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION, CITY OF LAVON, TEXAS.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

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” generally to amend uses and minimum parking requirements; 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 the property notification sign requirements; an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to amend use definitions; an amendment to Division 4 “Regulations Applicable to All Districts” Section 9.03.085 “Home occupation/home based business” generally to amend home occupation/home based business standards; an amendment to Division 4 “Regulations Applicable to All Districts” generally to establish farmers market standards; an amendment to Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” Section 9.03.135 “Dumpster regulations” generally to amend dumpster standards; an amendment to Division 7 “Site Plan Requirements” Section 9.03.156 “Term of the approved site plan” generally to amend the expiration period of site plans; and an amendment to Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.175 “Off-street loading space requirements”.

MOTION: APPROVE ORDINANCE NO. 2026-07-02 AMENDING ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP” SECTION 9.03.032 “PERMITTED USE TABLE” GENERALLY TO AMEND USES AND MINIMUM PARKING REQUIREMENTS; 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 THE PROPERTY NOTIFICATION SIGN REQUIREMENTS; AN AMENDMENT TO DIVISION 3 “DEFINITIONS” SECTION 9.03.061 “GENERAL” GENERALLY TO AMEND USE DEFINITIONS; AN AMENDMENT TO DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” SECTION 9.03.085 “HOME OCCUPATION/HOME BASED BUSINESS” GENERALLY TO AMEND HOME OCCUPATION/HOME BASED BUSINESS STANDARDS; AN AMENDMENT TO DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” GENERALLY TO ESTABLISH FARMERS

MARKET STANDARDS; AN AMENDMENT TO DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” SECTION 9.03.135 “DUMPSTER REGULATIONS” GENERALLY TO AMEND DUMPSTER STANDARDS; AN AMENDMENT TO DIVISION 7 “SITE PLAN REQUIREMENTS” SECTION 9.03.156 “TERM OF THE APPROVED SITE PLAN” GENERALLY TO AMEND THE EXPIRATION PERIOD OF SITE PLANS; AND AN AMENDMENT TO DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS” SECTION 9.03.175 “OFF-STREET LOADING SPACE REQUIREMENTS”.

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS

Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 “Generally” Section 9.02.004 “Procedure” generally to amend the expiration period of construction plans and to establish the expiration for final plats.

MOTION: APPROVE ORDINANCE NO. 2026-07-03 AMENDING ARTICLE 9.02 SUBDIVISION ORDINANCE DIVISION 1 “GENERALLY” SECTION 9.02.004 “PROCEDURE” GENERALLY TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND TO ESTABLISH THE EXPIRATION FOR FINAL PLATS.

MOTION MADE: COOK

SECONDED: DUMAS

APPROVED: UNANIMOUS