



AGENDA
SEPTEMBER 22, 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 August 25, 2026 meeting.
- B. Discussion and action regarding the election of a Vice Chairman, pursuant to the City of Lavon Code of Ordinances, Sec 2.06.032 (f).
- C. Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit “Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)” and “Alcohol: mixed beverage package store (on- and/or off-premises consumption)” uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
- D. Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
- E. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-10-03** for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID’s 2542828, 2868716, 2542829, 2882922 and 2918195).
 - 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.

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

- F. Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).
- G. Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on Commercial Tract 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).
- H. Discussion and action regarding the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of SH 78 and Grand Heritage Blvd., and northeast of the intersection of SH 205 and Endeavour, City of Lavon, Collin County, Texas (CCAD Property ID 2624070).
- I. Discussion and action regarding the final plat of the Nicholson Ranch Phase 2A Addition consisting of 187 residential lots and 4 common area lots on 37.761 acres in the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).
- J. 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.

- October 27, 2026 regular meeting
- November 24, 2026 (Thanksgiving week)

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 September 16, 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
AUGUST 25, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

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

ABSENT: DAVID ROSENQUIST, CHAIRMAN, SEAT 5

1. **MS. NABORS CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MS. NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
 - Fall Festival & Neighborhood Night Out, Thursday October 15 from 6 p.m.-8p.m.
 - Education Foundation Bags for Braves will be held on March 25, 2027 at Boyd Farm
 - Temporary moratorium for data center development – first Public Hearing - September 15, 2026 at 6:30 at City Hall in the gym

4. **CITIZEN COMMENTS**

There were no citizen comments.

5. **ITEMS FOR CONSIDERATION**

A. Discussion and action regarding the Minutes of the July 28 meeting.

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

MOTION MADE: NABORS

SECONDED: VALLEJO

APPROVED: UNANIMOUS (Absent: Rosenquist)

B. Discussion, and action regarding the preliminary plat of Elevon Southeast Commercial Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

City Manager Kim Dobbs presented information regarding the Elevon Southeast Commercial Addition and Daniel Dewey, JBI Partners, was available to answer questions regarding the plat, traffic plans and drainage.

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF ELEVON SOUTHEAST COMMERCIAL ADDITION CONSISTING OF 9 COMMERCIAL LOTS AND 1 COMMON AREA LOT ON 21.029 ACRES BEING A REPLAT OF CA1, BLOCK B, ELEVON EAST COMMERCIAL ADDITION, PHASE 1, SITUATED SOUTHEAST OF THE INTERSECTION OF AND ADJACENT TO N. SH 78 AND ELEVON PARKWAY, EAST OF BUSINESS 78, AND NORTH OF FORDER CT., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FINAL APPROVAL OF THE CITY ENGINEER.

MOTION: VALLEJO
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: Rosenquist)

C. Discussion, and action regarding the site plan and landscape plan for the Lavon Commercial Center project at 895 N. SH 78 on Lot 24C-R-2, Block E Commercial of the Lake Breeze Estates Replat, situated southwest of the intersection of N. SH 78 and FM 6/Gage Rd., City of Lavon, Collin County, Texas (CCAD Property ID 2938584).

Ms. Dobbs provided information regarding the site plan and landscape plan for the Lavon Commercial Center project at 895 N. SH 78. The applicant Costa Mazidji, Group Engineering, detailed the project and was available for questions.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN FOR THE LAVON COMMERCIAL CENTER PROJECT AT 895 N. SH 78 ON LOT 24C-R-2, BLOCK E COMMERCIAL OF THE LAKE BREEZE ESTATES REPLAT, SITUATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND FM 6/GAGE RD., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FINAL APPROVAL OF THE CITY ENGINEER.

MOTION: MCCLENDON
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: Rosenquist)

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

Ms. Dobbs provided a report.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting – September 22, 2026

THE MEETING WAS ADJOURNED 6:45 P.M.

DULY PASSED AND APPROVED on this 22nd day of September 2026.

Deborah Nabors, Chairperson

Attest:

Rae Norton, City Secretary



CITY OF LAVON

Agenda Brief

MEETING: September 22, 2026

ITEM: 5 - B

Item:

Discussion and action regarding the election of a Vice Chairman, pursuant to the City of Lavon Code of Ordinances, Sec 2.06.032 (f).

Background

Code Excerpts:

CITY OF LAVON CODE OF ORDINANCES

**§ 2.06.032 APPOINTMENT AND TERM OF MEMBERS; REMOVAL OF MEMBERS;
OFFICERS**

(f) Vice-chairman. The planning and zoning chairman shall select from the members of the planning and zoning commission a vice-chairman. The selected member shall be seated as vice-chairman upon approval of a majority vote of the planning and zoning commission.

On September 15, 2026, the City Council accepted Chairman David Rosenquist's request to step down as Chairman of the Planning and Zoning Commission. It was noted that Mr. Rosenquist would continue to serve as a member of the Commission.

The City Council appointed Vice Chairman Deborah Nabors to serve as the Planning & Zoning Commission Chairperson.

The Code of Ordinances provides that the Chairman will select a member of the Commission to serve as the Vice Chair. The members of the Commission then consider the selection.



CITY OF LAVON Agenda Brief

MEETING: September 22, 2026

ITEM: 5 – C

Item:

Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit “Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)” and “Alcohol: mixed beverage package store (on- and/or off-premises consumption)” uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

- 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): Kiranpal Singh

Applicant: Roberto Nunez, Alchemi Development Partners

Location: 955 N. SH 78, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6

Description: Lot 25C-R, Block E of Lake Breeze Estates Addition in the Lake Breeze Planned Development District (CCAD Property ID 2923353).

Current Zoning: Planned Development (PD)

Request: Conditional Use Permit (CUP) for Two Alcohol Related Uses

Request Details

The applicant is seeking approval of conditional use permits to allow two alcohol related uses on the site: 1) beer and wine sales in a convenience store associated with a fueling station and 2) a liquor store.

A site plan for a multi-tenant commercial building that is approximately 9,917 square feet in area was approved by the City Council on February 6, 2024.

Construction is in progress on the site.

Code Excerpt:

**LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 6 – REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL
DISTRICTS**

9.03.131 RETAIL DISTRICT (R)

c) Conditional Uses

(21) Alcohol: mixed beverage package store (on- and/or off-premises consumption)*

(22) Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*

* Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

The required public hearing notice was published in the newspaper and on the website and six (6) notices were provided to the owners of property located within 200 feet of the proposed site. Signs were properly posted on the property. One notice was returned in favor of and none were returned in opposition to the proposed application.

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

Staff Notes:

Approval of the proposed CUP for a convenience store is recommended.

The Planning and Zoning Commission and City Council may consider the proximity of the proposed alcohol-related uses, to others in Lavon, for potential over-saturation in consideration of the second proposed use.

Attachments:

1. Application
2. Location exhibits
3. Planning and Engineering Review comments
4. Neighbor Notice

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

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

KIRANPAL SINGH

07/22/2026

Applicant Name

Date

ROBERTO NUNEZ (ALCHEMI DEVELOPMENT PARTNERS)

806-570-4867

Representative, Agent or Owner

Phone

ALCHEMI DEVELOPMENT PARTNERS

Company

Email address

4740 W MOCKINGBIRD LN

DALLAS, TEXAS 75219

Street

City, State, Zip

955 N STATE HWY. 78, LAVON, TEXAS 75166

Address and Location of Property

UNKNOWN AT THIS TIME, WE WILL PROVIDE IT DURING REVIEW

Legal Description of Property

Existing Zoning: NON-RESIDENTIAL (R)

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

REQUEST FOR NEW CUP IN ORDER TO SALE BEER AND WINE FOR THE CONVENIENCE STORE AND LIQUOR FOR THE PACKAGED LIQUOR STORE. OUR DEVELOPMENT INCLUDES A SUITE FOR A CONVENIENCE STORE, A LIQUOR STORE SUITE, AND TWO OPEN LEASE SUITES, CURRENTLY UNOCCUPIED. THE PROJECT IS CURRENTLY UNDER CONSTRUCTION, WE APPLIED AND WERE APPROVED FOR A CONSTRUCTION PERMIT, OUR PROJECT MEETS THE REQUIREMENTS AS THERE ARE NO RESIDENTIAL PROJECTS WITHIN THE STATE REQUIRED DISTANCES OF 300 FEET DOOR TO DOOR FOR BEER AND WINE (OFF-PREMISE CONSUMPTION) AND 300 FEET PROPERTY LINE TO PROPERTY LINE FOR PACKAGED LIQUOR STORE. THIS DEVELOPMENT WILL HELP THE FUTURE DEVELOPMENT PLAN FOR THE CITY OF LAVON, AS THIS WILL PROVIDE RESIDENTS WITH MULTIPLE GOODS AND SERVICES; BESIDES THE GOODS FROM THE CONVENIENCE STORE GOODS, THE LIQUOR STORE WILL MAKE AVAILABLE GOODS THAT CUSTOMERS WILL OTHERWISE NOT HAVE ACCESS TO. THE OTHER TWO SUITES WILL FOLLOW CITY OF LAVON REGULATIONS AS FAR AS LAND USES ALLOWED AND THEREFORE COULD PROVIDE PERSONAL SERVICES USES, AND, OR OFFICE LAND USE, SO ON. OUR DEVELOPMENT WILL ALSO FOLLOW ALL CITY OF LAVON REGULATIONS FOLLOWING ALL THE EXTERIOR IMPROVEMENTS, FACADE FINISHES, AND LANDSCAPE IMPROVEMENTS.

Signature of Applicant or Representative:

Robert Nunez

For Office Use Only

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

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



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

Declaration of Ownership

Date: 07/22/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Kiranpal Singh,
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)

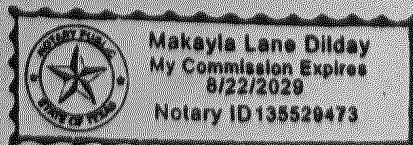
Signature (Owner)

Signature (Owner)

The State of Texas

County of Rockwall

Before me, the undersigned authority, appeared Kiranpal Singh,
on this the 28 day of July, 20 26



(notary seal)

Notary Public in and for Rockwall County, Texas



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

Authorization of Representation

Date: 07/22/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Kiranpal Singh,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, and do hereby authorize
ROBERTO NUNEZ (ALCHEMI DEVELOPMENT 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.

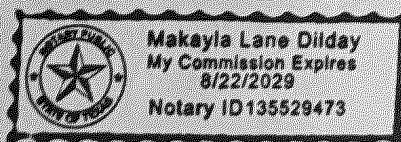
[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Rockwall

Before me, the undersigned authority, appeared Kiranpal Singh,
on this the 28 day of July, 2026



(notary seal)

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

August 19, 2026

To: City of Lavon Development Department

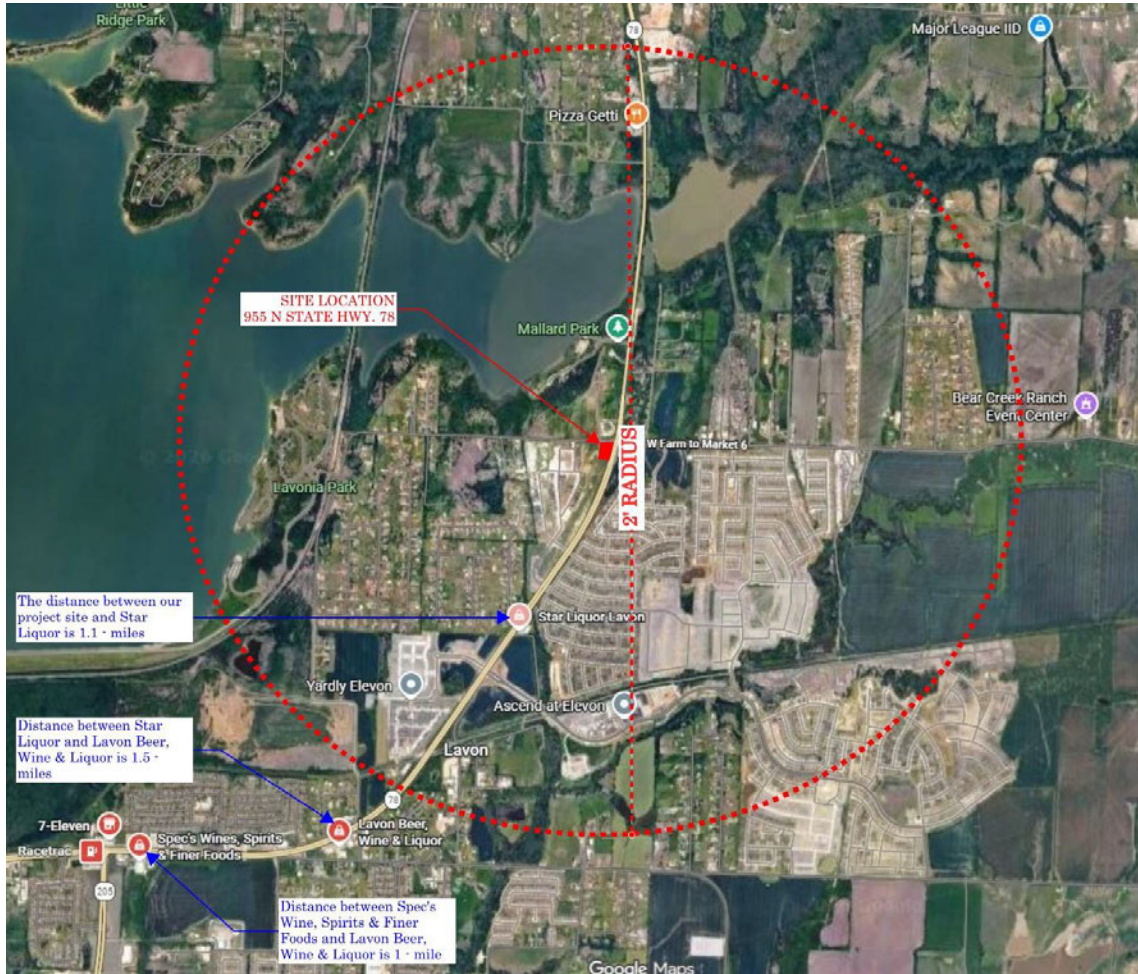
RE: Conditional Use Permit Commercial (CUPC) 26-001117

Our request for a new Conditional Use Permit (CUP) In order to sale beer and wine in a future convenience store. A suite for a future packaged liquor. Both permits will require off-site consumption, consumption of beer and wine or packaged liquor will not be allowed.

This new development is currently under construction including a suite for a convenience store, a packaged liquor store, and a suite for a future tenant, but currently, we don't have a tenant.

Our project meets the requirements, as there are no residential projects within the State that require 300 feet property line to property line proximity distance. This development will help the future of Lavon, Texas by providing a vast supply of goods, as well as a future suite that could serve the public by providing a barber shop, retail shop, beauty supply, or office space. Our shopping center will follow all city of Lavon design standards, our facades will be constructed with modern design finishes, we intend on designing a beautiful building that will enhance and improve the city of Lavon development standards. The shopping center will include new landscaping, sidewalks that will connect the community and provide an urban walkable environment.

Because of the proximity to the surrounding communities, our shopping center will make it convenient for residents to shop their needs. Please look at our map showing the locations of the nearest liquor and convenient stores.



Our development will follow all Federal, State, and City regulations Our client is here to assure the city of Lavon this development will improve and enhance the community.

Sincerely,

Roberto Nunez, M. Architecture
Alchemi Development Partners
Managing Partner



Alchemidp@outlook.com
Alchemidp.com

SITE INFORMATION TABLE			
LOT AREA	93287.00 SF	2.14 ACRES	(0.070)
IMPERVIOUS COVER EXISTING	0.0	SF	0.0 ACRES
IMPERVIOUS COVER PROPOSED	45206.71 SF	1.04 ACRES	(48.46%)
LANDSCAPE AREA	32970.98 SF	0.76 ACRES	(35.34%)
BUILDING AREA	9916.52 SF	0.23 ACRES	(10.63%)
SIDEWALK	3272.79 SF		(3.50%)
CAR WASH BUILDING FOOT PRINT	1920.00 SF		(2.08%)
CAR WASH DOUBLE STORY	3840.00 SF		
ZONING	R/S (RETAIL SERVICES)		
PROPOSED USAGE	C-STORE, RESTAURANT, GAS STATION & RETAIL		

BUILDING INFORMATION TABLE			
BUILDING COVERAGE	9916.52 SF	(10.63%)	
BUILDING ROOF AREA	9315.00 SF		
NUMBER OF STORES	1		
TYPE OF CONSTRUCTION	I-B (STEEL STRUCTURE)		
MAX BUILDING HEIGHT	27'-0"		
ALLOWABLE BUILDING HEIGHT	35'-0"		
ALLOWABLE STRUCTURE COVERAGE	40%		
OCCUPANCY CLASSIFICATION	M		

PARKING TABLE			
TOTAL PARKING SPACES REQUIRED	39.6		
C-STORE/RETAIL	9916.52/250sf	39.6	

SUMMARY OF PARKING SPACES			
PROVIDED STANDARD SPACES	27		
PROVIDED HANDICAP VAN	2		
PROVIDED STANDARD HANDICAP	4		
EV CHARGING SPACE	5		
VACUUM, AIR & WATER SPACE	4		
TOTAL LOADING SPACE PROVIDED	1		
TOTAL PARKING SPACES	43		

PROPERTY BOUNDARY

EASEMENT

NUMBER OF PARKING STALLS PER ROW

PROPOSED HANDICAPPED PARKING ONLY

PROPOSED PAVEMENT

PROPOSED SIDEWALK

PROPOSED BERMUDA GRASS

PROPOSED 6" WIDE CONCRETE CURB

PROPOSED LEVEL ACCESS AISLE

HANDICAP ACCESSIBLE RAMP WITH DETECTA WARNING SURFACE (YELLOW)

PROPOSED ACCESSIBLE PARKING SIGNAGE

Heavy Duty Concrete Paving

GREEN AREA

Heavy duty dumpster concrete

HANDICAP

PEDESTRIAN CROSSING

3'-0" HEIGHT WROUGHT IRON FENCING

WHEEL STOPS

④

⑤

⑥

⑦

⑧

⑨

⑩

⑪

⑫

⑬

⑭

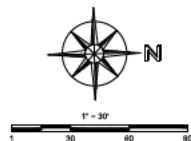
⑮

⑯

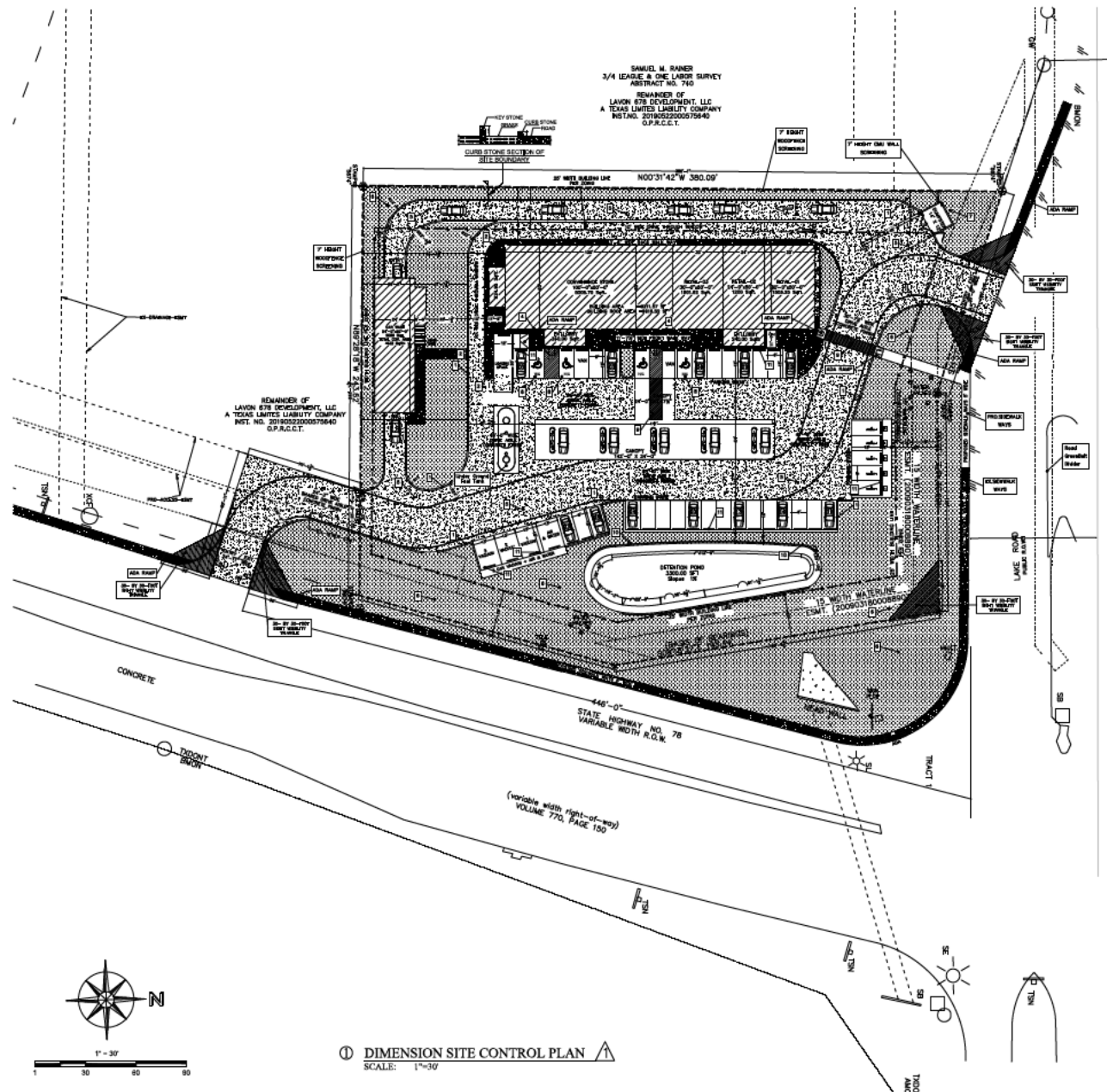
⑰

⑱

⑲



① DIMENSION SITE CONTROL PLAN
SCALE: 1"=30'



ISSUE RECORD:	
DATE:	REVISION:
INNOVATIVE DESIGN, CONCEPT, AND ANALYTICS, LLC TBP# FIRM NUMBER: F-24211 555 Republic Dr Suite 312A, Plano, TX 75074, PHONE: 469-662-5248 E-MAIL: mohamednataf@gmail.com	
991 N STATE HWY 78, LAYON, TX 75166, USA	
SHEET CONTENTS: DIMENSION SITE CONTROL PLAN DATE: 19-Jan-2024 C-1.3	

LANDSCAPE CALCULATIONS

LANDSCAPED AREA
• Total Site Area
• Landscaped Area (planting BS)

AREAS
• 100% of
• 100% of
(100%)
(100%)

NOTES

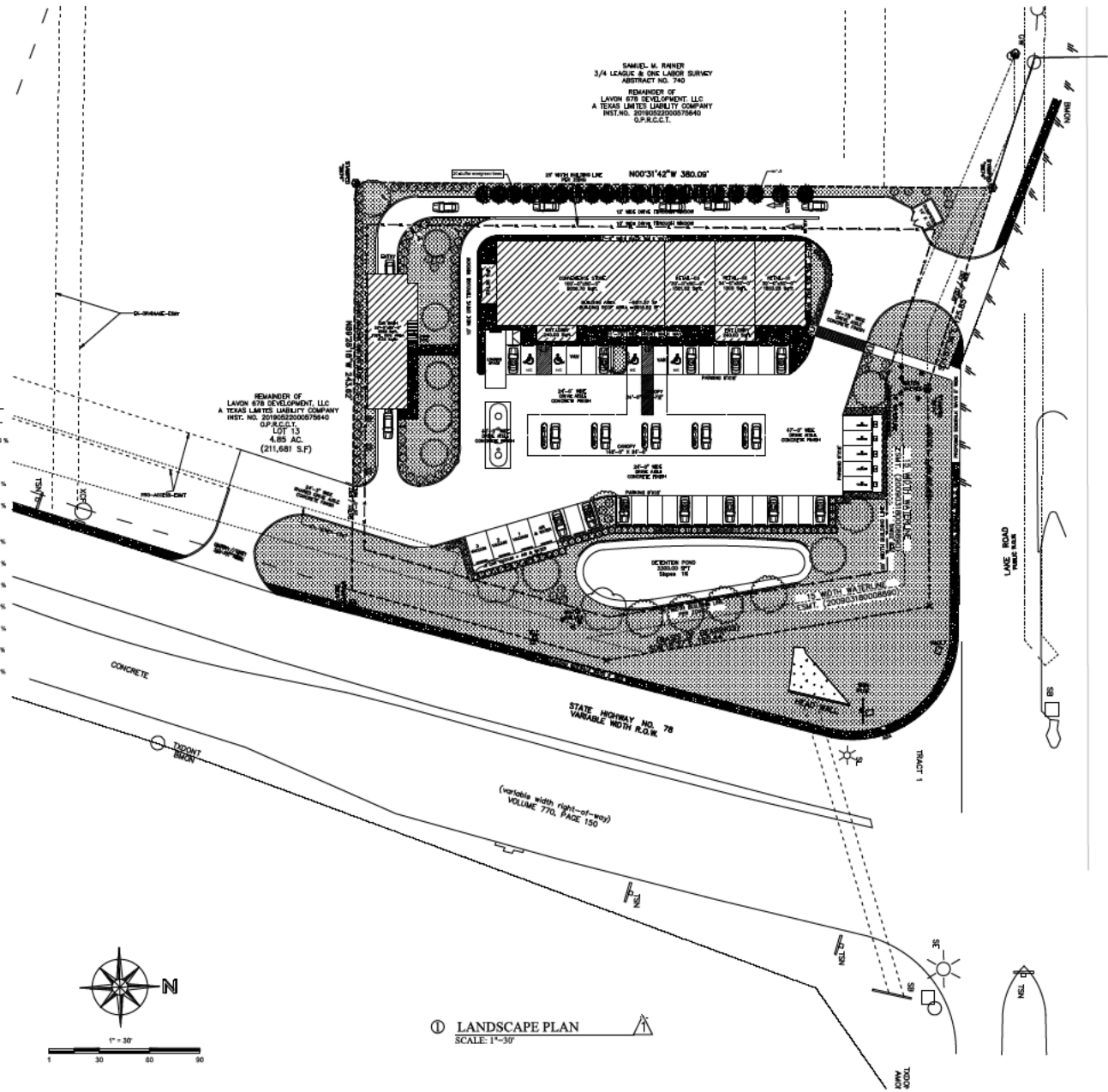
No surveyed trees or site

PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT. CAL.	SIZE	QTY.	%
	ac1A	Arizona Cypress	Cupressus arizonica	-	4" Cal. 12' H min	21	12.40 %
	ac3	Terminia	Terminia	-	4" Cal. 12' H min	8	5.29 %
	pl3	Live Oak	Quercus virginiana	-	4" Cal. 12' H min	3	3.41 %
	rs3	Medean Sycamore	Pteleocarya sycamore	-	4" Cal. 12' H min	2	3.41 %
SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT. CAL.	SIZE	QTY.	%
	a	Pink Cactus Antennaria	Antennaria x 'Pink Cactus'	5 gal		19	5.49 %
	f	Flowering Spirea	Codia corymbosa	5 gal		99	5.49 %
	k	Knock Out Rose	Rosa straminea 'Knock Out'	5 gal		10	5.49 %
	s	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal		21	5.49 %
	so	Soil	Desmodium illinoense	5 gal		23	5.49 %
	l	Texas Sage 'Blossom'	Leucosiphon tuberosa 'Blossom'	5 gal		26	1.37 %
	u	Upright Rosemary	Rosmarinus officinalis	5 gal		12	5.49 %

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	Lawn, Soil
	Lawn, Hydroponic Seed
	Wood Edge
	Mulch
	Decomposed Granite



DATE	ISSUED FOR	COMMENTS

INNOVATIVE DESIGN, CONCEPT, AND ANALYTICS, LLC

TBPE FIRM NUMBER: F-24211

555 Republic Dr Suite 312A, Plano, TX 75074,

PHONE: 469-662-5248

E-MAIL: mohamednafa@gmail.com



991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:

LANDSCAPE
PLAN

DATE: 19-Jun-2024

L-1.1

4.1	APR. ROUGH STONE
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR
4.5	WOOD TEXTURED STONE VENEER

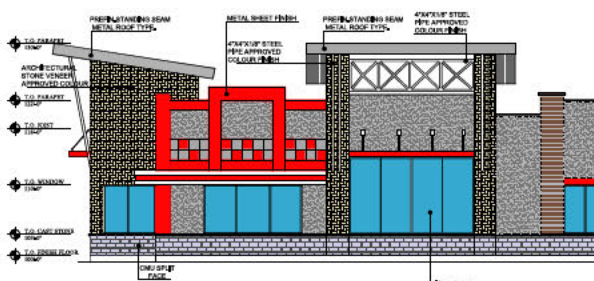
- | | |
|------|--|
| 4.6 | ARCHITECTURAL STONE VENEER
2x COLOUR FINISH |
| 4.7 | PREFIN. STANDING SEAM METAL
ROOF TYP. |
| 4.8 | 3"x3"x1/8" STEEL FRAME
APPROVED COLOUR FINISH |
| 4.9 | 4"x4"x1/8" STEEL PIPE
APPROVED COLOUR FINISH |
| 4.10 | METAL SHEET FINISH |

- | | |
|-----|--|
| 4.1 | ARCHITECTURE STONE VENNER
APPROVED COLOUR |
| 5.1 | PAINTED GALV. STEEL ROOF ACCESS
LADDER. PER STEEL CONTRACTOR. |
| 7.1 | PARAPET ALUMINUM METAL COPING
COLOR: GREY PAINT |
| 7.2 | LIGHT GAUGE AWNING FRAME PRIME
& PAINT TYPE-1 |
| 7.3 | LIGHT GAUGE AWNING FRAME PRIME
& PAINT TYPE-2 |

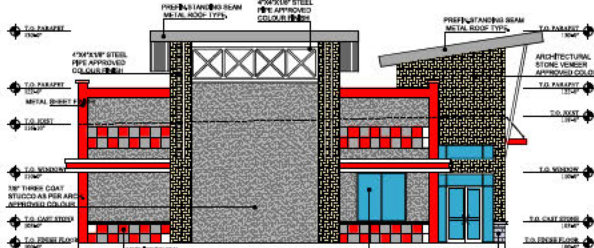
- 7.4 PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.
- 8.1 PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
- 8.2 INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.
- 16.3 DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2

1. ALL EXTERIOR STUDS TO BE HOT DIPP GALVANIZED 16 GAGE
2. METAL STUDS AT 16" O.C. (ASTM A525).
3. ALL EXTERIOR STUD SCREWS AND FASTENERS TO BE STAINLESS STEEL WITH NEOPRENE WASHERS.
4. ALL METAL FLASHING ABOVE WINDOWS AND WHERE INDICATED TO BE STAINLESS STEEL.
5. ALL EXTERIOR FLASHING USED IN CAVITY WALLS TO BE GYPSUM SHEATHING W/ FIBERGLASS FACING (cfr. DEN'S GYPSUM SHEATHING)
6. VERTICAL BRICK MOVEMENT JOINTS TO BE 20" O.C. MAX, UNLESS NOTED OTHERWISE, AND SHALL NOT CROSS LINTELS OR BRICK SHELF ANGLES.
7. VERTICAL BRICK USED OVER SHEATHING TO BE WRAPPED AROUND FLASHING AT THE BASE AND ABOVE WINDOW LOCATIONS.
7. APPLY MASONRY SEALER OVER EXTERIOR STONE VENEERS.

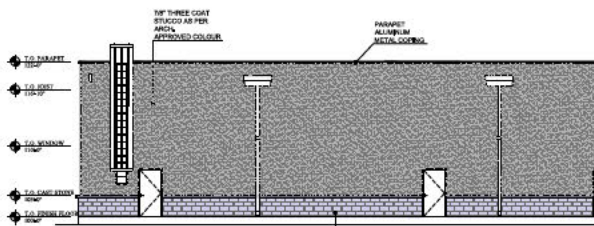
1. METAL STUD SUPPLIER SHALL DESIGN AND DETAIL ALL METAL STUDS, BRACING, CONNECTIONS, AND ATTACHMENTS TO MAIN STRUCTURE AND SUBMIT STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER.
2. ALL COLUMNS, BEAMS, STRUCT., CONNECTIONS, AND CANOPY DETAILS SHALL BE BUILT BASED ON STRUCTURAL DRAWINGS.
3. PROVIDE FIREPROOFING AT ALL REQUIRED INTERIOR STEEL STRUCTURES.
4. INTERIOR FINISHES, PARTITION WALLS, RESTROOMS, MILLWORK, ETC. NOT INCLUDED IN THIS ASSET ABOVE MENTIONED ITEMS ARE THE RESPONSIBILITY OF THE FUTURE TENANTS.
5. STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.



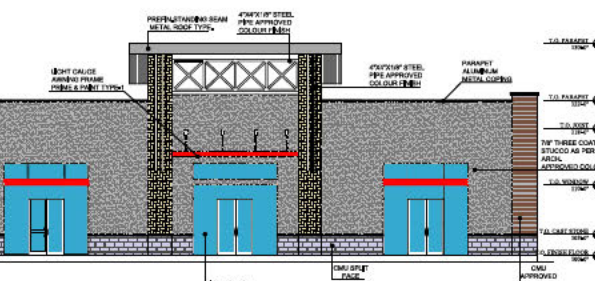
① EAST ELEVATION
SCALE: 1/8" = 1'-0"



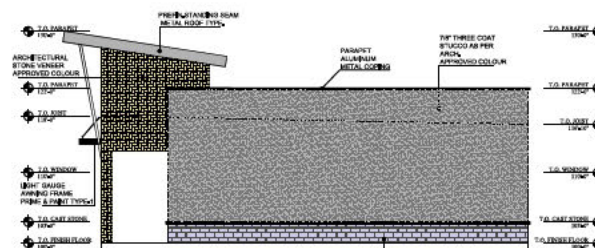
② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



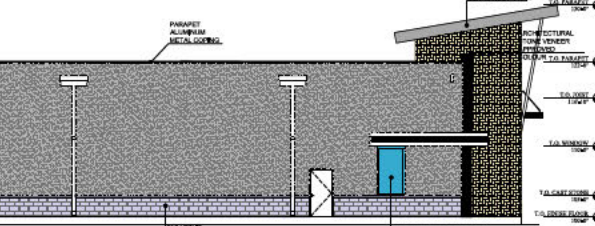
④ WEST ELEVATION
SCALE: 1/8" = 1'-0"



③ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION		4836.47	
61	1" STAINLESS STEEL BRUSH FINISH	6856.32	6.85
62	9" STAINLESS STEEL INTERIOR, CLASH COLORED	7462.50	7.46
63	9" STAINLESS STEEL INTERIOR, CLASH COLORED	6948.75	6.95
64	1" STAINLESS STEEL BRUSH FINISH	1801.24	1.80
65	WOOD TRIMMED STONE VENEER	2890.00	2.89
66	WOOD TRIMMED STONE VENEER	8471.75	8.47
67	WOOD TRIMMED STONE VENEER	12567.50	12.57
68	WOOD TRIMMED STONE VENEER	17343.75	17.34
69	WOOD TRIMMED STONE VENEER	4419.00	4.42
70	METAL TRIMMED STONE VENEER	9168.00	9.17
71	PAINTED ALUMINUM METAL CORNER	33.00	0.33
72	PAINTED ALUMINUM METAL CORNER	7561.00	7.56
73	PAINTED ALUMINUM METAL CORNER	5410.00	5.41
74	PAINTED ALUMINUM METAL CORNER	8949.00	8.95

[illegible]

NORTH ELEVATION		1265.00 Sg
4.1	APPL. ROUGH STONE	1649 SQ. FT. 1.46
4.2	3" OAT STONE WATERTABLE	1247 SQ. FT. 1.01
4.3	ARCHITECTURE STONE VENEER	1749 SQ. FT. 1.54
4.4	3" THREE COAT STUCCO	5612 SQ. FT. 4.89
4.5	RED ALUMINUM APPROVED COLOR	3426 SQ. FT. 2.93
4.6	FLYING DUTCHMAN METAL ROOF TILE	1547 SQ. FT. 1.31
4.7	PAINTED ALUMINUM METAL SIDING APPROVED COLOR	
WEST ELEVATION		4358.37 Sg
4.1	APPL. ROUGH STONE	4649 SQ. FT. 4.04

[illegible][illegible]

17630 DAVENPORT RD SUITE 109
DALLAS, TX 75252
Phone: 469-662-5248

NINE



991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS

Elevations

DATE: 17-Jan-2024

A4.1

MATERIAL LEGEND:

4.1 7/8" THREE COAT STUCCO-1
AS PER ARCH.
APPROVED COLORS

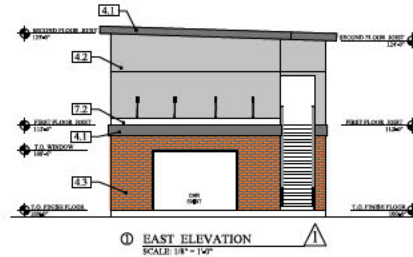
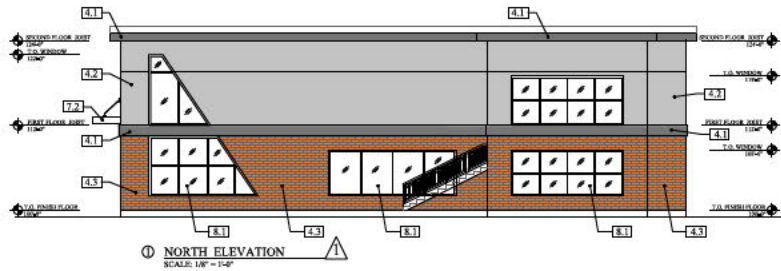
4.2 7/8" THREE COAT STUCCO-2
AS PER ARCH.
APPROVED COLORS

7.1 PARAPET ALUMINUM METAL COPING
COLOR: GREY PAINT

7.2 LIGHT GAUGE AWNING FRAME PRIME
& PAINT TYPE-1

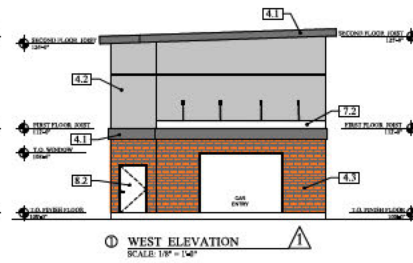
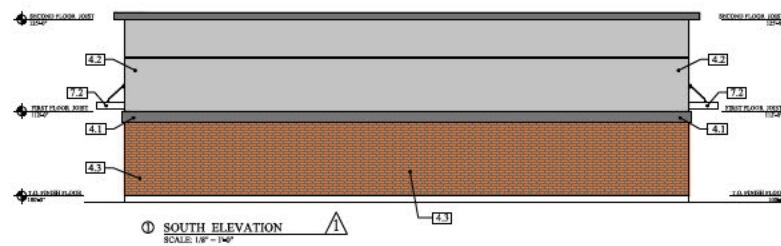
8.1 PREFINISHED ALUMINUM
STOREFRONT
SYSTEM: U.S. ALUMINUM 451
OR APPROVED
EQUAL, COLOR: MATCH 7.2

8.2 INSULATED HOLLOW MTL. DOOR
COLOR: TO MATCH 8.1.



NORTH ELEVATION		1975.07 Sqft
4.1	7/8" THREE COAT STUCCO-1	1975.07
4.2	7/8" THREE COAT STUCCO-2	1975.07
7.1	PARAPET ALUMINUM METAL COPING	1975.07
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	1975.07
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	1975.07
8.2	INSULATED HOLLOW MTL. DOOR COLOR: TO MATCH 8.1.	1975.07

EAST ELEVATION		1975.07 Sqft
4.1	7/8" THREE COAT STUCCO-1	1975.07
4.2	7/8" THREE COAT STUCCO-2	1975.07
7.1	PARAPET ALUMINUM METAL COPING	1975.07
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	1975.07
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	1975.07
8.2	INSULATED HOLLOW MTL. DOOR COLOR: TO MATCH 8.1.	1975.07



WEST ELEVATION		675.46 Sqft
4.1	7/8" THREE COAT STUCCO-1	675.46
4.2	7/8" THREE COAT STUCCO-2	675.46
7.1	PARAPET ALUMINUM METAL COPING	675.46
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	675.46
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	675.46
8.2	INSULATED HOLLOW MTL. DOOR COLOR: TO MATCH 8.1.	675.46

SOUTH ELEVATION		2091.75 Sqft
4.1	7/8" THREE COAT STUCCO-1	2091.75
4.2	7/8" THREE COAT STUCCO-2	2091.75
7.1	PARAPET ALUMINUM METAL COPING	2091.75
7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	2091.75
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	2091.75
8.2	INSULATED HOLLOW MTL. DOOR COLOR: TO MATCH 8.1.	2091.75

ISSUE RECORD:	
DATE	REVISION

17630 DAVENPORT RD SUITE 109
DALLAS, TX 75262
Phone: 469-662-5248

NME



991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
CAR WASH
ELEVATIONS

DATE: 17-Feb-2024

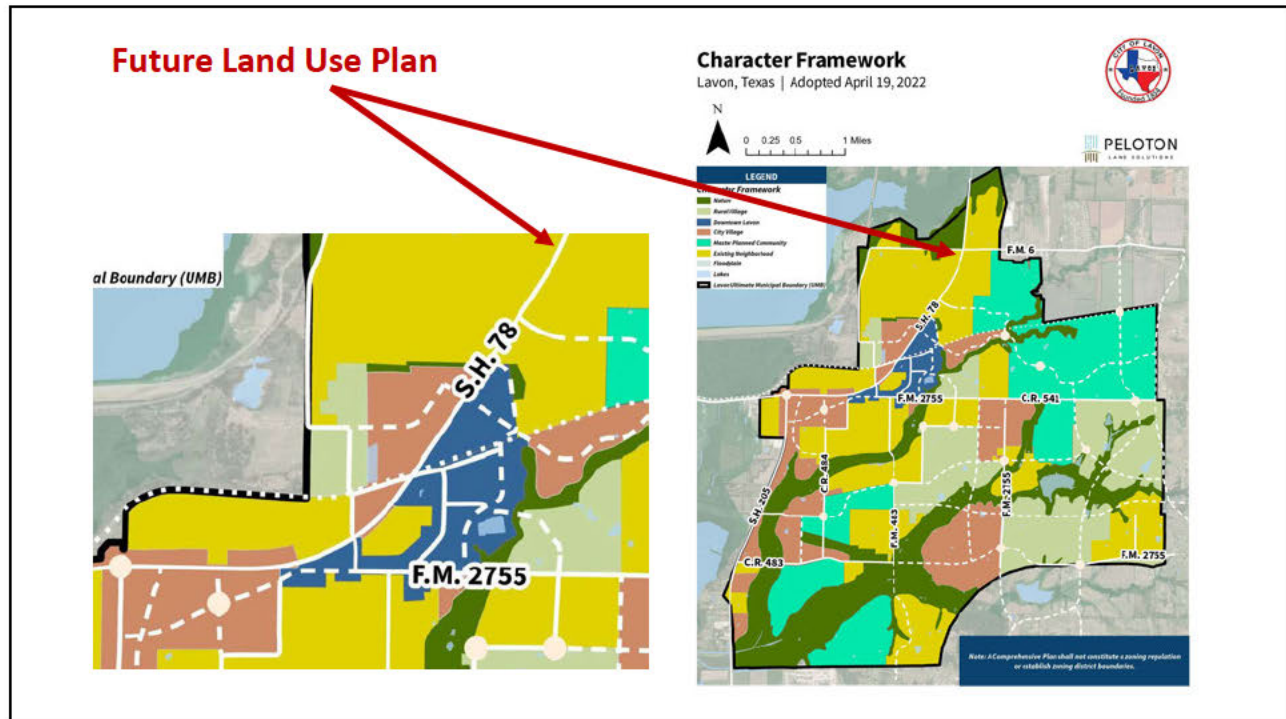
A3.3



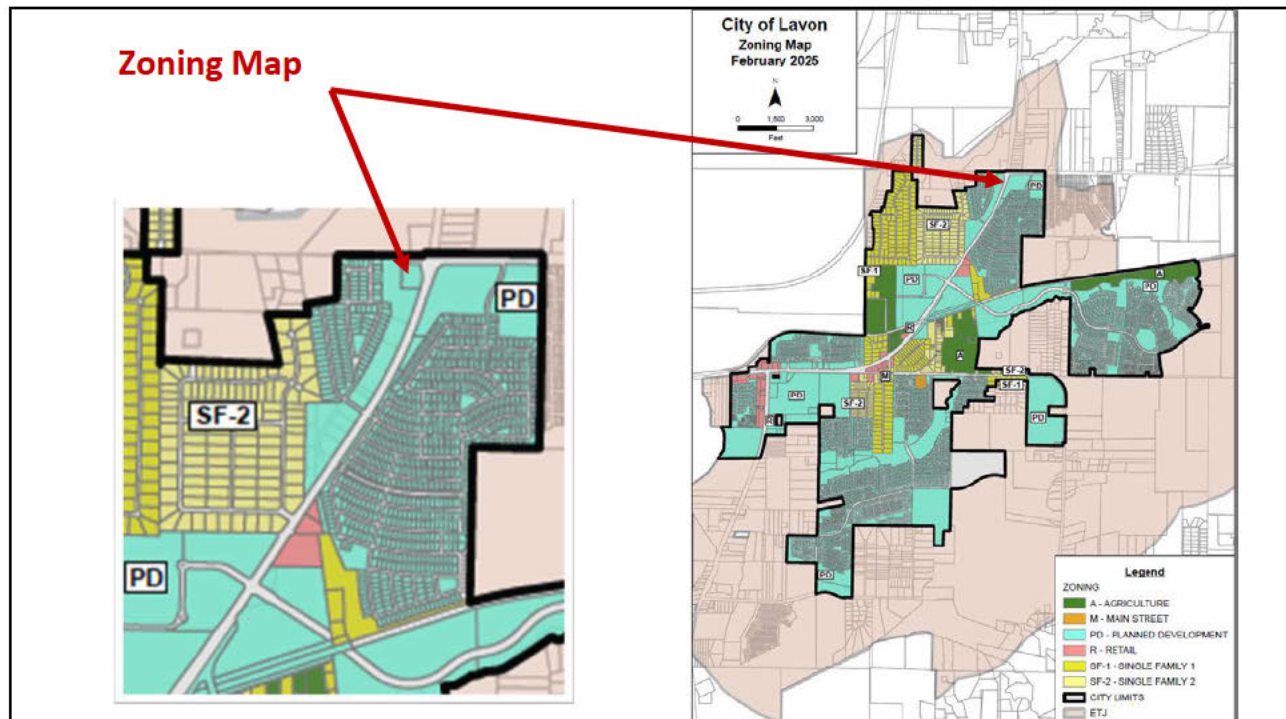




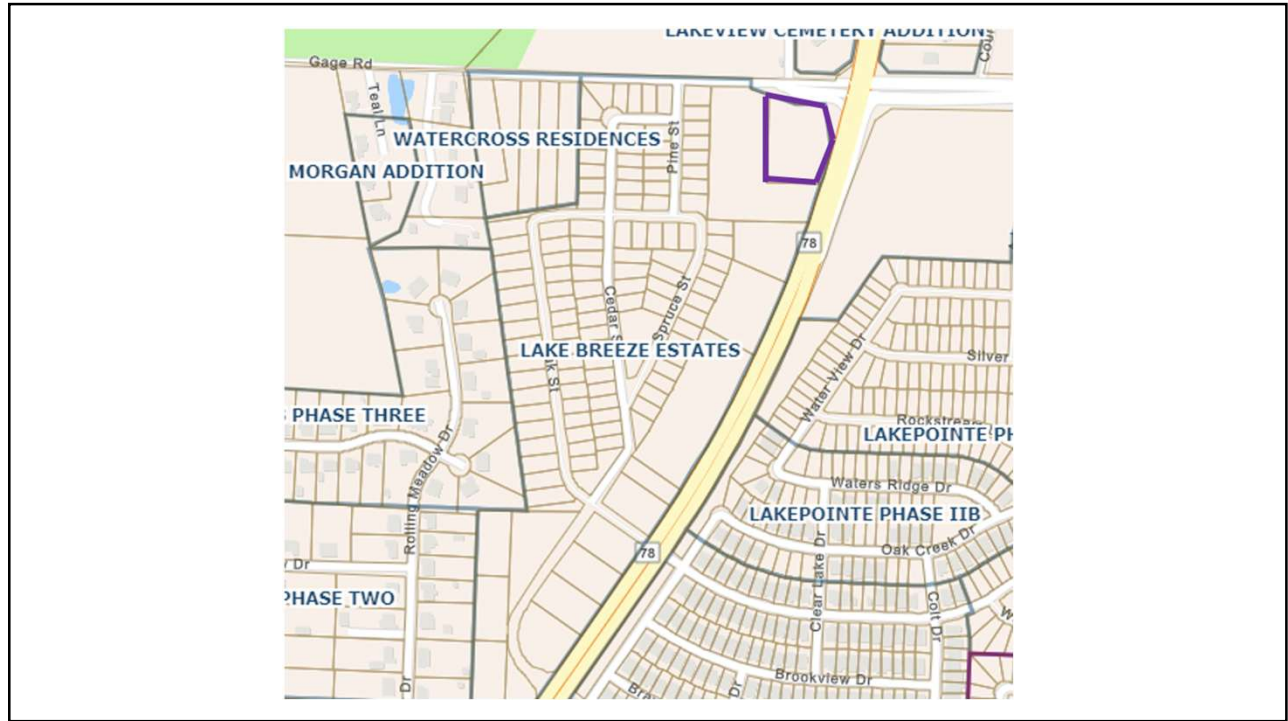




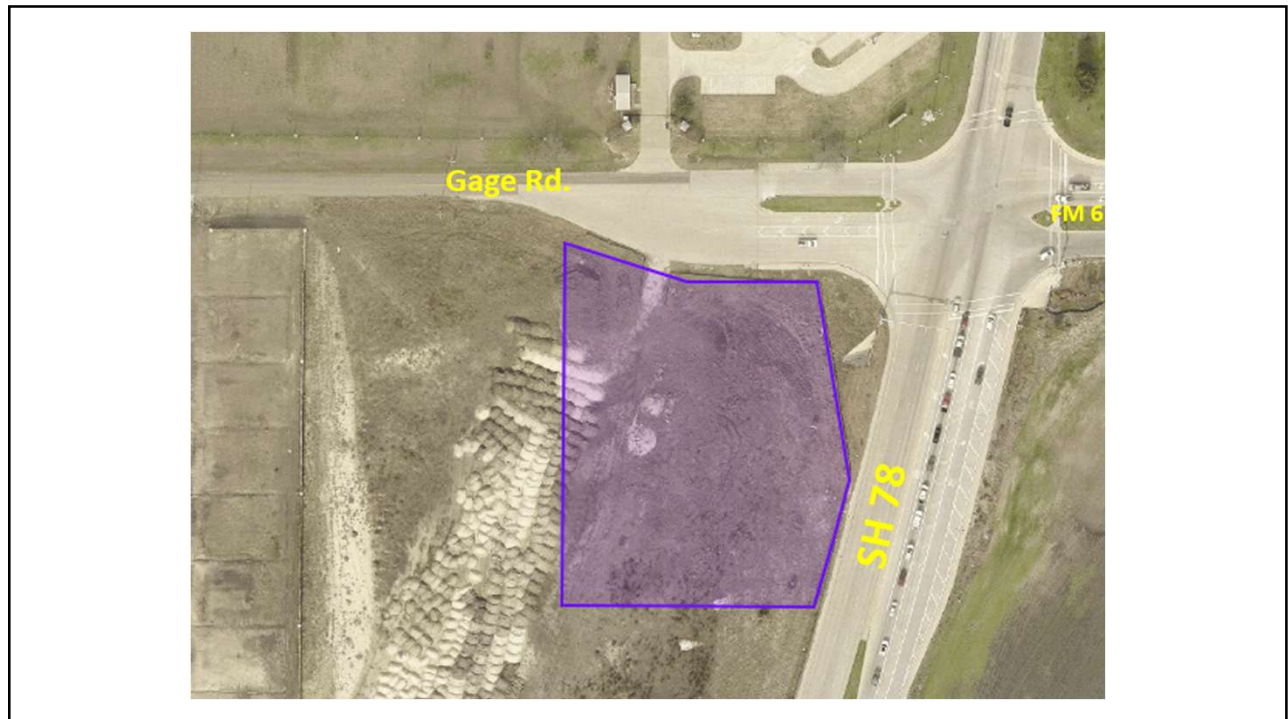
5



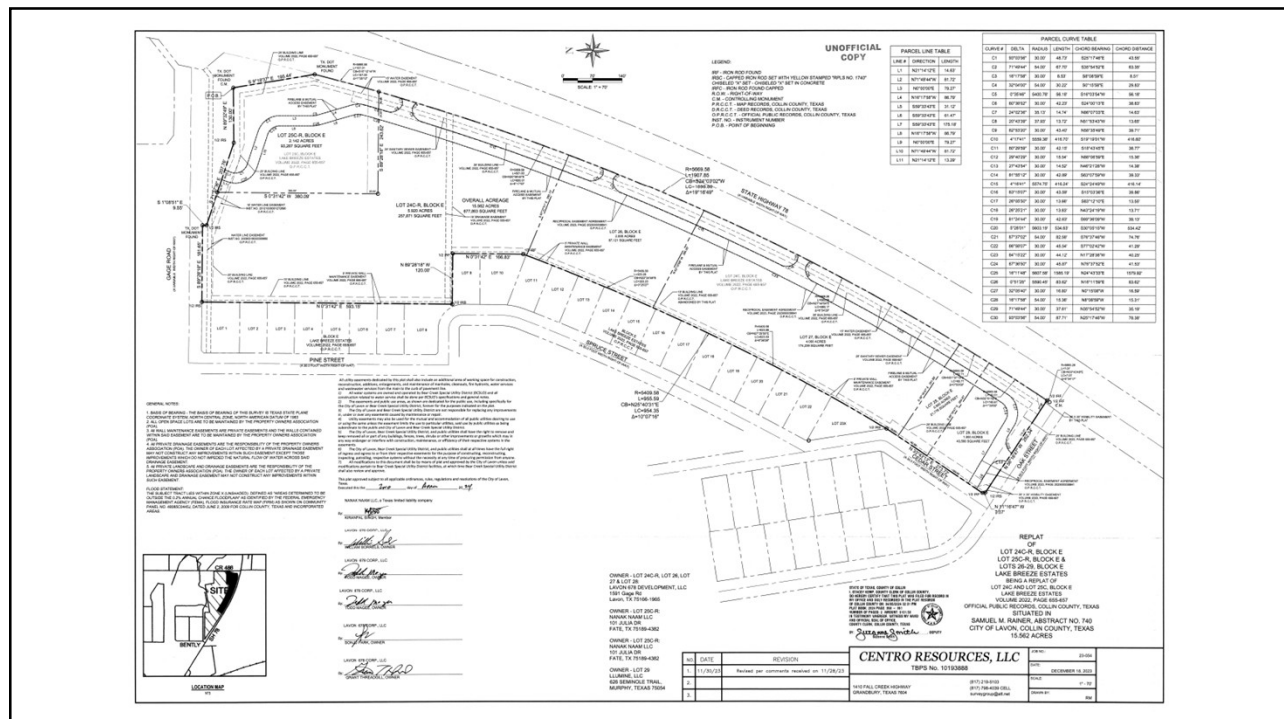
6



7



8



August 24, 2026

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

Re: Lavon Food and Fuel (955 N. SH 78)
Conditional Use Permit Review
LJA Job No. NTP3880
MyGov Submittal: August 20, 2026

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

The review of this CUP application is complete. The CUP will be considered by the Planning and Zoning Commission and City Council with the following recommended conditions:

1. Staff is recommending the following conditions with the CUP:
 - a. For "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)":
 - i. Security cameras covering entrances, exits, and parking zones shall be provided.
 - b. For "Alcohol: mixed beverage package store (on- and/or off-premises consumption)":
 - i. Security cameras covering entrances, exits, and parking zones shall be provided.
2. Revise the Proximity Graphic to correct the unit measurement label for the alcohol-related uses from "2' Radius" to the actual distance radius.
3. Lavon has six alcohol-related uses (with two additional alcohol-related uses also proposed and moving forward). The Planning and Zoning Commission and City Council will consider the proximity of the proposed alcohol-related uses, to others in Lavon, for potential over-saturation.

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

Thank you,



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

August 3, 2026

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

Re: Lavon Food and Fuel (955 N. SH 78)
Conditional Use Permit Review
LJA Job No. NTP3880
MyGov Submittal: July 29, 2026

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

PLANNING + DESIGN COMMENTS

1. Submit a completed and signed CUP application.
2. Submit a statement describing the proximity of the site to other similar alcohol-related uses, as required per § 9.03.211(e) of the Zoning Ordinance.
3. FYI: A Site Plan was submitted with this application. However, there are elements on that Site Plan that appear different from the approved Site Plan. The approved Site Plan for this site (approved on 2/6/24) will be incorporated into the Conditional Use Permit ordinance.
4. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Studio Lead, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
On behalf of the City of Lavon, TX

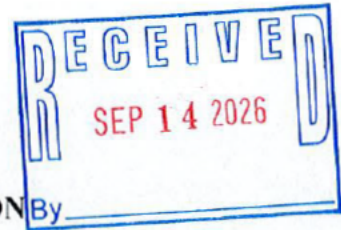
Quality check by:



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 September 22, 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 October 6, 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 for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

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

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

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

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

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

Signature:

Name (printed):

Address:

Phone: 214-

Email Address:

You may return this form to: **City of Lavon
P.O. Box 340
Lavon, Texas 75166**
LAKEVIEW CEMETERY ADDITION (GCN), BLK 1, LOT 1

or via email to: CityHall@lavontx.gov



CITY OF LAVON

Agenda Brief

MEETING: September 22, 2026

ITEM: 5 – D

Item:

Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

- 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): Georgeos Nemeh

Applicant: Bob Nguyen

Location: 616 Cedar St., located northwest of the intersection of SH 78 and Cedar St.

Description: Lot 4, Block F of the Lake Breeze Block A, Lot 32C Addition Replat in the Lake Breeze Planned Development District (CCAD Property ID 2918093).

Current Zoning: Planned Development (PD)

Request: Conditional Use Permit (CUP) for a Drive Through Facing a Public Street

Request Details

The applicant is seeking approval of a conditional use permit to allow a drive through that faces a public street.

A site plan for a multi-tenant commercial building that is approximately 10,490 square feet in area was approved by the City Council on February 17, 2026. The applicant has added a drive-through to the proposed project.

A drive through is permitted by the PD regulations; however, pursuant to the Zoning Ordinance, the addition of a drive through facing a public street necessitates the approval of a conditional use permit.

Building façades, a queuing analysis , a truck route, and a photometric plan have been provided and reviewed.

The site will be developed in accordance with the Lake Breeze Planned Development District regulations, Ordinance No. **2020-04-04**, as amended that established the Planned Development zoning for the property.

Code Excerpt:

**LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 6 – REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL
DISTRICTS**

9.03.131 RETAIL DISTRICT (R)

c) Conditional Uses

- 4) Outdoor, drive-in or drive-through sales or service activity

ORDINANCE NO. 2020-04-04

Lake Breeze Planned Development

Retail District Standards

E)	Building Placement, Orientation and Site Design.	
1.	No service canopies, drive-thru lanes, service doors for auto or similar service shall face the public street nor a residential lot or residential zoning district.	Permitted upon approval of CUP

The required public hearing notice was published in the newspaper and on the website and six (6) notices were provided to the owners of property located within 200 feet of the proposed site. Signs were properly posted on the property. No notices were returned in favor of or in opposition to the proposed application.

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

Staff Notes:

Approval of the proposed CUP is recommended, subject to the final review and approval of the city engineer, fire marshal, and planner.

- Attachments:**
1. Application
 2. Location exhibits
 3. Planning and Engineering Review comments
 4. Neighbor Notice
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)



CITY OF LAVON

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

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Bob Nguyen
Applicant Name
Pann Sribhen
Representative, Agent or Owner
NamGroup Construction
Company
425 Pinson Rd, Ste M #1015
Street
NORTHWEST CORNER OF CEDAR ST. & SH 78
Address and Location of Property
LOT 4 BLOCK F, LAKE BREEZE ESTATES
Legal Description of Property
Existing Zoning: PD-MU

08/13/2026
Date
(813)-390-4115
Phone
[REDACTED]
Email address
Forney, TX, 75126
City, State, Zip

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

Amend approve site plan to include Restaurant Drive through lane.

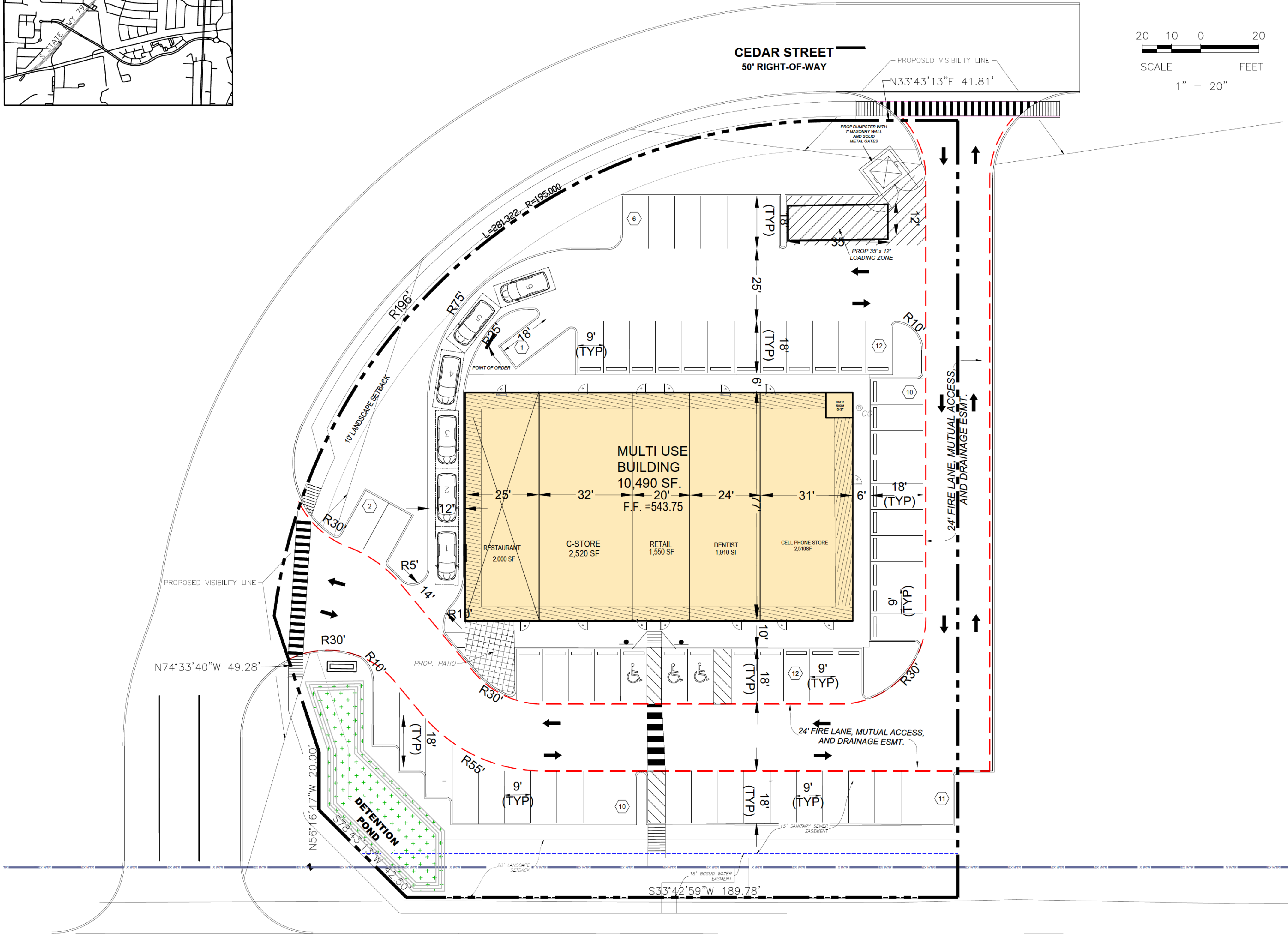
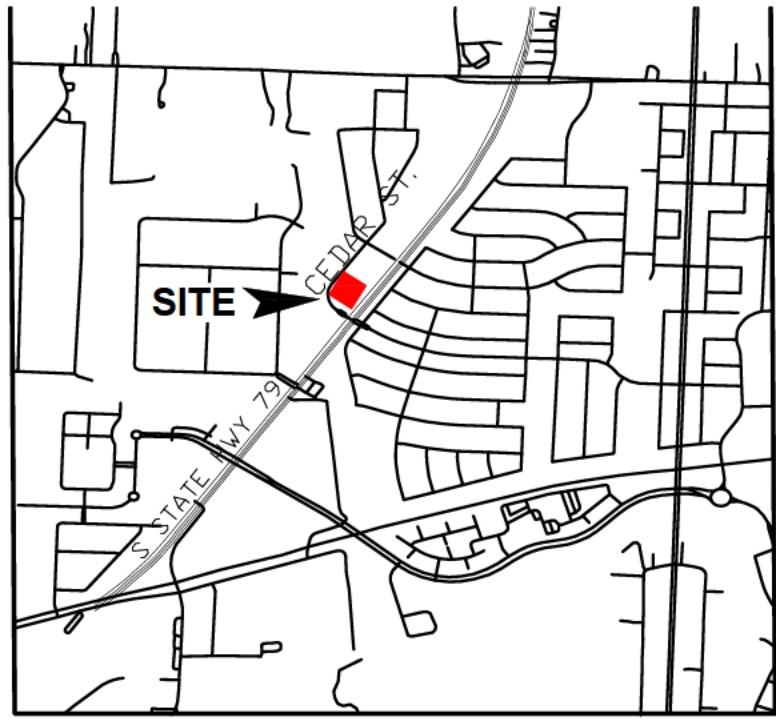
Signature of Applicant or Representative: _____

For Office Use Only

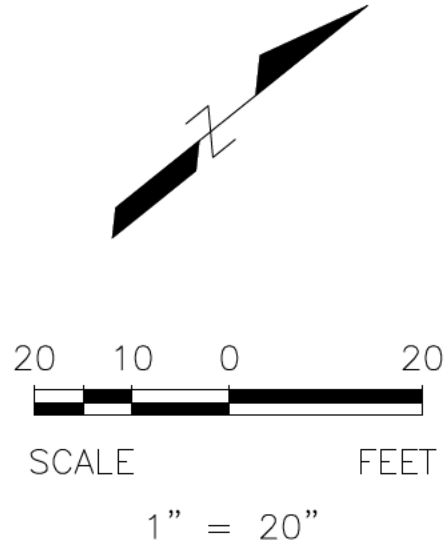
Date Received: _____ Date Paid: _____ Fee Paid: _____

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

ORIGINAL SHEET SIZE: 24" X 36" (AR



STATE HIGHWAY 78
RIGHT-OF-WAY VARIES



GENERAL		
Case Number		
Name of Project/Development		
Proposed Use	Resturant with Drive-Through, C-Store, Retail Store , Dentist, Cell Phone Store	
Existing Zoning District	PD-MU	
Proposed Zoning District	PD-MU	
County (Central Appraisal District)	Collin County	
Property ID	2918093	
Legal Description	BLK F, LOT 4	
Site Address	Lake Breeze Estates, Cedar Street and S Hwy 78, Lavon,Texas	
ZONING DISTRICT REGULATIONS		
Minimum Lot Area, Width & Depth	1 acre (43,560 sf)	
Minimum Front Yard	25 Ft.	
Minimum Side Yard	7 feet except adjoining residential where side yard shall be 15 feet	
Minimum Rear Yard	None except adjoining residential where rear yard shall be 15 feet	
Maximum Lot Coverage	80%	
Maximum Building Height	25' - 0"	
Building Height Proposed	25' - 0"	
AREA CALCULATIONS		
Gross Site Area	53,435 Sq. Ft.	1.227 Acre(s)
Total Building Area	10,490 Sq. Ft.	
Provided Building Coverage on Lot	19.63%	
Permitted Maximum Impervious Surface Area	90%	
Impervious Surface Area Provided	40,559 Sq. Ft.	75.90%
Pervious Surface Area Provided	12,876 Sq. Ft.	24.10%
PARKING DATA		
Resturant	1/100	20
C-Store (Retail)	1/200	13
Retail	1/200	8
Medical Office	1/200	10
Cell Phone Retail	1/200	13
Parking Spaces Required		63
Total Parking Spaces Provided		64
Standard Parking Spaces Provided		63

SITE PLAN NOTES:

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL CONFORM TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, UNLESS THE CITY OF LAVON STANDARDS SPECIFY STRICTER REQUIREMENTS.
 - CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES (WATER, SANITARY, STORM, ELECTRIC, GAS, TELECOM) PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR PROTECTING THEM. DAMAGES RESULTING FROM CONSTRUCTION SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - A RE-CONSTRUCTION CONFERENCE WILL BE REQUIRED PRIOR TO BEGINNING ANY CONSTRUCTION.
 - ALL SITE IMPROVEMENTS (STREETS, PARKING, FIRE LANES, SIDEWALKS, CURB & GUTTER) SHALL MEET CITY OF LAVON STANDARDS FOR PAVEMENT STRENGTH, CONCRETE MIX, AND ADA COMPLIANCE. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - FIRE HYDRANTS, WATER SERVICE LOCATIONS, AND ALL UTILITY EASEMENTS SHALL BE INSTALLED PER APPROVED SITE PLAN AND COORDINATED WITH BEAR CREEK SUD AND APPLICABLE UTILITY PROVIDERS. SANITARY SEWER SERVICE SHALL BE COORDINATED WITH CITY OF LAVON.
 - ALL GROUND-BASED HVAC EQUIPMENT SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. MASONRY SCREENING SHALL MATCH THE MATERIALS OF THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE FULLY SCREENED FROM PUBLIC VIEW.
 - DUMPSTER ENCLOSURES SHALL BE CLAD IN A MATERIAL MATCHING THE MAIN BUILDING AND REQUIRE A SEPARATE BUILDING PERMIT.
 - ALL FUTURE TENANT SIGNAGE SHALL BE PERMITTED SEPARATELY AND IS NOT INCLUDED WITH THIS SITE PLAN APPROVAL.
 - APPROVAL OF THIS SITE PLAN SHALL NOT WAIVE OR SUPERSEDE ANY REQUIREMENT OF THE CITY OF LAVON CODE OF ORDINANCES.
- ALL FULL DEPTH SAWCUTS TO REMOVE A MINIMUM OF 12" EXISTING PAVEMENT FOR ACCESS DRIVE CONNECTIONS.



REVISION		
NO.	DATE	BY
REMARK: REVISION: CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

SITE PLAN

FOR
LOT 4, BLOCK F,
SITUATED AT THE NORTHWEST CORNER
OF CEDAR ROAD # 5H 78
LAVON, TEXAS

DEVELOPER / G.C.

NAMGROUP
CONSTRUCTION
BOB NGUYEN
425 PINSON RD. STE MF015
FORSYTH, TX 75126
915-386-4335
www.namgroup.com

ENGINEERING

18383 PRESTON ROAD, SUITE 422
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX TBLPE REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100453

09-02-26

PAKSAK SRIBHAI
LICENSED PROFESSIONAL
40320

ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: CE

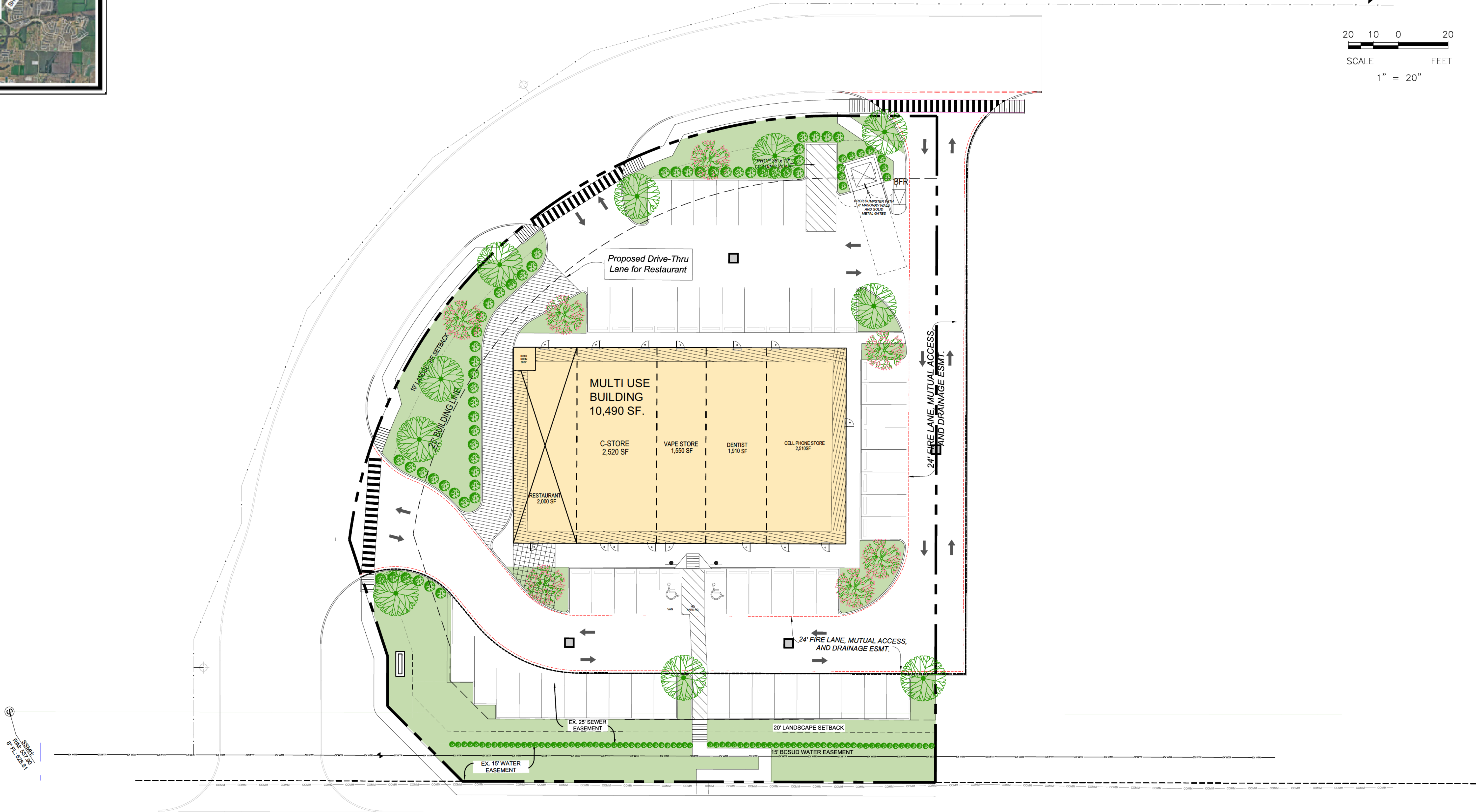
CHECKED: PSS

PSA JOB NO. 22632.CSL

DATE: 9/16/2026

C-1.0

SHEET: 30



REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

SITE PLAN

FOR
LOT, BLOCK, ADDITION
SITUATED AT THE CORNER OF
ROAD # ROAD
[CITY, STATE]

DEVELOPER

[COMPANY NAME]
[ADDRESS]
[CITY, STATE, ZIP CODE]
CONTACT [AGENT'S NAME]
[AGENT'S EMAIL]
[AGENT'S PHONE NO.]

**PRELIMINARY
NOT FOR CONSTRUCTION**

ASA ENGINEERING

17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-5881
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS
[DRAFTER'S INITIALS]

DRAWN: PSS

CHECKED: PSS

PSA JOB NO. 22????-???
CITY CASE ?????-????

DATE: 7/8/2026

SHEET: 31

FINISH MATERIAL SCHEDULE								
SYMBOL	DESCRIPTION	NOTE	SYMBOL	DESCRIPTION	NOTE	SYMBOL	DESCRIPTION	NOTE
B-1	MODULAR SIZE BRICK RODEMAR - VELOUR (SKU: 105401) MANUF. ACME BRICK	MORTAR, TYPE N, INTEGRALLY COLORED LIGHT GRAY, MATCH APPROVED SAMPLE PANEL	S-2	WAINSCOT SILL GRAY LUTTERS SILL, SAWN MANUF. TBD THICKNESS: 2"	PROVIDE 90 DEGREE CORNER	M-2	PRE-FINISHED METAL DOWNSPOUT CHARCOAL GRAY (MATCH SW7674 PEPPERCORR®) MANUF. METAL SALES	GUTTERS AND DOWNSPOUTS
B-2	ACCENT MODULAR SIZE BRICK CHARCOAL GRAY - VELOUR (SKU: 120230) MANUF. ACME BRICK		P-1	ACRYLIC STUCCO FINISH SEMI SMOOTH IC110 CLOUD COVER	OMEGA 3 - COAT SYSTEM - OR APPROVED EQUAL	M-3	PRE-FINISHED CAP FLASHING CHARCOAL GRAY (MATCH SW7674 PEPPERCORR®) MANUF. METAL SALES	
B-3	BRICK SILL CHARCOAL GRAY - VELOUR (SKU: 120230) MANUF. ACME BRICK		AS-1	ALUMINUM STOREFRONT SYSTEM DARK BRONZE ANODIZED YKK AP INDUSTRIES YES 45 FI SYSTEM OR APPROVED EQUAL	W/ 1" LOWE INSULATED GLASS (REF. WINDOW ELEVATIONS)	CS-1	WOOD LOOK FIBER CEMENT BOARD VINTAGE WOOD, SPRUCE MANUF. MICHA	
S-1	THIN STONE VENEER GRAY LUTTERS, SONOMA MANUF. TBD THICKNESS: 1"	2-6" HIGH PROVIDE CORNER RETURN IS MINIMUM 4"	M-1	PRE-FINISHED METAL AWNINGS STANDING SEAM CHARCOAL GRAY (MATCH SW7674 PEPPERCORR®) MANUF. METAL SALES/ BERTRIDGE M. CO.	METAL AWNINGS	E-1	EIFS SYSTEM DECORATIVE ARCHITECTURAL SHAPES, CUSTOM PAINT COLOR, 131 GULL GRAY, FINESSE MANUF. DRYVIT	REF. WALL SECTIONS AND DETAILS

ELEVATION MATERIAL	ELEVATIONS SF (%)			
	FRONT	SIDE	SIDE	BACK
BRICK	1,886 SF (69%)	291 SF (16%)	471 SF (25%)	1,534 SF (49%)
WOOD LOOK FIBER CEMENT BOARDS	237 SF (7%)	85 SF (5%)	153 SF (8%)	-
STUCCO / EIFS	49 SF (1%)	1,027 SF (56%)	842 SF (45%)	1,293 SF (41%)
STONE VENEER	-	107 SF (6%)	102 SF (6%)	136 SF (4%)
STOREFRONT / HM DOORS	972 SF (31%)	232 SF (16%)	294 SF (14%)	167 SF (5%)
METAL PANELS	57 SF (2%)	21 SF (1%)	36 SF (2%)	-
TOTAL	3,188 SF	1,823 SF	1,866 SF	3,130 SF

ALL ROOFTOP EQUIPMENT TO BE SCREENED FROM VIEW OF NEIGHBORING BUILDINGS, SITES AND ROADWAYS.

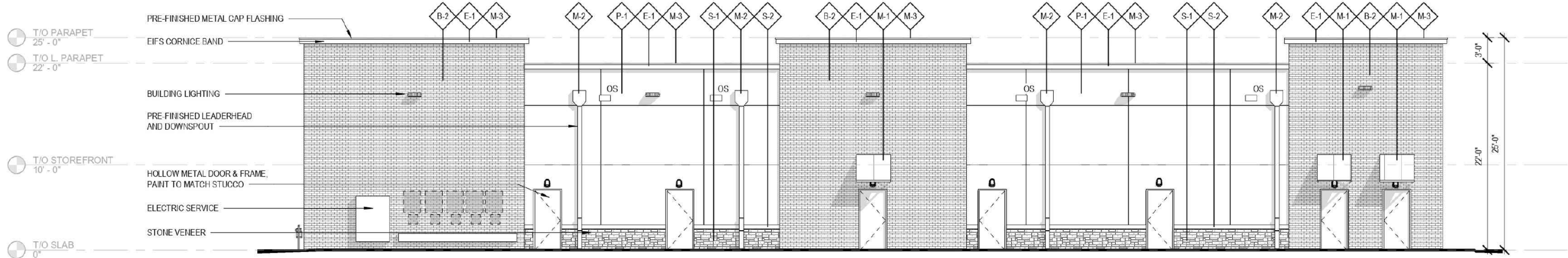


Studio HMA LLC

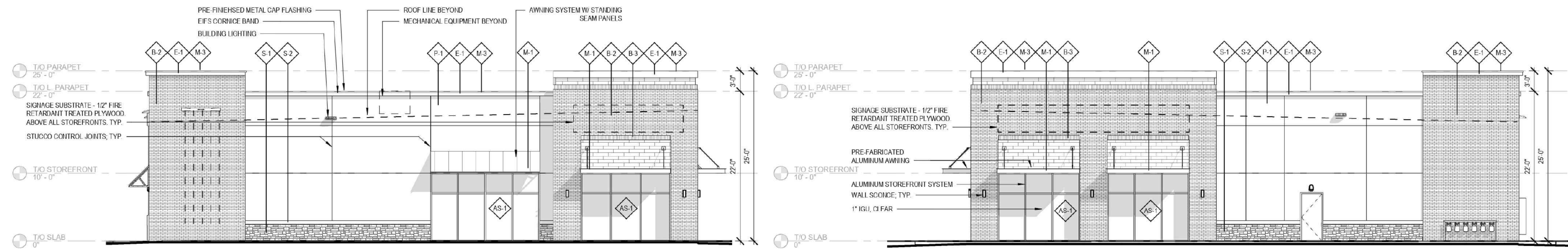
Dardan Hoxha
dardan.hoxha.ra@gmail.com
469-463-4845



© ALL DRAWINGS AND WRITTEN
MATERIAL CONTAINED HEREIN ARE
THE PROPERTY OF STUDIO HMA LLC.
THEY MAY NOT BE REVISED, COPIED,
REUSED, OR DISCLOSED IN ANY
MANNER WITHOUT WRITTEN
AUTHORIZATION.

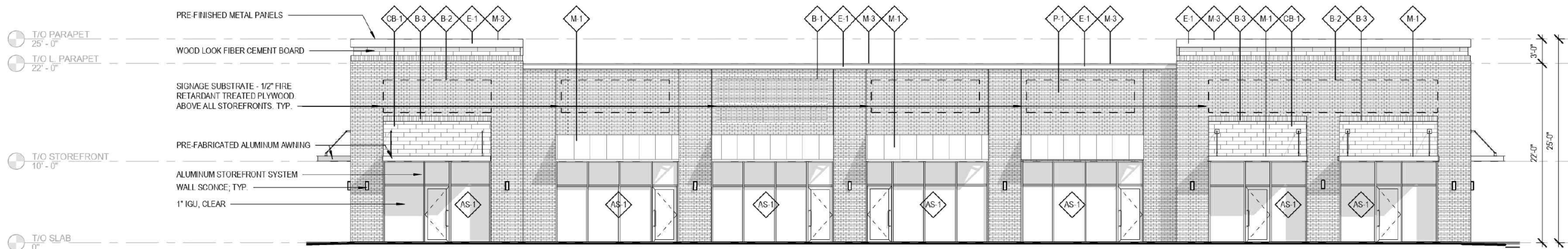


4 BACK ELEVATION
1/8" = 1'-0"



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

2 SIDE ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

LAVON RETAIL

616 CEDAR STREET
LAVON, TX 75166

Prepared for: GEORGE NEMEH

ISSUE/REVISION		
No.	Description	Date
1	ISSUED FOR CONSTRUCTION	04.20.2026

Sheet Title:

EXTERIOR
ELEVATIONS

Original is 36" x 24". Do not scale contents of this drawing.
Sheet Number

A5.1



CIVIL SET

REVISION		
NO.	DATE	BY

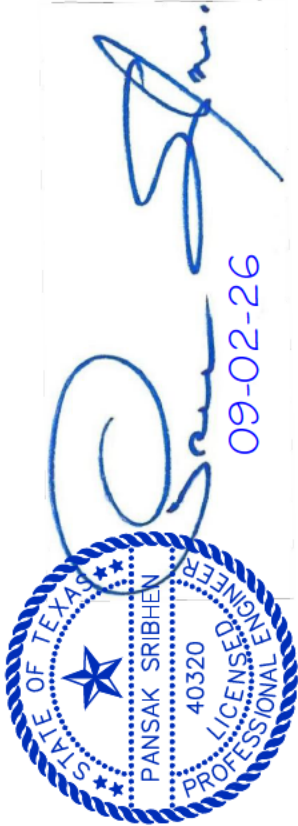
REMARK:
REVISION CLOUD MAY NOT
APPEAR ON ALL DRAWING SHEETS.

ELEVATIONS

FOR
LOT 4, BLOCK F,
SITUATED AT THE NORTHWEST CORNER
OF CEDAR ROAD & SH 78
LAVON, TEXAS

DEVELOPER / G.C.

NAMGROUP
CONSTRUCTION
BOB NGUYEN
425 PINSON RD. STE. 100
FARMERSVILLE, TX 77936
813-380-4335
www.namgroupcorp.com



ENGINEERING

18383 PRESTON ROAD, SUITE 422
DALLAS, TEXAS 75252
(972) 248-9851 FAX (972) 248-9851
TX T.B.P.E. REGISTRATION # F-066974
T.B.P.L.S. FIRM REGISTRATION # 100433



ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

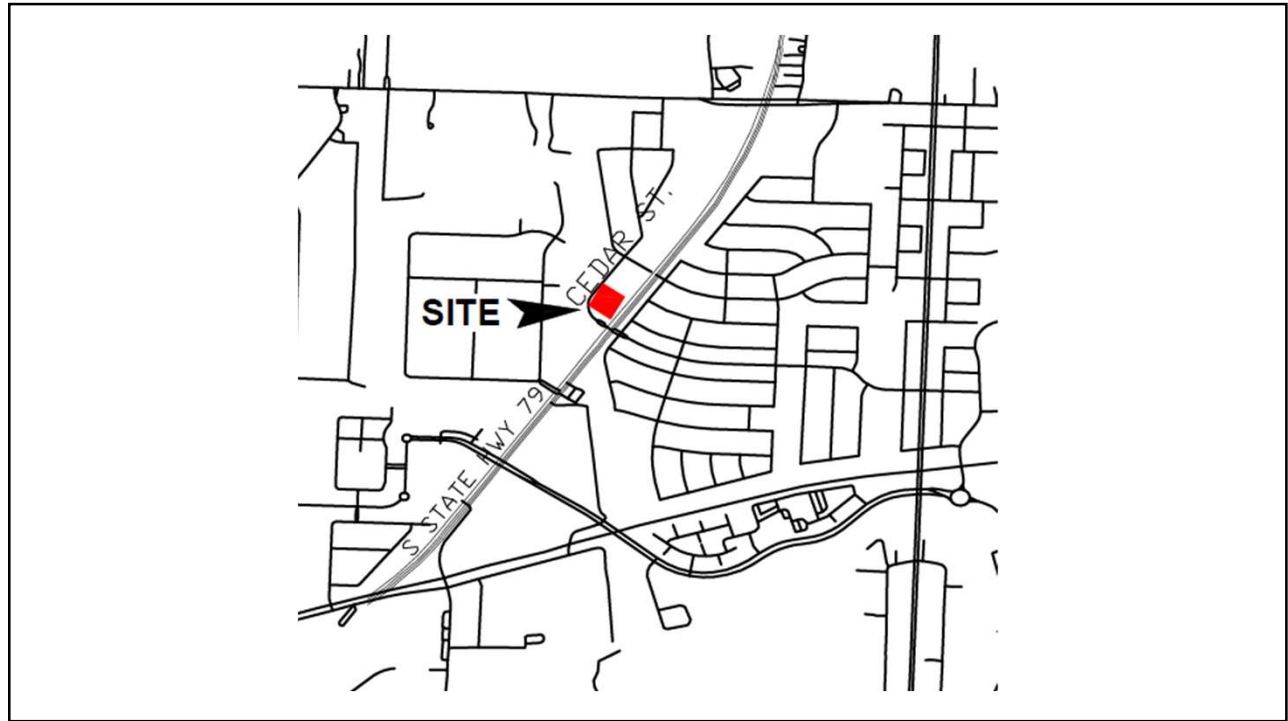
DRAWN: CE

CHECKED: PSS

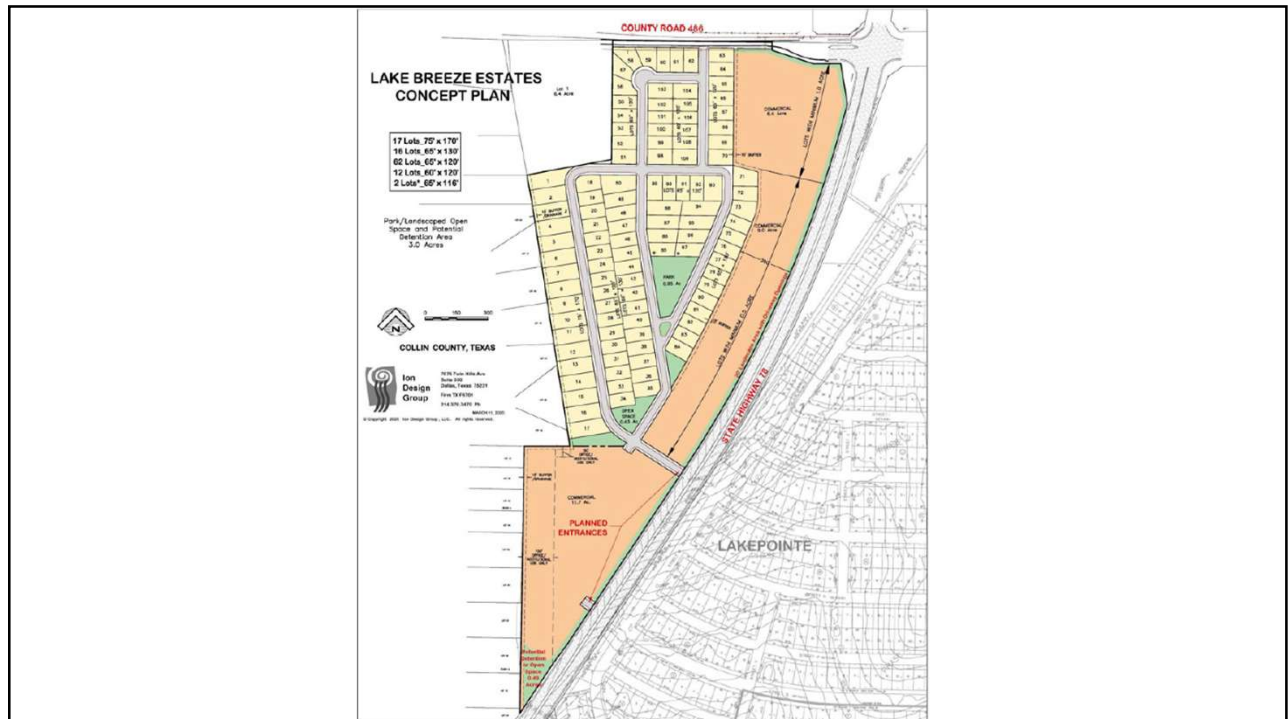
PSA JOB NO. 22632.CSL

DATE: 9/15/2026

SHEET: C-8.0



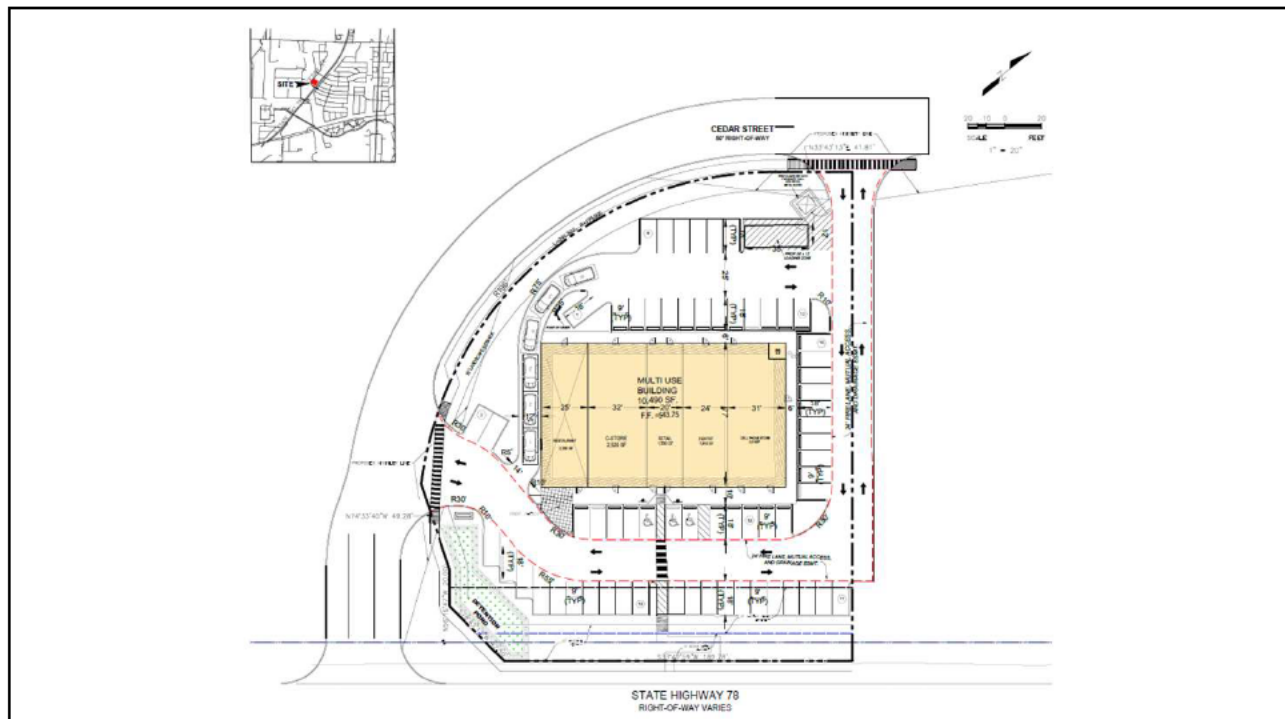
20



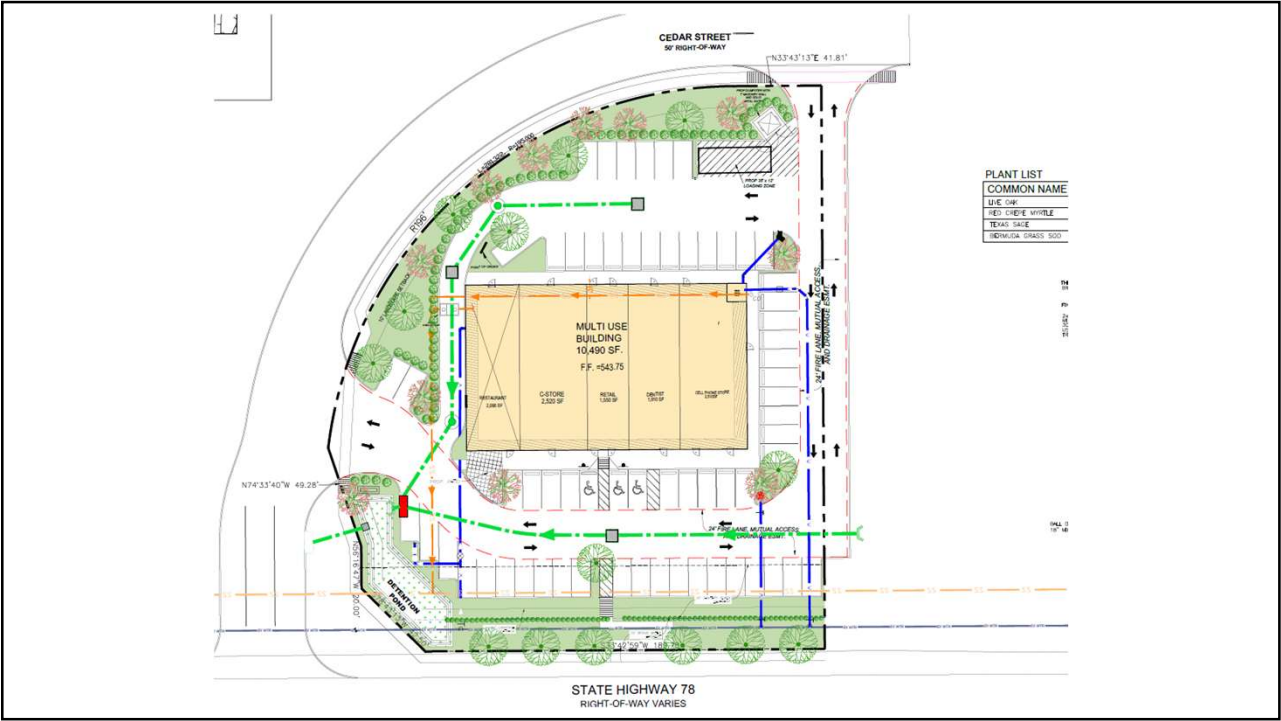
21



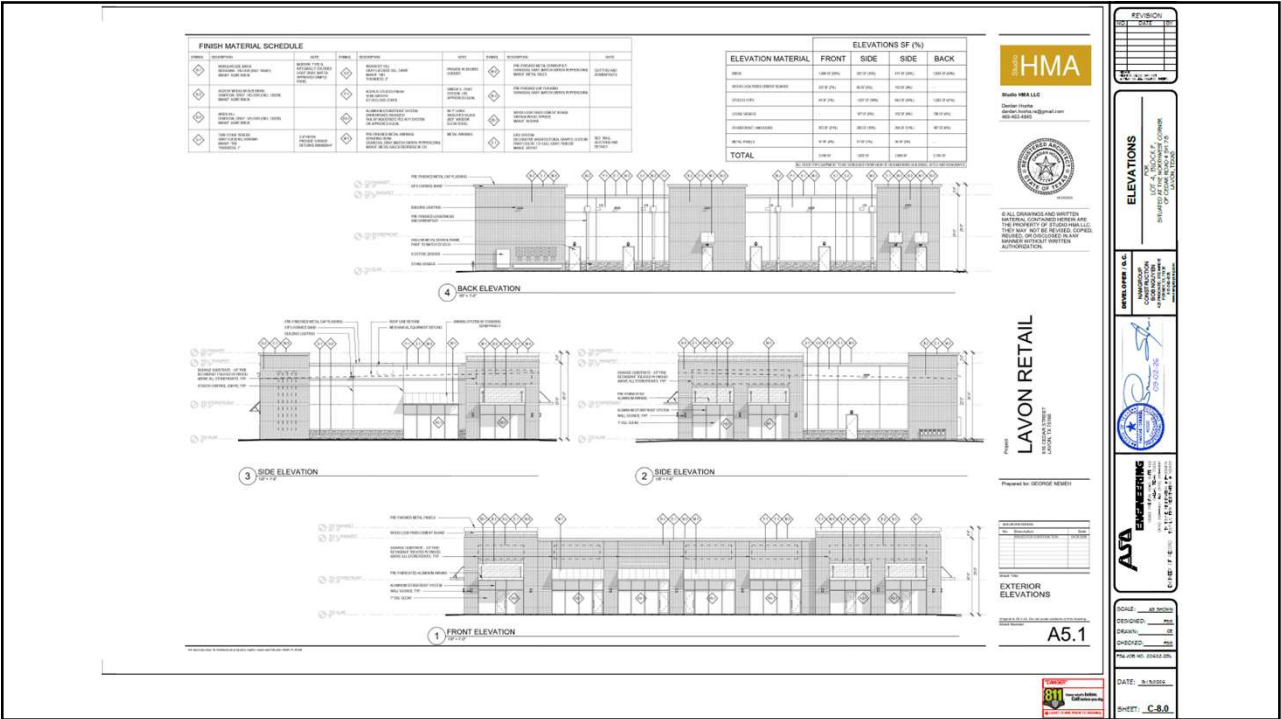
24



25



26



27



28



29

September 17, 2026

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

Re: Lake Breeze, Lot 4
Conditional Use Permit Review
LJA Job No. NTP-3880
MyGov Submittal: September 17, 2026

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

1. On the CUP Site Plan Exhibit, provide the filing information for the onsite portion of the 24' Fire Lane, Drainage, and Mutual Access Easement by separate instrument.

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

September 17, 2026

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

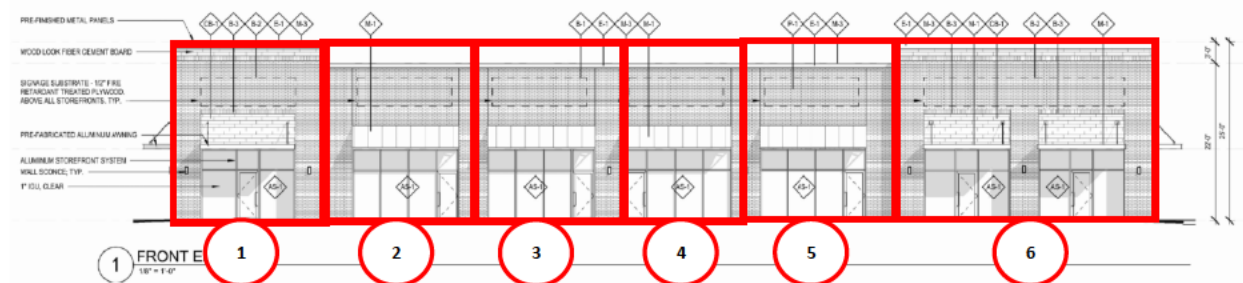
Re: Lake Breeze, Lot 4
Revised Site Plan Review
LJA Job No. NTP-3880
MyGov Submittal: September 16, 2026

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

PLANNING + DESIGN COMMENTS

- REPEAT COMMENT:** Submit Building Elevations and Photometric Plan that match the revised site layout and building configuration.

The Photometric Plan has been revised to match the revised Site Plan. However, the Building Elevations appear to show six tenant spaces while the Site Plan shows five tenant spaces. Please confirm the number of tenants and revise the associated plans accordingly.



- REPEAT COMMENT:** Revise the Landscape Plan to provide canopy trees along SH78 as shown on the approved Landscape Plan. If there are any utilities lines not included on the Landscape Plan please include them in the next revision and ensure that all proposed trees are a minimum of eight feet from public utility lines.

The Landscape Plan has been revised to provide canopy trees along SH78 at a rate of 1 per 25 feet. However, these trees are approximately 4 feet from the existing water line. Additionally, the legend indicates that the canopy trees shown on the Landscape Plan are either Live Oak or Canadian Maple, and the shrubs are Nandina Sienna Sunrise. Canadian Maples canopy trees and Nandina Sienna Sunrise shrubs are not on the approved plant list per § 9.03.193(m) of the Lavon Code of Ordinances. Revise the Landscape Plan to ensure that all proposed trees are a minimum of eight feet from public utility lines and all plant materials are from the approved plant list.

3. **REPEAT COMMENT:** Revise the Site Plan to provide the filing information for the onsite portion of the 24' Fire Lane, Drainage, and Mutual Access.

The filing information does not appear to be included. Revise the Site Plan to include the filing information for the onsite portion of the 24' Fire Lane, Drainage, and Mutual Access Easement by separate instrument.

4. **REPEAT COMMENT:** The parking ratio for restaurant and retail have changed since the prior Site Plan was approved. Revise the Site Data Table to reflect the following parking requirements per § 9.03.032 Permitted Use and Parking Table. The Site is required to have 63 parking spaces total. Revise the Site Plan and Landscape Plan to provide the minimum number of required parking spaces accordingly.

The Site Plan has been revised to provide the required number of parking spaces. However, the Project Site Data Table shows incorrect ratios. Revise the Project Site Data Table to reflect the updated parking ratios. See table below.

Use	Ratio	Parking Required
Restaurant	1:100	20
C-Store (Retail)	1:200	13
Retail	1:200	8
Dentist (Medical Office)	1:200	10
Cell Phone (Retail)	1:200	13
Total Parking Required	-	63
Total Parking Provided	-	64

5. 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

September 17, 2026

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

Re: Lake Breeze, Lot 4
Conditional Use Permit Review
LJA Job No. NTP-3880
MyGov Submittal: September 16, 2026

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

PLANNING + DESIGN COMMENTS

1. Submit Building Elevations and Photometric Plan that match the revised site layout and building configuration.

Applicant Response: Addressed the building and altered from arch drawing, Site Photometrics have been updated.

The Photometric Plan has been revised to match the revised Site Plan. However, the Building Elevations appear to show six tenant spaces while the Site Plan shows five tenant spaces. Please confirm the number of tenants and revise the associated plans according.

Addressed and Updated on plan

2. **REPEAT COMMENT:** Since the Site Plan is required to be finalized prior to CUP consideration and will be an exhibit to the CUP, revisions addressing the Revised Site Plan comments are required.

Applicant Response: Noted and included in submittal

Additional, revisions required to the Site Plan, Landscape Plan, and Building Elevations.

Noted

3. **REPEAT COMMENT:** Submit a compliant Site Plan and Landscape Plan, per the associated 9/17 Revised Site Plan submittal comments.

Applicant Response Noted and included in Submittal

Submit compliant Site Plan, Landscape Plan, and Building Elevations, per the associated 9/17 Revised Site Plan submittal comment letter.

Addressed and submitted.

4. 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

September 17, 2026

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

Re: Lake Breeze, Lot 4
Conditional Use Permit Review
LJA Job No. NTP-3880
MyGov Submittal: September 16, 2026

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

PLANNING + DESIGN COMMENTS

1. Submit Building Elevations and Photometric Plan that match the revised site layout and building configuration.

Applicant Response: Addressed the building and altered from arch drawing, Site Photometrics have been updated.

The Photometric Plan has been revised to match the revised Site Plan. However, the Building Elevations appear to show six tenant spaces while the Site Plan shows five tenant spaces. Please confirm the number of tenants and revise the associated plans according.

2. **REPEAT COMMENT:** Since the Site Plan is required to be finalized prior to CUP consideration and will be an exhibit to the CUP, revisions addressing the Revised Site Plan comments are required.

Applicant Response: Noted and included in submittal

Additional, revisions required to the Site Plan, Landscape Plan, and Building Elevations.

3. **REPEAT COMMENT:** Submit a compliant Site Plan and Landscape Plan, per the associated 9/17 Revised Site Plan submittal comments.

Applicant Response Noted and included in Submittal

Submit compliant Site Plan, Landscape Plan, and Building Elevations, per the associated 9/17 Revised Site Plan submittal comment letter.

4. 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

September 14, 2026

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

Re: Lake Breeze, Lot 4
Conditional Use Permit Review
LJA Job No. NTP-3880
MyGov Submittal: September 11, 2026

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

PLANNING + DESIGN COMMENTS

1. Since the Site Plan is required to be finalized prior to CUP consideration and will be an exhibit to the CUP, revisions addressing the Revised Site Plan comments are required.
[Noted and included in submittal](#)
2. Submit Building Elevations and Photometric Plan that match the revised site layout and building configuration.
[Addressed the building and altered from arch drawing, Site Photometrics have been updated.](#)
3. Submit a compliant Site Plan and Landscape Plan, per the associated 9/4/26 Revised Site Plan submittal comments.
[Noted and included in Submittal](#)
4. 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.
[Noted](#)

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

September 14, 2026

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

Re: Lake Breeze, Lot 4
Conditional Use Permit Review
LJA Job No. NTP-3880
MyGov Submittal: September 11, 2026

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

PLANNING + DESIGN COMMENTS

1. Since the Site Plan is required to be finalized prior to CUP consideration and will be an exhibit to the CUP, revisions addressing the Revised Site Plan comments are required.
2. Submit Building Elevations and Photometric Plan that match the revised site layout and building configuration.
3. Submit a compliant Site Plan and Landscape Plan, per the associated 9/4/26 Revised Site Plan submittal comments.
4. 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

September 4, 2026

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

Re: Lake Breeze, Lot 4
Conditional Use Permit Review
LJA Job No. NTP-3880
MyGov Submittal: September 3, 2026

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

PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT:** A CUP is required for the location of the proposed drive-through, and could be required for any potential alcohol sales. Furthermore, "Vapor smoking services" is not a permitted use. Revise the Site Plan to remove the Vape Store from the tenant label and Site Data Table.

Revise the Site Plan to remove the Vape Store from the tenant label and Site Data Table.

Applicant Response: Addressed and updated.

Site Plan has been revised to remove the Vape Store from the tenant label and Site Data Table. However, a CUP could be required for any potential alcohol sales. Please confirm if any proposed tenants will sell alcohol.

No proposed tenants will sell alcohol, so a CUP for alcohol sales is not anticipated.

2. 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 September 22, 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 October 6, 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 for a conditional use permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

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

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

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

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

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

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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



CITY OF LAVON Agenda Brief

MEETING: September 22, 2026

ITEM: 5 – E

Item:

Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-10-03** for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).

- 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): MA Land Holdings, LLC

Applicant: Daniel Dewey, JBI Partners

Location: East and west of the intersection of N. SH 78 and Elevon Parkway, and generally in the vicinity of and east of 455 Elevon Parkway and south of 445 Elevon Parkway.

Description: 62.183 acres located in Land Use Parcels 2, 3, 4, 5, and 7 of the Elevon Planned Development, situated in Elevon East Commercial Addition, Elevon West Commercial Addition, east of Elevon Multifamily Addition, and Elevon Parkway West Addition, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).

Current Zoning: Planned Development (PD)

Request: Amendment of the regulations established in Ordinance No. **2022-10-03**, as amended to amend requirements relating to parking, landscaping, signage, general dimensional standards, dimensional standards adjacent to open space, permitted use for Retail Sales including "Alcohol: Wine and Malt Beverage Package Store (on-and/or off premises consumption" associated with a Grocery Store, and removal of residential uses in Land Use Parcels 2 and 4.

Request Details

The applicant is seeking approval of a zoning amendment to update and amend regulations in commercial areas for Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78.

The complete proposed amendment is included in the packet. A brief overview of the proposed amendment generally provides for the following:

- In Nonresidential Regulations, additional language is proposed pertaining to parking adjacent to perimeter roads, for a variance provision for parking island tree configuration and requirements, anticipated to accommodate a primary anchor site for a grocer; and to adjust setback requirements for signs.
- In Land Use Parcel 2, amendments are proposed to adjust the building footprint, generally reduce the height of commercial structures, impose a two-story limit, adjust setbacks, and remove residential uses.
- In Land Use Parcel 3, amendments are proposed to adjust the building footprint, generally reduce the height of commercial structures, impose a two-story limit, and adjust setbacks.
- In Land Use Parcel 4, amendments are generally proposed to accommodate a primary anchor grocer, to increase the building footprint, generally reduce the height of commercial structures, impose a two-story limit, adjust setbacks, permit Wine and Malt Beverage Package Store (on- and/or off premises consumption) associated with a Grocery Store , and remove residential uses.
- In Land Use Parcel 5, amendments are proposed to setbacks.
- In Land Use Parcel 7, amendments are proposed to setbacks and to increase maximum structure height.

No amendments are proposed for regulations in Land Use Parcels 1, 6, 8, or 9.

The required public hearing notice was published in the newspaper and on the website and thirty-five (35) notices were provided to the owners of property located within 200 feet of the proposed site. Signs were properly posted on the property. No notices were returned in favor of or in opposition to the proposed application.

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

Staff Notes:

Approval of the proposed amendment is recommended, subject to the final review and approval of the planner.

Attachments:

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

MA Land Holdings, LLC
Applicants Name
04-09-2026
Date

JBH Partners - Daniel Dewey, P.E.
Representative or Agent
469-964-9222
Phone Number

2121 Midway Road, Suite 300
Street
Carrollton, Texas 75007
City, State, Zip

Elevon Parkway & SH 78 Intersection
Location of Property

Property is within existing PD Ordinance No. 2022-10-03 PD
Legal Description of Property
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)
<small>Edit to existing
Commercial PD Ordinance
No. 2022-10-03</small> | ☒ Other: PD Amendment |
| ☐ Special or Conditional Use Permit | |

Signature of Applicant or Representative: 

For Office Use Only

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

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



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

Authorization of Representation

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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

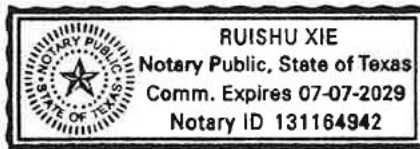
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 23rd day of January, 2026.



(notary seal)

Notary Public in and for Dallas County, Texas



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

Declaration of Ownership

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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

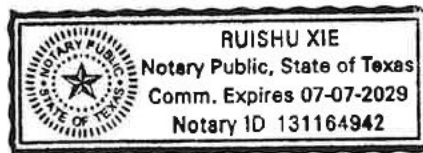
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 23rd day of January, 2026.



(notary seal)

Notary Public in and for Dallas County, Texas

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

MA Land Holdings, LLC
Applicants Name
04-09-2026
Date

JBI Partners - Daniel Dewey, P.E.
Representative or Agent
469-964-9222
Phone Number

2121 Midway Road, Suite 300
Street
Carrollton, Texas 75007
City, State, Zip

Elevon Parkway & SH 78 Intersection
Location of Property

Property is within existing PD Ordinance No. 2022-10-03 PD
Legal Description of Property
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)
<small>Edit to existing
Commercial PD Ordinance
No. 2022-10-03</small> | ☒ Other: PD Amendment |
| ☐ Special or Conditional Use Permit | |

Signature of Applicant or Representative: 

For Office Use Only

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

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



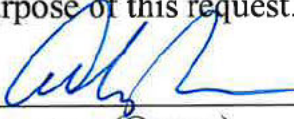
CITY OF LAVON
120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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



Signature (Owner)

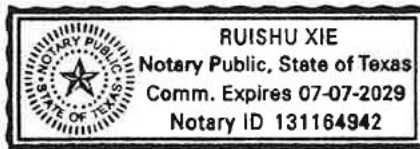
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 23rd day of January, 2026.





(notary seal)

Notary Public in and for Dallas County, Texas



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

Declaration of Ownership

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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

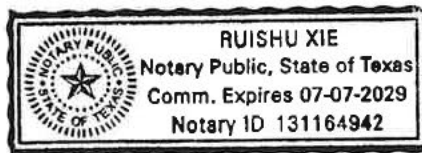
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 23rd day of January, 2026.



(notary seal)

Notary Public in and for Dallas County, Texas



August 11, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

Re: Elevon Commercial Zoning Amendment Narrative

Dear Ms. Dobbs

Per City Ordinance 9.03.034, a request narrative has been prepared for the tract known as Elevon Commercial as part of the zoning amendment submittal.

(A) Contact Information of the owner and applicant:

Applicant Information:
Daniel Dewey, P.E.
JBI Partners
972-738-0243

Owner Information:
MA Land Holdings, LLC

(B) Acreage of subject property:
91.586 acres

(C) Existing zoning district:
PD (Ordinance No. 2022-10-03)

(D) Proposed zoning district:
PD Amendment

(E) Description of request:
Zoning amendment request is to modify the following sections of the PD document:

- 1.3.5.4. Parking
 - o Defined the number of continuous spaces allowed before a parking island
- 1.3.9. Signs
 - o Expanded the sign definitions, sizing, placements, provided details and examples and provided a sign location map.
- Land Use Parcel 2, 3, 4, 5 & 7
 - o Modified dimensional standards for minimum setbacks and structure heights
 - o Removed need for CUP for building sizes larger than 30,000 sf to allow for grocery store, fitness gyms and other uses that would require a larger building size
 - o Revised permitted uses to include grocery store and eliminated SF attached and detached residential



(F) Comprehensive plan consistency - use, character, and design:

The amendment submittal is consistent with the current PD.

(G) Special consideration or unique characteristics of the property/proposed development (if any):

None.

(H) Detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district:

Request is for an amendment, a rezone will not be needed. Intended use is to remain the same.

(I) Description of development and/or zoning change impacts on drainage, water utilities, sanitation, sanitary sewer utilities, roadways, and traffic:

None. No additional impact is being proposed.

(J) Description of development and/or zoning change impacts on city services, such as building inspection, development, police, and fire:

None. No additional impact is being proposed.

(K) Architecturally or historically significant features that are proposed or existing to remain (if any):

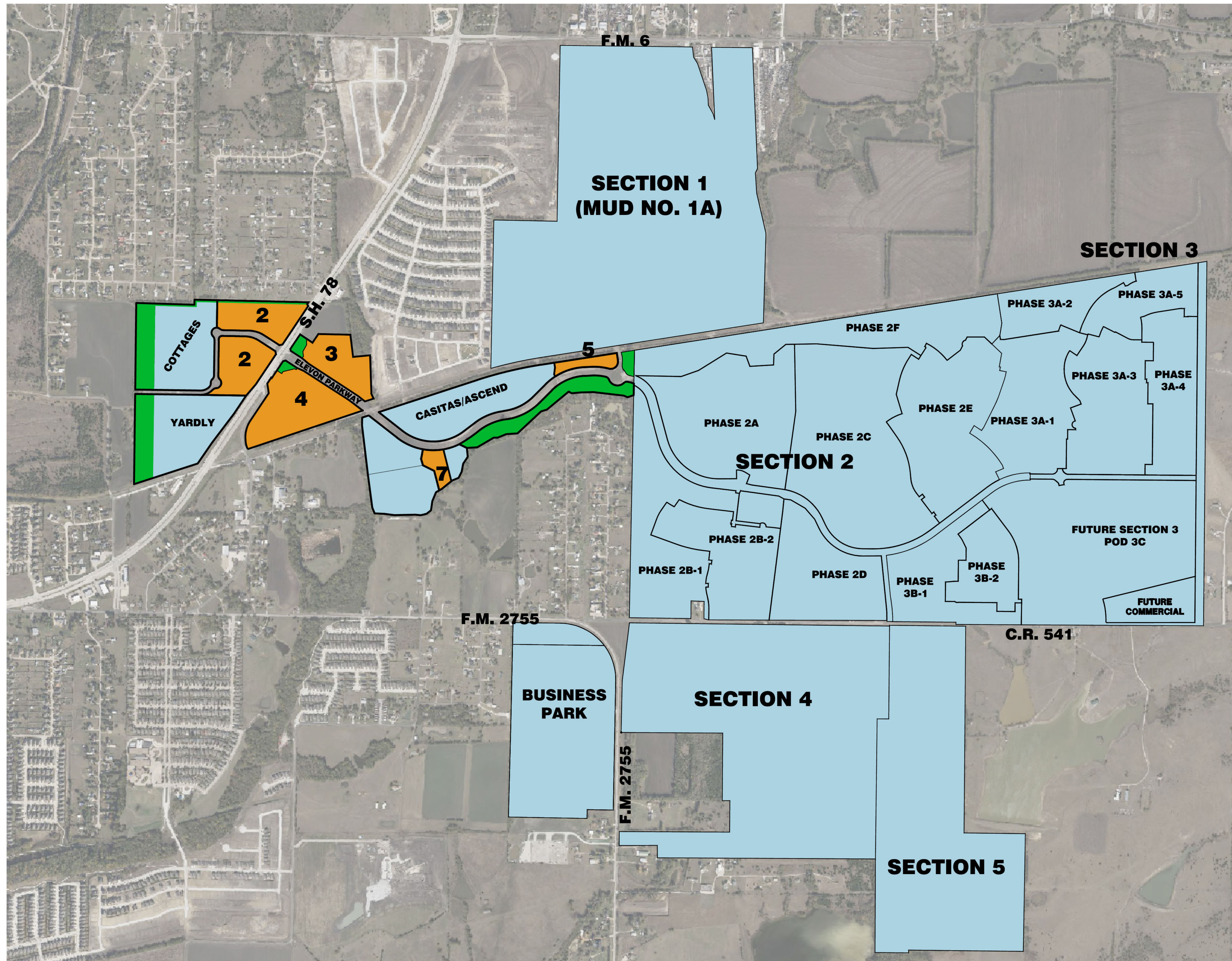
None.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

A handwritten signature in blue ink, appearing to read "Daniel Dewey".

Daniel Dewey, PE
JBI Partners, Inc.



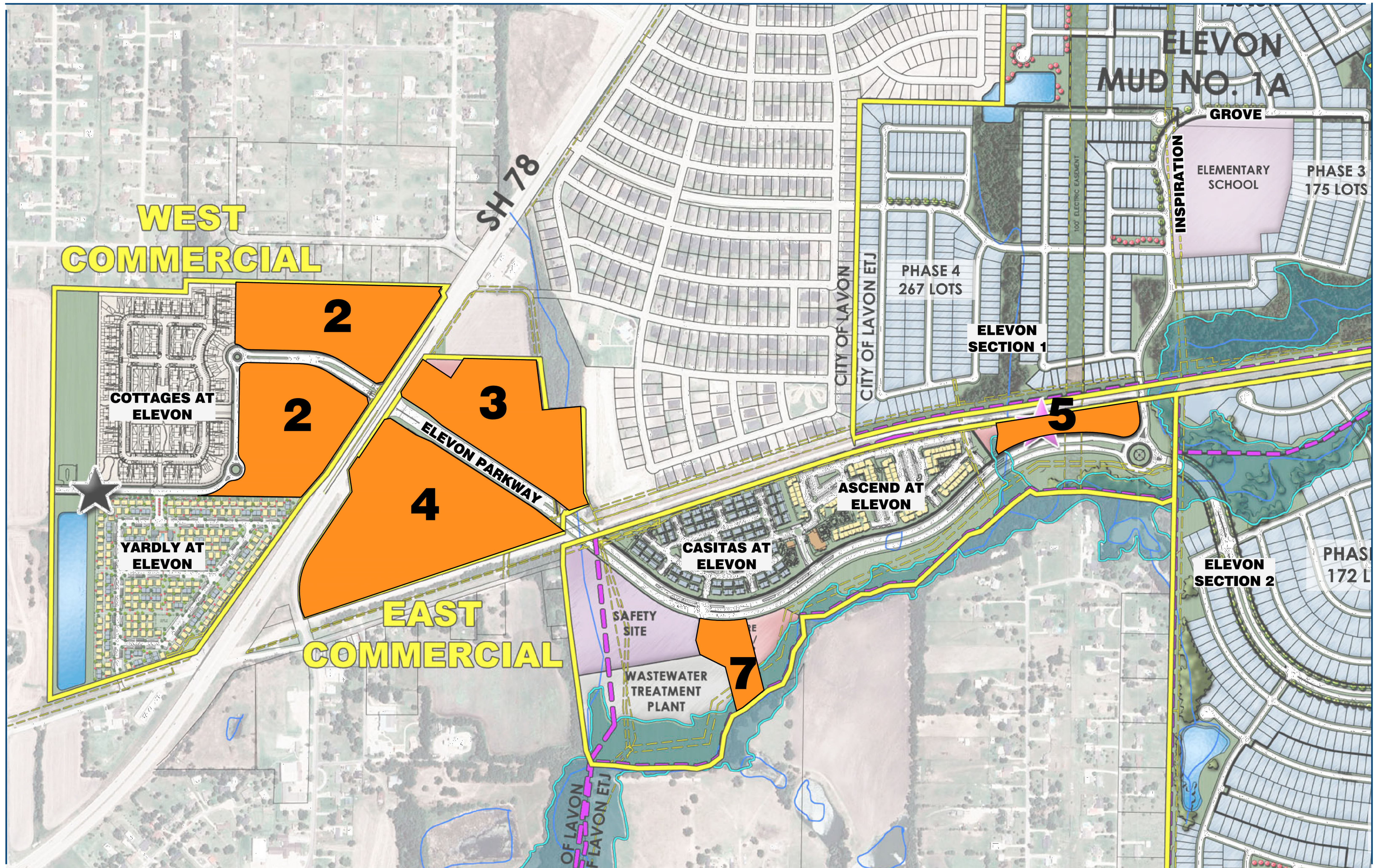


EXHIBIT D. DEVELOPMENT STANDARDS

DEFINITIONS

1.1. Property

1.1.1. Area of land described and detailed in:

- Exhibit A – Location Map
- Exhibit B – Legal Description

1.2. Lot Coverage

1.2.1. Percentage of area covered by impervious surface of structure foundations

1.3. Light Industrial – clean industries

Manufacturing or research and development industries that do not emit smoke, noise, offensive odors, or harmful industrial wastes

CONFLICTS

In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City's Zoning Ordinance, this Ordinance shall control. In the event of a conflict between this Ordinance and the Development Agreement applicable to the Property, the Development Agreement shall control. Any amendments to the Development Agreement applicable to the Property that could conflict with this Ordinance shall be considered with an associated rezoning request to amend this Ordinance accordingly with all applicable procedural considerations as required by the Zoning Ordinance.

EXHIBITS

1.1. The Property shall generally conform with:

- **Exhibit C - Concept Plan**
- **Exhibit D - Development Standards**
- **Exhibit E - Parks/Open Space**
- **Exhibit F – Primary Entry Feature**
- **Exhibit G – City of Lavon Code of Ordinance Excerpts, 10-18-2022**

GENERAL STANDARDS

The following standards shall apply to all areas within the Property as applicable:

PARKS/OPEN SPACE

- 1.1.1. Pedestrian connectivity and parks/open space shall be provided per the trail plan illustrated on **Exhibit E**.
- 1.1.2. Pocket Parks:
 - 1.1.2.1. The Pocket park located in **Land Use Parcel 1** shall have street frontage on at least two sides.
 - 1.1.2.2. A minimum five-foot sidewalk or trail shall be provided around the perimeter of the park, adjacent to streets. The sidewalk or trail shall also meander through the pocket park as practicable.
 - 1.1.2.3. Shaded areas for seating shall be provided.
 - 1.1.2.4. Benches for seating shall be provided.
- 1.1.3. Where Standards are not specified, Park/Open Space tracts shall comply with the Zoning and Subdivision Ordinances.

COMPATIBILITY SCREENING

- 1.1.1. *Applicability.* The following standards shall apply where non-residential and multi-family residential development are proposed adjacent to properties zoned or used for residential uses, except multi-family residential and not across a dividing street between uses and not as otherwise specified herein.
 - 1.1.1.1. The more intensive use shall have the responsibility for providing and maintaining the screening device. This requirement shall not apply to parks or open space uses that do not contain an amenity center or like activity.
- 1.1.2. Height. The screening device shall be six feet in height.
- 1.1.3. Materials.
 - Brick masonry, stone masonry, or other architectural masonry finish; or
 - Tubular steel (primed and painted) or wrought iron fence with masonry columns spaced a maximum of 20 feet on center with

- structural supports spaced every ten feet, and with sufficient evergreen landscaping to create a solid screening effect; or
- Living plant screens may be approved if the City Administrator or their designee finds that this method of screening will not be detrimental to adjacent property and will provide sufficient visual screening based on the proposed location and characteristics of the project. The City Administrator or their designee may forward the request for review to the planning and zoning commission or city council for approval or disapproval if determined to need additional consideration. A living plant screen shall meet one of the following conditions to be considered for approval:
 - For screening a project from an adjacent residential property that has an existing fence, the living plant screen shall consist of evergreen shrubs or trees meeting the following requirements:
 - Evergreen shrubs shall be at least three feet in height at planting and spaced three feet apart on center;
 - Evergreen trees shall be at least six feet in height at planting and spaced six to eight feet apart on center, as determined by the landscape administrator; or
 - There is an existing screening device (a masonry wall, wrought iron fence) on the adjacent property; or
 - Use of a living plant screen would result in preservation of existing trees in a wooded area as compared to another type of screening device; or
 - For screening of overhead doors from an adjacent residential property with an existing fence, the living plant screen shall consist of evergreen trees, at least six feet in height at planting and spaced three feet apart on center; or
 - For screening of overhead doors from the right-of-way, the living plant screen shall consist of evergreen shrubs, at least three feet in height at planting and spaced three feet apart on center; or
 - When screening heating, ventilation, and air conditioning (HVAC) equipment from the right-of-way; or
 - Unless identified above, all living plant screens shall consist of evergreen shrubs identified as acceptable for screening at least six feet in height or greater.
- 1.1.4. The City Administrator or their designee may require a greater planting size and/or a different spacing pattern, depending on the characteristics of the project, in order to ensure sufficient visual screening.
- 1.1.5. Alternate equivalent screening, upon approval by the planning and zoning commission through the site plan process.

- 1.1.6. Compatibility Landscape Buffer. Where a screening device is required as noted herein, the proposed development shall provide a landscaped area/buffer of at least 20 feet in width along the common property line, planted with one canopy tree for each 30 linear feet or portion thereof of adjacent exposure. These trees may not be clustered. Connection to the adjacent neighborhood shall be provided via a sidewalk or trail through the Compatibility Landscape Buffer and screening device where practicable, leading to an adjacent right-of-way, sidewalk, and/or trail, as applicable to provide connectivity to any adjacent neighborhoods or other developments.

MULTI-FAMILY

- 1.1.1. Any multi-family development shall be governed by the following development standards.
- 1.1.2. Density shall not exceed 24 units per acre.
- 1.1.3. Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
- 1.2. Multi-family General Site Standards
- 1.2.1. Site plan approval. Facade and siting approval shall be part of the overall site plan approval process. This will include, but not be limited to, the materials used on each facade, the orientation of buildings to the street, adjacency to single family residential developments and commercial buildings, and location of open space. Site plans may be approved by the director of development services through the civil plan review process or as part of a planned development.
- 1.2.2. Setbacks adjacent to single family residential. When any multi-family development is sited adjacent to a single-family zoning district or vacant land designated as single family on the comprehensive plan, the following regulations apply:

Article 14.02, Part Three, Table 1 Setbacks and Landscape Buffers Adjacent to Single Family		
Structures - Number of Stories	Setback from Adjacency to SF	Buffer Width within Setback
1 or 2 story	40 feet	20 feet
3 story	60 feet	25 feet
4+ story	100 feet	30 feet

Note 1. Parking and/or drive aisles may be located within the setback.

Note 2. Refer to landscaping requirements within buffers.

- 1.2.3. Parking regulations for multi-family developments. The minimum off-street

parking and loading regulations shall comply with the following:

1.2.3.1. No garage doors shall face a public street unless screened.

1.2.3.2. No covered parking spaces and/or detached garages may be placed between a multi-family building and a public street unless screened.

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

1.2.3.4. The ratio of required parking spaces per bedroom shall be as follows:

Multi-family Parking Spaces per Unit Size	
Type of Unit	Number of Spaces
Studio	1
1 bedroom	1.5
2 bedrooms	2.0
3+ bedrooms	2.5
Total required spaces	No less than 1.7 spaces per dwelling unit overall

1.2.4. Open space. All multi-family developments require a minimum of 20 percent (20%) of the gross acreage as open space with a minimum of 10 percent of the gross acreage being usable open space. Usable open space is designed and intended to be used for outdoor living and/or recreation. It excludes land within the floodplain without being manicured and having a trail, land that is too steep for normal recreation, landscape buffers without shaded trails, detention and retention ponds without programming/amenities, and private patios/fenced backyards. Outdoor recreation amenities at an amenity center for a multi-family project, such as a pool, or indoor recreation amenities, such as a fitness room, can be utilized toward this requirement but can only include the area specifically for the amenities (ex. not the mail center or leasing office, etc.). Any open space area shall be platted as a common area lot, be owned and maintained by the owner or management firm and be designated with an "X" on the plat. Open space should be located to preserve existing trees and other desirable physical features.

1.2.5. Maximum number of 3+ bedroom units per multi-family project. No more than fifteen percent (15%) of the total units of any multi-family project shall have three (3) or more bedrooms.

1.2.6. Mail kiosks. Each mail kiosk shall have a minimum of three (3) parking spaces within 50 feet (50') of the kiosk unless a drive-thru facility is provided. The mail kiosk must be constructed of the same materials as the amenity center.

1.3. Multi-family Architectural Design

1.3.1. Exterior materials for multi-family construction. The Developer will sign a consent form acceptable to the City which will be recorded.

Exterior Materials for Multi-family	
Categories	Materials
A	Brick, Stone, or Manufactured Stone, except walls along patios & balcony elements.
B	Split-Face CMU, Stucco, Cementitious Fiber Board, Treated Engineered Wood ¹
Prohibited	Plain Concrete Block, Aggregate, Vinyl, Plastic, Tilt Wall, Metal, Natural Wood, Tile, Glass, EIFS ²

Required Percentages of Exterior Materials for Multi-family		
Facades	Percentage Breakdown	Definition
Primary	Minimum 50% Category A Maximum 50% Category B 0% Category C	Exterior walls of buildings which face a street or parking area
Secondary	Minimum 50% Category A Maximum 50% Category B 0% Category C	Exterior walls of buildings which are NOT clearly visible from a public street, such as an interior courtyard

Note 1. Treated engineered wood or EIFS may be used for trim or soffit construction – the percentage of treated engineered wood or EIFS must be subtracted from the percentage of other category materials so that the total percentage of any given facade remains as stated above.

Note 2. Tilt wall is prohibited as an exterior material for multi-family structures.

1.3.2. Design standards for multi-family construction.

- 1.3.2.1. Two masonry materials required. At least two (2) masonry materials shall be used on all exterior facades.
- 1.3.2.2. Uniform architectural style. All buildings within a common development, as shown on a development plan, conceptual plan, or site plan, shall have similar architectural styles, materials, colors and detailing; however, sufficient variations shall be incorporated to discourage exact duplicate buildings.
- 1.3.2.3. Facades adjacent to single family. Facades shall generally be built perpendicular when adjacent to single family districts unless set back a minimum of 60 feet (60') from single family property lines.
- 1.3.2.4. Accessory building materials. Amenity centers, covered garages, and other accessory buildings shall meet the exterior material requirements of the primary facades. Carports shall meet the exterior material requirements of the primary facades with the exception of the support poles, which may be constructed of painted metal.
- 1.3.2.5. Amenities and hardscape. All streetscape elements and site amenities, such as bike racks, trash receptacles, lampposts, and tree grates shall generally be dark in color. Bollards may be concrete or cast metal and shall be of decorative design.

- 1.3.2.6. Roof design. Roofs shall be peaked with either hip, gable or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street.



- 1.3.2.7. Roof materials. Any accessory structure (such as a garage, carport, or amenity center) within a multi-family development shall have a decorative metal roof or a parapet wall to shield roof-mounted equipment.
- 1.3.2.8. Architectural features. All multi-family primary buildings shall be designed to incorporate no less than three (3) of the architectural features from the list below.
- Canopies, awnings, porticos with colonnade or arcades.
 - Raised pilaster cornices (end columns at corners), or quoined corners (any of various bricks of standard shape for forming corners of brick walls or a wedge-shaped piece of wood, stone, or other material, used for various ornamental purposes at corners).
 - Vertical elements (tower, cupola, lighthouse, turret, arches, etc.).
 - Accented windows and doors framed with smooth cobblestone, cast stone, limestone, or other decorative masonry headers and sills, or dormer windows.
 - Outdoor patios and/or courtyards (landscaped and furnished) integrated into a site's layout that creates a sense of place for informal and experiential gathering.
 - Decorative and repetitive ornamentation (non-signage) integrated into the building facade, such as corbels, medallions, functioning clocks, niches, wrought iron, balconettes, gargoyles, or rhythm patterned brickwork.
 - Other similar architectural features, as approved by the City Administrator or designee.

NON-RESIDENTIAL

1.3.3. Buildings

1.3.3.1. The following elements shall be incorporated:

- Richness of building surface and texture
- Consistent and cohesive architectural elements between buildings
- Wall articulation
- Roof overhangs and arcades
- Consistent window and door patterns
- Special paving identifying intersections and crosswalks
- Clear visibility of entrances and commercial signage
- Recognition of building hierarchy
- Screening of mechanical equipment, service areas, parking lots and

- any undesirable elements
- Pedestrian friendly streetscapes and open spaces

1.3.3.2. The following elements are examples of unacceptable development within Elevon:

- Large, blank, unarticulated wall surfaces
- Highly reflective surfaces or heavily tinted glass front
- Metal siding on primary facades
- Mix of unrelated architectural styles
- Strong thematic architectural styles, which will become dated
- Visible outdoor storage, loading, equipment, and mechanical areas
- Disjointed parking areas and confusing circulation patterns
- Large expanses of parking/asphalt without landscape islands or tree shade
- Service areas near major entries and easily visible from roadway
- Poorly defined access points
- Sparsely landscaped parking lots, entries, and rights-of-way



1.3.3.3. Preferred Building Orientation

- Align focal architectural elements along major view or circulation axis.
- Orient “primary” buildings to each other to create strong axial relationships.
- Cluster buildings whenever possible creating opportunities for plazas and pedestrian malls.
- Create pedestrian spaces and plazas by varying building facades.
- The exterior character and orientation of all buildings and the spaces they define shall encourage and enhance pedestrian activity.
- Avoid locating walkways where users will be subjected to harsh glare from building material or where they will be subjected to other unpleasant environmental and/or site conditions.
- Locate buildings and on-site circulation to minimize pedestrian /vehicle conflicts.



1.3.3.4. Height

Consider the use of taller buildings and/or elements to highlight significant intersection and pedestrian nodes.

1.3.3.5. Scale

Buildings shall appear to be of a “pedestrian” or “human” scale. In general, this means that the size, patterns, textures, forms, and overall three-dimensional composition can be appreciated at the pedestrian level.



- Incorporate meaningful techniques such as overhangs, awning, or a change in building material, to break up the perceived building mass.
- Vary the planes of exterior walls in depth and/or direction.
- Wall planes shall not run in a continuous direction more than 65 feet (65') without an offset.
- Vary the height of buildings, and/or building elements where feasible, so they appear to be divided into distinct elements or masses.

1.3.3.6. Materials

Visual continuity in major building materials is desired throughout the Elevon District. In order to establish the desired look for the mixed-use development, specific criteria have been established.



- Use wall materials that are muted in color and have texture
- Reserve the use of strongly contrasting materials and colors for accents such as building entrances, railings, stairs, etc.
- Avoid using highly reflective materials and surfaces such as polished metal, that generate glare, particularly at the pedestrian level.
- Materials which may be incorporated include: native stone, brick, stucco, textured concrete. Alternative materials that achieve similar looks and are of high quality and low maintenance may be considered, subject to review and approval by the City Administrator or their designee.
- In most instances, utilize two or three dominant building materials and use accent material which complement the regional character.
- Use contrasting but compatible building materials and textures to help unify exterior building elements and to create depth, proportion, and scale.
- No composite shingle roofs allowed on non-residential or mixed used structures.

1.3.3.7. Entrances

- Primary entrances shall be easily identifiable and relate to both human scale and the scale of the building(s) they serve.
- Wherever possible, entrances shall be cool and inviting without becoming dark.
- Main building entrances shall be designed to be clearly identifiable from primary driveways and drop-offs.
- Rooftops shall be considered important design elements as viewed from a variety of vantage points – at ground level, from other buildings and from adjacent perimeter roadways. A well-composed “roofscape” achieves an interesting skyline without becoming overly busy or contrived.
- Locate all rooftop equipment, including satellite dishes and antennae completely within penthouses or screened areas.
- All rooftop equipment, including satellite dishes and antenna, must be fully screened from view and located below the highest vertical element of the building.
- Construct screens of the same material as building skins or of materials similar in color and texture.
- Avoid rooflines running in continuous planes more than 65 feet (65’). Offset or jog the roof planes for better visual interest.

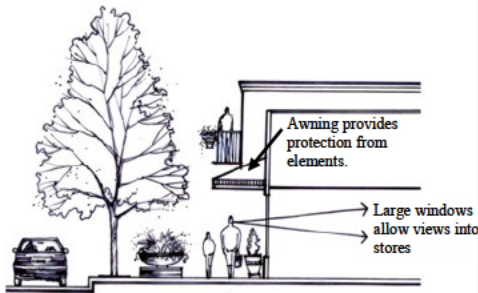


1.3.3.8. Awnings and Roofs

- Incorporate meaningful techniques such as awnings or a change in building material, to break up the perceived building mass.



- Where awnings are used along a row of contiguous building, use a consistent form, material color, and location and mounting arrangement.
- Awnings shall be located to provide a minimum eight feet (8') vertical clearance, with a maximum generally not to exceed 12 feet (12').
- Non-reflective metal awnings are encouraged.
- Colors of awnings must complement the buildings.
- Incorporate the awnings along with any signage to provide a uniformly designed building façade.
- Signs on awning are permitted, subject to applicable signage standards.
- Internally illuminated awnings are prohibited.



1.3.4. Plazas and Open Spaces

- Open space shall be located in visible and easily accessible locations and serve as a focal point within a development
- Maintaining view corridors is important to providing views of amenities and identifying different spaces on the site. Create focal points at main entries. Where possible, terminate drive aisles or major pedestrian corridors at open spaces, plazas or enhanced landscape areas to create an attractive visitor experience.



1.3.4.1. Open Space Connectivity

- Courtyards, plazas, and terraces shall be designed at a human scale and incorporated as public amenities around food vendors. Interrupting the building facades to create "outdoor rooms" as varying the width of walkways will help create pedestrian spaces. These pedestrian spaces shall create opportunities for comfortable outdoor experiences, a chance to relax and create a sense of place.



- Orient open spaces to views of site amenities such as water features, open spaces, etc.
- Consider opportunities to orient open spaces toward views of major buildings or down long corridors.
- Wherever possible, create a sense of enclosure for outdoor seating areas,
- Add elements such as trees, water features, a variety of seating areas and landscape color to give the public spaces an inviting feel and visual interest.
- Incorporate pavers and paving patterns to add additional interest and enhance the aesthetic quality of the spaces.
- Allow for outdoor tables and seating to promote use of the space.



1.3.5. Vehicular Circulation

1.3.5.1. Primary Site Entrances

- Internal drives shall visually lead drivers to building entries, site amenities or focal elements.
- Design drives and parking areas to fit the natural contours of the site to minimize cut-and-fill and maintain natural drainage.
- Align streets and drives to offer views of significant architectural features and site amenities and to direct drivers.



1.3.5.2. Drop-Off Areas

Drop-off Areas for vehicle passengers shall be incorporated where practical into development places and shall provide safe, convenient access to building entries, pedestrian plazas or corridors and public open spaces. Drop-off areas must conform to all ADA regulations and standards.

- Emphasize drop-off areas with special paving material
- Design drop-off lanes so they do not obstruct traffic flow when vehicles are stopped
- Install bollards at drop-offs to provide protection



for buildings and pedestrian walkways.

1.3.5.3. Service Areas

Service vehicle circulation within Elevon shall be designed to provide safe and efficient delivery routes for all anticipated service and delivery vehicles. The design of individual parcels to accommodate truck access shall meet all regulatory requirements for turning movements without sacrificing other important design objectives. These objectives include:

- Locate service areas away from major streets and building entrances.
- Minimize pedestrian and service vehicle conflict.
- Hide/screen views into service areas.



1.3.5.4. Parking

- Parking areas shall be designed and located so they provide safe and efficient vehicular and pedestrian circulation within a site.
- Wherever feasible orientate parking aisles perpendicular to building entrances.
- Break large expanses of pavement with landscape medians and islands.
- Avoid situations where parking spaces are directly abutting structures. NOTE: Minimize negative visual impacts of parking from roadways using landscaping.
- [Parking adjacent to perimeter roads \(Elevon Parkway, Villas Drive, and State Highway 78\) shall have a tree every 10 spaces and a continuous evergreen shrub screen.](#)
- [As a variance to the City of Lavon Zoning Regulations Code of Ordinance 9.03.193.1.4, the parking island tree quantity shall be calculated at the standard rate of one \(1\) canopy tree for every seven \(7\) parking spaces based on the total number of parking spaces; however, interior landscape islands are not required to be spaced at rigid seven-space intervals. The total required number of trees may be redistributed and provided elsewhere within the commercial development, and parking spaces are exempt from the maximum 65' tree proximity requirement.](#)



1.3.6. Pedestrian System

A comprehensive pedestrian network is an essential element of the Elevon development. By creating pedestrian friendly patterns and spaces, mixed used sites can become inviting hubs of activity. The overall master plan of Elevon is intended to encourage pedestrian activity. Safe, efficient pedestrian circulation is important to the development of any mixed-use area.

- Create distinct pedestrian corridors which funnel pedestrians to logical gateways, plazas or “main streets”
- Pavers are encouraged for walks adjacent to buildings and streets in the mixed-use parcels.
- Crosswalks are required at all intersections and key pedestrian crossings. Crosswalks must be identified by a change in color, texture, or materials.
- Walkways that lead pedestrians from parking areas to buildings or plazas shall be designed to facilitate easy movement and minimize crossing conflicts with vehicles. Pedestrian corridors shall be clearly identified.
- Where major pedestrian routes within parking lots cross roadways and drives, use textured or colored paving material to distinguish the route.
- Provide trees or covered walkways to cool pedestrian paths and encourage walking.



1.3.7. Landscape Design

1.3.7.1. Community Buffers

1.3.7.1.1. Primary Roads, P6D & P4D:

- A minimum 20-foot-wide landscape buffer shall be provided along both sides of the primary roads. Berms and retaining walls may be constructed within the buffer. The berms may encroach up to 3' into the right-of-way and shall not exceed a 3:1 slope. A visibility triangle of 30 feet (30') by 30 feet (30') (30' x 30') shall be provided at all primary road intersections.
- A mix of shade and ornamental trees shall be planted within the required landscape buffer. Shade trees shall be planted one (1) per 60 linear feet. Trees may be grouped when necessary to preserve topographical features or if special circumstances are present.
- Pervious ground cover shall be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, and/or mulched planter beds.

1.3.7.1.2. Residential Collector Streets, C4U:

- Where single family lots back or side a Collector Street, a minimum 10-foot-wide landscape buffer with 1 shade tree per 60 linear feet of street frontage shall be provided within the buffer. Trees may be grouped when necessary to preserve topographical features or if special circumstances are present. A minimum visibility triangle of 30 feet (30') by 30 feet (30') (30' x 30') shall be provided at all non-primary road intersections.
- Ground cover shall be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, and/or mulched planter beds.
- A minimum five-foot wide, concrete sidewalk shall be provided within the buffer and/or street right-of-way on both sides of the street. Developer shall install the sidewalk where homes do not front or side the street, and builder shall install the required sidewalks on the front and/or side of lots with the construction of each home.
- In those instances where homes front the Collector Street, the landscape buffer will not be required.
- Road types shall be specified for future phases on associated preliminary plat(s) for review, subject to review and approval by the City Engineer.

1.3.7.1.3. Land Use Parcel 1 and Land Use Parcel 2 Landscape Buffer

- A minimum 30-foot-wide landscape buffer shall be provided along the northern boundaries of Land Use Parcel 1 and Land Use Parcel 2, as depicted on **Exhibit E**.
- A mix of shade and ornamental trees shall be planted within the required landscape buffer. Shade trees shall be planted one per 60 linear feet. Trees may be grouped when necessary to preserve topographical features or if special circumstances are present, subject to review and approval by the City Administrator or her designee.
- Pervious ground cover shall be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, and/or mulched planter beds.

1.3.7.1.4. Buffer Vegetation

- **Shade Trees:** Shade trees shall be three-inch caliper in size, measured (12") inches above the planting surface, at the time of planting. Trees may be located within the buffer or street right-of-way if special circumstances are present, if approved by the Public Works Director. Shade trees include Live Oak, Red Oak, Bur Oak, Chinquapin Oak, Bald Cypress, Cedar Elm, Southern Magnolia, Chinese Pistache, Pecan Texas Ash, Eastern Red Cedar, or otherwise as approved by the City Administrator or their designee.

- Ornamental Trees: Ornamental trees shall be a minimum of 30-gallon container. Ornamental trees shall be native and or native adapted species.
- Shrubs: Shrubs shall be a minimum three (3) gallons in size at the time of planting and shall attain a minimum height of three feet (3') within two growing seasons.

1.3.7.2. Irrigation

All Landscape areas shall be irrigated with automated irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.

1.3.7.3. Community Entry Features

An architectural designed Primary Entry Feature monument shall be located at the primary entrance to the Elevon Development, as depicted on Exhibit F. The maximum height of the signage structure shall not exceed 40 feet.

The design and location of the Primary Entry Feature shall be allowed as depicted on Exhibit F, so long as the signage does not conflict with any utilities, visibility triangles, safety-related factors, and other applicable requirements. Exhibit F does not supersede the requirement for a building permit application and associated common area platting, which is subject to review and approval by the City Administrator or their designee.

Entry Features shall be included in common areas to be owned and maintained by the HOA/POA..

1.3.7.4. Detention

- If the existing topography allows, the location of a drainage facility can be incorporated into an entry feature or can be the foundation for a park with trails and open space.
- All permanent bodies of water such as lakes and retention ponds, shall include an integrated management program to ensure acceptable water quality and to maintain ecological balance of oxygen, nutrients, light, and temperature. Aeration systems providing oxygen transfer and aerator fountains for aesthetic appeal shall be utilized as appropriate to the pond type, size, and depth. Biological controls will be enhanced through selection of appropriate water plant species.
- Open space shall be required around all amenity lakes and detention facilities. Amenity lake edges within Elevon shall be designed with enhanced landscaping.



- Fencing is allowed around detention pods only if the fencing is constructed of wrought iron or tubular steel or other similar products.

1.3.7.5. Ground Mounted Equipment

- All proposed ground mounted equipment shall be screened by planting around the boundary of the equipment, except the side where access is located.
- Proposed electric substations, water pump stations and wastewater lift stations shall be screened from public views by a means of masonry wall on all visible combined with landscape buffer.



1.3.7.6. Service/Delivery/Trash/Storage Area Screening

The visual impacts of service, delivery, trash and outdoor equipment or storage areas shall be minimized, particularly relative to views from public roadways and pedestrian corridors. Thoughtful placement and integration into the architecture and site design is a priority for all sites.

- Orient service entrances, loading docks, waste disposal areas and other similar uses, toward service roads and away from major streets and primary building entrances.
- Wherever possible, coordinate the locations of service areas between adjacent users or developments so that service drives can be shared.
- Avoid locating service areas where they are visible from adjacent buildings or where they may impact view corridors. Such facilities are more appropriate at the rear of buildings or sites.
- Locate parking areas for outdoor equipment, truck, trailer, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless totally out of view, screen these areas architecturally and with landscaping.
- All purposed dumpsters, trash receptacles, refuse storage containers and outdoor storage shall be located within an enclosure providing screening by a combination of the following landscape elements:
- Decorative masonry wall with a non-masonry gate required at all dumpster enclosures. The constriction material of the wall shall match material used on the principal building located on the same lot.



1.3.8. Lighting

Consistent lighting is critical to the overall look of the community and shall complement City standards. Light fixtures shall be consistent and complementary to the fixtures found throughout the neighborhoods, parking lots and roadways in Elevon to include:

- Street Lighting
- Pedestrian Lighting
- Vehicular Lighting
- Parking Lighting
- Aesthetic Lighting

1.3.9. Signs

It is important to consider the experience of a first-time user when developing a family of signage. Creating an easily identifiable, unified, signage system facilitates movement to both public and private destinations. Consolidating the identification of multiple individual entities into a single system reduces the amount of visual clutter usually associated with individual businesses using competitive signage strategies. Proposed signage shall be evaluated on material, color, shape, scale, size, location, and overall appropriateness through associated sign permits, subject to the review and approval of the City Administrator or their designee. Signs of all scales within a development shall relate to each other through a consistent use of materials, colors, and text style. All signage shall utilize the forms, theme, and materials selected for the community. It is anticipated that Elevon will be comprised of a variety of signage ranging from single tenant signs, multi-tenant signs, directional signs, and building signs.

1.3.9.1. Project Identification and Tenant Signs

1.3.9.1.1. Project Identification signs are signs located at main entrances to the development along SH 78. These also constitute any multi-tenant signs, single tenant signs used by single built sites and out parcels. Large gateway, monument signage, entry features, or kiosks shall comply with structure placement requirements (ex. building setbacks, height, etc.) and associated plan drawings to prevent visibility and safety-related issues. Placement, scale, and other signage-related features are subject to review and approval by the City Administrator or their designee through an associated sign permit review process.

1.3.9.1.2. Location of Project Identification and Tenant Signs

- Sign locations shall be carefully located by considering the distance from which the signs will be read and if the sign is to be pedestrian or vehicular oriented.
- Vehicular signs need to take road speeds into consideration.
- Signs shall not dominate the site in height and shall not project above the rooflines of the buildings.
- Signs shall not obstruct doors or windows.
- Utilize the building's architectural features to delineate

where signs should be located.

- [Signs shall be setback eight \(8'\) feet from the front property line and shall be located a minimum of six \(6'\) feet from adjoining private property lines and a minimum of sixty \(60'\) feet from any other freestanding sign.](#)

1.3.9.1.3. Canopy Signs

- **Canopy sign** means any sign that is part of or attached to an awning, canopy, or other material, or structural protective cover over a door, entrance, window, or outdoor service area.



- Attached signs shall not overlap features such as cornices, eaves, windows and door frames, columns, and other decorative elements.
- Signs shall be placed at least three (3) feet from the vertical edge of a wall and other attached signs.

1.3.9.1.4. Projecting and Blade Signs

- **Projecting/Blade Sign** means a pedestrian-oriented, non-internally illuminated double-faced sign, comprised of one (1) individual panel, projecting from the building wall on which it is mounted.



- On a multi-storied building, the sign shall be suspended between the bottom of the second-floor windowsill and the top of the first-floor doors.
- Projecting signs shall be made of metal, wood, or fiberglass. Plastic signs are discouraged.
- Signs shall be hung at a 90-degree angle to the building façade. Signs shall be pinned away from the building slightly to increase visibility but shall not protrude into the vertical plane or drives or streets.
- The bottom of the sign shall provide an appropriate clearance above pedestrian sidewalks.

- Decorative iron and wood brackets are encouraged and shall complement the overall design theme of the development.
- The top of all projecting signs shall be located below the roofline and at a height not greater than 16 feet (16') above the ground. The base of all projecting signs shall be no less than eight feet (8') above the ground. Projecting signs shall not project from the exterior wall of the building more than six feet (6').

1.3.9.1.5. Arcade Signs

- Arcade Sign means a sign that is: (A) suspended from the ceiling of a covered pedestrian walkway, which covered walkway must be of at least six (6) feet in width and, attached to the building, and (B) oriented perpendicular to the building face to which the covered walkway is attached.
- Attached signs must be placed entirely below the lowest point of a building's parapet.
- The lowest point of a projecting or awning sign must be at least 8 feet above the sidewalk.
- Arcade signs are mounted to the ceiling or structure of the building's arcade or canopy. Size of sign to be limited to the structure it's attached to.
- Connections such as electricity, conduits, and raceways to be concealed either inside the sign or on the ceiling or structure.



LAND USE PARCEL 1

The following regulations shall apply to the tract designated as **LAND USE PARCEL 1** on **Exhibit C – Concept Plan**:

1.3.10. Uses

Permitted uses shall be in accordance with development standards below.

1.3.11. Development Standards: Development shall be in accordance with the standards

established in the Retail District (R) in the City's Code of Ordinances, as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years. Any topics not expressly covered herein shall follow the standards within the City's Code of Ordinances, and as amended. If a Code of Ordinances Amendment has a direct conflict with the planned development district, the planned development district provision(s) shall apply.

- 1.3.11.1. Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required, subject to the following review and approval criteria:

1.3.11.1.1. All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

- 1.3.11.2. Building Placement, Orientation and Site Design:

- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the standards and exhibits contained herein.
- There is no Minimum Building Size.
- Maximum Height is 45 feet (45') with the exception of hotel uses, which shall be a maximum of 65 feet (65'). Proximity slope shall be provided: for the first 50 feet (50') adjacent to residential use or zoning (other than multi-family), the maximum height shall be 30 feet (30').

- 1.3.11.3. Building Separation: Homes and the amenity center shall be fire sprinklered in accordance with NFPA 13D standards (or most recent). The minimum distance between all structures shall be ten feet (10') and shall be clear of overhangs, fences, etc. Minimum building separation can potentially be reduced, subject to review and approval by the City Fire Marshal. Attached units (including two-unit structures) are required to be sprinklered.

1.3.12. Location

The location of **LAND USE PARCEL 1** shall be as generally depicted on **EXHIBIT C – Concept Plan**.

1.3.13. Permitted Uses

- 1.3.13.1. The following uses are permitted:

- Amenity Center
- Amusement Establishment
- Bakery/Confectionary Retail Establishment

- Business Service and Sales
- Church or Place of Worship
- Commercial Greenhouse or Nursery
- Commercial Recreational Use
- Community Swimming Pool
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Golf Course
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursery, Garden, Landscape Materials Sales
- Nursing Home or Assisted Living Facility
- Open Space
- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- Single Family Attached Residential (townhomes)
- Single Family Detached Residential
- Technical Service and Sales
- Vehicle Parking Garage
- Vertically Mixed-use Retail
- Veterinarian Service, Animal Clinic*
- Multi-family Dwelling
- Two-Unit Residential Structures
- One-Unit Residential Structures

**Conditional Use*

1.3.14. Prohibited Uses

- 1.3.14.1. No drive-throughs shall be permitted associated with any use.

1.3.15. Dimensional Standards

Tract designated as **LAND USE PARCEL 1** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

TABLE A

DEVELOPMENT STANDARD	
Minimum Front Yard	20'
Minimum Side Yard	10', 20' if adjacent to a street
Minimum Rear Yard	10', 20' if abutting a residential use or zoning district (except multi-family)
Maximum Lot Coverage	65%
Maximum Density	12 Dwelling Units per Acre (gross)
Minimum Parking	
1 Bedroom Home 1.75 Spaces/Home 2 Bedroom Home 2.0 Spaces/Home Mail Kiosk 3 Spaces within 50' of the Kiosk Garage Parking 15 % of Total Parking Provided Covered Parking 1 Space/Home	

1.3.16. Structure Requirements

The following requirements shall apply to any structures on the subject property:

TABLE B

DEVELOPMENT STANDARD	
Minimum Distance Between Buildings	10' ¹
Minimum Masonry Content	25% of Front and Side Walls
Maximum Building Height	36'2 Story

¹ Potential reduction can apply as noted herein, subject to review and approval of the City Fire Marshal.

Where Standards are not specified, **LAND USE PARCEL 1** tract shall comply with the Zoning Ordinance as applicable.

1.3.17. Design Standards

Tract is designated as **Land Use Parcel 1** on **Exhibit C – Concept Plan** shall comply with the following Design Standards:

1.3.17.1. Site Features

1.3.17.1.1. Open Space and Landscaping:

- **Minimum Open Space:** A minimum of 20 percent (20%) open space shall be required. A minimum of ten percent (10%) shall be usable open space. Usable open space is designed and intended to be used for outdoor living and/or recreation. It excludes land within the floodplain, land that is too steep for normal recreation, landscape buffers without shaded trails, detention and

retention ponds without programming/amenities, and private patios/fenced backyards.

- **Tree Placement:** Large canopy trees shall be planted four feet (4') or greater from curbs, sidewalks, utility lines, screening walls and/or other structures. Small trees may be placed closer than four feet (4') to the aforementioned features, with approval on an associated detailed landscape plan showing applicable features and mitigating any potential adverse impacts, subject to review and approval by the City Administrator or their designee. Along sidewalks and trails, canopy trees shall be approximately four feet (4') from pavement to provide shade for pedestrians but not cause sidewalk buckling. Utility installations that include common trench and conduit banks are exempt from the large canopy tree planting distance requirements. All trees shall be equipped with bubbler irrigation systems.
- **Parking Lot Landscaping:** Parking lots shall contain landscape islands located to best relieve the visual expanse of paving and provide shade. Such islands shall contain at least one (1) large canopy tree and shall be located at the terminus of all parking rows. The remainder of the island space shall be landscaped with shrubs, lawn, and living groundcover not to exceed three feet (3') in height. The minimum total area of such island shall be approximately 180 square feet (9' x 20') or the size of the parking space but may be designed so that the radii help to facilitate traffic maneuverability, subject to review and approval by the City Administrator or their designee.
- All landscaping shall be 100 percent (100%) irrigated with evapotranspiration weather-based controllers. All non-paved areas shall be irrigated and landscaped if not purposely designed for decomposed granite, pavers, or other materials.

1.3.17.1.2. **Amenity Center:** An amenity center shall be provided for residents of a residential use. The design of the amenity center and accompanying buildings shall be consistent and comparable with the architecture throughout the neighborhood by utilizing compatible building materials and color patterns and shall be reviewed through associated building permits.

1.3.17.1.3. The amenity center shall include, at a minimum, a swimming pool, restrooms, and an enclosed club house and fitness area. Additionally, a mail kiosk shall be incorporated into the design of the amenity center or adjoining buildings.

1.3.17.1.4. **Sidewalks:** Each home shall have access to the parking areas via a minimum four feet (4') wide, concrete sidewalk. The specific location of said sidewalks shall be determined at a time of construction.

1.3.17.1.5. **Dumpster Screening:** Trash dumpsters, recycling containers, trash compactors, and other waste receptacles shall be screened with a masonry wall, in a color that is compatible with the masonry on the homes, with a metal gate,

primed and painted. Screening enclosures shall be visually and aesthetically compatible with the overall project.

1.3.17.1.6. Utilities and Equipment Screening: Exposed conduits, ladders, exhaust valves, utility boxes, and drain spouts shall be a color matching the building, an accent color, or earth tone color. Outside equipment, coolers, and/or other mechanical items shall be screened with masonry finishing material matching the primary building facades. All new utilities, including any aerial lines, shall be underground.

1.3.17.1.7. Lighting: All parking, site entrances, and pedestrian areas shall be adequately lighted, including perimeter sidewalks. The illumination levels contained in the Illuminating Engineering Society of North America Lighting Handbook, as amended from time to time, shall be used as a guide for providing minimum standards and measurement methods. Downward facing lights or lights consistent with Dark Sky standards are required.

1.3.17.1.8. Garages and Carports

- Detached garages are permitted within the neighborhood. Said garages shall count towards the minimum parking requirements established in Table A above as long as a standard sized parking space remains unobstructed within the garage.
- No garage door shall face a public street.
- No covered parking spaces and/or detached garages may be placed between a building and a public street.
- Stacking spaces (tandem spaces between the garage door and fire lane) shall not be counted towards required parking spaces.

1.3.17.1.9. Fencing

- Artificial turf may be considered to be permitted in the rear yard if material specifications and maintenance program is provided for review, consideration, and approval by the City Administrator or their designee prior to installation. Maximum height of private home fencing shall be six feet (6').
- A maximum six feet (6') tall, masonry screening wall shall generally be provided along the north, west, and south sides of the residential area. A maximum four feet (4') tall, masonry screening wall, with a minimum two feet (2') tall tubular metal fence on top of it, shall generally be provided along the west side of the residential area. Two (2) pedestrian access gates shall be integrated into the west screening wall to allow for access to the Elevon community's open space amenity immediately west of the residential.

1.3.17.1.10. Architecture

- Architectural Diversity: Any front elevation shall not be repeated on the

houses adjacent to it on any side. A minimum of two (2) distinct front elevations distinguished by color, materials, massing, composition, prominent architectural features such as door and window openings, porches, and roof lines shall be provided for each building type so that a minimum of four (4) total styles are provided for the neighborhood.

- Three-sided Architecture: Elevations shall be three-sided architecture for all residential structures that breaks up each elevation with more than one (1) building material or design element(s).
- Four-sided Architecture: Elevations for garages shall be four-sided architecture for all structures that breaks up each elevation with more than one (1) building material or design element(s), as shown on the Architecture Exhibits. The architecture of the garages shall be compatible with the home architecture.
- Masonry: A minimum of 25 percent (25%) masonry on each structure is required (including garages). Masonry is defined as brick, stone, synthetic stone, or stucco. The remainder of the structure may contain brick, stone, synthetic stone, stucco or cementitious fiber siding.
- Colors: The dominant color of all buildings shall be muted shades of color that are subtle, neutral, or earth tone. Black and stark white shall not be used except as accent colors or as found within brick and stone. The color of secondary facades shall match or complement the primary façade. There are no restrictions on accent colors that comprise less than one percent (1%) of each elevation, except that no high intensity colors, neon colors, or fluorescent colors shall be used. A maximum of two-color palettes and/or brick patterns shall be utilized for the residential structures and garages.
- Roof Color: No more than one (1) color shall be used for visible roof surfaces throughout the entire development; however, if more than one type of roofing material is used, the materials shall be varying hues of the same color or complementary in nature. Awnings and canopies may incorporate brighter color and branding; however, the primary roof shall be muted shades of color that are subtle, neutral, or earth tone.
- Roof Pitch: The minimum roof pitch for all buildings shall be 4:12.
- Carports: Carports shall be designed to have decorative posts and masonry accents, so they are architecturally compatible with the home architecture.

LAND USE PARCEL 2

The following regulations shall apply to the tract designated as **LAND USE PARCEL 2** on **Exhibit C – Concept Plan**.

1.3.18. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.19. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.20. Maximum Building ~~Size~~Footprint: 30,000 square feet with a maximum building height of two stories and 35 feet (each story could be a maximum of 30,000 square feet). Should a larger or taller building be proposed, a Conditional Use Permit shall be required. All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

Commented [MG1]: Added per planning comments - 1st Review

1.3.20.1. Building Placement, Orientation and Site Design:

- Minimum Front Yard setback is 25 feet (25').
- Minimum Side Yard setback is 25 feet (25').
- Minimum Side Yard setback internal lot line is zero feet (0').
- Minimum Rear Yard setback is 25 feet (25'), unless the rear yard is a common area dedicated for landscaping or detention, in which case the rear yard setback is 5 feet (5').
- No minimum lot width, depth, or size.
- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
- There is no Minimum Building Size.
- Maximum Height is ~~4535~~ feet (4535') with the exception of hotel uses, which shall be ~~6545~~ feet (6545'). Proximity slope shall be provided: for the first 50 feet (50') adjacent to single family residential, the maximum height shall be 30 feet (30').

Commented [MG2]: Height revised per planning comments - 1st Review

1.3.21. Location and Types

The location of LAND USE PARCEL 2 shall be as generally depicted on Exhibit C – Concept Plan.

1.3.22. Permitted Uses

1.3.22.1. The following uses are permitted:

- Amenity Center

- Amusement Establishment
- Automobile Fueling Station*
- Automobile Service Establishment*
- Bakery/Confectionary Retail Establishment
- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Car Wash*
- Church or Place of Worship
- Commercial Greenhouse or Nursery
- Commercial Recreational Use
- Community Swimming Pool
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)

- Alcohol: mixed beverage sales (on-premises consumption) 1
- Alcohol: wine and malt beverage sales (on-premises consumption) 1
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)* 1
- Alcohol: brewpub (on- and/or off-premises consumption)*1
 - 1. Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).

- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Golf Course
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursery, Garden, Landscape Materials Sales
- Nursing Home or Assisted Living Facility
- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves

- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Private Clubs and Organizations (indoor)*
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- ~~Single Family Attached Residential (townhomes)~~
- ~~Single Family Detached Residential~~
- Technical Service and Sales
- Vehicle Parking Garage
- Vertically Mixed-Use Retail
- Veterinarian Service, Animal Clinic*

**Conditional Use*

Commented [MG3]: Removed per planning comments - 1st Review

1.3.23. Prohibited Uses

1.3.23.1. Drive-throughs shall be permitted with a minimum setback from existing residential property of 100 feet (100'), and as required through a Conditional Use Permit if applicable

1.3.24. Dimensional Standards

The tract designated as **Land Use Parcel 2 on Exhibit C –Concept Plan** shall comply with the following Dimensional Standards:

DIMENSIONAL STANDARDS	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
Minimum Internal Side Yard Setback	0'
Minimum Rear Yard Setback	25'
Minimum Rear Yard Setback adjacent to Open Space	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'-35'
Maximum Accessory Structure Height	40'-35'

Commented [MG4]: Revised per planning comments - 1st Review

Commented [MG5]: Revised per planning comments - 1st Review

LAND USE PARCEL 3

The following regulations shall apply to the tract designated as **LAND USE PARCEL 3** on **Exhibit C – Concept Plan**.

1.3.25. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.26. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.27. Maximum Building SizeFootprint: 30,000 square feet with a maximum building height of two stories and 35 feet (each story could be a maximum of 30,000 square feet). Should a larger or taller building be proposed, a Conditional Use Permit shall be required. – All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

Commented [MG6]: Added per planning comments - 1st Review

1.3.27.1. Building Placement, Orientation and Site Design:

- Minimum Front Yard setback is 25 feet (25').
- Minimum Side Yard setback is 25 feet (25').
- Minimum Side Yard setback internal lot line is zero feet (0').
- Minimum Rear Yard setback is 25 feet (25'), unless the rear yard is a common area dedicated for landscaping or detention, in which case the rear yard setback is 5 feet (5').
- No minimum lot width, depth, or size.
- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
- There is no Minimum Building Size.
- Maximum Height is 4535 feet (4535') with the exception of hotel uses, which shall be 6545 feet (6545'). Proximity slope shall be provided: for the first 50 feet (50') adjacent to single family residential, the maximum height shall be 30 feet (30').

Commented [MG7]: Height revised per planning comments - 1st Review

1.3.28. Location

The location of **LAND USE PARCEL 3** shall be as generally depicted on **Exhibit C – Concept Plan**:

1.3.29. Permitted Uses

1.3.29.1. The following uses are permitted:

- Amenity Center
- Amusement Establishment
- ~~Automobile Fueling Station*~~ Remove from Parcel 3, Add to Parcel 4
- Bakery/Confectionary Retail Establishment
- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Car Wash*
- Church or Place of Worship
- Commercial Greenhouse or Nursery
- Commercial Recreational Use
- Community Swimming Pool
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Alcohol: mixed beverage sales (on-premises consumption) 1
- Alcohol: wine and malt beverage sales (on-premises consumption) 1
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)* 1
- Alcohol: brewpub (on- and/or off-premises consumption)* 1
 - 1: Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).
- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Golf Course
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursery, Garden, Landscape Materials Sales
- Nursing Home or Assisted Living Facility
- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves

- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- Technical Service and Sales
- Vehicle Parking Garage
- Vertically Mixed-Use Retail
- Veterinarian Service, Animal Clinic*

**Conditional Use*

1.3.30. Prohibited Uses

1.3.30.1. Drive-throughs shall be permitted with a minimum setback from existing residential property of 100 feet (100'), and as required through a Conditional Use Permit if applicable.

1.3.31. Dimensional Standards

The tract designated as **Land Use Parcel 3 on Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

DIMENSIONAL STANDARDS	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
Minimum Internal Side Yard Setback	0'
Minimum Rear Yard Setback	25'
Minimum Rear Yard Setback adjacent to Open Space	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'-35'
Maximum Accessory Structure Height	40'-35'

Commented [MG8]: Revised per planning comment - 1st Review

Commented [MG9]: Revised per planning comment - 1st Review

LAND USE PARCEL 4

The following regulations shall apply to the tract designated as **LAND USE PARCEL 4 on Exhibit C – Concept Plan**.

1.3.32. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.33. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.34. Maximum Building ~~Size~~Footprint: ~~360,000~~ square feet ~~with a maximum building height of two stories and 35 feet (each story could be a maximum of 30,000 square feet)~~. Should a larger ~~or taller~~ building be proposed, a Conditional Use Permit shall be required. – All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

Commented [MG10]: Revised per our Teams call discussion since we know the [REDACTED] building size is approximately 56,565 sf. And would like to avoid doing a CUP.

Commented [MG11]: Added per planning comments - 1st Review

1.3.34.1. Building Placement, Orientation and Site Design:

- Minimum Front Yard setback is 25 feet (25').
- Minimum Side Yard setback is 25 feet (25').
- Minimum Side Yard setback internal lot line is zero feet (0').
- Minimum Rear Yard setback is 25 feet (25'), unless the rear yard is a common area dedicated for landscaping or detention, in which case the rear yard setback is 5 feet (5').
- No minimum lot width, depth, or size.
- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
- There is no Minimum Building Size.
- Maximum Height is ~~4535~~ feet (~~4535'~~) with the exception of hotel uses, which shall be ~~6545~~ feet (~~6545'~~). Proximity slope shall be provided: for the first 50 feet (50') adjacent to single family residential, the maximum height shall be 30 feet (30').

Commented [MG12]: Height revised per planning comments - 1st Review

Commented [MG13]: Height revised to be consistent with planning comments on the other parcels

1.3.35. Location and Types

The location of LAND USE PARCEL 4 shall be as generally depicted on Exhibit C – Concept Plan:

1.3.36. Permitted Uses

1.3.36.1. The following uses are permitted:

- Amenity Center
- Amusement Establishment
- Automobile Fueling Station ~~* Removed from Parcel 3, Added to Parcel 4~~
- Bakery/Confectionary Retail Establishment

- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Church or Place of Worship
- Commercial Recreational Use
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Alcohol: mixed beverage sales (on-premises consumption)
- Alcohol: wine and malt beverage sales (on-premises consumption)
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)*
- Alcohol: brewpub (on- and/or off-premises consumption)*
 - 1. Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).
- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Golf Course
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves
- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Private Clubs and Organizations (indoor)*
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales [including “Alcohol: Wine and Malt Beverage Package Store \(on-](#)

- and/or off premises consumption” associated with a Grocery Store
- ~~Single Family Attached Residential (townhomes)~~
- Technical Service and Sales
- Vehicle Parking Garage
- ~~Vertically Mixed Use Retail and Multi Family Residential~~
- Veterinarian Service, Animal Clinic*

*Conditional Use

Commented [MG14]: Removed per planning comments - 1st Review

Commented [MG15]: Removed per planning comments - 1st Review

1.3.37. Prohibited Uses

1.3.37.1. Drive-throughs shall be permitted with a minimum setback from existing residential property of 100 feet (100'), and as required through a Conditional Use Permit if applicable.

1.3.38. Dimensional Standards

The tract designated as **Land Use Parcel 4 on Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

DIMENSIONAL STANDARDS	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
Minimum Internal Side Yard Setback	0'
Minimum Rear Yard Setback	25'
Minimum Rear Yard Setback adjacent to Open Space	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'-35'
Maximum Accessory Structure Height	40'-35'

Commented [MG16]: Height reduced per planning comments - 1st Review

Commented [MG17]: Height reduced per planning comments - 1st Review

LAND USE PARCEL 5

The following regulations shall apply to the tract designated as **LAND USE PARCEL 5 on Exhibit C – Concept Plan**.

1.3.39. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.40. Development Standards: Development shall be in accordance with the standards established in Section 1.2 and 1.3 of this PD if developed as multi-family or the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise

identified below, if developed as non-residential.

- 1.3.40.1. Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required. . All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

1.3.40.2. Building Placement, Orientation and Site Design:

- Minimum Front Yard setback is 25 feet
- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
- There is no Minimum Building Size.

1.3.41. Location and Types

The location of **LAND USE PARCEL 5** shall be as generally depicted on **Exhibit C – Concept Plan**.

1.3.42. Permitted Uses

1.3.42.1. The following uses are permitted:

- Amenity Center
- Amusement Establishment
- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Church or Place of Worship
- Commercial Recreational Use
- Community Swimming Pool
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Educational Facility (Public)
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Home and Residence Services
- Hotel
- Insurance

- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursing Home or Assisted Living Facility
- Open Space Preserves
- Personal Services
- Pet Grooming and Care Services*
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Technical Service and Sales
- Vehicle Parking Garage
- Vertically Mixed-Use Retail and Multi Family Residential
- Veterinarian Service, Animal Clinic*
- Multi-family Dwelling
- Two-Unit Residential Structures
- One-Unit Residential Structures

**Conditional Use*

Senior facilities without medical services and with independent suites or dwelling units shall be considered multi-family residential.

1.3.43. Dimensional Standards

If a non-residential use is proposed, the tract designated as **LAND USE PARCEL 5** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

DIMENSIONAL STANDARDS	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
<u>Minimum Internal Side Yard Setback</u>	<u>0'</u>
Minimum Rear Yard Setback	25'
<u>Minimum Rear Yard Setback adjacent to Open Space</u>	<u>5'</u>
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'
Maximum Accessory Structure Height	40'

LAND USE PARCEL 6

The following regulations shall apply to the tract designated as **LAND USE PARCEL 6** on **Exhibit C – Concept Plan**.

1.3.44. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.45. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.46. Location and Types

The location of **LAND USE PARCEL 6** shall be as generally depicted on **Exhibit C – Concept Plan**.

1.3.47. Permitted Uses

1.3.47.1. The following uses are permitted:

- Public Parks and Playgrounds
- Public Recreational Facilities
- Public Schools
- Public Services
- Public Utility or Infrastructure Facility

1.3.48. Dimensional Standards

Where Standards are not specified, properties designated **LAND USE PARCEL 6** shall comply with the Zoning Ordinance and Subdivision Ordinances as applicable.

LAND USE PARCEL 7

The following regulations shall apply to the tract designated as **LAND USE PARCEL 7** on **Exhibit C – Concept Plan**.

1.3.49. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.50. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

- 1.3.50.1. Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required. All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the

Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

1.3.50.2. Building Placement, Orientation and Site Design:

- Minimum Front Yard setback is 25 feet.
- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
- There is no Minimum Building Size.
- Maximum Height is 45 feet (45') with the exception of hotel uses, which shall be 65 feet (65'). Proximity slope shall be provided: for the first 50 feet (50') adjacent to single family residential, the maximum height shall be 30 feet (30').

1.3.51. Location and Types

The location of **LAND USE PARCEL 7** shall be as generally depicted on **Exhibit C – Concept Plan**.

1.3.52. Permitted Uses

1.3.52.1. The following uses are permitted:

- Amenity Center
- Amusement Establishment
- Bakery/Confectionary Retail Establishment
- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Church or Place of Worship
- Commercial Recreational Use
- Community Swimming Pool
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursing Home or Assisted Living Facility

- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves
- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- Single Family Attached Residential (townhomes)
- Single Family Detached Residential
- Technical Service and Sales
- Vehicle Parking Garage
- Vertically Mixed Use Retail
- Veterinarian Service, Animal Clinic*
- Two-Unit Residential Structures
- One-Unit Residential Structures

**Conditional Use*

1.3.53. Prohibited Uses

1.3.54. Dimensional Standards

The tract designated as **LAND USE PARCEL 7** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

Dimensional Standard	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
Minimum Internal Side Yard Setback	0'
Minimum Rear Yard Setback	25'
Minimum Rear Yard Setback adjacent to Open Space	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'-45'
Maximum Accessory Structure Height	40'-45'

Commented [MG18]: Revised per planning comment - 2nd Review

Commented [MG19]: Revised per planning comment - 2nd Review

LAND USE PARCEL 8

The following regulations shall apply to the tract designated as **LAND USE PARCEL 8** on **Exhibit C – Concept Plan**.

1.3.55. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.56. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.56.1. Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required. All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.

1.3.56.2. Building Placement, Orientation and Site Design:

- Minimum Front Yard setback is 25 feet
- Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept plan. There is no Minimum Building Size.
- Maximum Height is 45 feet (45') with the exception of hotel uses, which shall be 65 feet (65'). Proximity slope shall be provided: for the first 50 feet (50') adjacent to single family residential, the maximum height shall be 30 feet (30').

1.3.57. Location and Types

The location of **LAND USE PARCEL 8** shall be as generally depicted on **Exhibit C – Concept Plan**.

1.3.58. Permitted Uses

1.3.58.1. The following uses are permitted:

- Amenity Center
- Amusement Establishment
- Automobile Fueling Station*
- Automobile Service Establishment*
- Bakery/Confectionary Retail Establishment
- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Car Wash*
- Church or Place of Worship
- Commercial Greenhouse or Nursery
- Commercial Recreational Use

- Community Swimming Pool
- Country Club
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Alcohol: mixed beverage sales (on-premises consumption)
- Alcohol: wine and malt beverage sales (on-premises consumption)
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)*
- Alcohol: brewpub (on- and/or off-premises consumption)*
 1. Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).
- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Golf Course
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursery, Garden, Landscape Materials Sales
- Nursing Home or Assisted Living Facility
- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves
- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Private Clubs and Organizations (indoor)*
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- Technical Service and Sales
- Vehicle Parking Garage
- Veterinarian Service, Animal Clinic*

**Conditional Use*

1.3.59. Dimensional Standards

The tract designated as **LAND USE PARCEL 8** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

Dimensional Standard	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
Minimum Rear Yard Setback	25'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'
Maximum Accessory Structure Height	40'

LAND USE PARCEL 9

The following regulations shall apply to the tract designated as **LAND USE PARCEL 9** on **Exhibit C – Concept Plan**.

1.3.60. Uses

Permitted uses shall be in accordance with the development standards below.

1.3.61. **Business Park Development Standards:** Development shall be in accordance with the standards established in the Business Park District (B) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.62. Site Design, Building Placement, Orientation and Process Controls:

- Service doors for loading or for auto or similar service shall not face a public street unless screened.
- Landscape Buffers: A minimum 15-foot-wide landscape buffer shall be provided adjacent to FM 2755. All street rights-of way and shall be maintained as permanent green space. Said landscape buffer shall be comprised of, at a minimum, the following materials:
 - Buffer Vegetation:
 - Shade Trees: Shade trees shall be 3 caliper inches in size, measured 12" above the planting surface, at the time of planting
 - Ornamental Trees: Ornamental trees shall be 2 caliper inches in size at the time of planting.

1.3.63. Location and Types

The location of **LAND USE PARCEL 9** shall be as generally depicted on **Exhibit C – Concept Plan**.

1.3.64. Permitted Uses

1.3.64.1. The following uses are permitted:

- Alcohol: mixed beverage sales (on-premises consumption)
- Alcohol: wine and malt beverage sales (on-premises consumption)
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)*
- Alcohol: brewpub (on- and/or off-premises consumption)*
 - 1. Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).
- Animal-related Medical, Grooming or Boarding
- Auto, Tool or Equipment Rental*
- Business Service and Sales
- Commercial Cleaning or Laundry Plant*
- Data Center or Software Design
- Federal, State or City Owned or Controlled Facilities
- Hospital
- Information Data Processing
- Information Distribution, Publication, Production
- Information Telecommunication, Sellers
- Insurance
- Light Manufacturing Clean
- Manufacturing – Appliance, Instrument, Controller
- Manufacturing – Device, Parts, Vehicles
- Manufacturing – Die, Tooling, Equipment, Machinery*
- Materials Bending, Cutting, Machining, Molding, Welding*
- Medical Office
- Medical or Scientific Laboratory*
- Municipal Uses
- Open Space
- Packing of Parts and Materials Previously Manufactured
- Parts Assembly, Materials Sorting Previously Manufactured
- Personal Services
- Pharmacy
- Professional, Scientific, and Technical Services
- Professional Service and Sales
- Public Parks and Playgrounds

- Public Recreational Facilities
- Restaurant
- Retail Sales
- Storage of Flammable Liquids and Materials*
- Studios: Photo, Music, Art, Health, Etc.
- Technical Service and Sales
- Trade Contractor Office and Dispatch
- Truck Repairs and Service*
- Warehousing and Distribution Facilities*
- Wholesale Enterprises without Materials Storage and Distribution

**Conditional Use*

1.3.65. Dimensional Standards

The tract designated as **LAND USE PARCEL 9** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

Dimensional Standards	
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard corner	25'
Minimum Rear Yard Setback	25'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'
Maximum Accessory Structure Height	40'

PD AMENDMENT ORDINANCE NO. _____ – 62.183 ACRES

PORTION OF TRACT 2

ELEVON WEST COMMERCIAL ADDITION (10.752 ACRES) AND ELEVON SOUTHWEST COMMERCIAL ADDITION (11.625 ACRES), 22.377 ACRES OF THE ORIGINAL TRACT 2

Elevon West Commercial Addition

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 2023000100199, Official Public Records of Collin County, Texas and being all of that called 1.621 acre tract of land described in deed to BBD ELEVON RETAIL DEVELOPMENT #1, LLC as recorded in Document Number 2026000000004, 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 west corner of Lot 2, Block B Elevon West Commercial Phase 3, as recorded in Document Number 2025010000180, Official Public Records of Collin County, Texas, said point being in the north right-of-way line of Elevon Parkway, a variable width right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas;

THENCE along the north right-of-way line of said Elevon Parkway as follows:

Northwesterly, 215.21 feet along a curve to the left having a central angle of 31 degrees 37 minutes 01 seconds West, a radius of 390.00 feet, a tangent of 110.42 feet and whose chord bears North 72 degrees 59 minutes 47 seconds West, 212.49 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 88 degrees 48 minutes 18 seconds West, 358.97 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

Northwesterly, 48.39 feet along a curve to the right, having a central angle of 39 degrees 36 minutes 39 seconds, a radius of 70.00 feet, a tangent of 25.21 feet and whose chord bears North 68 degrees 59 minutes 58 seconds West, 47.44 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

Northwesterly, 46.81 feet along a curve to the left, having a central angle of 38 degrees 19 minutes 03 seconds, a radius of 70.00 feet, a tangent of 24.32 feet and whose chord bears North 68 degrees 21 minutes 10 seconds West, 45.95 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner, said point being in the west line of said 28.327 acre tract, said point being also in the east line of that called 22.777 acre tract of land described in deed to ONML COTTAGES AT LAKE LAVON, LLC, as recoded in Document Number 2023000146220, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 51 minutes 32 seconds East, 378.33 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner, said point being the northwest corner of said 28.327 acre tract, said point being at the northeast corner of said 22.777 acre tract, said point also being in the south line of Lot 8, Block A, of Bently Farms, an addition to the City of Lavon as recorded in Cabinet M, Slide 189, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 42 minutes 00 seconds East, 1,256.20 feet to a TXDOT Brass Right-of-Way Monument found at the northeast corner of said 28.327 acre tract, said point being the southeast corner of Lot 1, Block A, of said Bently Farms addition, said point also being in the west right-of-way line of State Highway 78 (a variable width right-of-way);

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 29 minutes 39 seconds West, 31.95 feet to a TXDOT Brass Right-of-Way Monument found for corner;

South 28 degrees 16 minutes 31 seconds East, 28.62 feet to a TXDOT Brass Right-of-Way Monument found for corner;

South 33 degrees 45 minutes 11 seconds West, 487.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the south corner of said 1.621 acre tract, said point also being the east corner of Lot 2, Block B Eleven West Commercial, Phase 3, an addition to the City of Lavon;

THENCE North 57 degrees 11 minutes 17 seconds West, 284.22 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the west corner of said 1.621 acre tract, said point also being the north corner of said Lot 2, Block B;

THENCE South 33 degrees 17 minutes 57 seconds West, 180.01 feet to the POINT OF BEGINNING and containing 468,372 square feet or 10.752 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.

Elevon Southwest Commercial Addition 11.625 Acres

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 right, 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 left, 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.

PORTION OF TRACT 3

ELEVON NORTHEAST COMMERCIAL ADDITION (11.764 ACRES) AND CA1, BLOCK A, ELEVON ENTRY ADDITION (0.960 ACRES), 12.724 ACRES OF THE ORIGINAL TRACT 3, MINUS 0.37 ACRES CONVEYED TO LAVON LANDINGS NORTH OF THE ELEVON SIGN LOCATED ON CA1, BLOCK A, ELEVON ENTRY ADDITION.

Elevon Northeast Commercial Addition (11.764 acres)

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 Parcel 2-10.224 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2022000152455, Official Public Records of Collin County, Texas, being all of that called 0.906 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000030638, Official Public Records of Collin County, Texas, and also being all of that called 2.058 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2024000072044, 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 in the north right-of-way line of Elevon Parkway, a variable width right-of-way as recorded in Document Number 2023-925, Official Public Records of Collin County, Texas, said point also being the southeast corner of CA1, Block A Elevon East Commercial Addition, Phase 1, as recorded in Document Number 2024-235, Official Public Records of Collin County, Texas;

THENCE along the east line of said Elevon East Commercial Addition as follows:

North 32 degrees 49 minutes 22 seconds East, 32.38 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 07 degrees 45 minutes 12 seconds West, 65.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 29 degrees 40 minutes 21 seconds East, 105.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North, 85.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 56 degrees 23 minutes 16 seconds East, 98.12 feet to a point for corner;

THENCE North 33 degrees 44 minutes 26 seconds East, 143.96 feet to a point for corner in the north line of said 10.224 acre tract;

THENCE South 88 degrees 40 minutes 47 seconds East, 441.48 feet to a one-half inch iron rod found at the north east corner of said 10.224 acre tract of land, said point also being in the west line of Lot 5X, Block U Lakepoint Phase IIA, an addition to Collin County as recorded in Document Number 2021-713, Official Public Records of Collin County, Texas;

THENCE South 06 degrees 55 minutes 38 seconds East, 307.34 feet along the west line of said Lot 5X to a one-half inch iron rod found for corner, said point being the northwest corner of said 2.058 acre tract of land;

THENCE North 84 degrees 43 minutes 14 seconds East, 235.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 2.058 acre tract;

THENCE South 01 degrees 54 minutes 29 seconds East, 529.89 feet along the east line of said 2.058 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 0.906 acre tract;

THENCE South 23 degrees 34 minutes 55 seconds East, 73.42 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 0.906 acre tract;

THENCE South 72 degrees 07 minutes 37 seconds West, 123.81 feet along the south line of said 0.906 acre tract to a point for corner, said point being in the north right-of-way line of said Elevon Parkway;

THENCE North 51 degrees 55 minutes 50 seconds West, 136.90 feet along the north line of said Elevon Parkway to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the south line of said 10.224 acre tract;

THENCE along the south line of said 10.224 acre tract and along the north right-of-way line of said Elevon Parkway as follows:

Northwesterly, 74.17 feet along a curve to the left, having a central angle of 05 degrees 14 minutes 48 seconds, a radius of 810.00 feet, a tangent of 37.11 feet and whose chord bears North 54 degrees 33 minutes 14 seconds West, 74.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

North 57 degrees 10 minutes 38 seconds West, 725.78 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

North 48 degrees 33 minutes 01 seconds West, 100.00 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

North 57 degrees 10 minutes 38 seconds West, 13.39 feet to the POINT OF BEGINNING and containing 512,442 square feet or 11.764 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.

Elevon Entry Addition, CA1, Block A (0.960 acres)

BEING a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called Parcel 2-10.224 acre tract of land described indeed to MA LAND HOLDINGS, LLC as recorded in Document Number 2022000152455 Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "USA INC" found in the west line of said 10.224 acre tract, said point being in the east right-of-way line of State Highway Number 78 (a variable width right-of-way), said point also being in the north right-of-way line of Elevon Parkway, a variable width right-of-way as recorded in Document Number 2023-925, Official Public Records of Collin County, Texas;

THENCE North 33 degrees 44 minutes 25 seconds East, 240.33 feet along the west line of said 10.224 acre tract and along the east right-of-way line of State Highway Number 78 to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 56 degrees 23 minutes 16 seconds East, 107.57 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 85.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 29 degrees 40 minutes 21 seconds West, 105.05 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 07 degrees 45 minutes 12 seconds East, 65.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 32 degrees 49 minutes 22 seconds West, 32.38 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 10.224 acre tract, said point being in the north right-of-way line of said Elevon Parkway;

THENCE along the common line of said 10.224 acre tract and the north right-of-way line of said Elevon Parkway as follows:

North 57 degrees 10 minutes 38 seconds West, 186.46 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

North 11 degrees 43 minutes 12 seconds West, 28.06 feet to the POINT OF BEGINNING and containing 41,803 square feet or 0.960 acres of land

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) with grid distances shown hereon.

TRACT 4

ELEVON SOUTHEAST COMMERCIAL ADDITION (21.029 ACRES)

BEING a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called Parcel 3-17.606 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 2022000152455 Official Public Records of Collin County, Texas, being part of that called Tract III-3.50 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 2023000030638, Official Public Records of Collin County, Texas and being all of that CA1, Block B, Elevon East Commercial Addition, Phase 1, Document Number 2024-235, 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 in the northeast line of said 17.606 acre tract, said point being in the southwest line of Elevon Parkway, a variable width right-of-way as recorded in Document Number 2023-925, Official Public Records of Collin County, Texas, said point also being the east corner of said CA1, Block B Elevon East Commercial Addition, Phase 1;

THENCE along the northeast line of said 17.606 acre tract and along the southwest right-of-way line of said Elevon Parkway as follows:

South 65 degrees 48 minutes 15 seconds East, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 57 degrees 10 minutes 38 seconds East, 725.78 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 63.18 feet along a curve to the right, having a central angle of 05 degrees 14 minutes 48 seconds, a radius of 690.00 feet, a tangent of 31.61 feet and whose chord bears South 54 degrees 33 minutes 14 seconds East, 63.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 51 degrees 55 minutes 50 seconds East, 155.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 3.50 acre tract;

THENCE South 00 degrees 54 minutes 55 seconds West, 18.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the southeast line of said 3.50 acre tract, said point being in the northwest right-of-way line of Northeast Texas Rural Rail District, as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 71 degrees 57 minutes 09 seconds West, 1,640.01 feet along the southeast line of said 3.50 acre tract and along the northwest right-of-way line of said Northeast Texas Rural Rail District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the west line of said 3.50 acre tract;

THENCE along the west line of said 3.50 acre tract as follows:

North 16 degrees 49 minutes 38 seconds West, 47.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 44.42 feet along a curve to the right, a central angle of 06 degrees 59 minutes 11 seconds, a radius of 364.26 feet, a tangent of 22.24 feet and whose chord bears North 13 degrees 24 minutes 55 seconds West, 44.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said

3.50 acre tract, said point being the southwest corner of said 17.606 acre tract, said point being in the east right-of-way line of Business 78 (Main Street);

THENCE along the west line of said 17.606 acre tract and along the east right-of-way line of Business 78 (Main Street) as follows:

Northeasterly, 275.49 feet along a curve to the right, having a central angle of 38 degrees 34 minutes 06 seconds, a radius of 409.26 feet, a tangent of 143.19 feet and whose chord bears North 11 degrees 54 minutes 25 seconds East, 270.32 feet to a 3.5" brass monument found for corner;

North 33 degrees 44 minutes 25 seconds East, 471.73 feet to a 3.5" brass monument found for corner;

North 08 degrees 14 minutes 35 seconds West, 134.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east right-of-way line of State Highway 78;

THENCE continuing along the west line of said 17.606 acre tract and along the east right-of-way line of said State Highway 78 as follows:

North 33 degrees 44 minutes 25 seconds East, 97.25 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

South 56 degrees 15 minutes 47 seconds East, 10.03 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

North 33 degrees 44 minutes 14 seconds East, 280.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said CA1, Block B, said point being in the southwest right-of-way line of said Elevon Parkway;

THENCE along the north line of said CA1, Block 1 and along the southwest right-of-way line of said Elevon Parkway as follows:

North 78 degrees 16 minutes 48 seconds East, 35.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 57 degrees 10 minutes 38 seconds East, 187.24 feet to the POINT OF BEGINNING and containing 916,032 square feet or 21.029 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83) with grid distances shown hereon.

TRACT 5 -

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 Parcel 1-29.925 acre tract of land described in deed to MA Land Holdings, LLC as recorded in Document Number 2022000152456 Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "JBI" found at the northeast corner of said 29.925 acre tract;

THENCE along the east and south line of said 29.925 acre tract as follows:

South 08 degrees 50 minutes 13 seconds East, 81.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 40.81 feet along a curve to the right, having a central angle of 08 degrees 39 minutes 37 seconds, a radius of 270.00 feet, a tangent of 20.44 feet and whose chord bears South 04 degrees 30 minutes 23 seconds East, 40.77 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southwesterly, 179.26 feet along a curve to the right, having a central angle of 104 degrees 48 minutes 08 seconds, a radius of 98.00 feet, a tangent of 127.26 feet and whose chord bears South 52 degrees 13 minutes 29 seconds West, 155.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 244.67 feet along a curve to the left, having a central angle of 17 degrees 18 minutes 25 seconds, a radius of 810.00 feet, a tangent of 123.28 feet and whose chord bears North 84 degrees 01 minutes 39 seconds West 243.74 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

South 87 degrees 19 minutes 08 seconds West, 96.13 feet to a one-half inch iron rod with cap stamped "USA INC" found for corner;

Southwesterly, 428.59 feet along a curve to the left, having a central angle of 30 degrees 18 minutes 59 seconds, a radius of 810.00 feet, a tangent of 219.44 feet and whose chord bears South 72 degrees 09 minutes 38 seconds West, 423.61 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the southeast corner of Lot 2, Block A, Elevon Multifamily Addition, as recorded in Document Number 2025-623, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 2 as follows:

North 26 degrees 29 minutes 22 seconds West, 33.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 07 degrees 10 minutes 45 seconds East, 95.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

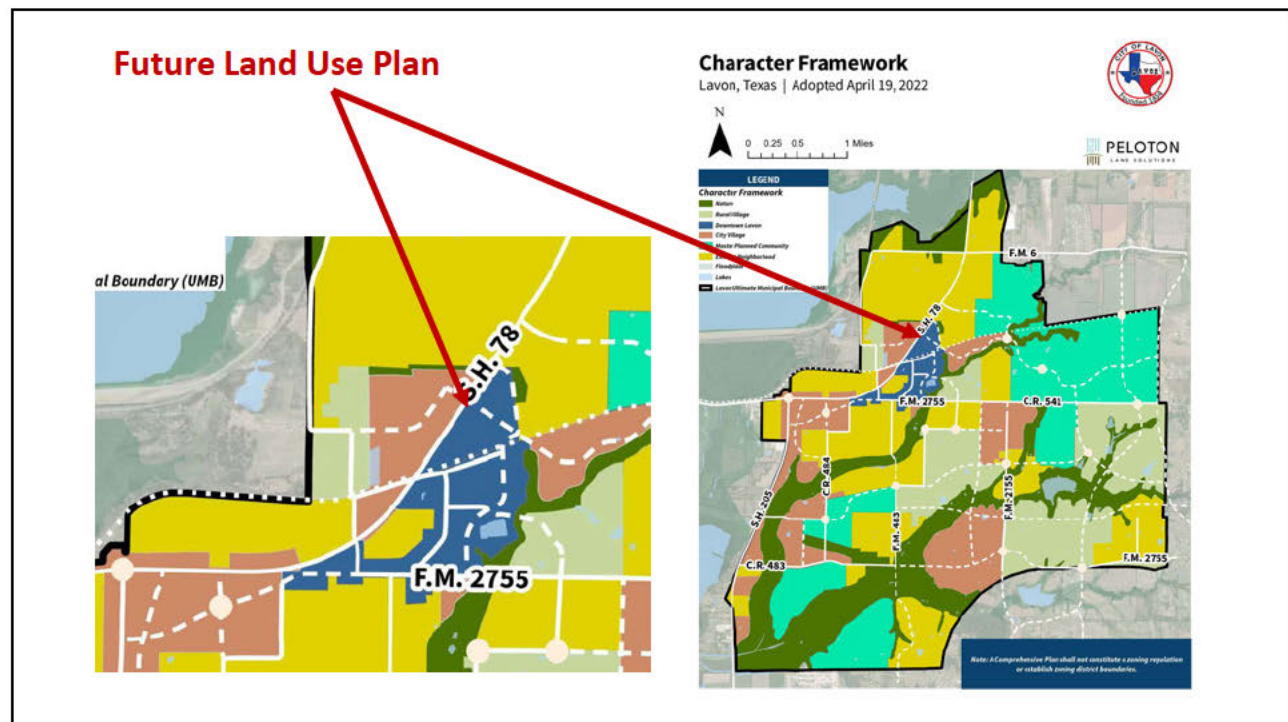
North 08 degrees 50 minutes 12 seconds West, 66.90 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 29.925 acre tract, said point also being in the south right-of-way line of Northeast Texas Rural Rail Transportation District line;

THENCE North 81 degrees 09 minutes 48 seconds East, 872.24 feet along the north line of said 29.925 acre tract and along the south right-of-way line of Northeast Texas Rural Rail Transportation District line to the POINT OF BEGINNING and containing 132,952 square feet or 3.052 acres of land.

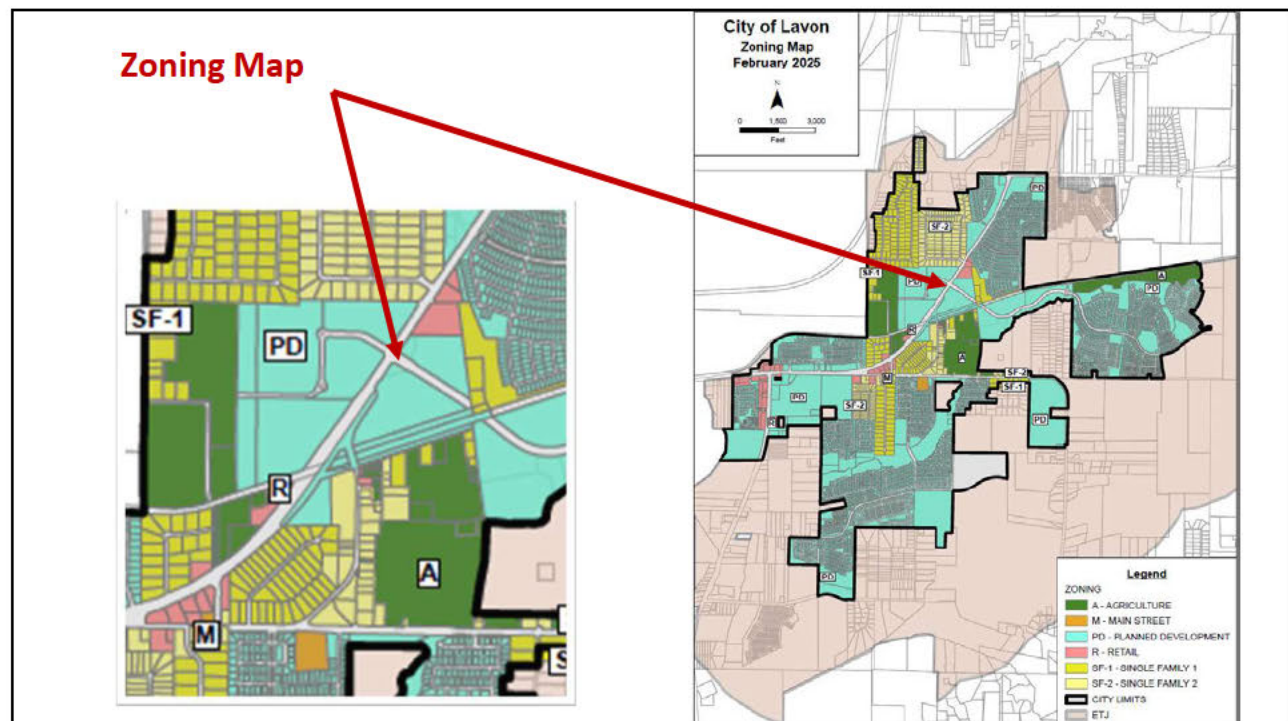
BASIS OF BEARING:

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.

**TRACT 7 – LOT 2R, BLOCK A, ELEVON PARKWAY WEST AS RECORDED IN PLAT
BOOK 2024, PAGE 567 – 130,736 SQUARE FEET OR 3.001 ACRES**



31

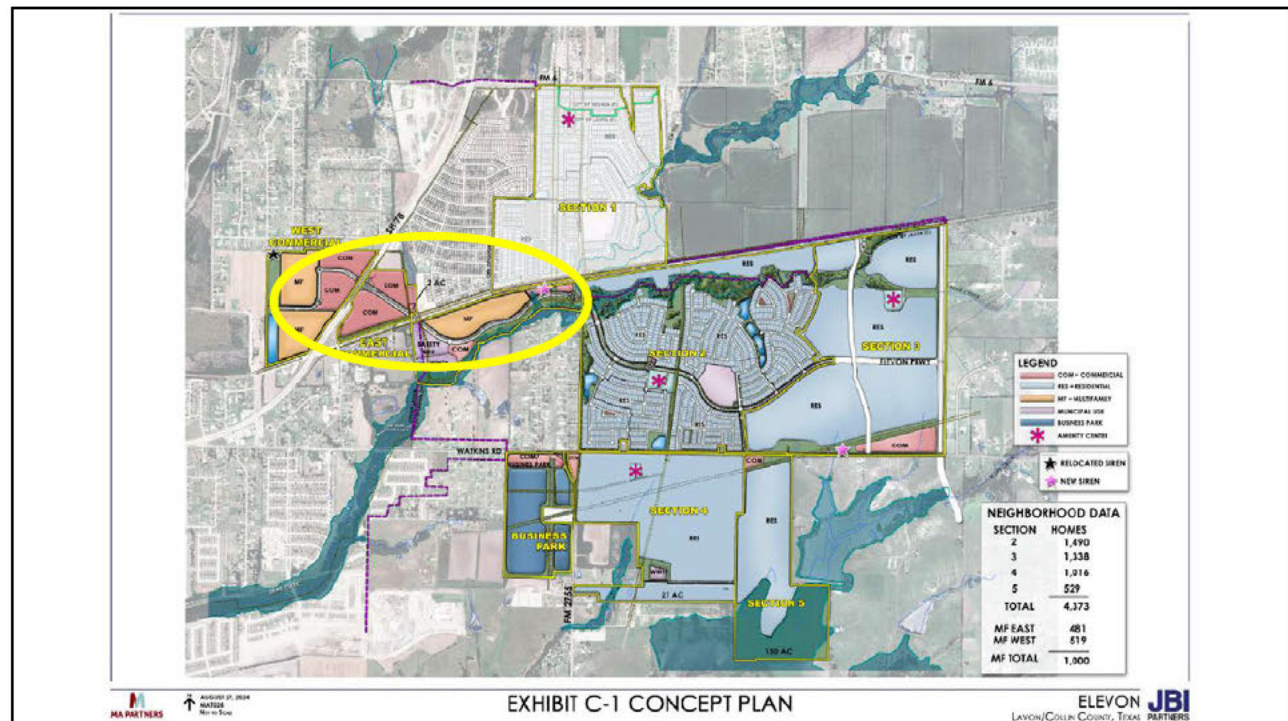


32

Subject Site: Affected Land Use Parcels No. 2, 3, 4, 5, and 7



33



34

September 17, 2026

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

Re: Elevon Commercial
PD (2022-10-03) Amendment
Elevon Parkway Commercial PD Amendment
LJA Job No. NTP-3880
MyGov Submittal: September 15, 2026

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

PLANNING + DESIGN COMMENTS

1. A Word document representing the remaining comments/questions is attached.
2. 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 PD 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



August 26, 2026

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

Re: Elevon Commercial PD Amendment

Dear Ms. Dobbs

JBI Partners received your comments via email form on August 21, 2026 from LJA for the first submittal review of the Elevon Commercial PD Amendment. We have addressed the comments and are resubmitting the revised PD word document and exhibits for review. Below is a summary of how each comment is addressed.

Planning + Design Comments

1. Incorporate changes into a PD redline document upon resubmittal. A Word version of the PD is attached for your use.
The PD word document has been revised with the changes we are proposing and also addresses the new changes requested by Planning. Edits to the document are redlined.
2. The proposed changes appear to be inconsistent with anticipated development on Land Use Parcels 5 and 7. Please remove these parcels from the PD amendment or clarify the purpose of including the proposed changes in Land Use Parcels 5 and 7.
We are including Parcels 5 and 7 to this amendment because we are requesting edits to the setback requirements table. The remaining tracts in Parcels 5 and 7 back into open space lots (creek and easements) so our setback requirement request would allow for rearyard setback to be adjusted to 5'.
3. The application does not include modification to Land Use Parcels 1, 6, 8, or 9. Submit a revised Exhibit A: Location Map and Exhibit C: Concept Plan (with all applicable labels) that show just the intended Land Use Parcel in this amendment. Additionally, provide only the legal descriptions and total acreages for the Land Use Parcels in this amendment.
Exhibits A and C have been revised to only highlight the parcels being revised with this amendment. The corresponding legal descriptions of the tracts affected are now included. The PD word document provided (per comment #1) did not include all pages, so exhibits are being provided separately.
4. Remove the additional signage provisions in Section 1.3.9 and accompanying Signage Exhibits. Proposed signage should be submitted as a separate Master Sign Plan submittal.
Noted. We have excluded all the additional signage provisions and sign details in the revised PD document. We will work on putting together the Master Sign Plan submittal and will be submitting that via MyGov as a new plan review request separate from this PD amendment.

5. Refer to the attached redline document for comments related to the submitted Exhibit D. Development Standards.

The comments provided in the redline have been addressed in the revised PD document except for the internal parking island requirements. Below is a summary of the redline comments from Planning and how they were addressed in the PD document:

Parking

Request: Add “and a continuous evergreen shrub screen” to the perimeter parking sentence

Edit: Added sentence as per comment

Request: Revise the internal parking landscape island spacing back to 10 continuous spaces

Edit: We have maintained the requirement at 25 continuous parking spaces. The proposed revision to the parking island requirement is one of the primary reasons for the PD amendment request. As we have started developing preliminary site plans for the four commercial corners with various retailers, including the grocery store proposed for Parcel 4, we believe that 25 continuous spaces provides an appropriate and adequate spacing for the internal parking areas. This is also consistent with existing retail developments in comparable locations.

Signs

Request: Remove new sign provisions being proposed

Edit: Removed

Parcel 2

Request: Bring back the maximum building size section and add a maximum building height of two stories (35').

Edit: Added as per comment

Request: Modify the maximum building height to 35' and hotels to 45'.

Edit: Revised as per comment.

Request: Remove “Grocery Store” from the permitted uses lists since that is categorized under “Retail Sales”.

Edit: Removed

Request: Remove “Single Family Attached Residential (townhomes)” and “Single Family Detached Residential” from the permitted uses lists.

Edit: Removed

Request: Modify the dimensional standards table to bring back the minimum side yard corner setback requirement of 25' and reduce the maximum main structure height and maximum accessory structure height to 35'

Edit: Revised as per comment.

Parcel 3

Request: Bring back the maximum building size section and add a maximum building height of two stories (35').

Edit: Added as per comment

Request: Modify the maximum building height to 35' and hotels to 45'.

Edit: Revised as per comment.

Request: Remove “Grocery Store” from the permitted uses lists since that is categorized under “Retail Sales”.

Edit: Removed

Request: Modify the dimensional standards table to bring back the minimum side yard corner setback requirement of 25' and reduce the maximum main structure height and maximum



accessory structure height to 35'
Edit: Revised as per comment.

Parcel 4

Request: Bring back the maximum building size section and add a maximum building height of two stories (35').

Edit: Added as per comment

Request: Modify the maximum building height to 35' and hotels to 45'.

Edit: Revised as per comment

Request: If a "Fueling Station" is intended in Parcel 4, staff recommends removing the Conditional Use requirement with this PD amendment.

Edit: Removed asterisk (indicating the need for a CUP) from Automobile Fueling Station

Request: Adjust the request for alcohol sales from Grocery Store to Retail Sales.

Edit: Revised as per comment

Request: Remove "Single Family Attached Residential (townhomes)" and "Vertically Mixed Use Retail and Multi Family Residential" from the permitted uses lists.

Edit: Removed

Request: Modify the dimensional standards table to bring back the minimum side yard corner setback requirement of 25' and reduce the maximum main structure height and maximum accessory structure height to 35'

Edit: Revised as per comment.

6. Due to the nature of the comments, additional comments may be forthcoming upon review of the resubmittal.

We have made the requested edits to the PD document to avoid delaying the review timeline. However, we would like to schedule a call with the review staff to discuss certain requirements, including the maximum building size and height limitations. Our initial submittal was structured to accommodate the size requirements of retailers we know will be coming to the development. We would therefore appreciate the review staff's input on the best approach for addressing these requirements—whether through this PD amendment or if a Conditional Use Permit would still be required.

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

Provided.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

A handwritten signature in blue ink, appearing to read "Daniel Dewey".

Daniel Dewey, PE
JBI Partners, Inc.

August 21, 2026

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

Re: Elevon Commercial
PD (2022-10-03) Amendment
Elevon Parkway Commercial PD Amendment
LJA Job No. NTP-3880
MyGov Submittal: August 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. Incorporate changes into a PD redline document upon resubmittal. A Word version of the PD is attached for your use.
2. The proposed changes appear to be inconsistent with anticipated development on Land Use Parcels 5 and 7. Please remove these parcels from the PD amendment or clarify the purpose of including the proposed changes in Land Use Parcels 5 and 7.
3. The application does not include modification to Land Use Parcels 1, 6, 8, or 9. Submit a revised *Exhibit A: Location Map* and *Exhibit C: Concept Plan* (with all applicable labels) that show just the intended Land Use Parcels in this amendment. Additionally, provide only the legal descriptions and total acreages for the Land Use Parcels in this amendment.
4. Remove the additional signage provisions in Section 1.3.9 and accompanying Signage Exhibits. Proposed signage should be submitted as a separate Master Sign Plan submittal.

An application for approval of a Master Sign Plan shall include or be accompanied by:

- a. A sign application;
- b. An application fee;
- c. A project narrative describing the proposed Master Sign Plan; and
- d. Master Sign Plan submittal containing the following information:
 - i. Elevations of the signs, illustrating the materials of construction, colors, lighting, fonts of letters and dimensions of the signs. If the sign is to be attached to a building, the elevation shall be a composite of the sign and the building;
 - ii. Elevations depicting the size of the signs in relation to the size of the buildings within the development;

- iii. An approved Site Plan illustrating the location of existing and proposed signs on the property and, if required by City Staff, on adjacent properties; and
 - iv. Other information to illustrate the consistency and uniformity of the signs under the plan.
5. Refer to the attached redline document for comments related to the submitted Exhibit D. Development Standards.
6. Due to the nature of the comments, additional comments may be forthcoming upon review of the resubmittal.
7. 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 PD 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

August 31, 2026

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

Re: Elevon Commercial
PD (2022-10-03) Amendment
Elevon Parkway Commercial PD Amendment
LJA Job No. NTP-3880
MyGov Submittal: August 26, 2026

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

PLANNING + DESIGN COMMENTS

1. Incorporate revised changes into a updated PD redline document upon resubmittal. A Word document representing the remaining comments/questions is attached.
2. 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 PD that were not specifically requested.
3. FYI - We received your request to schedule a call to discuss certain PD requirements, including the proposed maximum building size and height limitations. We will coordinate with Kim to identify a meeting time that works for everyone. Kim will be out of the office until September 4. Once she returns, we will reach out with available times to meet.

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 September 22, 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 October 6, 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 the Elevon Planned Development District as provided by Ordinance 2022-10-03, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and east of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195). Location exhibits on the reverse.

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

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

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

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

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

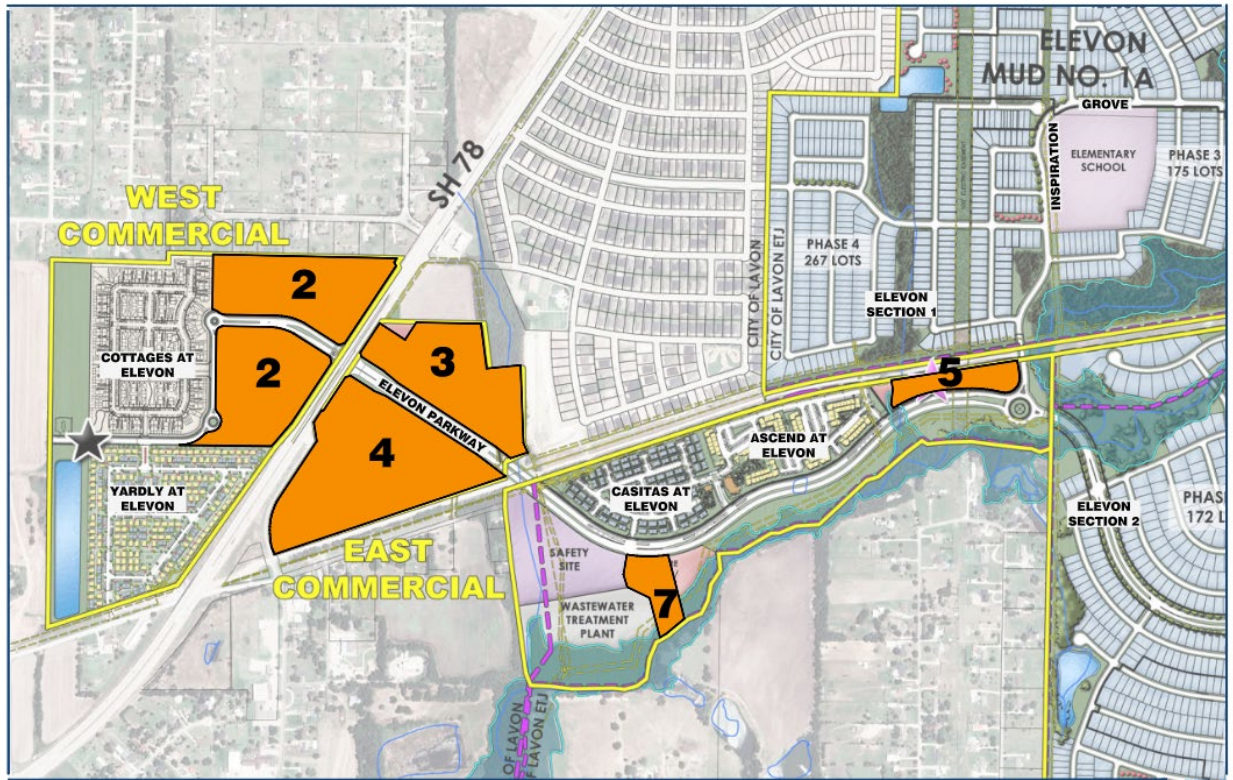
Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

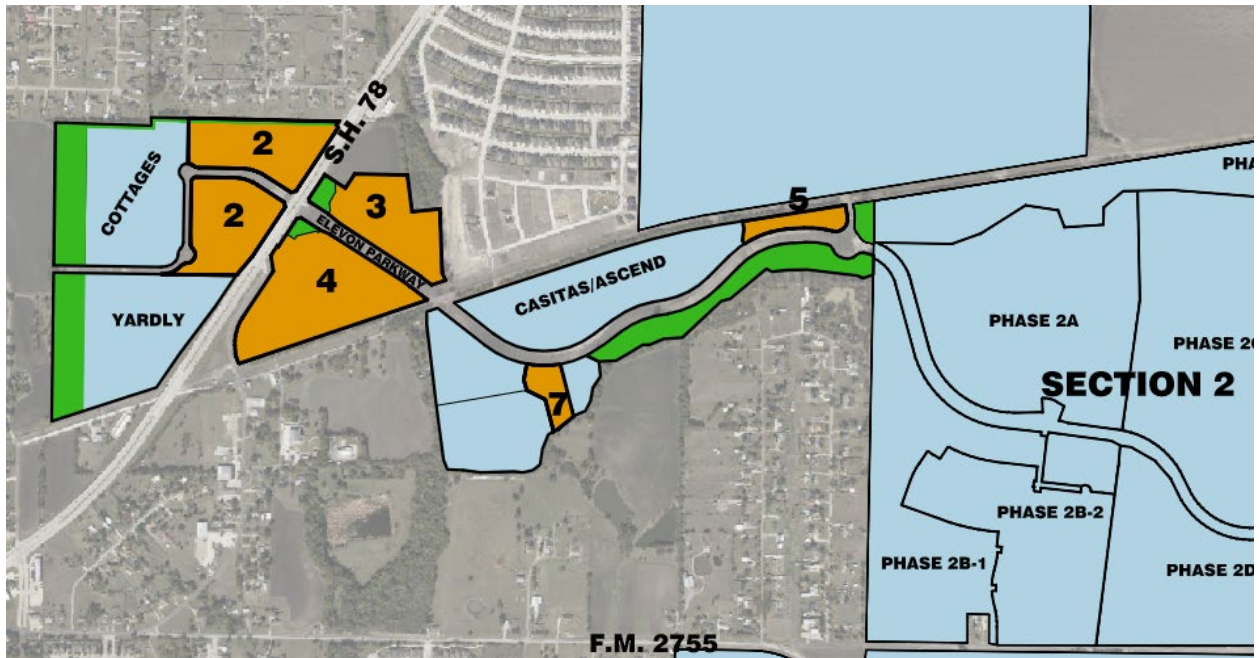
You may return this form to: **City of Lavon** or via email to: CityHall@lavontx.gov
 P.O. Box 340
 Lavon, Texas 75166



MA PARTNERS
NOT TO SCALE
AUGUST 15, 2016
MAY 10/12

ELEVON

EXHIBIT C - CONCEPT PLAN
CITY OF LAVON, COLLIN COUNTY, TEXAS
JBL PARTNERS



F.M. 2755