



CITY OF LAVON Agenda Brief

MEETING: September 22, 2026

ITEM: 5 – F

Item:

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

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: Revised Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a multi-tenant commercial building that is approximately 10,490 square feet in area. A site plan for the project was approved by the City Council on February 17, 2026.

The applicant has added a drive-through to the proposed project. Although a drive through is permitted by the PD regulations, pursuant to the Zoning Ordinance, the addition of a drive through facing a public street necessitates the approval of a conditional use permit.

In a revised application, the applicant is proposing approximately 6,580 square feet for retail, 1,910 square feet for medical/service, and 2,000 for restaurant with a drive-through.

Building façades 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 7 – SITE PLAN**

9.03.151 PURPOSE

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

9.03.154 CRITERIA FOR APPROVAL

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

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

Platting: The property is platted.

Access: Access is provided in two places on Cedar Street. A queuing analysis has been provided and reviewed.

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

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

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

Staff Notes:

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

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



CITY OF LAVON

SITE PLAN APPLICATION

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

APPLICATION INFORMATION

Name : Bob Nguyen

Address : 435 Pinson Road, Forncy, Tx 75126

Telephone Number : (813)-390-4338

Email Address : [REDACTED]

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

Lot 4, BLK F, Lake Breeze Estates, Eagle Surveying, LLC.

616 Cedar Street and S HWY 78, Lavon Texas.

SUBDIVISION NAME: (approved plat is prerequisite) Lake Breeze Estates_____

ZONING: PD 2020-04-04, Lake Breeze Estates PD2020-04-04

LEGAL OWNER OF PROPERTY INVOLVED: Georgeos Nemeh, Owner

[REDACTED] (214)-6 [REDACTED]

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

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

Signature: [Signature] _____
Owner / Authorized Agent

7-7-26
Date

Printed Name: Bob Nguyen

Owner / Authorized Agent

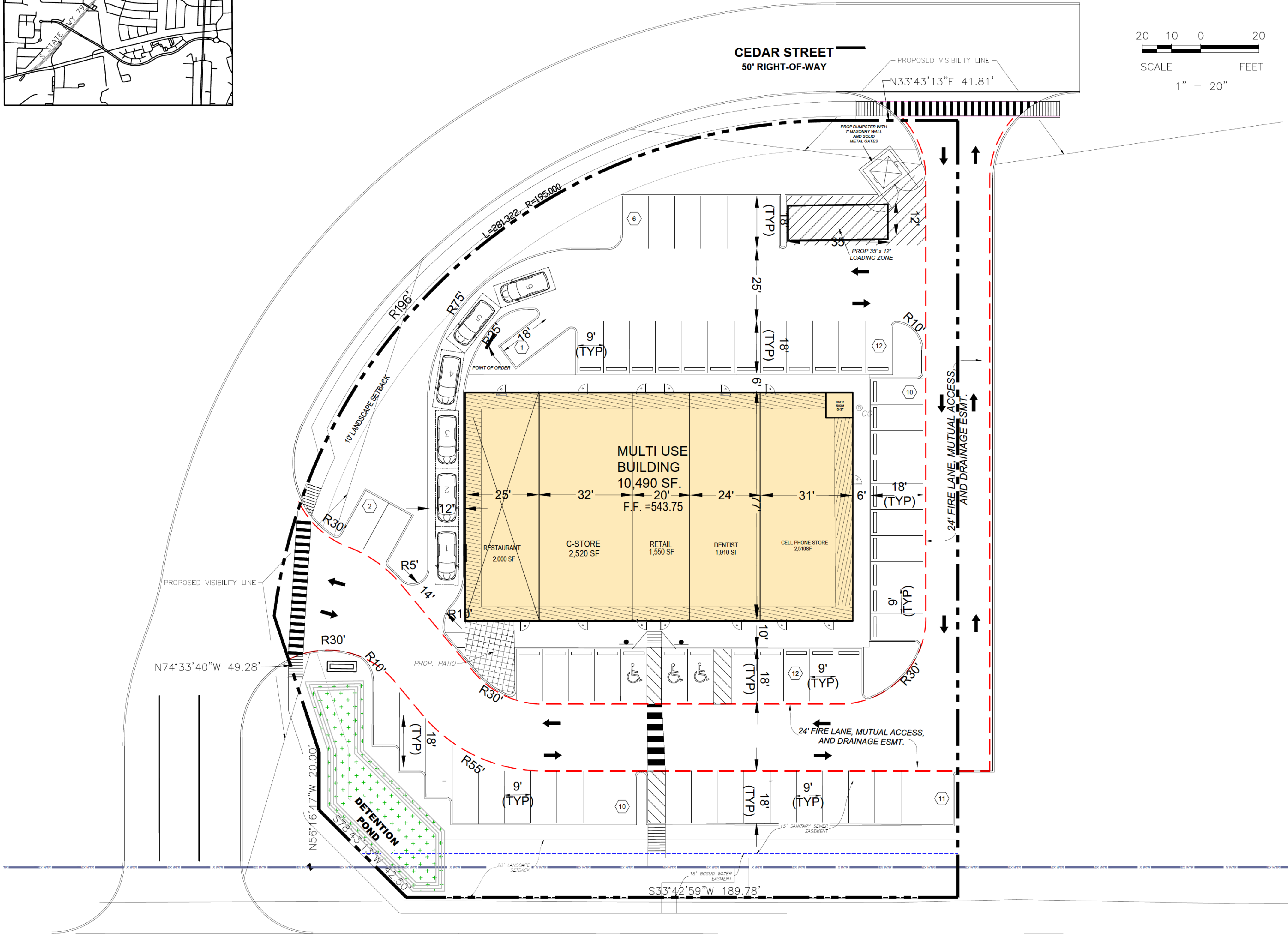
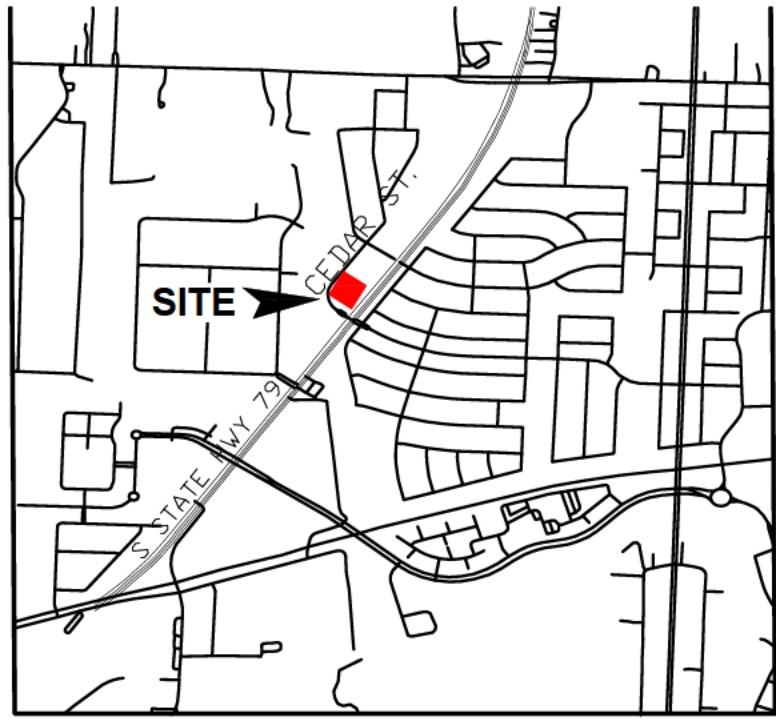
Title: General Manager

Company: _____

City Office Use Only:

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

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:

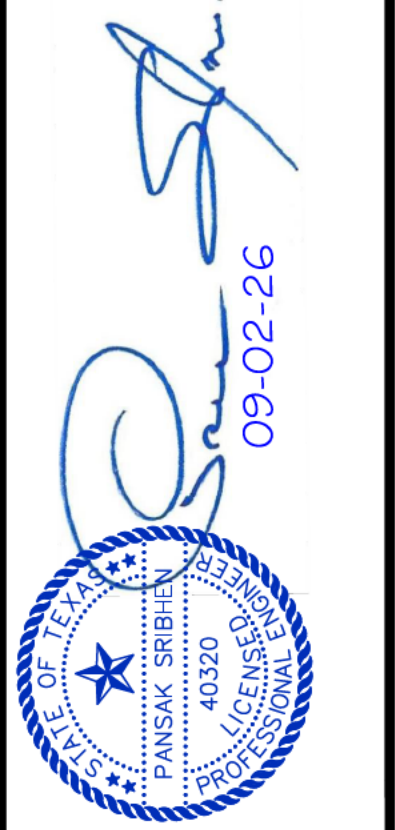
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL CONFORM TO THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, UNLESS THE CITY OF LAVON STANDARDS SPECIFY STRICTER REQUIREMENTS.
 - CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS, 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 & SH 78
LAVON, TEXAS

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



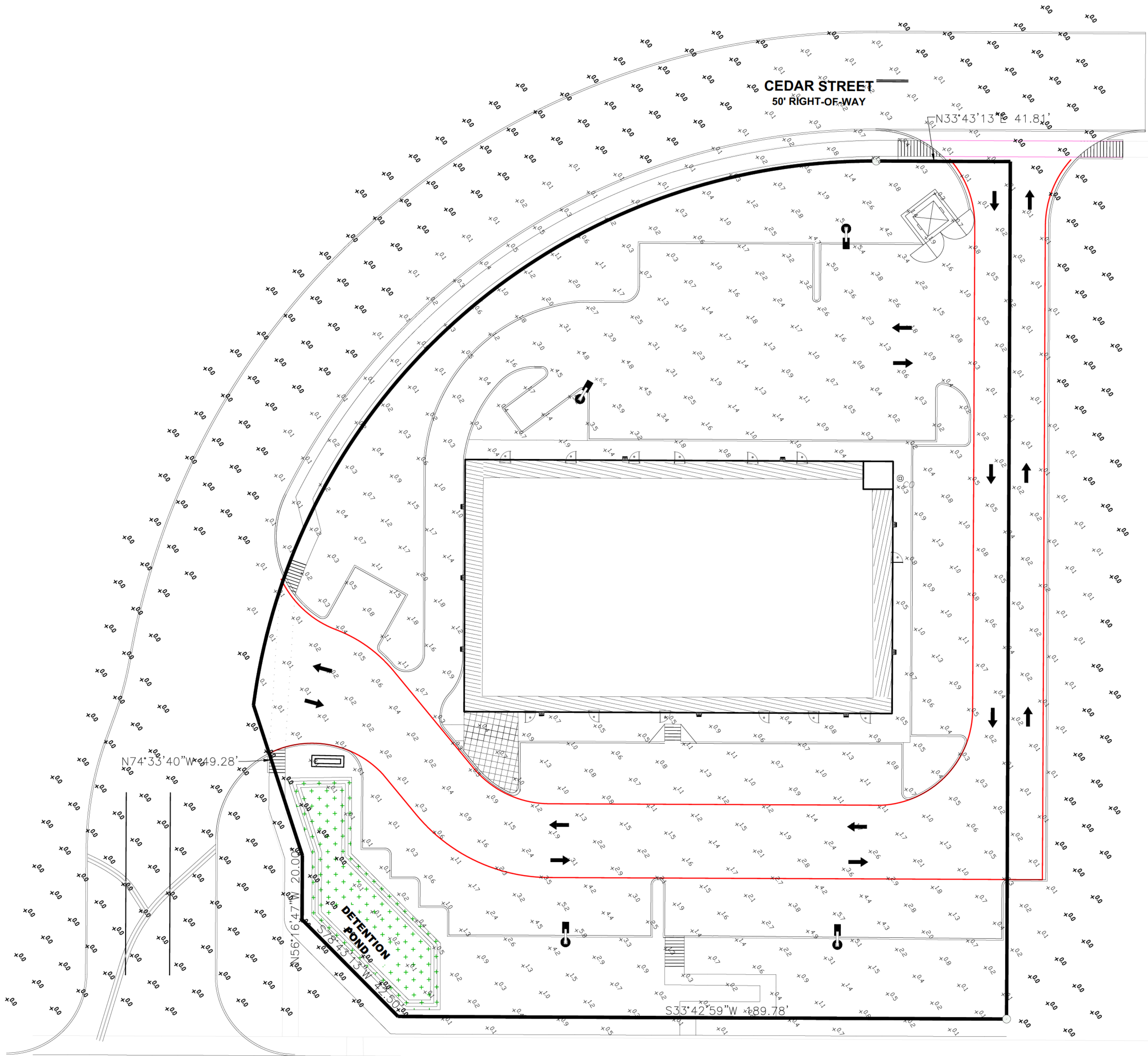
ENGINEERING
18383 PRESTON ROAD, SUITE 422
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.L.S. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433
ENGINEER OF RECORD

SCALE: AS SHOWN
DESIGNED: PSS
DRAWN: CE
CHECKED: PSS

PSA JOB NO. 22632.CSL

DATE: 9/16/2026

SHEET: 4
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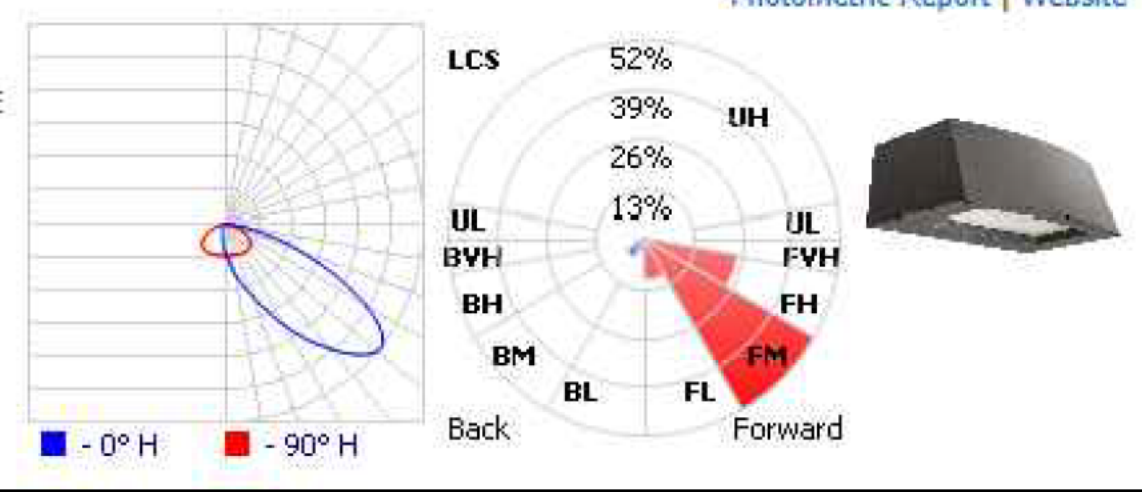
STATE HIGHWAY 78
RIGHT-OF-WAY VARIES

EXTERIOR PHOTOMETRIC NOTES

1. ACTUAL PHOTOMETRICS WILL VARY DEPENDING ON COLOR OF WALLS, SURFACE TEXTURE AND LANDSCAPING.
2. ACTUAL FIXTURE LAYOUT AND PHOTOMETRICS MAY VARY BASED ON FINAL LOCATION OF FIXTURES. FIXTURES WILL NEED TO BE FIELD ADJUSTED BASED ON ACTUAL BUILDING AND SITE CONDITIONS.
3. PHOTOMETRIC READINGS BASED ON THE FOLLOWING HEIGHTS ABOVE FINISHED FLOOR (A.F.F.):
LUMINAIRE "A" (POLE-MOUNTED FIXTURE): 20 FEET
LUMINAIRE "B" (WALL PACK): 8 FEET
4. IES RECOMMENDS THE FOLLOWING MINIMUM FOOT CANDLES ON PAVEMENT FOR GENERAL PARKING AND PEDESTRIAN AREAS.
HIGH LEVEL OF ACTIVITY: 0.9 F.C. MIN.
MEDIUM LEVEL OF ACTIVITY: 0.6 F.C. MIN.
LOW LEVEL OF ACTIVITY: 0.2 F.C. MIN.

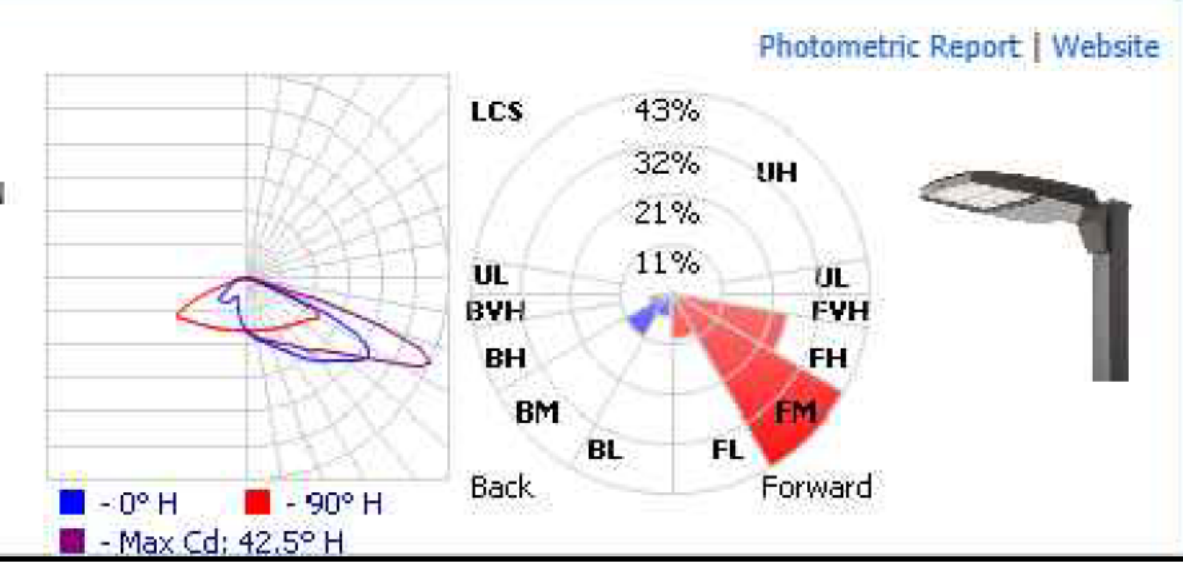
LUMINAIRE SPECIFICATIONS (A)

MANUFACTURER: LITHONIA LIGHTING
CATALOG: ARC2 LED P1 30K
DESCRIPTION: ARC2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 1501.9
INPUT WATTAGE: 10.6112
DISTRIBUTION: TYPE III, VERY SHORT, BUG RATING: B0 - U0 - G1



LUMINAIRE SPECIFICATIONS (B)

MANUFACTURER: LITHONIA LIGHTING
CATALOG: RSX2 LED P1 40K R3S
DESCRIPTION: RSX AREA LUMINAIRE SIZE 2 P1 LUMEN PACKAGE 4000K CCT TYPE R3S DISTRIBUTION
LAMP OUTPUT: TOTAL LUMINAIRE LUMENS: 11285.6
INPUT WATTAGE: 72.0642
DISTRIBUTION: TYPE III, SHORT, BUG RATING: B2 - U0 - G2



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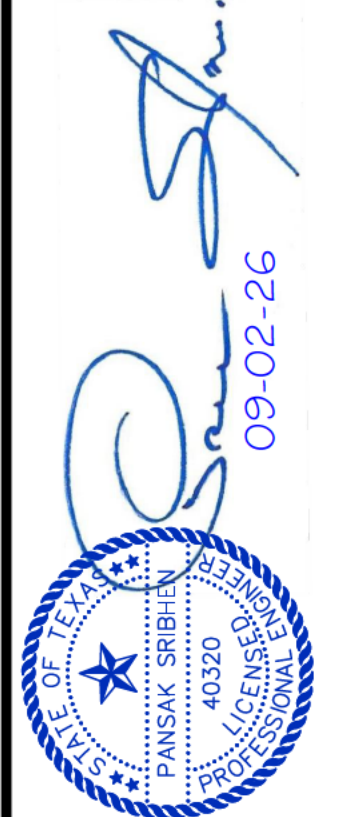
REVISION		
NO.	DATE	BY
REMARK: REVISION CLOUD MAY NOT APPEAR ON ALL DRAWING SHEETS.		

SITE LIGHTING 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 100
FARMERSVILLE, TX 77936
737-390-1435
www.namgroupcorp.com



ASA
ENGINEERING

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TX T.B.P.E. REGISTRATION # F-006974
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ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

DRAWN: CE

CHECKED: PSS

PSA JOB NO. 22632.CSL

DATE: 9/15/2026

SHEET: C-9.0



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 SW674 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 SW674 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 MINIMUM 4"	M-1	PRE-FINISHED METAL AWINGS STANDING SEAM CHARCOAL GRAY (MATCH SW674 PEPPERCORR) MANUF. METAL SALES/BERBRIDGE M. CO.	METAL AWINGS	E-1	EFS 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 / EFS	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 (10%)	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.

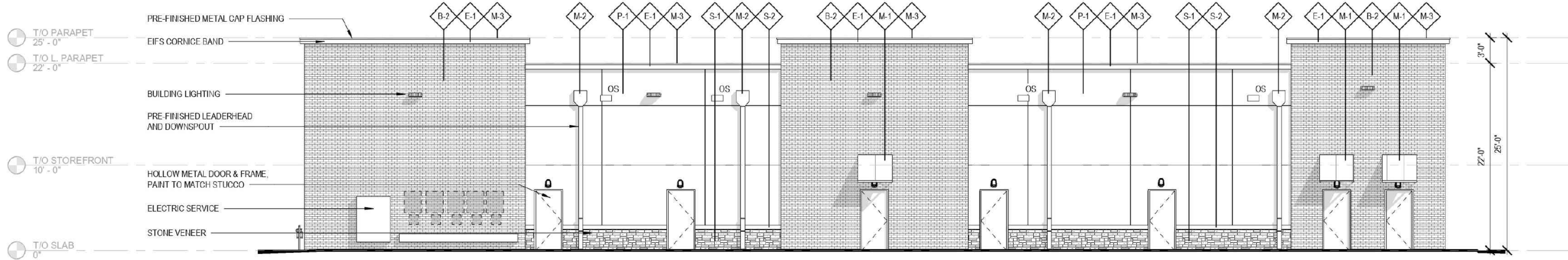


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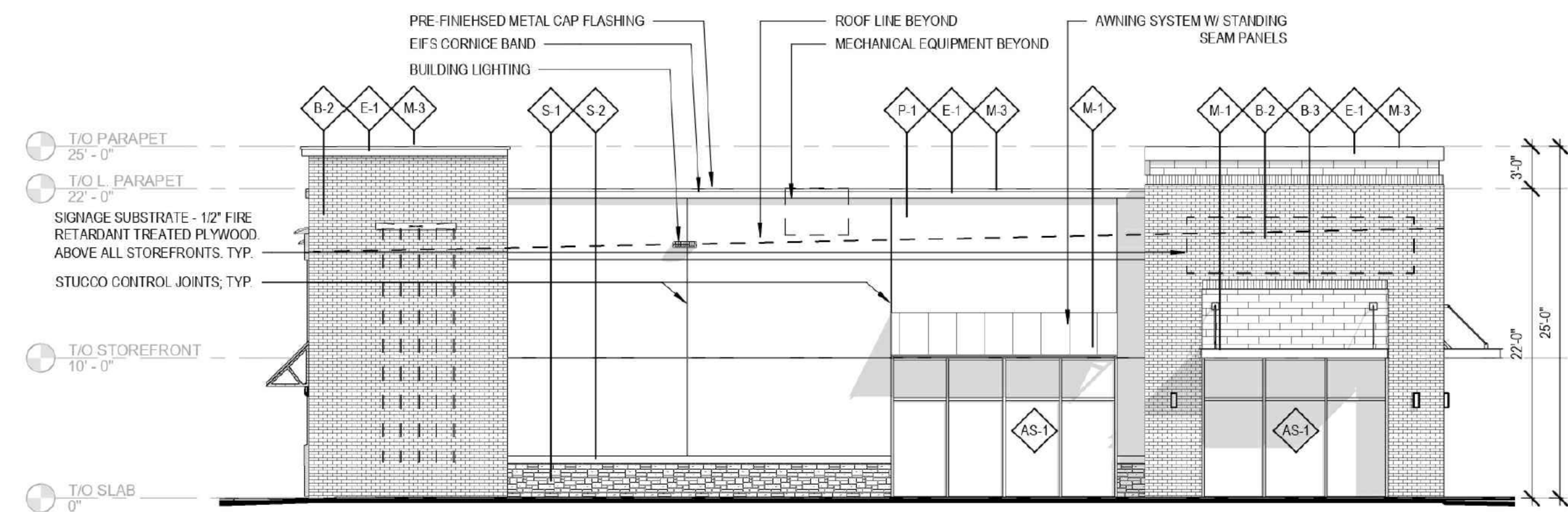
Dardan Hoxha
dardan.hoxha.ra@gmail.com
469-463-4845



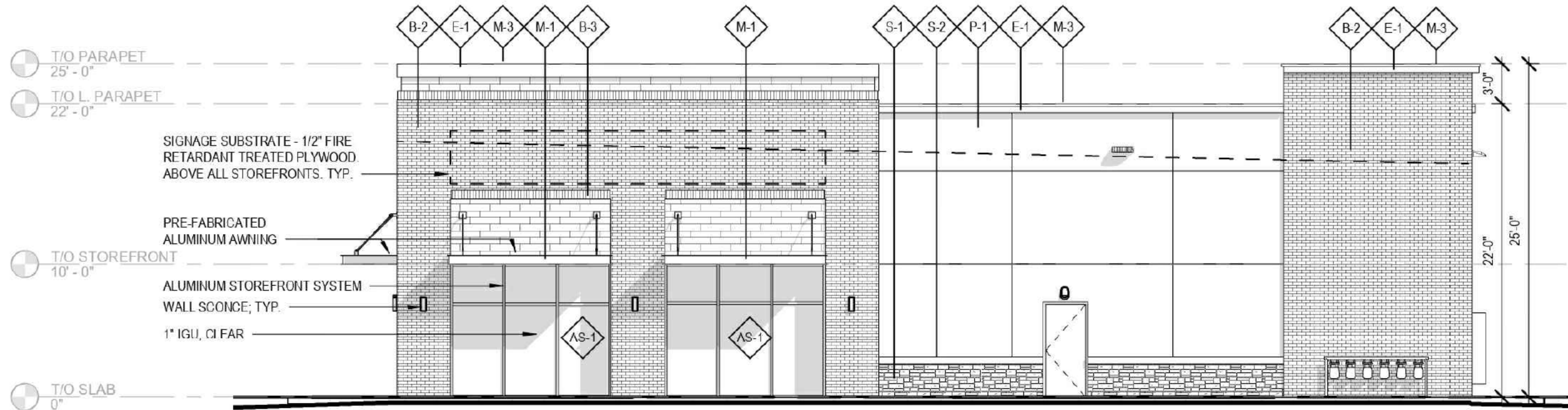
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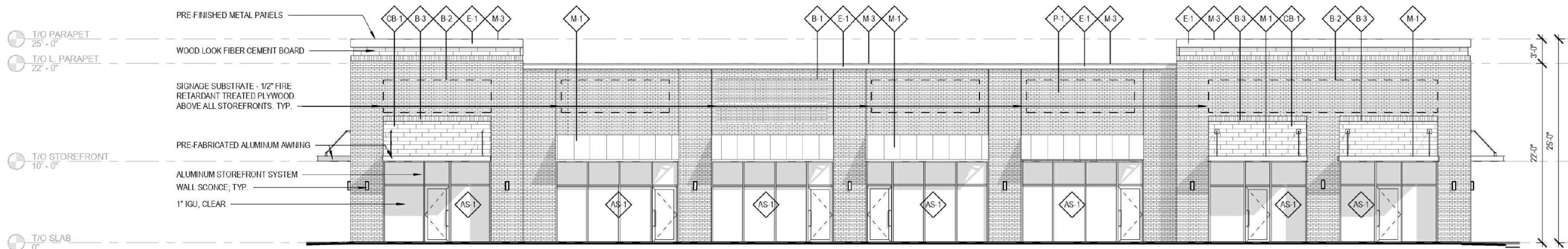
4 BACK ELEVATION
1/8" = 1'-0"



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



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



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

Project
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

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NO.	DATE	BY
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ELEVATIONS

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

DEVELOPER / G.C.

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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





CITY OF LAVON

LANDSCAPE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Bob Nguyen
Address: 435 Pinson Road, Forncy, Tx 75126
Telephone Number: (817) 843-1888
Email Address: [REDACTED]

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

Lot 4, BLK F, Lake Breeze Estates, Eagle Surveying, LLC.

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SUBDIVISION NAME: (approved plat is prerequisite) Lake Breeze Estates

ZONING: PD 2020-04-04, Lake Breeze Estates PD2020-04-04

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[REDACTED] (214) [REDACTED]

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

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Owner / Authorized Agent

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Printed Name: Bob Nguyen
Owner / Authorized Agent

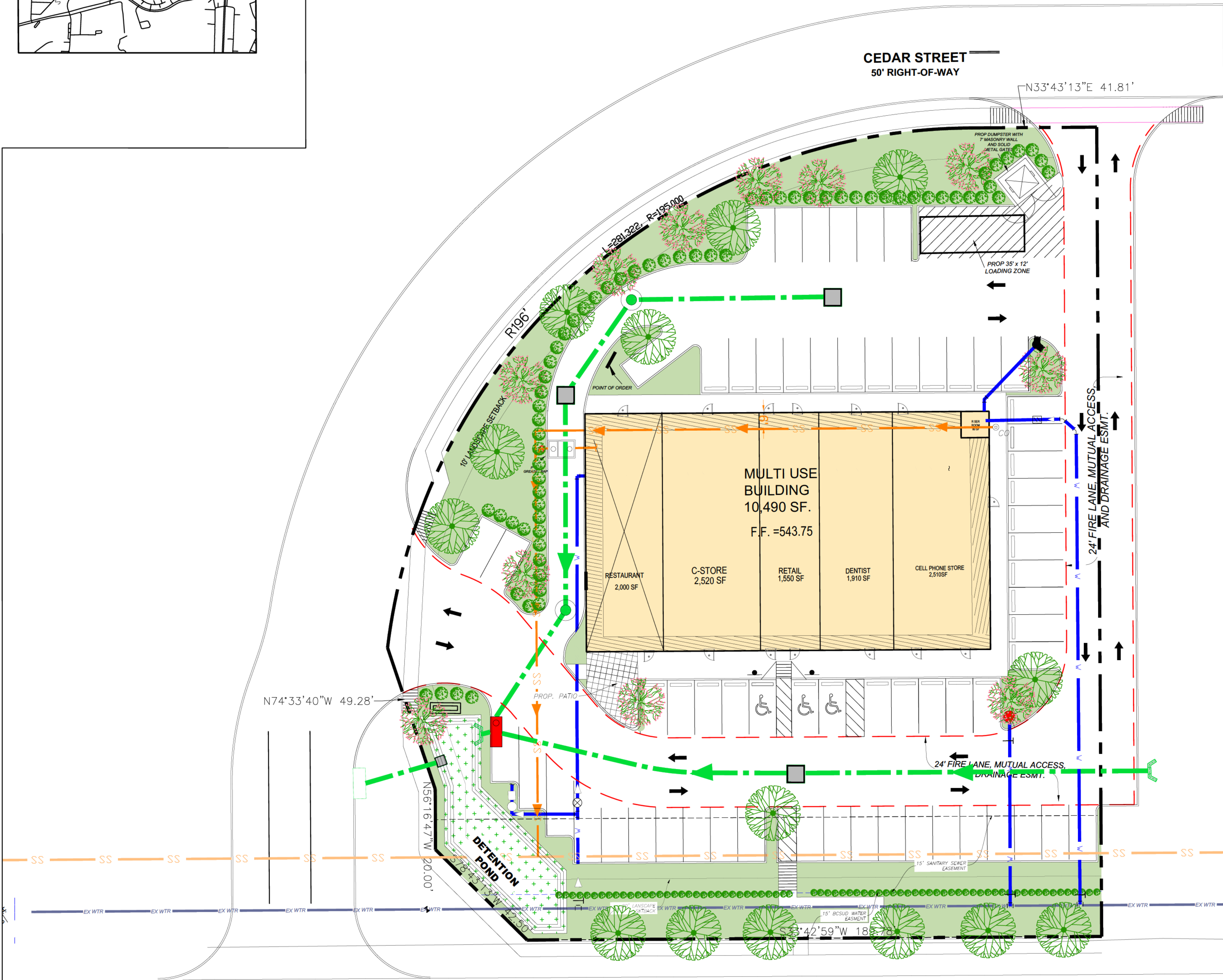
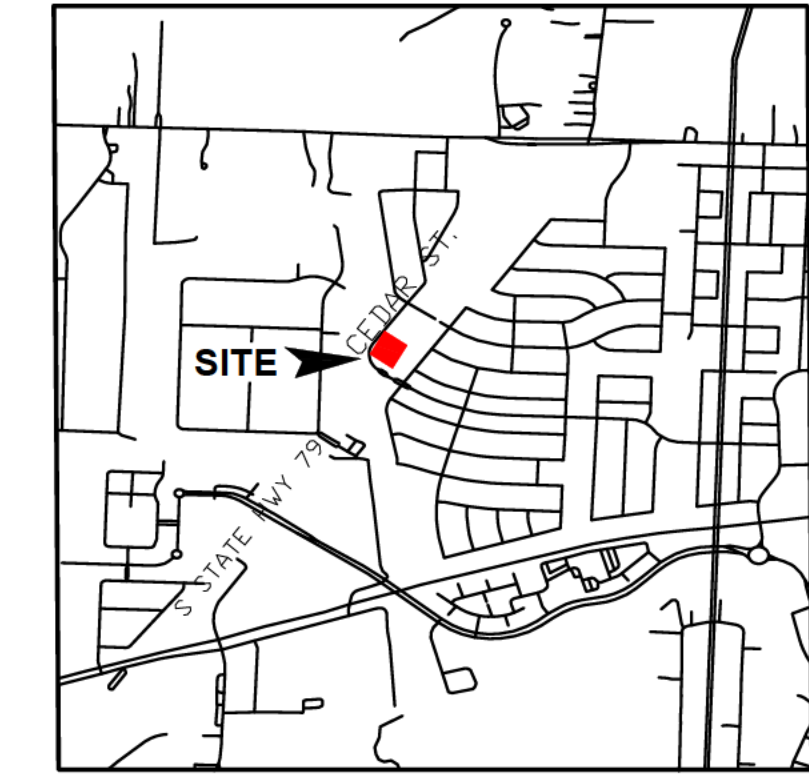
Title: General Manager
Company:

City Office Use Only:

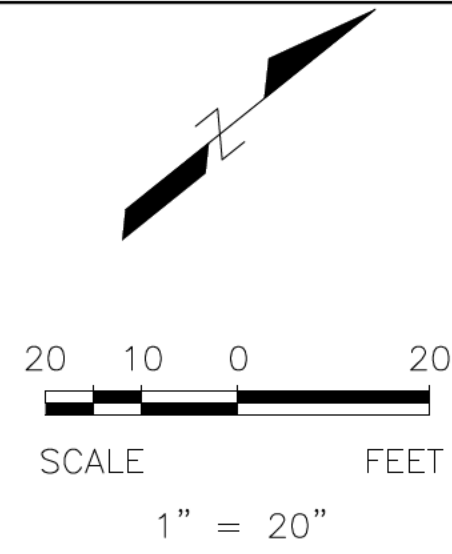
Fee paid (due at time of application)	Amount:	Check #	or Cash _____
Cost plus admin fee - \$500 deposit			
Required items submitted			
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Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council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

Z:\2026\22632.csl c-store at lavon\sheet set\CIVIL\Landscape Plan V1.dwg
Plotted: Sep 17, 2026 at 3:24:57 PM by chadp

ORIGINAL SHEET SIZE: 24" X 36" (ARCH D)



STATE HIGHWAY 78
RIGHT-OF-WAY VARIES

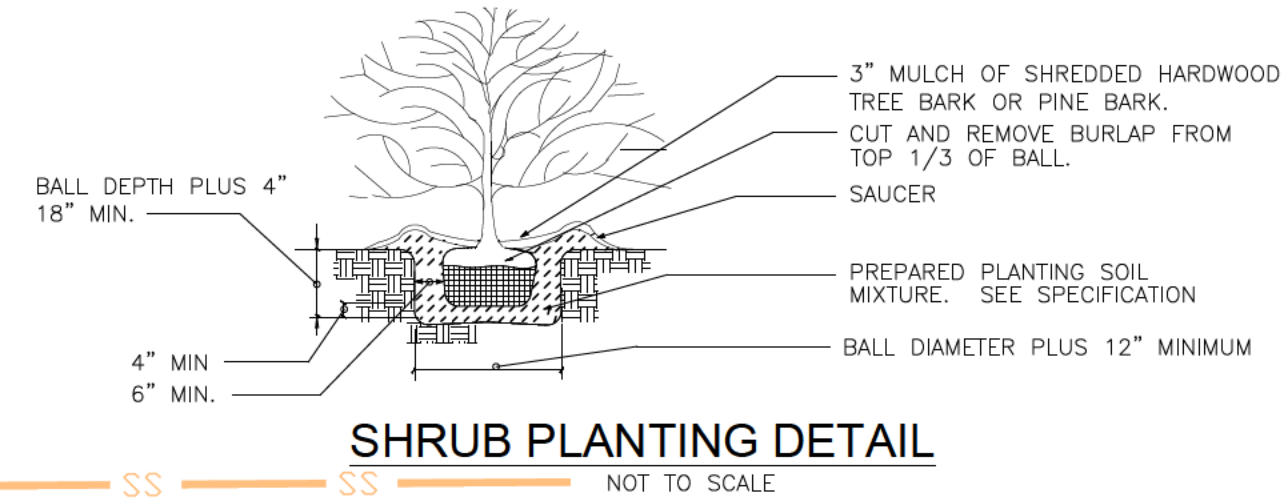
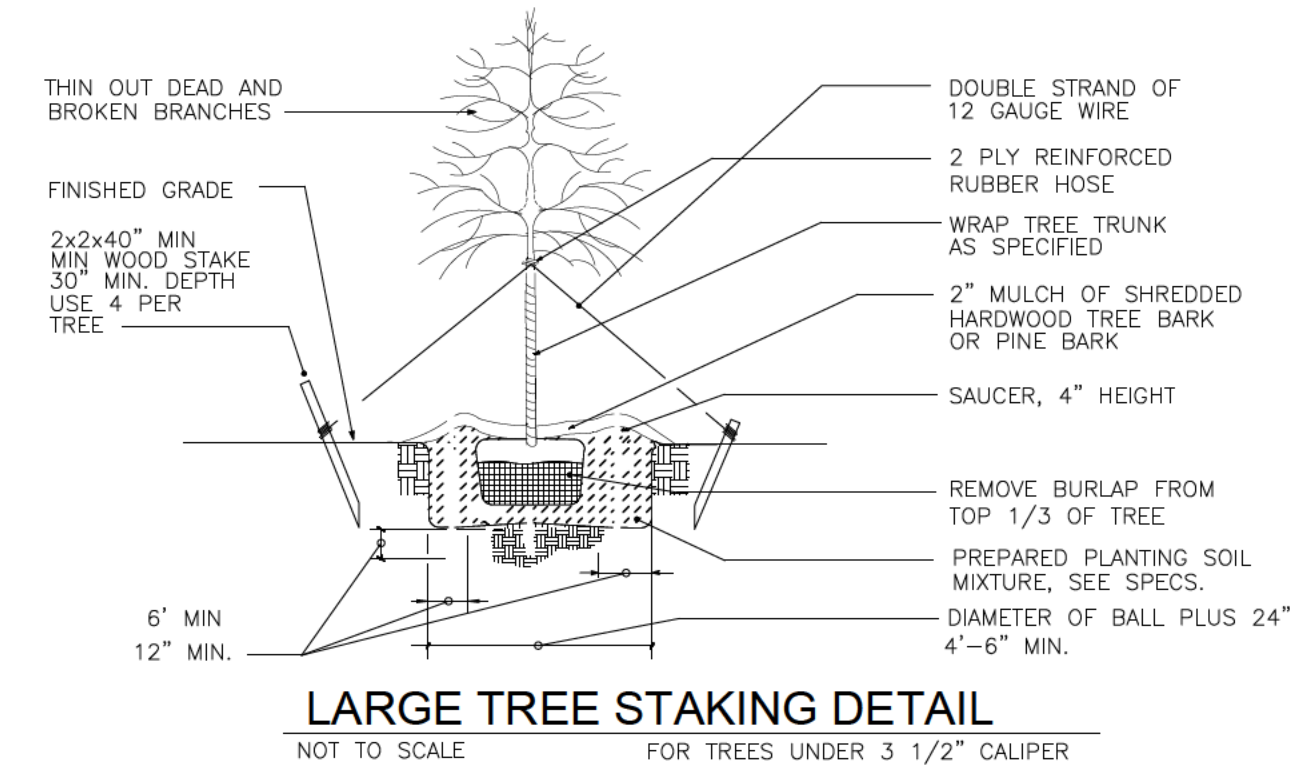


LEGEND

- LIVE OAK TREE, 4" CAL. (SHADE)
- CRAPE MYRTLE 'WATERMELON RED', 3" CAL. (ORNAMENTAL)
- TEXAS SAGE, 3 GAL. (SHRUB)
- BERMUDA GRASS (SOD)

PLANT LIST

COMMON NAME	BOTANICAL NAME	QTY.	SIZE
LIVE OAK	QUERCUS VIRGINIANA	16	4" CAL.
RED CREPE MYRTLE	LAGERSTROEMIA INDICA 'WATERMELON RED'	12	3" CAL.
TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	134	3 GAL.
BERMUDA GRASS SOD	CYNODON DACTYLON	12,876 SF.	



IRRIGATION NOTES

- IRRIGATION PLAN SHALL BE PROVIDED AT THE TIME OF BUILDING PERMIT BY THE IRRIGATION CONTRACTOR.
- UNDERGROUND IRRIGATION PLANS SHALL CONFORM TO THE CITY OF LAVON STANDARDS.
- ALL LANDSCAPE AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. SPRAY OVER ON STREETS AND WALKS IS PROHIBITED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN AND SUBMIT IRRIGATION PLANS TO THE ENGINEER FOR APPROVAL PRIOR TO SUBMITTAL TO THE CITY FOR THE IRRIGATION PERMIT.



CIVIL SET

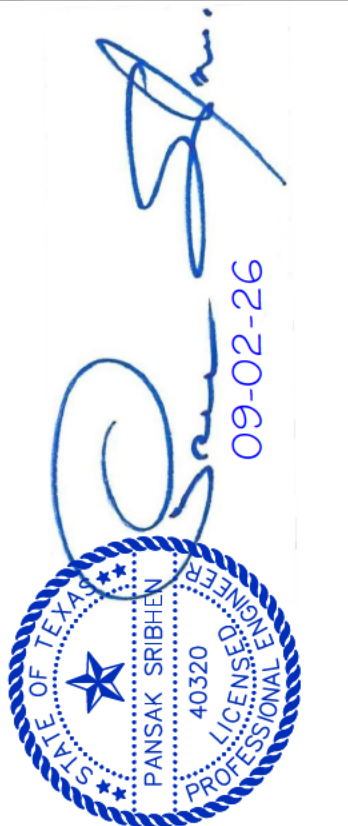
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LANDSCAPE PLAN

FOR
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SITUATED AT THE NORTHWEST CORNER
OF CEDAR ROAD & SH 78
LAVON, TEXAS

DEVELOPER / G.C.

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ENGINEER OF RECORD

SCALE: AS SHOWN

DESIGNED: PSS

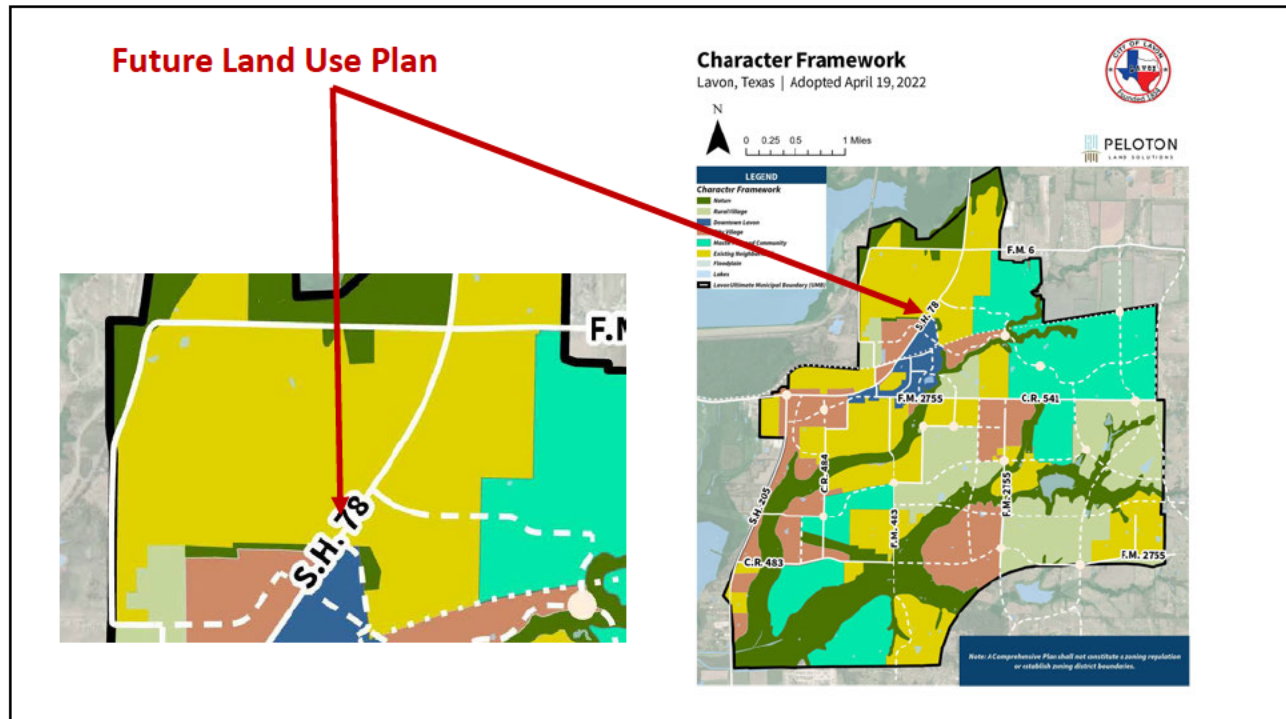
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CHECKED: PSS

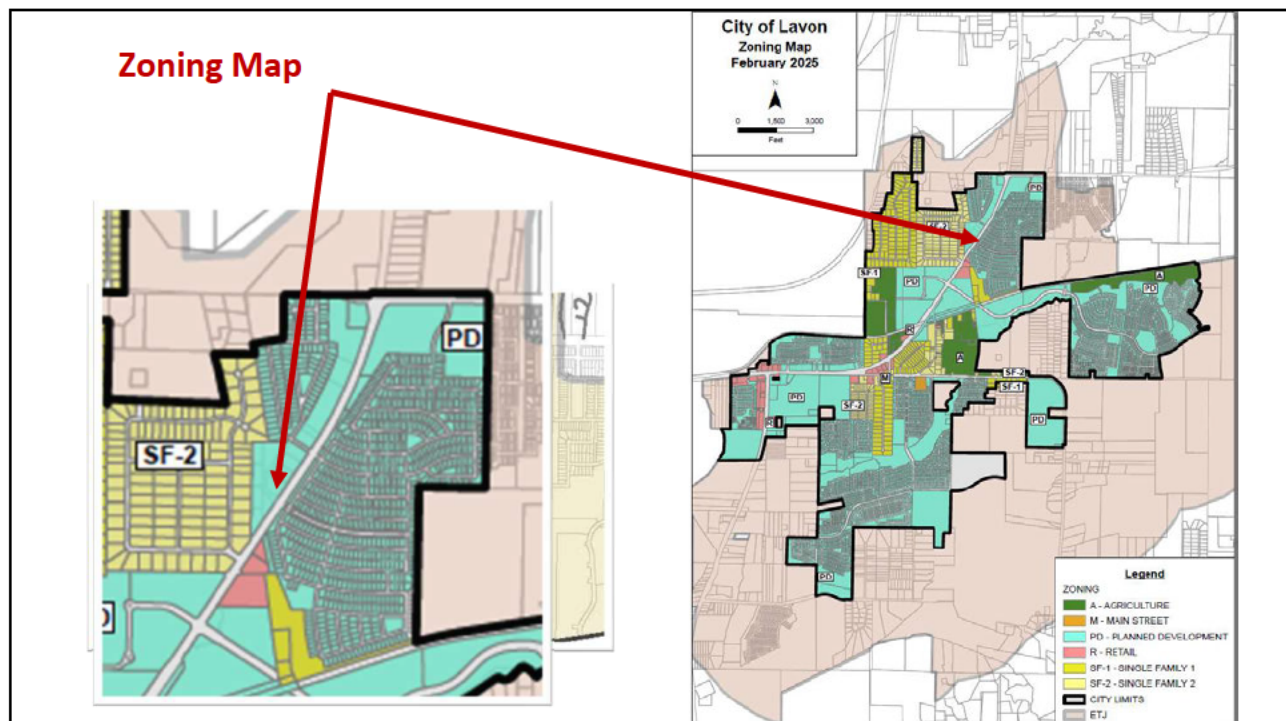
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DATE: 9/17/2026

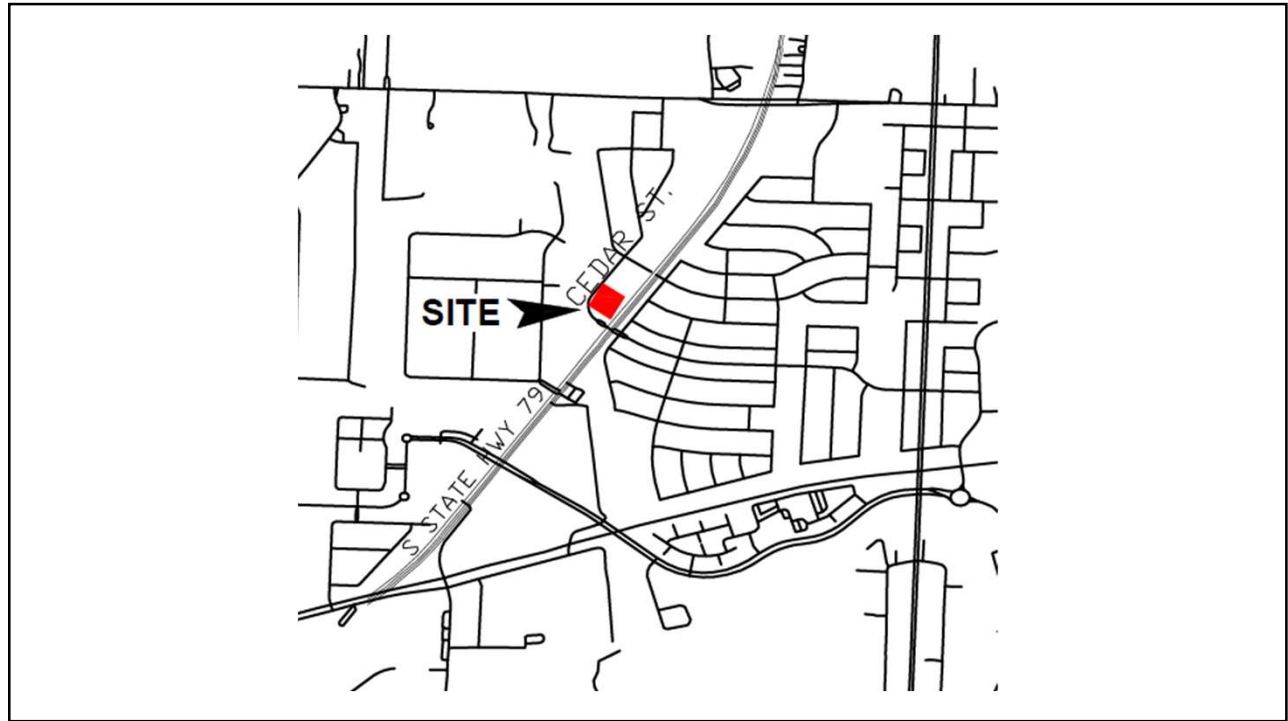
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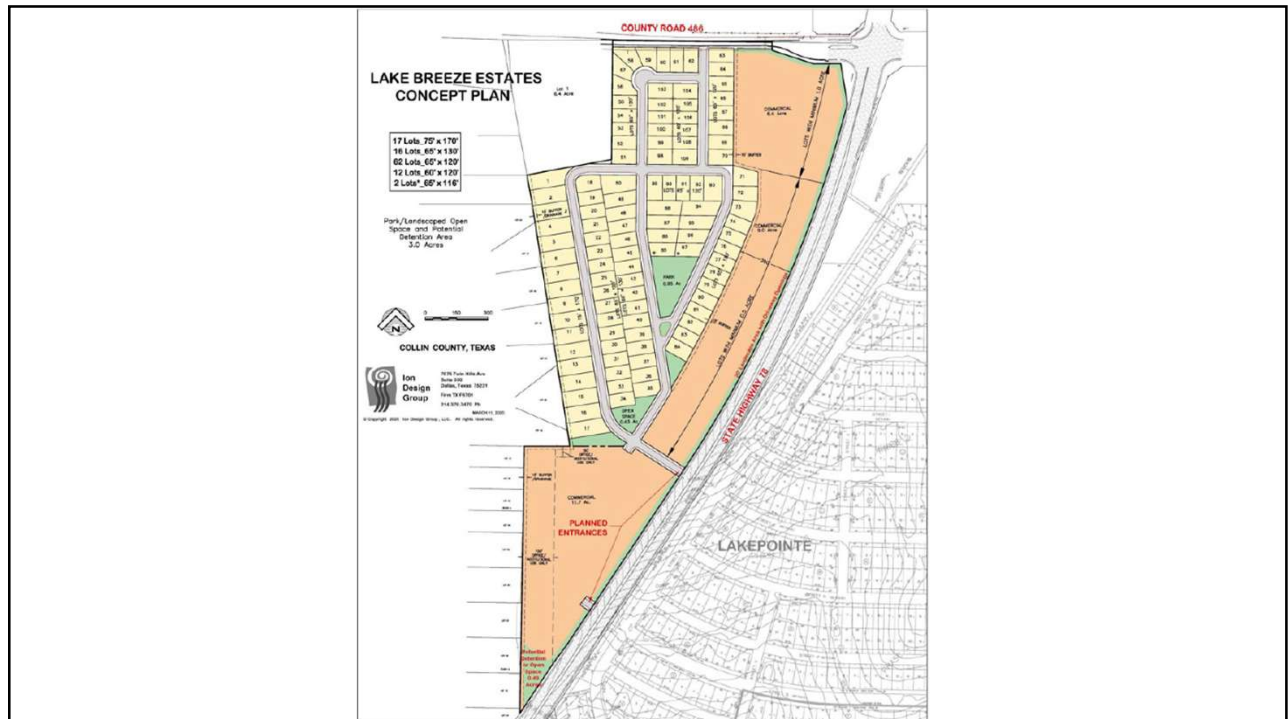
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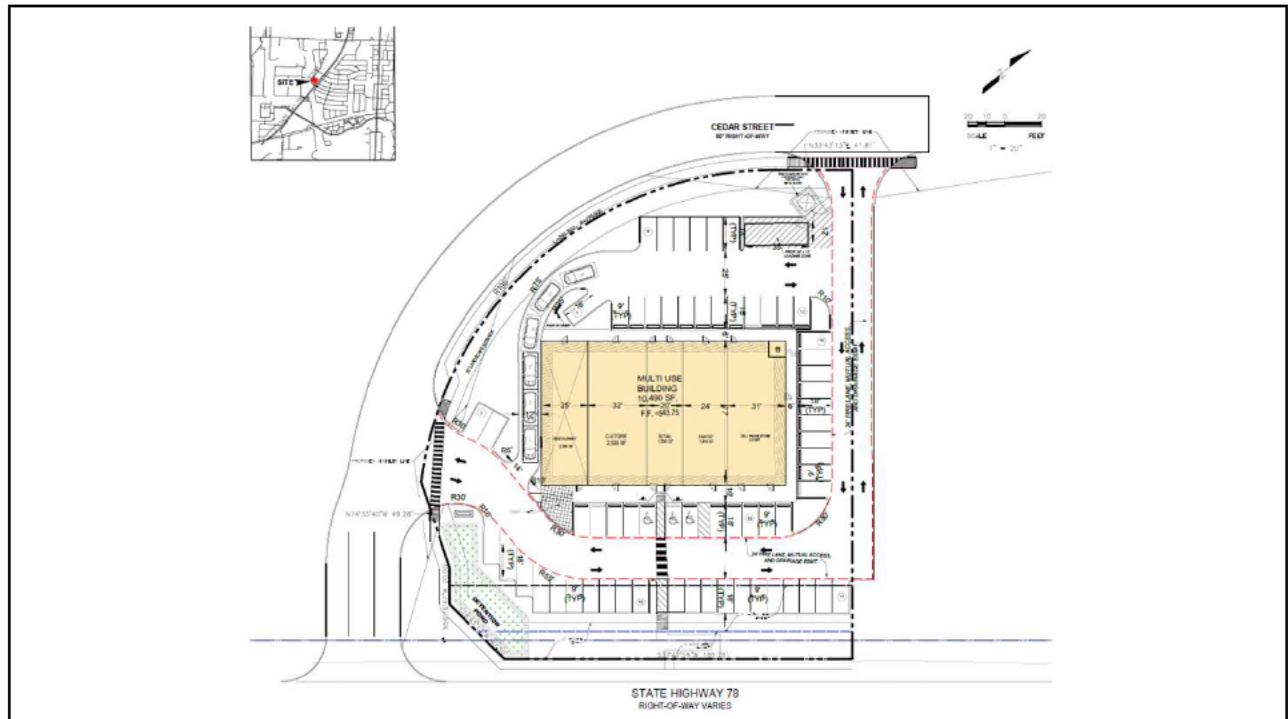
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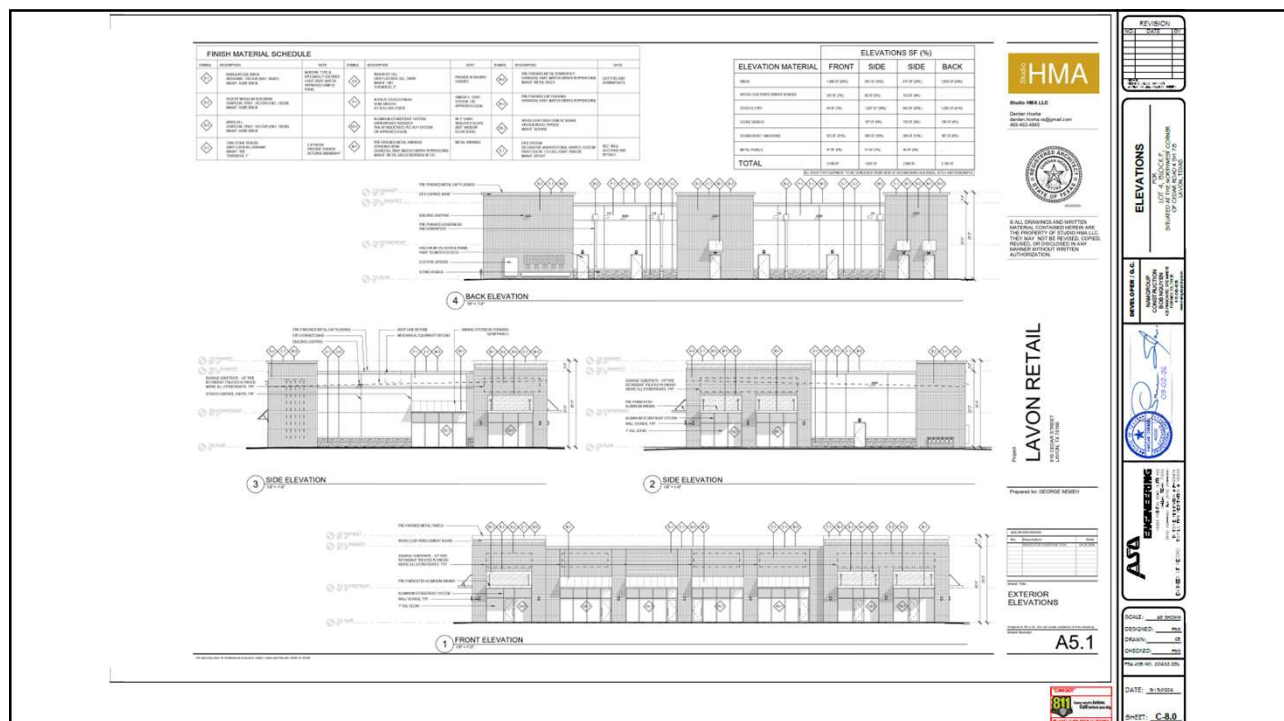
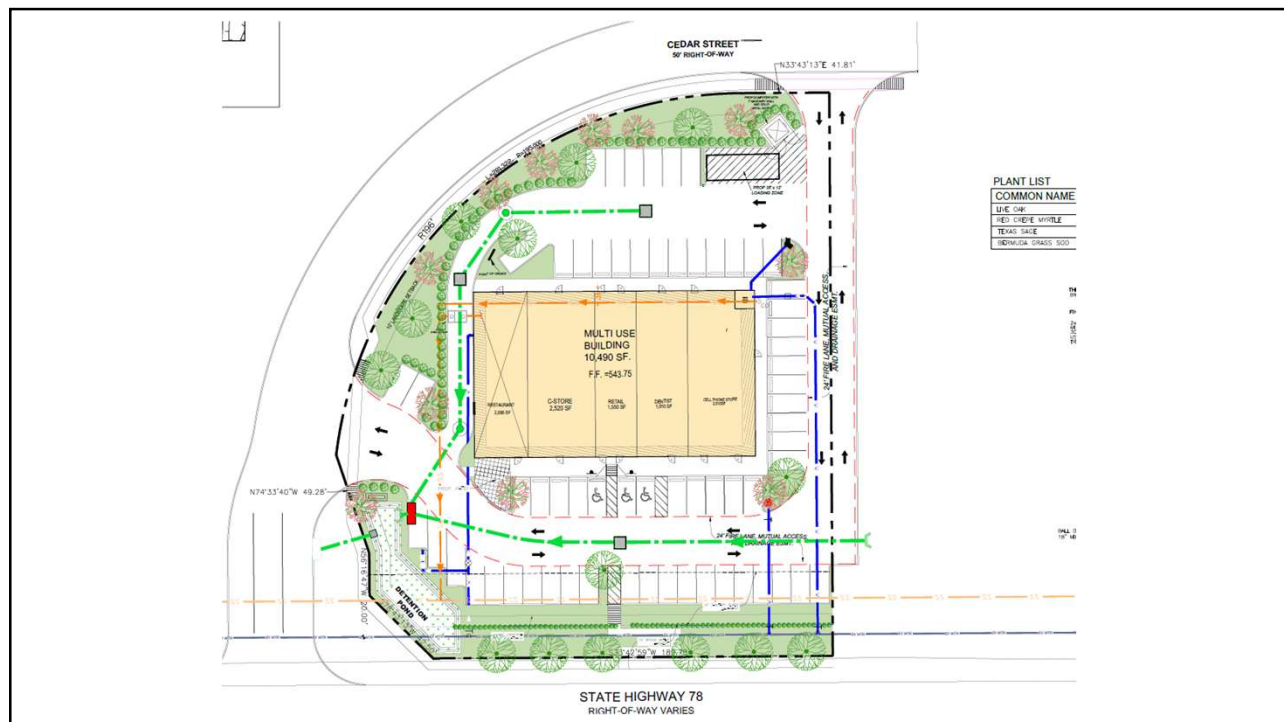
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24



25





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 17, 2026

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

1. Revise the Site Plan to 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

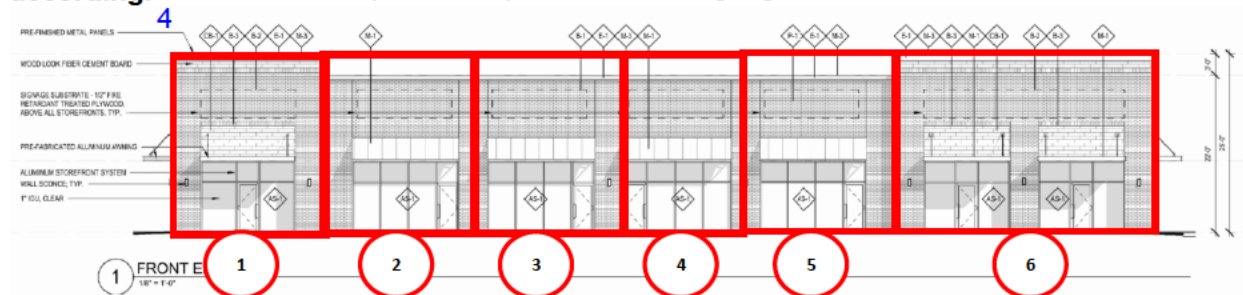
Re: Lake Breeze, Lot 4
Revised Site Plan Review
LJA Job No. NTP-3880
MyGov Submittal: September 16, 2026

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 according. Addressed and updated on plan. removed signage on unit "3" as it is the same unit as



- 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.

Addressed and updated on the plan to list approved plants and adjusted plant to meet the 8 foot requirement

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.

Filing information for the common easement will be provided on site approval

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

Addressed and updated on the plan.

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.

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 17, 2026

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

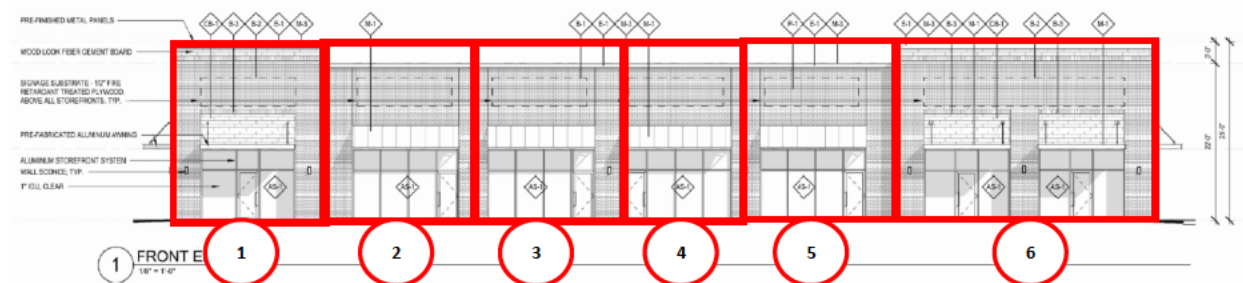
Re: Lake Breeze, Lot 4
Revised Site Plan Review
LJA Job No. NTP-3880
MyGov Submittal: September 16, 2026

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

April 30, 2026

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

Re: Lake Breeze South Commercial – Lot 4 - 1 Lot, 1.227 Acres
Lavon Retail
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated July 7, 2026 as prepared by PSA Engineering, LLC for the above referenced property. The property is located on the northwest corner of SH 78 and Cedar Street. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the City Planner's comments. Our comments are as follows:

1. The sheet must include the name and license number of the responsible engineer per TBPELS regulations.
Addressed and updated
2. The information in the title block should be completed.
Addressed and updated
3. There is a misspelling in Note 3.
Addressed and updated
4. The loading area does not appear to be positioned in such a manner that delivery trucks can utilize it due to turning movement restrictions when cars are present. This should be resolved.
Addressed and updated
5. Due to the driveways being located on a curve, the site distance for a 25 mph street should be verified. Landscaping should be adjusted to prevent growth greater than 3.5' within the visibility triangle.
Addressed and updated
6. Revised civil plans should be provided to address previous comments and adjustments for the revised site plan.
Addressed and updated
7. A queuing analysis should be provided to verify stacking in the drive thru provided is sufficient. Stack vehicles cannot extend into the travel lane or street. The point of ordering should be identified with the appropriate associated queuing
Addressed and updated

This concludes our review of the above-referenced revised Site Plan. A copy of markups are provided for your convenience. These markups should be considered typical in nature and NOT be considered a comprehensive markup set.

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

Ms. Kim Dobbs
Lake Breeze South Commercial – Lot 4 – Site Plan Review
July 21, 2026
Page 2 of 2

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

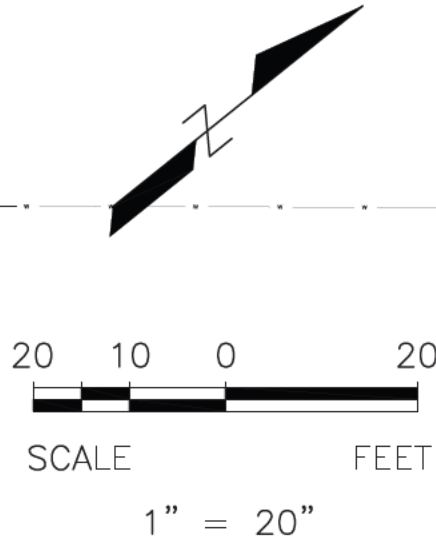
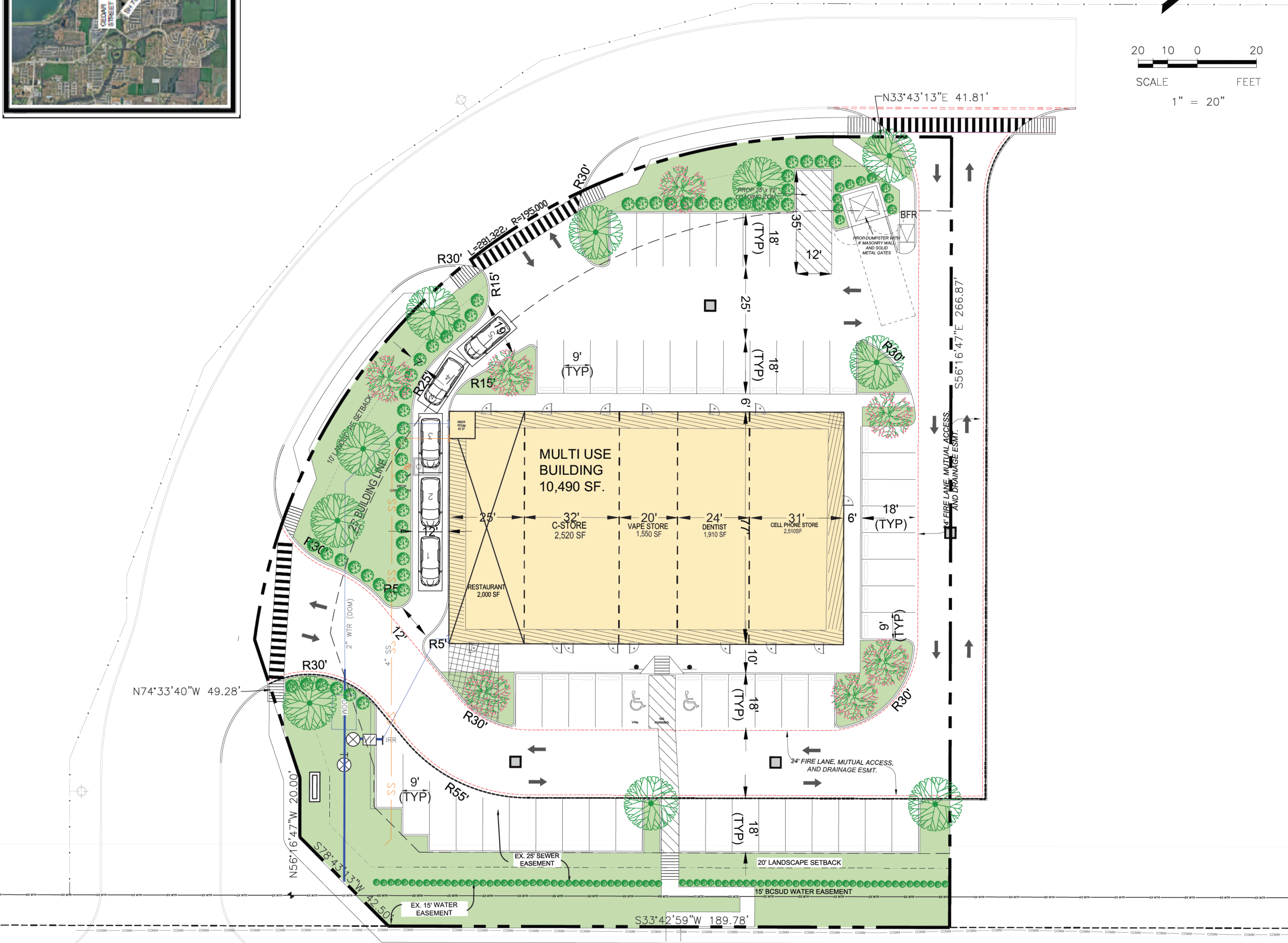
Sincerely,
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill." followed by a stylized flourish.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\South Commercial - Lot 4\Lake Breeze South Commercial - Lot 4 Retail - Site Plan - Rev 2.docx



PROJECT SITE DATA		
GENERAL		
Case Number		
Name of Project/Development		
Proposed Use	Restaurant with Drive-Through, C-Store, Shop, Dentist, CellPhone Store	Smoke
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 Hwy 78, Lavon, Texas	
ZONING DISTRICT REGULATIONS		
Minimum Lot Area, Width & Depth	1 acre (43,560 sq ft)	
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	N/A	
Building Height Proposed	N/A	
AREA CALCULATIONS		
Gross Site Area	53,435 Sq. Ft.	1227 Acres
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		
Parking Ratio (Restaurant)	(1/3 SEATS+1.5/STAFF)	
Parking Ratio (Retail)	1/250 SF of floor area	
Parking Ratio (Medical)	1/200 SF of floor area	
Parking Ratio (Surface Provider)	1/300 SF of floor area	
Parking Spaces Required		55
Total Parking Spaces Provided		57
Standard Parking Spaces Provided		55
ADA Parking Spaces Provided		2

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 RECONSTRUCTION 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 ADDITION
LOT, BLOCK, SECTION
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 DAWNPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
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: 7/7/2026

SHEET: 22

September 16, 2026

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

Re: Lake Breeze South Commercial – Lot 4 - 1 Lot, 1.227 Acres
Lavon Retail
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated September 15, 2026 as prepared by PSA Engineering, LLC for the above referenced property. The property is located on the northwest corner of SH 78 and Cedar Street. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the City Planner's comments. Our comments are as follows:

1. There is a misspelling in Note 3.

This concludes our review of the above-referenced revised Site Plan. **We recommend APPROVAL of the Site Plan.**

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

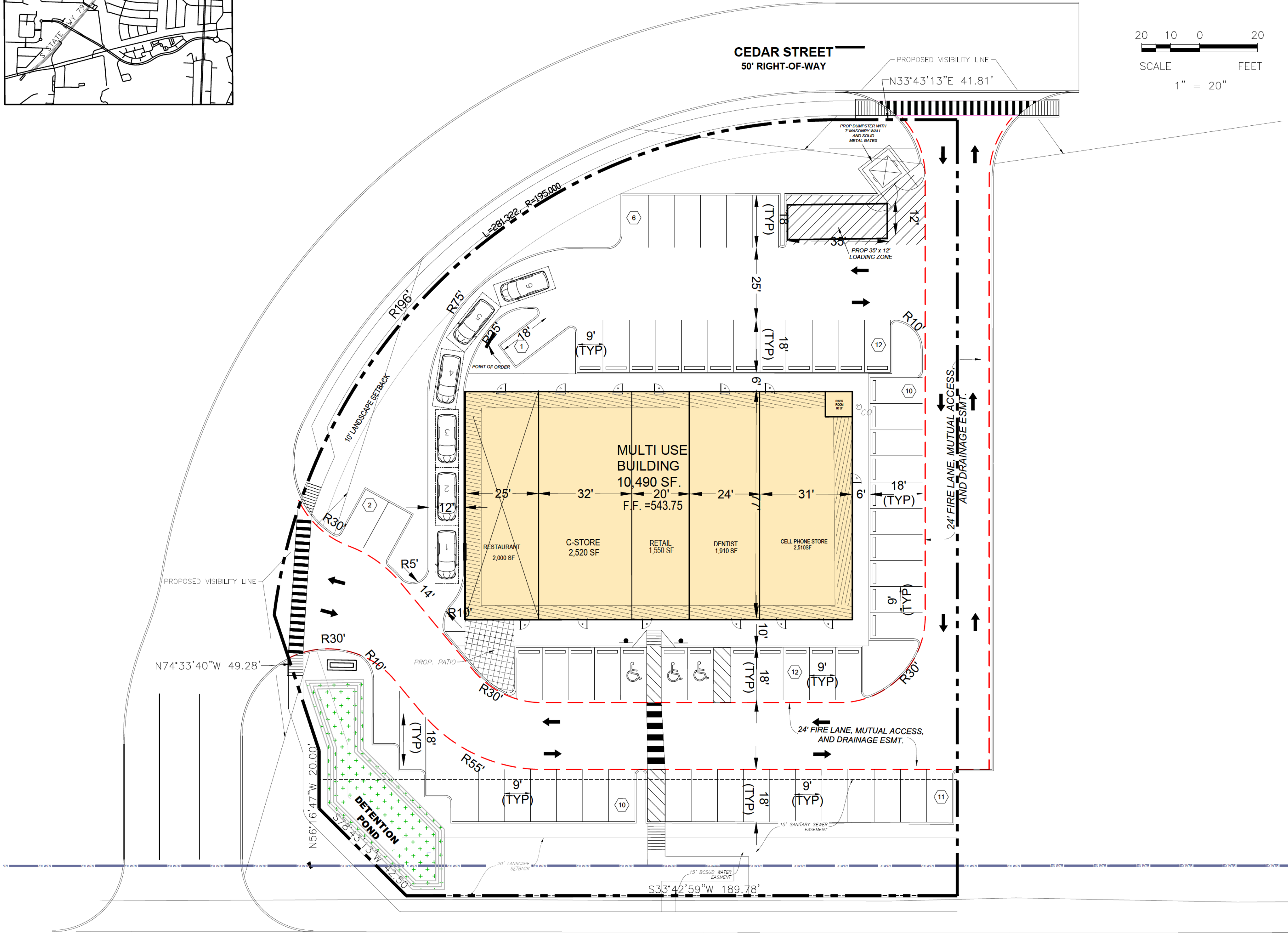
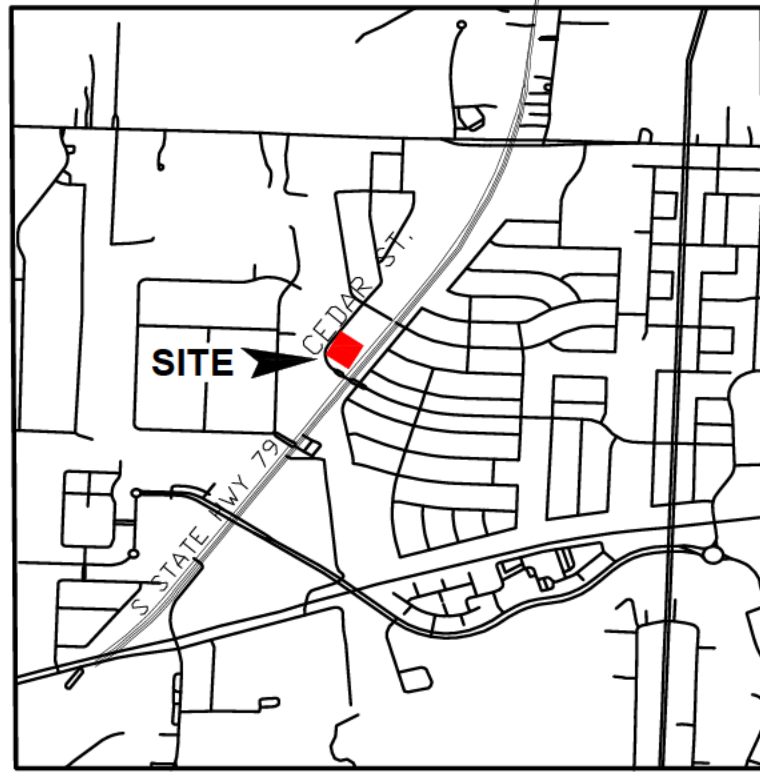
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.

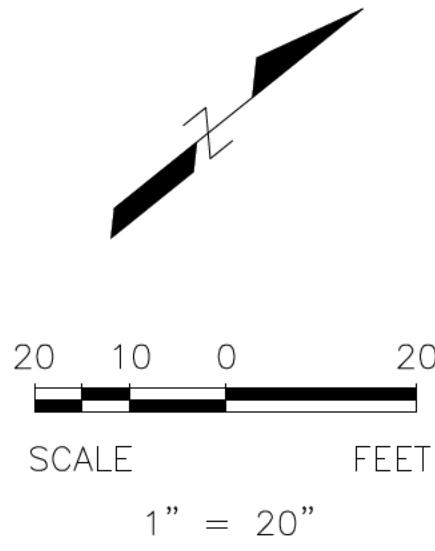


Mark D. Hill, P.E.
Consulting City Engineer

F:\17024 - LAVON General Services\9 - Review\Lake Breeze Estates\Commercial\South Commercial - Lot 4\Lake Breeze South Commercial - Lot 4 Retail - Site Plan - Rev 3.docx



STATE HIGHWAY 78
RIGHT-OF-WAY VARIES



PROJECT SITE DATA		
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		
Parking Ratio (Resturant)	(1/3 SEATS+1.5/STAFF)	
Parking Ratio (Retail)	1/250 SF of floor area	
Parking Ratio (Medical)	1/200 SF of floor area	
Parking Ratio (Surface Provider)	1/300 SF of floor area	
Parking Spaces Required		63
Total Parking Spaces Provided		64
Standard Parking Spaces Provided		61
ADA Parking Spaces Provided		3

- 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.
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 - 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.



CIVIL SET

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 & SH 78
LAVON, TEXAS

DEVELOPER / G.C.

NAMGROUP
CONSTRUCTION
BOB NGUYEN
428 PINSON RD. STE MF#1015
FARMERSBURG, TX 75752
817-364-1426
www.namgroupcorp.com



18383 PRESTON ROAD, SUITE 422
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
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-1.0

September 4, 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 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.

There is to be no any alcohol sales on the site

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

The Photometric Plan and Elevations do not match the revised site layout. Submit four-sided color Building Elevations and Photometric Plan that match the revised site layout and building configuration.

Applicant Response: Addressed and updated.

The Photometric Plan does not match the revised site layout. Revise the Photometric Plan to match the site layout. Further, it appears the Building Elevations have not been revised. Revise the Building Elevations to match the site layout.

The building and the elevation hasn't changed at all from ARCH drawing , Site photometric have been updated on set

3. **REPEAT COMMENT:** Revise the Site Plan to remove all plant materials and utilities as they are shown on the Landscape Plan and Master Utility Plans. Revise the Landscape Plan to include utilities.

Applicant Response: Addressed and updated.

This comment was not addressed or updated. Revise the Site Plan to remove all plant materials and utilities as they are shown on the Landscape Plan and Master Utility Plans. Further, please remove the contour lines from the Site Plan.

Addressed and we have removed both on both sheets

4. **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.

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.

Applicant Response: Addressed and updated.

The tree spacing along SH 78 is approximately 1 per 30 feet. Revise the tree spacing along SH 78 to 1 per 25 feet as required in section § 9.03.193(b)(1) of the Lavon Code of Ordinances.

Addressed and changed to meet requirements

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

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

Applicant Response: Addressed and updated.

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.

Common Easment will file upon approval of Site Plan

6. 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.

Addressed and updated to meet requirements

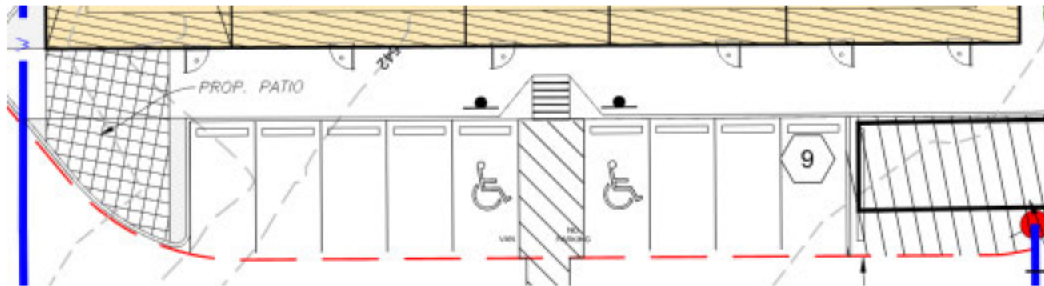
Use	Ratio	SqFt	Parking Required
Restaurant	1:100	2,000	20
C-Store (Retail)	1:200	2,520	12.6
Retail	1:200	1,550	7.75
Dentist (Medical Office)	1:200	1,910	9.55
Cell Phone (Retail)	1:200	2,510	12.55
			63

7. The proposed loading space is located in front of the building. Per § 9.03.174(a) of the Lavon Code of Ordinances "exterior loading space(s) shall be located to the rear or side of the

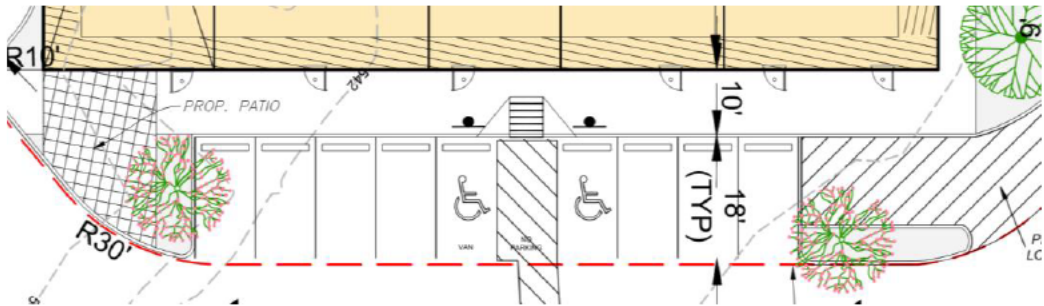
principal use and not within the front yard or side yard.” Revise the Site Plan to relocate the proposed loading space to the rear or side of the building.

Addressed and update to be in the rear side of the building

8. Revise the Site Data Table to include the maximum height of the building.
Addressed and updated on the plan
9. Revise the Landscape Plan to provide terminus trees in the following locations, as shown on the previously submitted Landscape Plan.



Recent submittal



Previous submittal

Addressed and Updated on the plan

10. 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.

Addressed

Comments prepared and compiled by:

Preston Loper

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

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
Revised Site Plan 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.

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

The Photometric Plan and Elevations do not match the revised site layout. Submit four-sided color Building Elevations and Photometric Plan that match the revised site layout and building configuration.

[Applicant Response: Addressed and updated.](#)

The Photometric Plan does not match the revised site layout. Revise the Photometric Plan to match the site layout. Further, it appears the Building Elevations have not been revised. Revise the Building Elevations to match the site layout.

3. **REPEAT COMMENT:** Revise the Site Plan to remove all plant materials and utilities as they are shown on the Landscape Plan and Master Utility Plans. Revise the Landscape Plan to include utilities.

[Applicant Response: Addressed and updated.](#)

This comment was not addressed or updated. Revise the Site Plan to remove all plant materials and utilities as they are shown on the Landscape Plan and Master Utility Plans. Further, please remove the contour lines from the Site Plan.

4. **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.

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.

[Applicant Response: Addressed and updated.](#)

The tree spacing along SH 78 is approximately 1 per 30 feet. Revise the tree spacing along SH 78 to 1 per 25 feet as required in section § 9.03.193(b)(1) of the Lavon Code of Ordinances.

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

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

[Applicant Response: Addressed and updated.](#)

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.

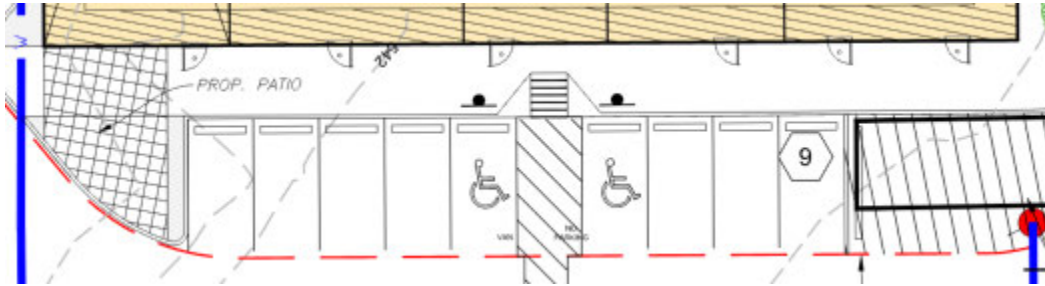
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Use	Ratio	SqFt	Parking Required
Restaurant	1:100	2,000	20
C-Store (Retail)	1:200	2,520	12.6
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			63

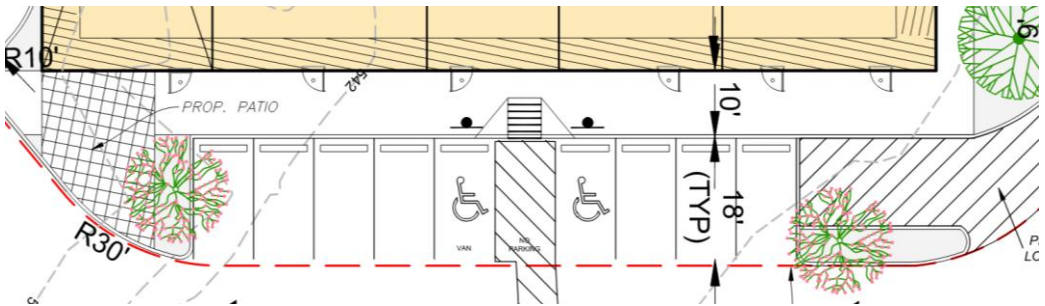
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8. Revise the Site Data Table to include the maximum height of the building.
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Recent submittal



Previous submittal

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Comments prepared and compiled by:

Preston Loper

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

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



Plan Review Report

Project Name:

Address: 616 Cedar St

City: City of Lavon

Status: In Review

Date: 05-19-2026

Plans Examiner: Payne Randell TSBPE 4080

Comments. Please provide a response document to this comment report addressing each of the following comments with updated applicable sheets:

Building:

- Payne Randell TSBPE 4080

Provide engineered foundation, framing, and lateral/wind bracing plans prepared, signed, and sealed by the responsible registered design professional. (Secs. 107.2.1 and 1604; 2021 IBC)

Provide a Statement of Special Inspections identifying required inspections, testing, and responsible parties. (Sec. 1704.3; 2021 IBC)

Electrical:

- **Payne Randell TSBPE 4080**

No comments.

Mechanical:

- **Payne Randell TSBPE 4080**

N/A

Plumbing:

- **Payne Randell TSBPE 4080**

Provide grease interceptor/trap sizing calculations, specifications, and installation details for future restaurant/food service tenant spaces. Grease interceptor requirements shall be addressed under separate tenant finish-out permits. (Secs. 1003.3 and 1003.3.4; 2021 IPC)

Other:

- **Payne Randell TSBPE 4080**

This review does not include Civil, Fire, Fire Sprinkler, Fire Alarm, or Site review unless specifically noted. Separate permits shall be required.

Please note: Future tenant finish-outs shall be submitted under separate permits.

July 20, 2026

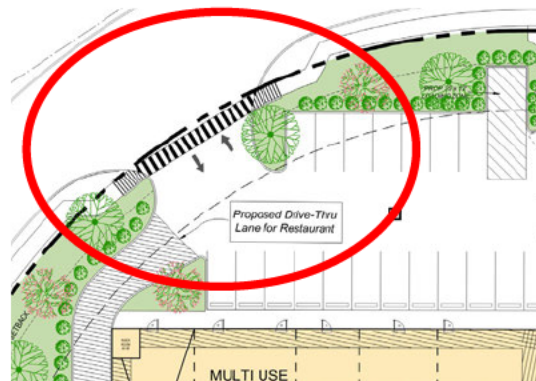
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lake Breeze, Lot 4
Revised Site Plan Review
LJA Job No. NTP-3880
MyGov Submittal: July 8, 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.

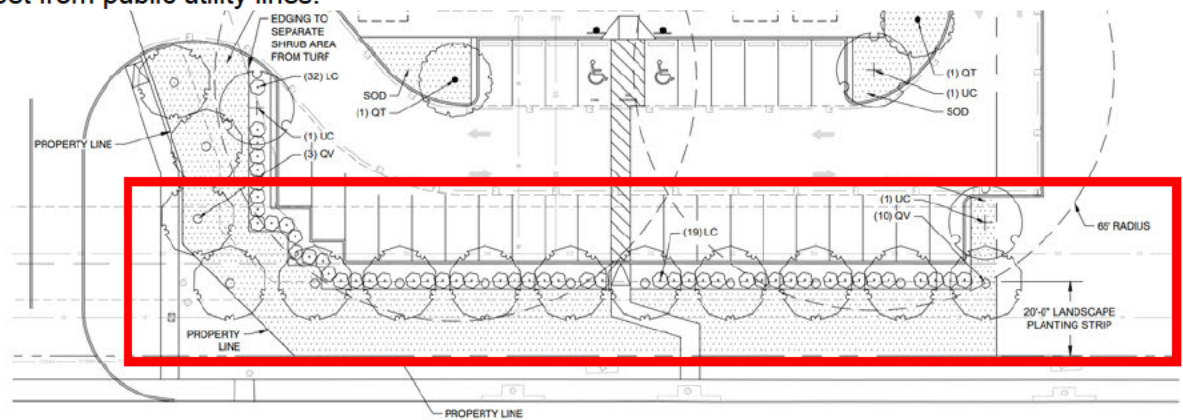
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Addressed and updated
2. Revise the Site Plan to close the driveway access point shown below to address vehicular circulation concerns with the proposed drive-through lane and driveway spacing.



3. Submit Building Elevations and Photometric Plan that match the revised site layout and building configuration.
Addressed and updated
4. The Site Plan includes duplicative information that is included in the Landscape Plan. Revise the Site Plan to remove all plant materials. Also, easements should be shown in the Site Plan and utilities should be shown on the Landscape Plan.
Addressed and updated
5. Revise the Site Plan's dumpster enclosure note to indicate seven feet instead of six feet for the height of the enclosure.
Addressed and updated

6. 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.



Addressed and updated

7. Revise the Landscape Plan to meet or exceed the following standards:
 - a. Planting strip.
 1. Along each public street, a minimum twenty (20) foot wide landscaped planting strip shall be required in all districts except in the main street district where the planning [planting] strip shall be a minimum ten (10) feet wide. The planting strip excludes driveways and access ways at points of ingress and egress to and from a property. The planting strip may be within the front yard. The planting strip may include some or all of the sidewalk. The planting strip shall not be located within all or any portion of the public right-of-way.
 2. A minimum five (5) foot wide landscaped area shall be provided where parking or drive aisles abut a property line, except where a mutual access easement (shared drive aisle) is located on a property line, or a wider landscape buffer is required.
 - b. Street trees.
 1. For all development, a minimum of one (4) inch caliper, eight (8) foot height canopy tree shall be required every twenty-five (25) linear feet of public street frontage within the landscaped planting strip.
 2. Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.
 - I. Parking rows.
 For all development where off-street parking is required, the following standards shall apply:
 1. Parking rows located along public rights-of-way shall be screened with low, evergreen shrubs that are a minimum height of two (2) feet at the time of planting and form a continuous hedge.
 2. Landscape islands shall contain one (1) canopy tree.
 3. Landscape islands are required at the terminus of every parking row.

4. Landscape islands shall be required at a rate of one (1) canopy tree for every seven (7) parking spaces (based on the total number of parking spaces). Every parking space shall be located within a maximum 65 feet from a tree.

Addressed and updated

8. The point of order for the drive through does not appear to be included on the Site Plan. Revise the Site Plan to add and label the drive through point of order.

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Addressed and updated

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Acknowledged

Comments prepared and compiled by:

A handwritten signature in black ink that reads "Preston Loper".

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

Quality check by:

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Senior Director at LJA
Email: anusser@lja.com
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On behalf of the City of Lavon, TX

July 20, 2026

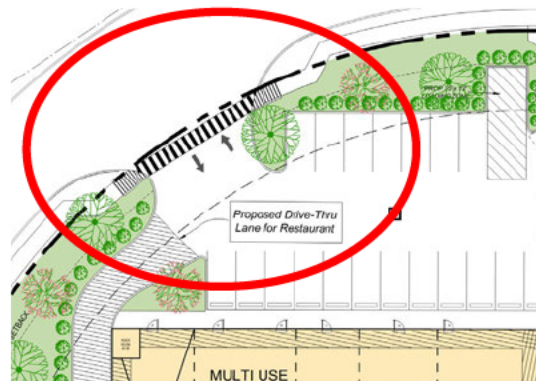
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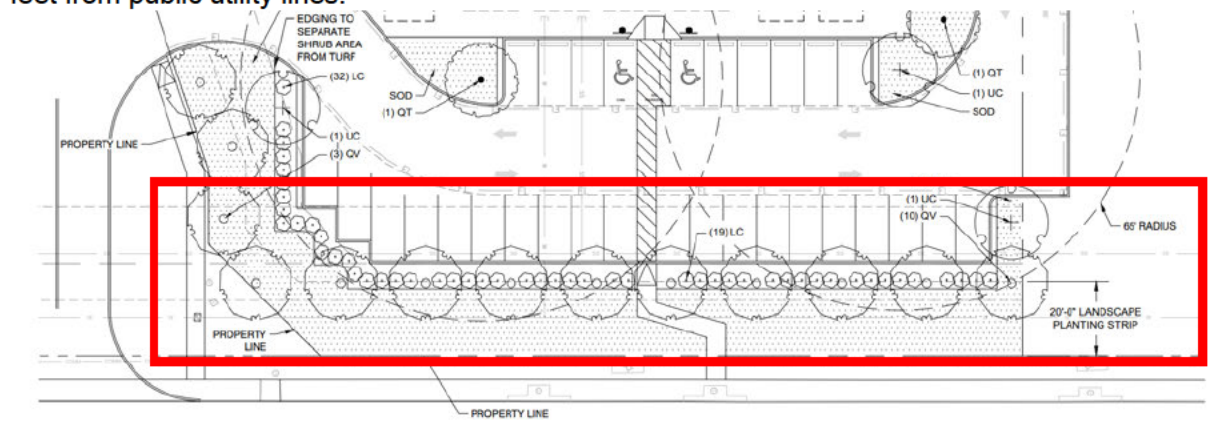
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On behalf of the City of Lavon, TX

Quality check by:

Abra R Nusser

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

April 30, 2026

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

Re: Lake Breeze South Commercial – Lot 4 - 1 Lot, 1.227 Acres
Lavon Retail
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated July 7, 2026 as prepared by PSA Engineering, LLC for the above referenced property. The property is located on the northwest corner of SH 78 and Cedar Street. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the City Planner's comments. Our comments are as follows:

1. The sheet must include the name and license number of the responsible engineer per TBPELS regulations.
2. The information in the title block should be completed.
3. There is a misspelling in Note 3.
4. The loading area does not appear to be positioned in such a manner that delivery trucks can utilize it due to turning movement restrictions when cars are present. This should be resolved.
5. Due to the driveways being located on a curve, the site distance for a 25 mph street should be verified. Landscaping should be adjusted to prevent growth greater than 3.5' within the visibility triangle.
6. Revised civil plans should be provided to address previous comments and adjustments for the revised site plan.
7. A queuing analysis should be provided to verify stacking in the drive thru provided is sufficient. Stack vehicles cannot extend into the travel lane or street. The point of ordering should be identified with the appropriate associated queuing

This concludes our review of the above-referenced revised Site Plan. A copy of markups are provided for your convenience. These markups should be considered typical in nature and NOT be considered a comprehensive markup set.

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

Ms. Kim Dobbs
Lake Breeze South Commercial – Lot 4 – Site Plan Review
July 21, 2026
Page 2 of 2

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

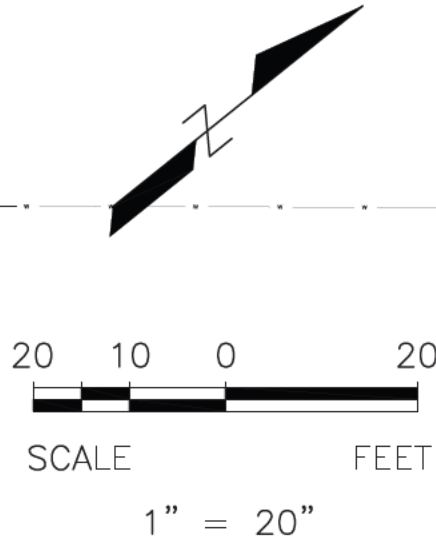
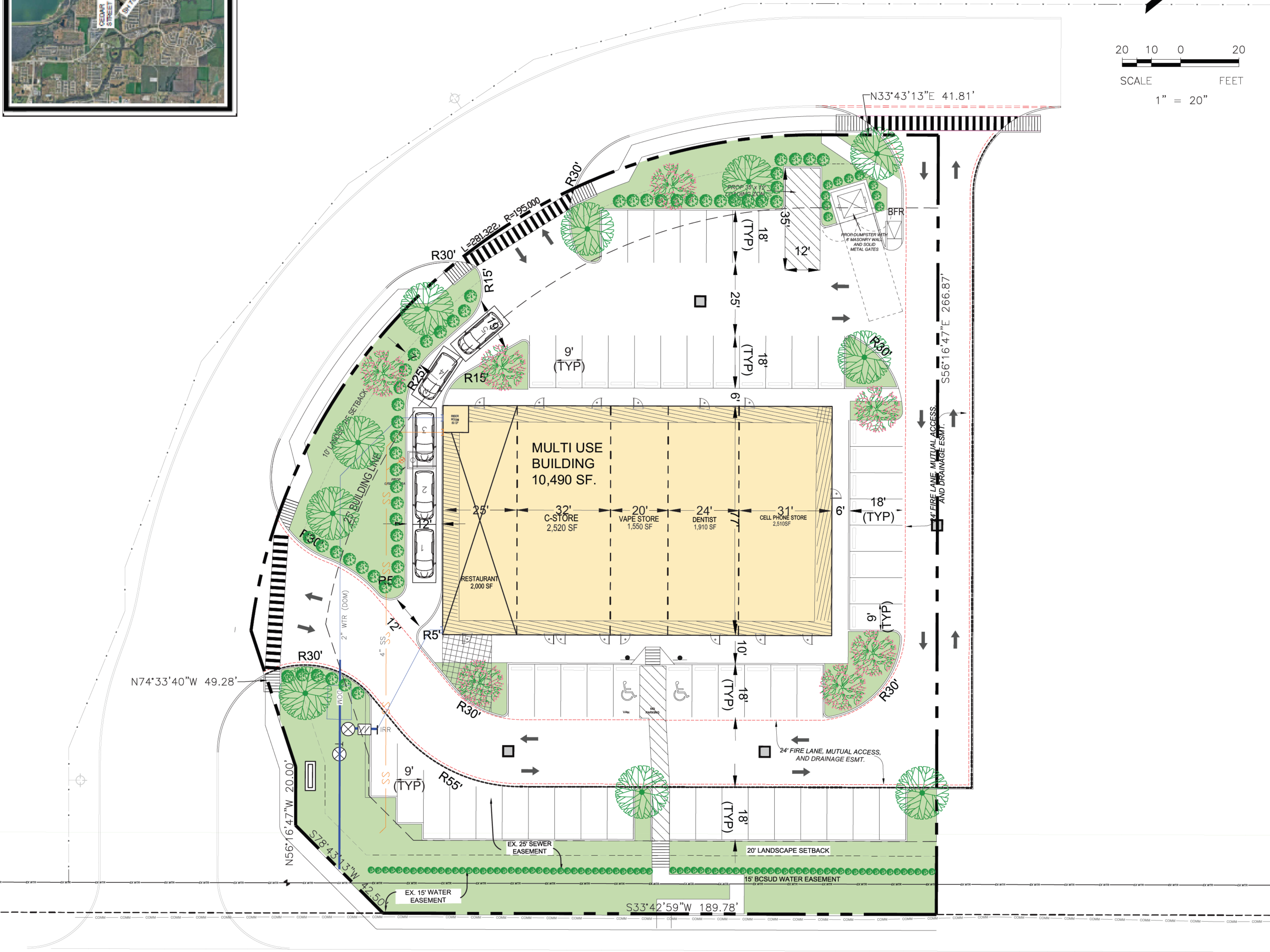
Sincerely,
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill." followed by a stylized flourish.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\South Commercial - Lot 4\Lake Breeze South Commercial - Lot 4 Retail - Site Plan - Rev 2.docx



PROJECT SITE DATA		
GENERAL		
Case Number		
Name of Project/Development		
Proposed Use	Restaurant with Drive-Through, C-Store, Shop, Dentist, CellPhone Store	Smoke
Existing Zoning District	PD-MU	
Proposed Zoning District	PD-MU	
County (Central Appraisal District)	Collin County	
Property ID	2918093	
Legal Description	BLKF, LOT 4	
Site Address	Lake Breeze Estates, Cedar Street and Hwy 78, Lavon, Texas	
ZONING DISTRICT REGULATIONS		
Minimum Lot Area, Width & Depth	1 acre (43,560 sq ft)	
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	N/A	
Building Height Proposed	N/A	
AREA CALCULATIONS		
Gross Site Area	53,435 Sq. Ft.	1227 Acres
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		
Parking Ratio (Restaurant)	(1/3 SEATS+1.5/STAFF)	
Parking Ratio (Retail)	1/250 SF of floor area	
Parking Ratio (Medical)	1/200 SF of floor area	
Parking Ratio (Surface Provider)	1/300 SF of floor area	
Parking Spaces Required		55
Total Parking Spaces Provided		57
Standard Parking Spaces Provided		55
ADA Parking Spaces Provided		2

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 RECONSTRUCTION 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 ADDITION
LOT, BLOCK, SECTION
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 DAWNPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
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: 7/7/2026

SHEET: 41



CITY OF LAVON Agenda Brief

MEETING: September 22, 2026

ITEM: 5 – G

Item:

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).

Application Information

Owner(s): Vaquero Lavon Partners, LP

Applicant: Bill Sorrells, Pape-Dawson

Location: 597 S. Grand Heritage Blvd., located northwest of the intersection of S. SH 78 and Burnett Dr.

Description: Commercial Tract 1R, Block A, 78 Commercial East Addition, on 1.283 acres (CCAD Property ID 2913476).

Current Zoning: Planned Development (PD)

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a 3,317 square foot Whataburger restaurant with indoor dining and a drive through on 1.283 acres.

Building façades, vehicle circulation, a queuing analysis, noise impacts, a photometric plan, and traffic impacts have been provided and reviewed.

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

Code Excerpt:

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

9.03.151 PURPOSE

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

9.03.154 CRITERIA FOR APPROVAL

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

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

Platting: The property has been platted.

Access: Access is provided from Burnett Dr. and from cross access easements connecting to S. SH 78. A queuing analysis has been provided and reviewed.

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

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

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

Staff Notes:

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

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



CITY OF LAVON

SITE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Freddie Rojas

Address: 201 Main Street, Suite 901, 76102

Telephone Number: _____

Email Address: [REDACTED]

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

1.28 Acres 55,889 SQ. FT. Tract 1 Lot 1R Block A 78 Commercial East
Vol. 2024, PG 520 P.R.C.C.T.

SUBDIVISION NAME: (*approved plat is prerequisite*) Commercial Tract Number 1R & 5,
Block A 78 Commercial East

ZONING: Planned Development

LEGAL OWNER OF PROPERTY INVOLVED: _____

If Applicant is NOT the Owner, Relationship to Owner: Civil Engineer for Proposed
Whataburger Development (Lot 1R Block A)

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

Signature: Bill Sorrells 11/14/25
Owner / Authorized Agent Date

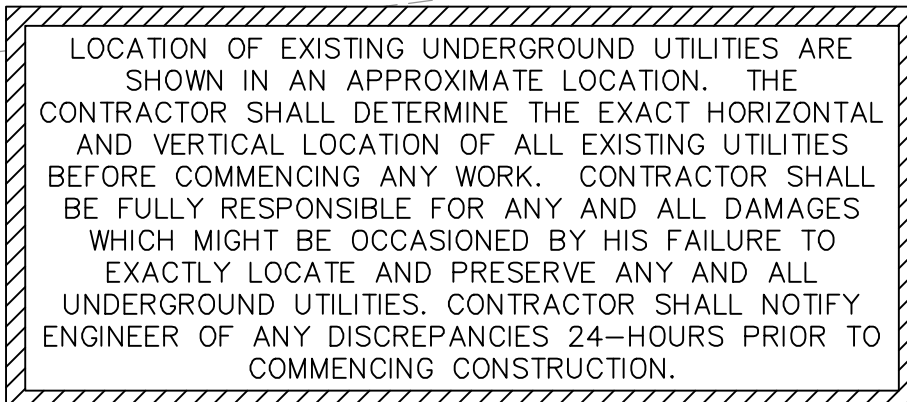
Printed Name: Bill Sorrells
Owner / Authorized Agent

Title: Engineer II

Company: Pape-Dawson

City Office Use Only:

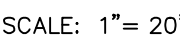
Fee paid (<i>due at time of application</i>)	Amount:	Check #	or Cash _____
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			



*LOT COVERAGE BY BUILDING IS INCLUDED
IN THE IMPERVIOUS SURFACE CALCULATION

NOTES

- LOTS 1-3, BLOCK W
GRAND HERITAGE CLUB
DOC. NO. 2019-545
P.R.C.C.T.
ZONING: PLANNED
DEVELOPMENT DISTRICT



	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT
	CONCRETE CURB
	8' MASONRY SCREEN WALL
	WHEEL STOP
	PARKING COUNT
	ADA PARKING W/ SIGNAGE & STRIPING
	MONUMENT SIGN (SEE STRUCT. & ARCH. SHEETS FOR DETAIL)
	SANITARY SEWER LINE
	SANITARY SEWER GREASE TRAP
	SANITARY SEWER CLEANOUT
	DOMESTIC WATER LINE
	WATER METER/VAULT
	FIRE HYDRANT
	UNDERGROUND ELECTRIC LINE
	GAS LINE
	TELECOMM LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING WATER LINE W/ VALVES
	EXISTING STORM DRAIN
	EXISTING STORM DRAIN CURB INLET
	EXISTING STORM DRAIN GRATE INLET
	EXISTING LIGHT POLE
	EXISTING TRANSFORMER
	EXISTING WOOD PRIVACY FENCE
	EXISTING FIRE LANE

①	LANDSCAPE AREA (SEE LANDSCAPE PLANS FOR DETAILS)
②	4" WHITE STRIPE FOR PARKING STALL (TYP.)
③	MENU BOARD W/ CANOPY (SEE ARCH. PLANS FOR DETAIL)
④	HEADCAPE BAR (SEE STRUCT. & ARCH. PLANS FOR DETAIL) DUMPMSTER ENCLOSURE & STRUCTURAL SLAB WITH MIN. 6" TALL MASONRY WALL W/ SOLID GATE
⑤	(SEE STRUCT. & ARCH. PLANS FOR DETAIL) 2FT CURB V-NOTCH
⑥	4FT CURB CUT
⑦	FLAG POLE WITH BEACON DOWN LIGHT, UNITED FLAG AND BANNER OR OWNER APPROVED EQUIV., 30" X 6" 0.125" W THICKNESS, 1-P.C. TAPERED ALUMINUM COMMERCIAL FLANGE BRUSHED SATIN ALUMINUM FINISH WITH 14 GAUGE ALUMINUM BALL FINISH, INCLUDE ALUMINUM ROLLER AND SLEEVE. HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAPS, AND HUBBARD, ENTIRE ASSEMBLY INCLUDING FOUNDATION CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS.

PROJECT:

PAPE-DAWSON

1201 MAIN ST, STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10023800

00 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

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CONSENT OF WHATABURGER.

SITE PLAN

SCALE: 1" = 20'

DESIGNED BY: CH

CHECKED BY: MM

SP





Lavon TX
NWC State Hwy 78 & Burnett Dr.



Prototype Version

PT4976 LEGACY

1201 MAIN ST.
SUITE 1750
DALLAS, TEXAS 75202
214.997.6029

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REVISIONS

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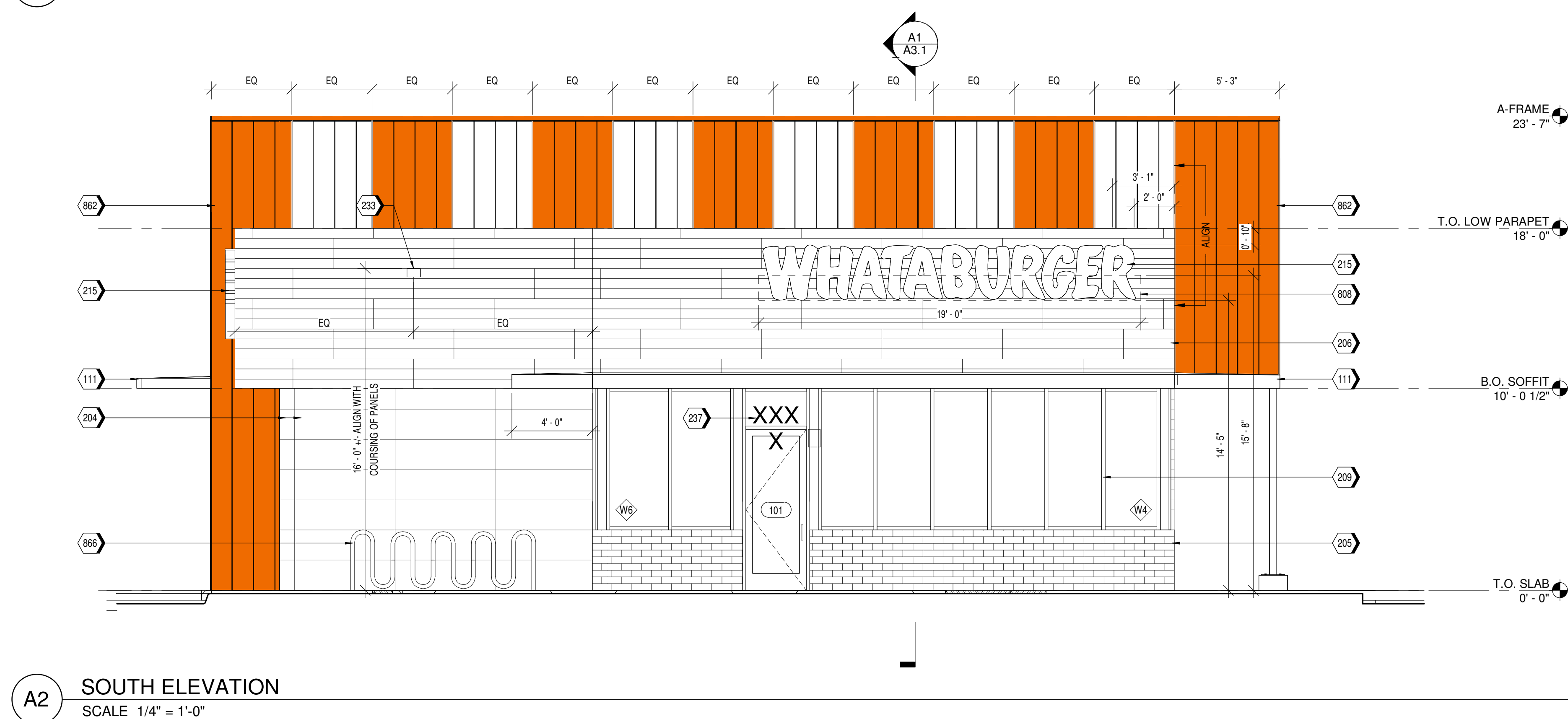
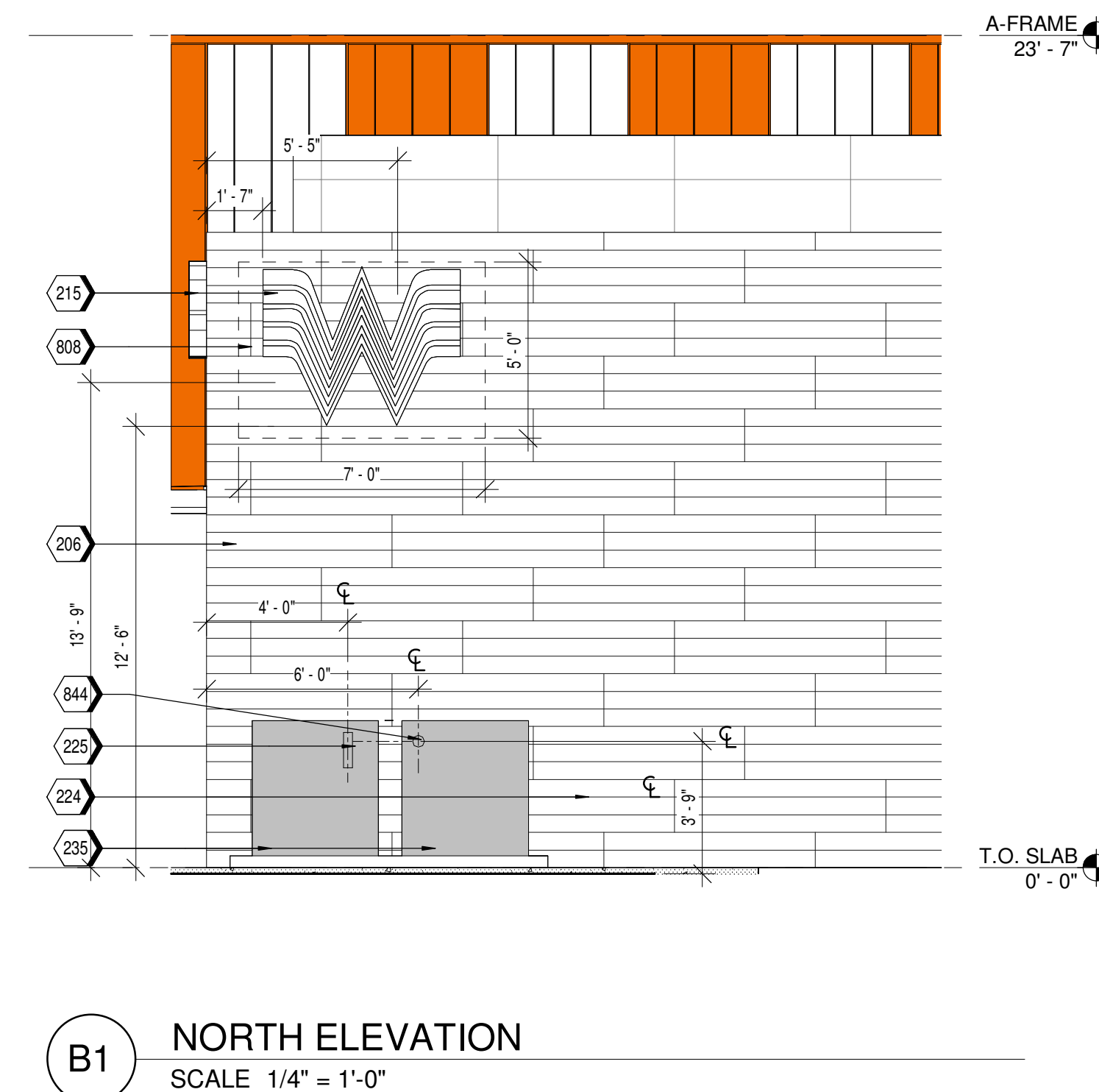
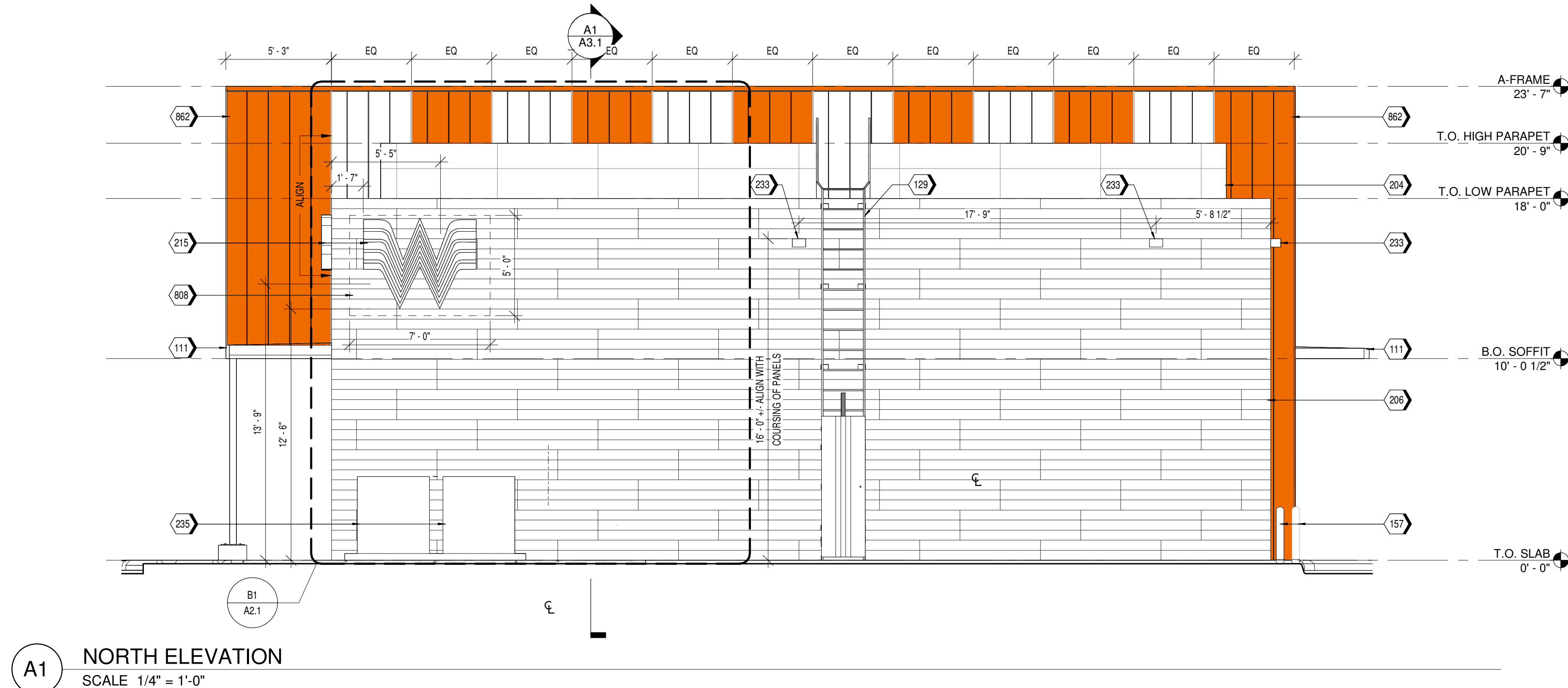
ISSUE DATE:	7/10/20
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JOB #:	122.1025.10
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SHEET NAME:
EXTERIOR ELEVATIONS

SHEET:

A2.1



EXTERIOR METAL			
MC01METAL COPING	(MC01)	MR01METAL ROOF (STANDING SEAM)	(MR01)
SPECIFICATION SECTION: 07 71 00 MANUFACTURER: BERRIDGE PRODUCT NAME: TEE - PANEL MATERIAL: 24 GAUGE STEEL COLOR: NEW WHATABURGER ORANGE AND WHITE (NEW WHATABURGER ORANGE BY AKZO FORMULA, TONER: B60HG-1,224g, B616-5.2g, B610-668.4g, B622-1,069.5g, B641-1,118.1g) LOCATION: ROOF AT A-FRAME NOTES: 12" COVERAGE BETWEEN SEAMS		SPECIFICATION SECTION: 07 71 00 PRODUCT NAME: MBCI PRODUCT NUMBER: FW-120-1 WITH BEAD COLOR: NEW WHATABURGER ORANGE (AKZO FORMULA, TONER: B60HG-1,224g, B616-5.2g, B610-668.4g, B622-1,069.5g, B641-1,118.1g) LOCATION: SOFFIT AT CANOPIES	
MC03METAL COPING	(MC03)	MP01METAL PANEL	(MP01)
SPECIFICATION SECTION: 07 71 00 MANUFACTURER: BERRIDGE OR EQUIVALENT PRODUCT NAME: PARAPET COPING MATERIAL: METALLIC COATED STEEL COLOR: MEDIUM BRONZE SIZE: VARIES LOCATION: SEE ELEVATIONS		SPECIFICATION SECTION: 07 71 00 PRODUCT NAME: ACK COLOR: NEW WHATABURGER ORANGE (AKZO FORMULA, TONER: B60HG-1,224g, B616-5.2g, B610-668.4g, B622-1,069.5g, B641-1,118.1g) LOCATION: AT CANOPIES	
		MP02METAL PANEL	(MP02)
		SPECIFICATION SECTION: 07 46 46 MANUFACTURER: NICHIIHA PRODUCT NAME: ARCHITECTURAL BLOCK PRODUCT NUMBER: 1818 COLOR: GRAY	
		MC01METAL CLADDING	(MC01)
		SPECIFICATION SECTION: 07 46 46 MANUFACTURER: NICHIIHA PRODUCT NAME: VINTAGEWOOD PRODUCT NUMBER: 1818 COLOR: CEDAR	
		FIBER CEMENT	
		FC02 FIBER CEMENT PANELS	(FC02)
		SPECIFICATION SECTION: 07 46 46 MANUFACTURER: NICHIIHA PRODUCT NAME: CANYON BRICK COLOR: SHALE BROWN	
		FC05 FIBER CEMENT PANELS	(FC05)
		SPECIFICATION SECTION: 07 46 46 MANUFACTURER: NICHIIHA PRODUCT NAME: ARCHITECTURAL BLOCK PRODUCT NUMBER: 1818 COLOR: GRAY	
		FC03 FIBER CEMENT PANELS	(FC03)
		SPECIFICATION SECTION: 07 46 46 MANUFACTURER: NICHIIHA PRODUCT NAME: VINTAGEWOOD PRODUCT NUMBER: 1818 COLOR: CEDAR	

PT-5	PT-7
EXTERIOR PAINT PT-5 EXTERIOR PAINTING SPECIFICATION SECTION: 09 91 13 MANUFACTURER: SHERWIN WILLIAMS PRODUCT NUMBER: SW 7067 COLOR: CITYSCAPE LOCATION: RE: ELEVATIONS NOTES: FLAT FINISH. INTERIOR SIDE OF DOORS/FRAMES EGGSHELL FINISH.	GLAZING GL01 GLAZING SPECIFICATION SECTION: 08 80 00 ITEM: IGU VISION GLASS MANUFACTURER: VITRO PRODUCT NAME: SOLARBAN Z75/70 (2) OPTIBLUE + CLEAR IGU SIZE: VARIOUS LOCATION: EXTERIOR WALL NOTES: VLT 46% U-VALUE .28 SHGC .23 LSG 2.00

GL03	GLAZING	GL03
SPECIFICATION SECTION: 08 00 00 ITEM: IGU OPAQUE SPANDREL GLASS MANUFACTURER: VITRO PRODUCT NAME: OPAC-COAT-300 FINISH: #3-5323 OLD EAGLE SIZE: VARIES LOCATION: SEE ELEVATIONS		
SS01	STOREFRONT SYSTEM	SS01
SPECIFICATION SECTION: 08 41 13 MANUFACTURER: OLDCASTLE PRODUCT NAME: PG-3000 THERMAL FINISH: DARK BRONZE SIZE: VARIES LOCATION: SEE ELEVATIONS		

NOTES	
1.	EXTERIOR SIGNAGE TO BE PERMITTED UNDER A SEPARATE SIGN PERMIT SET.

KEYNOTES

111	PRE-MANUFACTURED CANOPY ABOVE, BY GENERAL CONTRACTOR
129	ROOF ACCESS LADDER, 3M DBI-SALA LAD-SAF CABLE VERTICAL SAFETY SYSTEM
157	PIPE BOLLARDS/IDEAL SHIELD, RE: CIVIL, PAINT PANTONE 2336 XGB, URBAN BRONZE, RE D335.1
204	NICHHA, ARCHITECTURAL BLOCK, F035, F035, GRAY
204	NICHHA, CANYON BRICK, F035, CANYON BRICK
206	NICHHA, VINTAGEWOOD, F035, VINTAGEWOOD
209	SS-01, DARK BRONZE/ ALUMINUM STOREFRONT SYSTEM
215	ILLUMINATED SIGNAGE BY OTHERS, G/ 2. TO PROVIDE PLYWOOD BLOCKING AS NEEDED TO ATTACH SIGNAGE
224	WALL HYDRANT
225	STAINLESS STEEL GREASE RIDGE, W/ 2 1/2" HOLE THRU WALL FOR GREASE TANK
223	EXTERIOR LIGHT FIXTURE, RE: ELECTRICAL, RE: A1.3 FOR DIMENSIONS
235	OIL TANK, RE: MEP & KITCHEN
237	BUILDING ADDRESS 6" HIGH WHITE VINYL NUMBERS W/ 1" STROKE, 10' A.F.G. TO TOP OF SIGNAGE
808	PROVIDE BLOCKING FOR SIGNAGE AS REQUIRED
844	6" CHARGE FOR RTI SYSTEM, ADD 2X6 FRAMING TO CREATE CHARGE, 10" WIDE-FULL RIGI STAINLESS STEEL COVER OVER OPENING, COORDINATE WITH INSTALLER FOR PROPER SEALING AROUND PIPE
862	STANDING SEAM METAL, ROOF, MR01
866	BIKE RACK, REFER TO SPECIFICATIONS

The logo for Rough architects, featuring a stylized white graphic of a hand or a wave above the text "ROUGH architects" in a bold, sans-serif font.[illegible]

SHEET: **A2.3**



Lavon TX
NWC State Hwy 78 & Burnett Dr.



Prototype Version

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VISIONS

[illegible]

ISSUE DATE: 7/10/2010
 IP #: 122.1025.101
 SHEET NAME: EXTERIOR RENDERINGS

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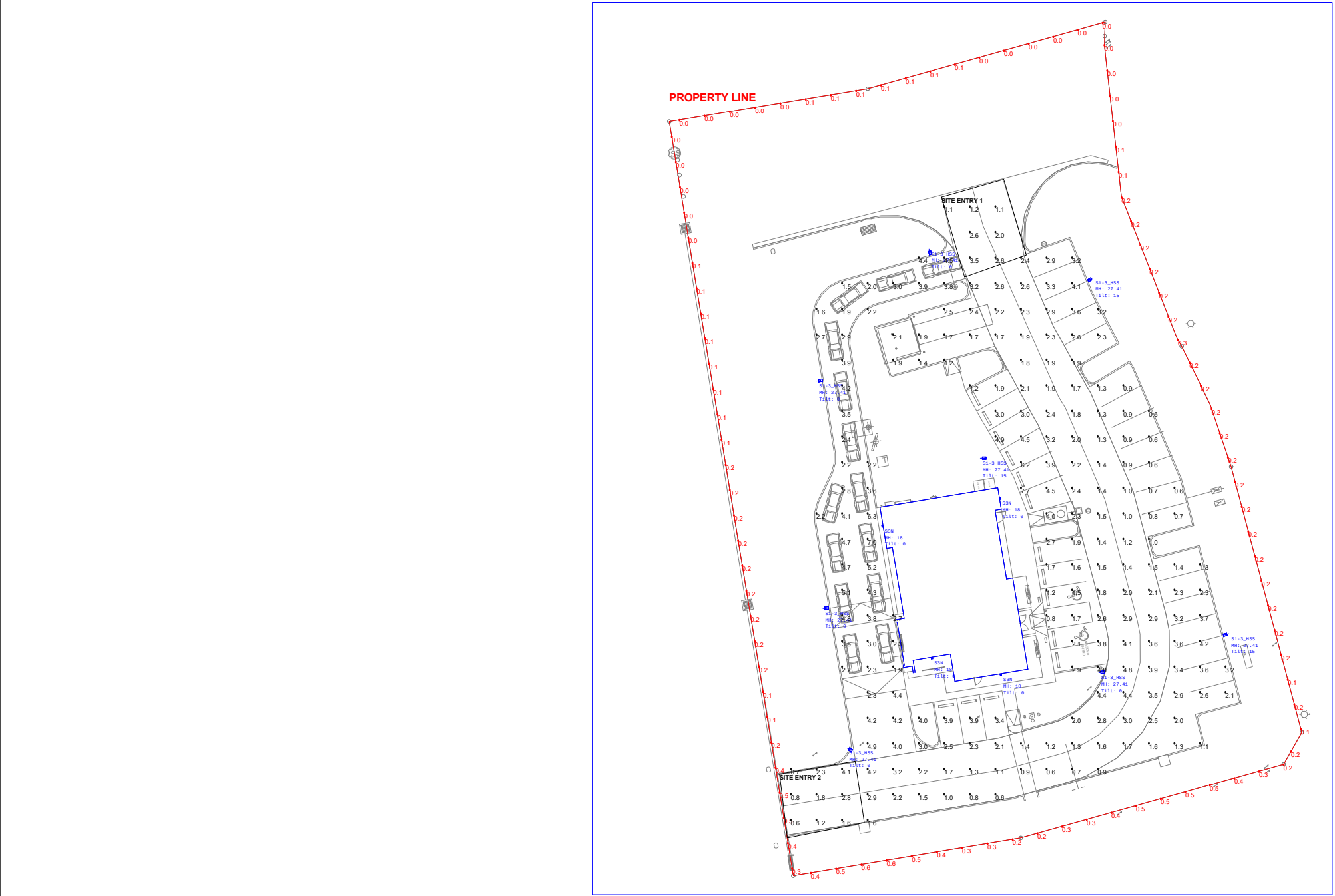
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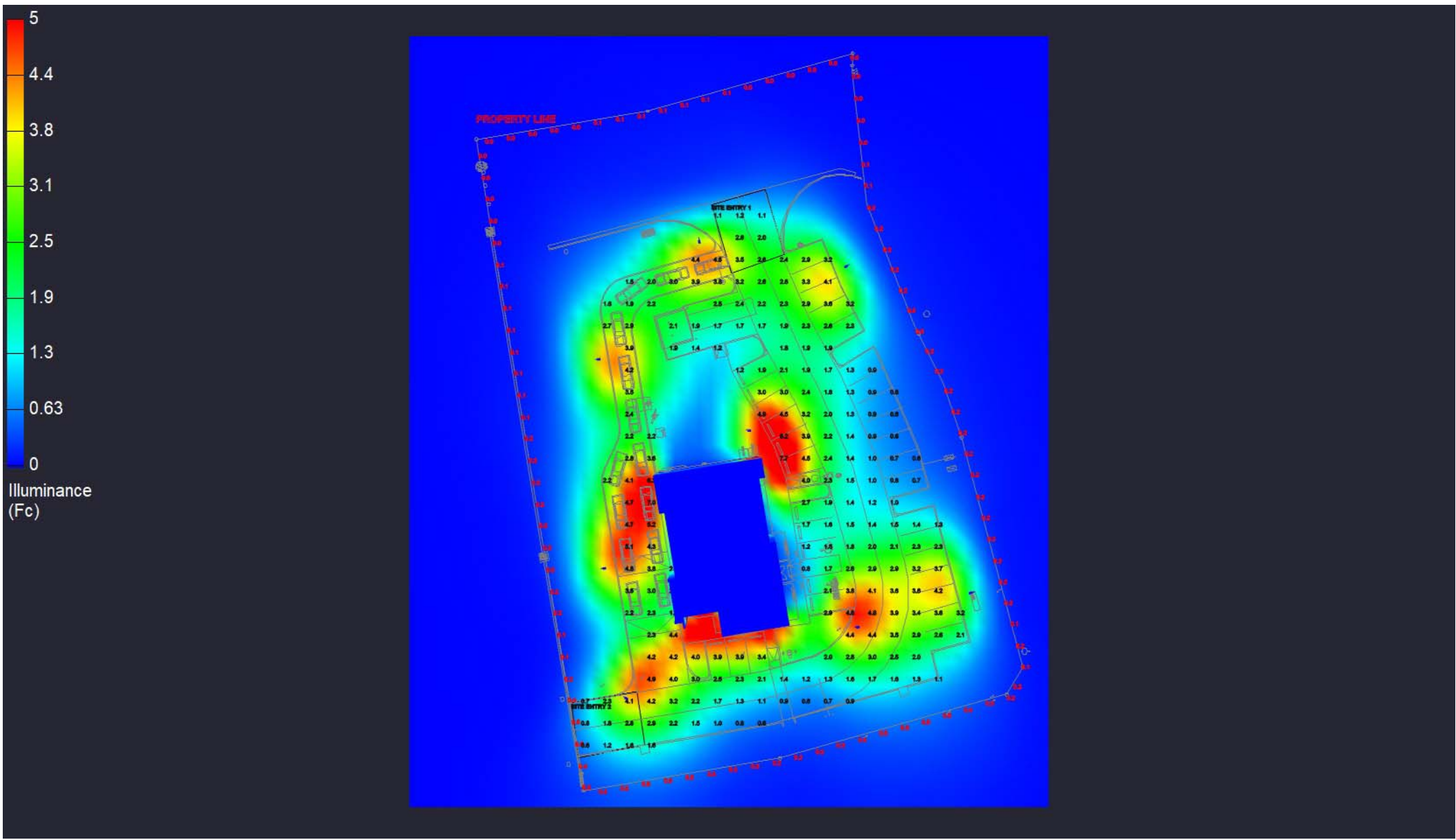
ROUGH
architects

SHEET: **A2.5**
50



Scale: 1 inch= 50 Ft.

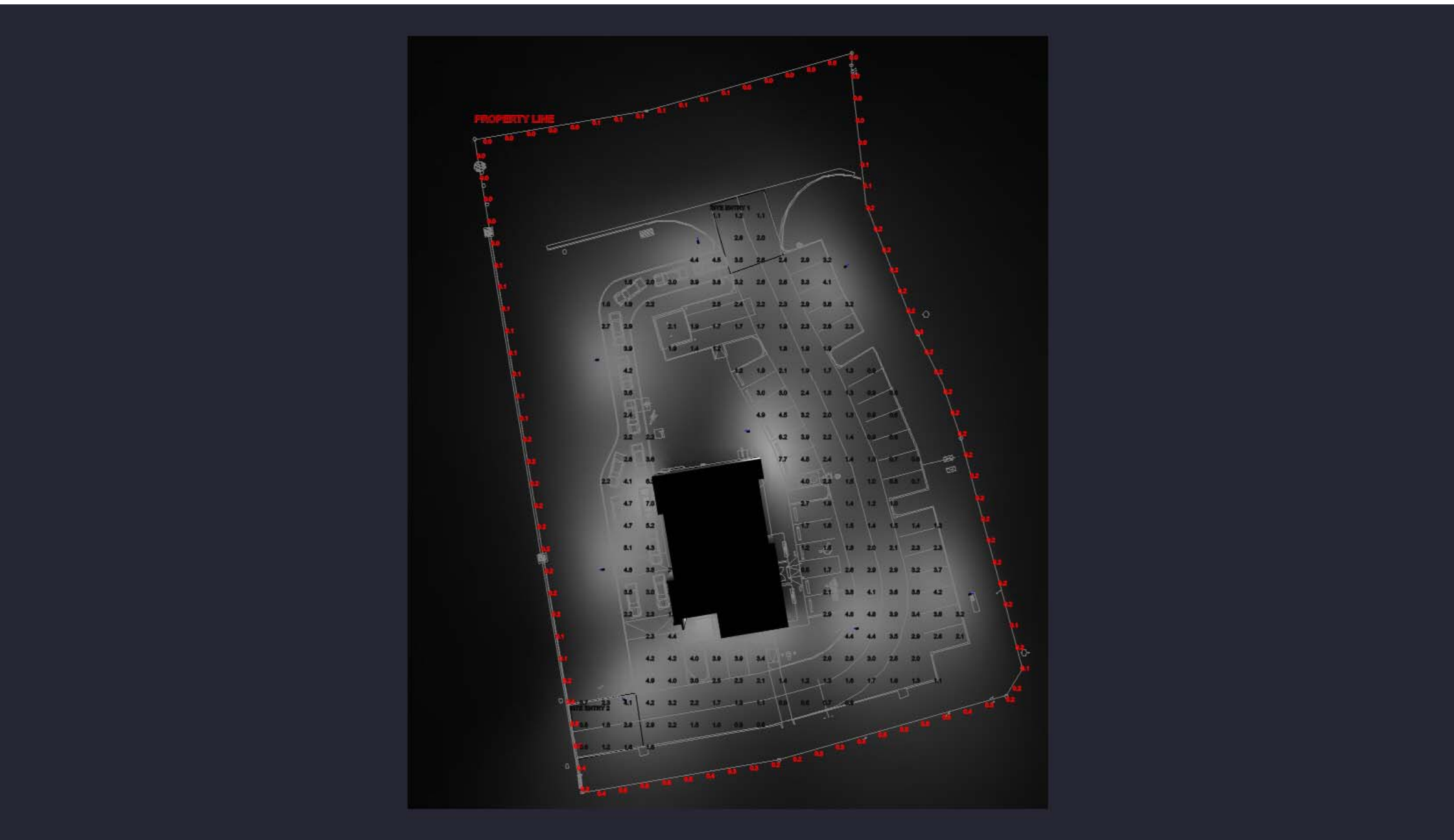
- DESIGN NOTES:
- 1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
 - 2. MEASUREMENTS TAKEN AT:@ GRADE
 - 3. SURFACE REFLECTANCE: 0.2



LIGHTING DETAILS:

Luminaire Schedule								
Label	Symbol	Qty	LLF	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
S1-3_HSS		8	0.900	ENVISION LED LIGHTING	LED-ARL3-OPT-5P100-40K - T3-HSS	97.936	10452	27.41
S3N		4	0.900	ENVISION	LED-WPFC-FL-5P60W-TRI-BZ-PC	61.59	8061	18

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING AND DRIVE	Illuminance	Fc	2.51	7.7	0.6	4.18	12.83	0
PROPERTY LINE	Illuminance	Fc	0.19	0.6	0.0	N.A.	N.A.	N.A.
SITE ENTRY 1	Illuminance	Fc	2.01	3.5	1.1	1.83	3.18	
SITE ENTRY 2	Illuminance	Fc	1.90	4.1	0.6	3.17	6.83	



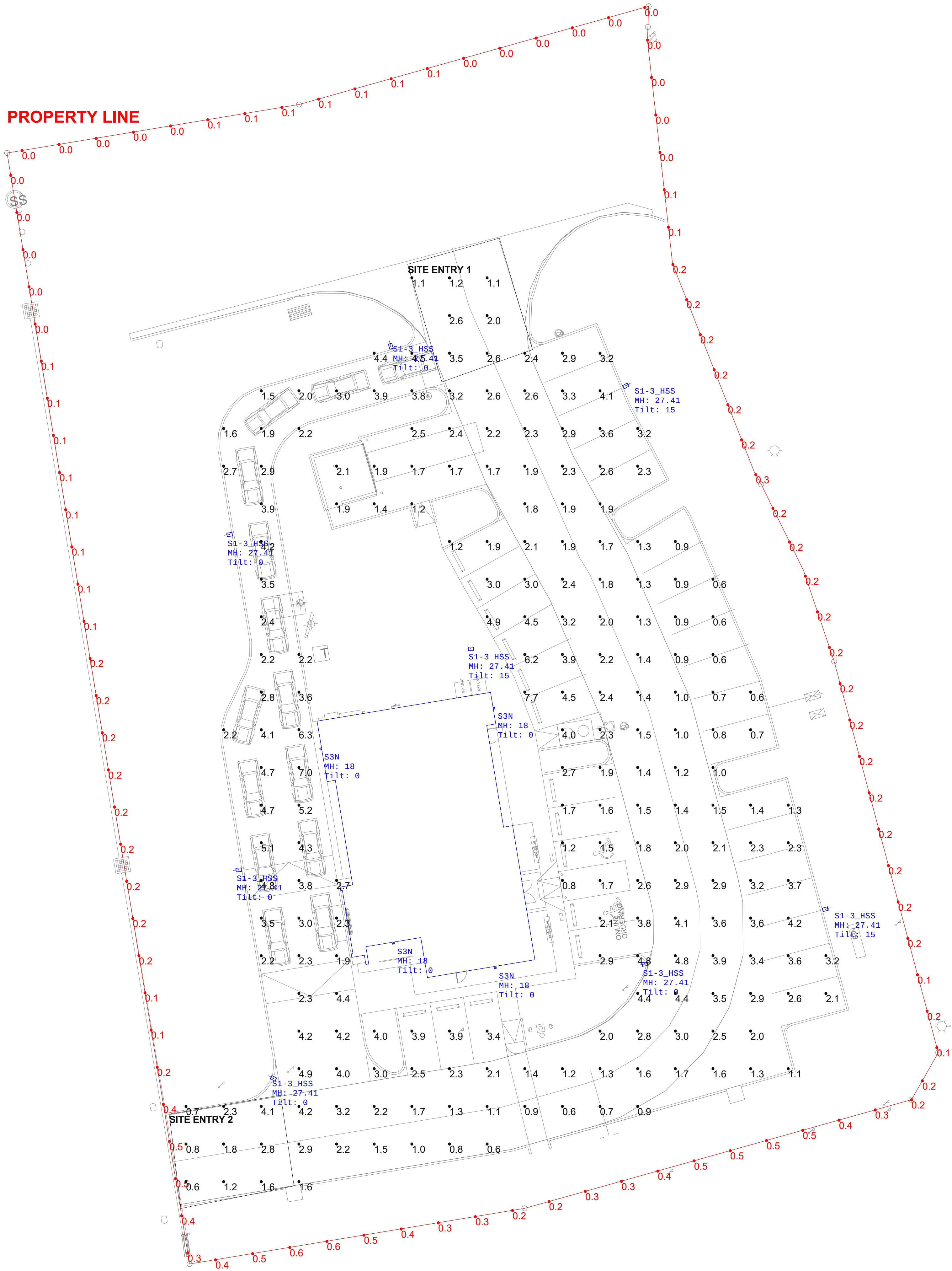
Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

Scale: 1 inch= 16 Ft.



Whataburger - Lavon, Texas



Date:2026. 08. 04.

Drawn By: RF

Revision #: 0

Page 2 of 2



CITY OF LAVON

LANDSCAPE PLAN APPLICATION

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

APPLICATION INFORMATION

Name: Freddie Rojas

Address: 201 Main Street, Suite 901, 76102

Telephone Number: 817-870-3668

Email Address: [REDACTED]

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

1.28 Acres 55,889 SQ. FT. Tract 1 Lot 1R Block A 78 Commercial East
Vol. 2024, PG 520 P.R.C.C.T.

SUBDIVISION NAME: (*approved plat is prerequisite*) Commercial Tract Number 1R & 5,
Block A 78 Commercial East

ZONING: Planned Development

LEGAL OWNER OF PROPERTY INVOLVED: _____

If Applicant is NOT the Owner, Relationship to Owner: Civil Engineer for Proposed
Whataburger Development (Lot 1R Block A)

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

Signature: Bill Sorrells
Owner / Authorized Agent

11/14/25
Date

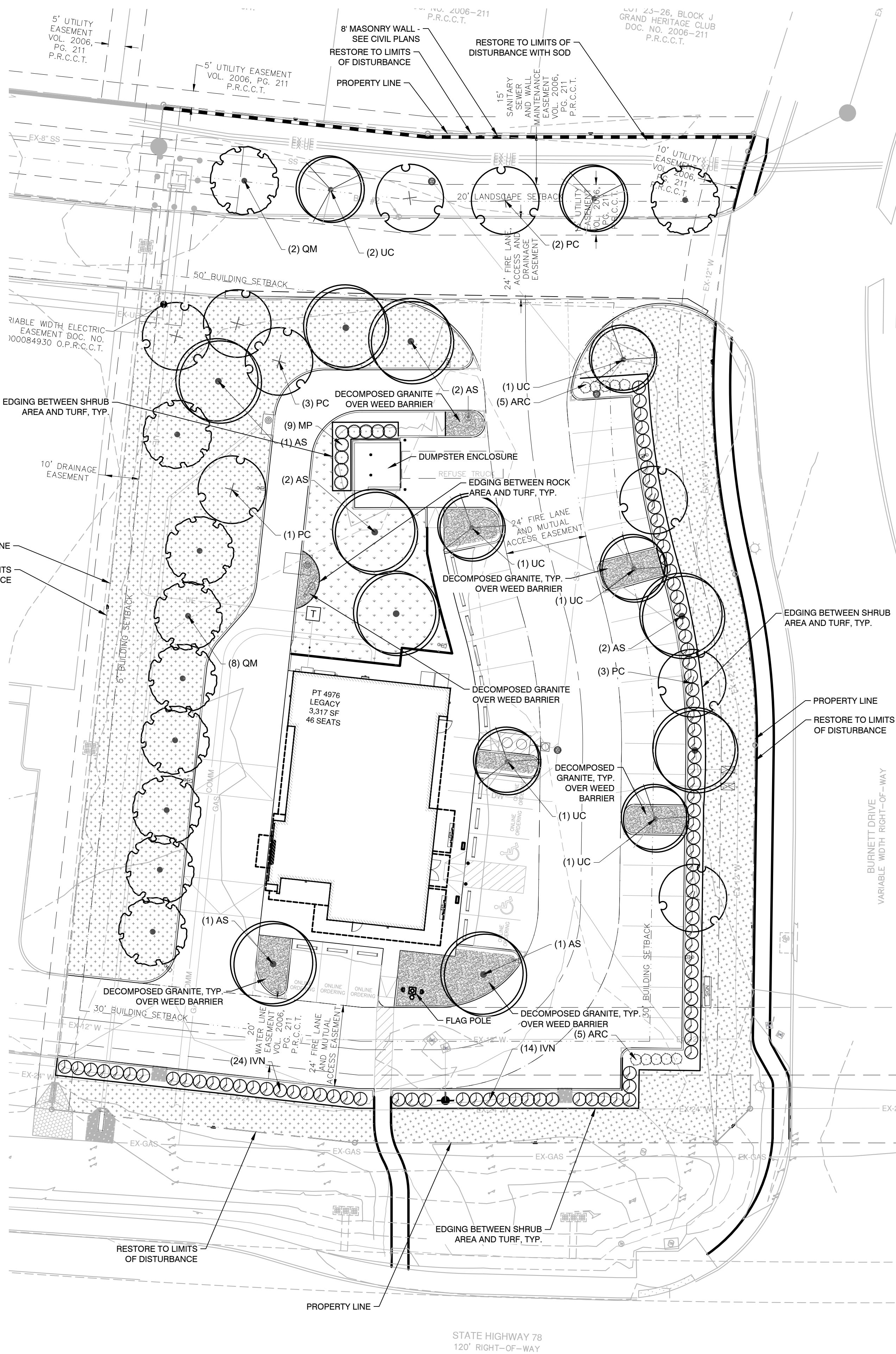
Printed Name: Bill Sorrells
Owner / Authorized Agent

Title: Engineer II

Company: Pape-Dawson

City Office Use Only:

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



ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF OR TURF-ROOT 24" DEEP PANELS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE	QTY
TREES						
	AS	Acer saccharum 'Caddo' Caddo Maple	4" Cal.	Cont. or B&B	8' HT MIN	9
	PC	Pistacia chinensis Chinese Pistache	4" Cal.	Cont. or B&B	8' HT MIN	9
	QM	Quercus muehlenbergii Chinkapin Oak	4" Cal.	Cont. or B&B	8' HT MIN	10
	UC	Ulmus crassifolia Cedar Elm	4" Cal.	Cont. or B&B	8' HT MIN	7

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE	QTY
SHRUBS						
	ARC	Abelia x 'Rose Creek' Rose Creek Abelia	5 gal.	36" OC	18" Min. Ht.	10
	IVN	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	5 gal.	48" OC	18" Min. Ht.	91
	MP	Myrica cerifera 'Pumila' Dwarf Wax Myrtle	5 gal.	36" OC	18" Min. Ht.	9

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE	QTY
GROUND COVERS						
	BG	Cynodon dactylon Bermuda Grass	hydro			14,673 sf
	CT	Cynodon dactylon 'Tif 419' Bermuda Grass	sod			1,851 sf
ROCK / STONE						
	GR	Decomposed Granite 1/2" Screened - Over Weed Barrier	3" Depth			1,265 sf

LANDSCAPE CALCULATIONS

ZONING	PD
STREET TREES	197 LF
STATE HIGHWAY 78	8 TREES (1 / 25 LF)
TREES REQUIRED:	8 TREES*
TREES PROVIDED:	
BURNETT DRIVE	280 LF
TREES REQUIRED:	12 TREES (1 / 25 LF)
TREES PROVIDED:	12 TREES*
SITE TREES	2,816 SF FLOOR AREA
TREES REQUIRED:	2 TREES (1 / 1,500 SF FLOOR AREA)
TREES PROVIDED:	2 TREES
PARKING LOT LANDSCAPE	
PARKING SPACES:	33 SPACES
PARKING ISLANDS REQUIRED:	5 ISLANDS (1 ISLAND PER 7 SPACES)
PARKING ISLANDS PROVIDED:	6 ISLANDS
PARKING ISLAND TREES REQUIRED:	6 CANOPY TREES (1 CANOPY TREE PER ISLAND)
PARKING ISLAND TREES PROVIDED:	6 CANOPY TREES
EACH SPACE WITHIN 65' OF TREE:	PROVIDED
PARKING LOT SCREENING REQUIRED	3' CONTINUOUS SHRUBS PROVIDED
NORTH LANDSCAPE BUFFER	175 LF
20' BUFFER	PROVIDED
TREES REQUIRED:	6 TREES (1 / 30 LF)
TREES PROVIDED:	6 TREES

*TREES PLACED IN ALTERNATE LOCATIONS DUE TO CONFLICTS WITH UTILITY EASEMENTS

GENERAL GRADING AND PLANTING NOTES

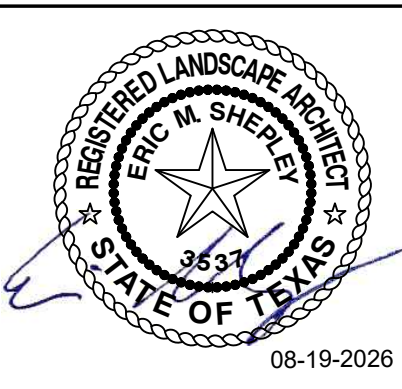
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), MOISTURE, RAINFRIEZE, SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
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Texas811 or 1-800-545-6005



LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING ANY WORK. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.

REVISIONS:	DATE	BY	DESCRIPTION

PROJECT:
PT22S BUILDING TYPE
NWC STATE HIGHWAY 78
& BURNETT DRIVE
LAVON, TEXAS

PAPE-DAWSON
201 MAIN ST., STE. 601.1 FT. WORTH, TX 76102 | 817.876.3668
TEXAS SURVEYING FIRM #1023860

WHATABURGER
300 CONCORD PLAZA DR.
SAN ANTONIO, TEXAS
210-476-6000 ZIP 78216

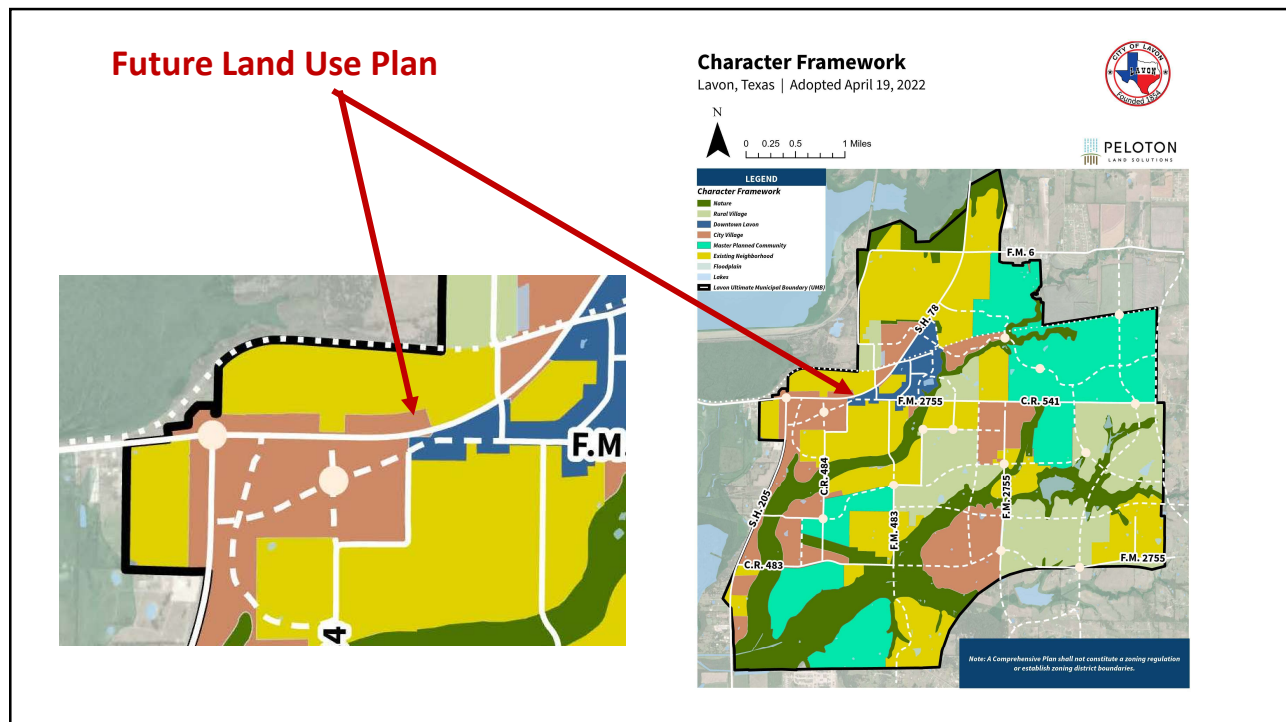
THIS DRAWING IS THE PROPERTY OF WHATABURGER, SAN ANTONIO, TEXAS AND MAY NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF WHATABURGER.

SHEET TITLE:
LANDSCAPE
PLANTING

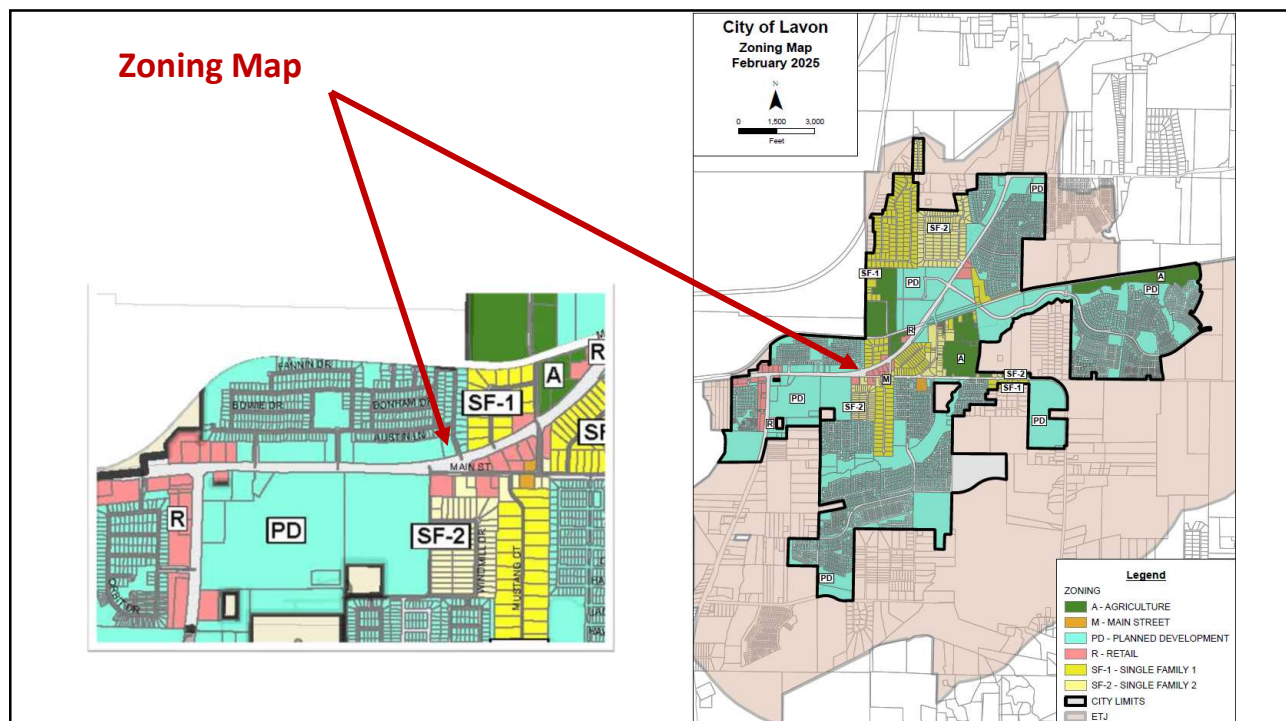
DATE: 08/28/2026
SCALE:
DESIGNED BY: EMS
CHECKED BY: CS

SHEET NO:
LP-1

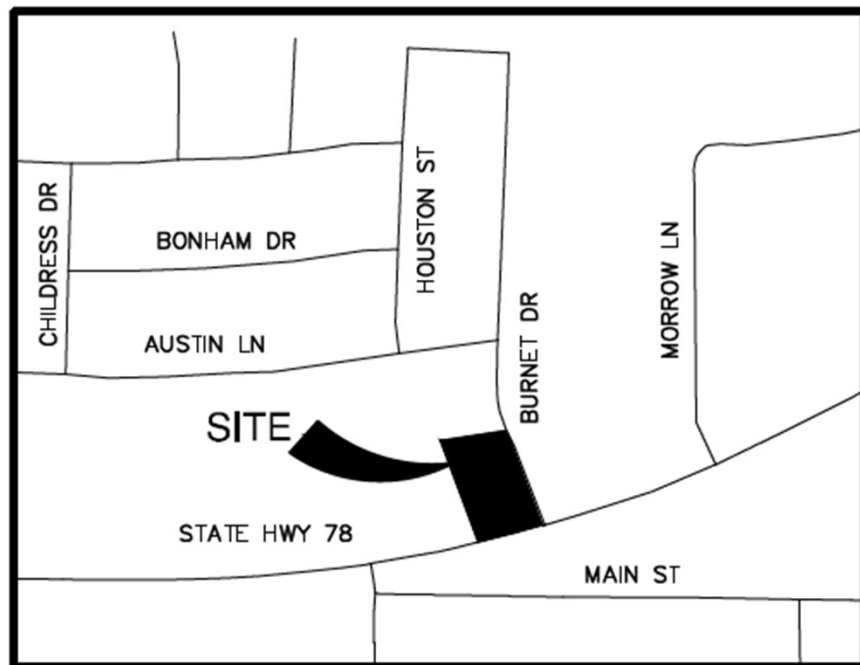




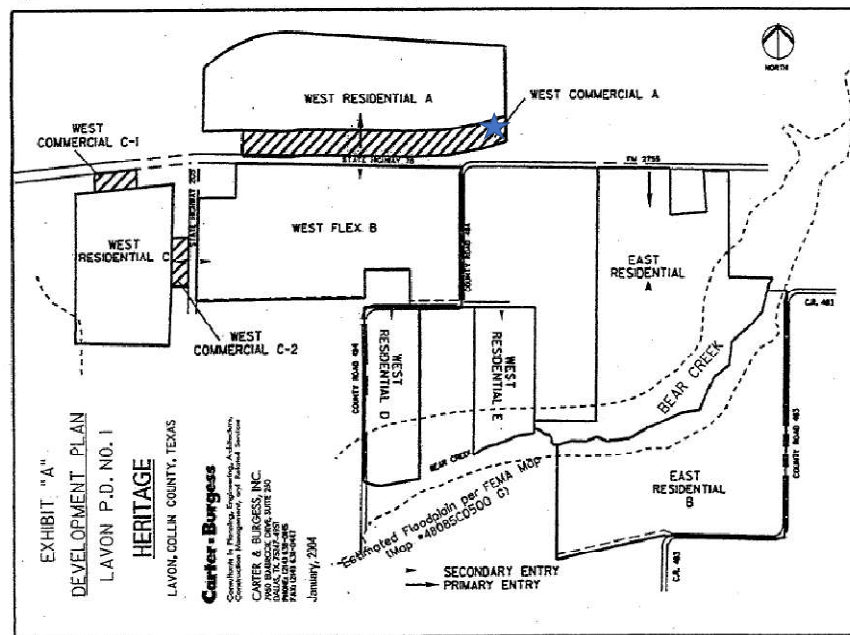
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51



Grand Heritage PD Development Plan



Grand Heritage PD Land Plan Exhibit



September 15, 2026

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

Re: 78 Commercial East Addition, Whataburger, Lot 1R, Block A, 1.283 Acres
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated August 31, 2026 as prepared by Pape-Dawson for the above referenced property. The property is generally located east of ARKA Montessori and west of Burnett Dr. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the City Planner's comments. Our comments are as follows:

SITE PLAN

1. The storm water is shown to enter the TxDOT ROW and storm sewer system. TxDOT policy requires that all stormwater discharge to their system not exceed the equivalent undeveloped flow. Therefore, detention may be required. Undeveloped flow is considered flow with a "C" factor of 0.30. The referenced TxDOT drainage plan sheets are not relevant based upon current TxDOT policy. In the event detention is required to meet TxDOT requirements, there appears to be sufficient space available on the west side of the property. Addition of detention in this area should not impact the basic site plan layout. This can be resolved as part of the full civil plan review.
2. A TxDOT permit will be required for the drainage, grading and sidewalks within the TxDOT ROW. The Developer/Engineer will be responsible for preparing the TxDOT permit application packet per TxDOT requirements. The packet will be provided to the City of Lavon for submission to TxDOT.
3. A queuing analysis dated August 28, 2026 as prepared by Zeetek Engineering, Inc. has been provided. It shows that there is sufficient stacking capacity within the drive through configuration. In the event that the traffic results in excessive vehicles, queue management options have been provided.
4. A Traffic Impact Analysis dated August 28, 2026 as prepared by Zeetek Engineering, inc. has been provided. This TIA shows that this development does not warrant any additional improvements to the adjacent streets and intersections and has minimal impact on traffic.

This concludes our review of the above-referenced revised Site Plan. **We recommend APPROVAL of the Site Plan.**

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

Ms. Kim Dobbs
78 Commercial East Addition, Whataburger – Site Plan
September 15, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

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September 3, 2026

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

Re: Whataburger – NWC SH 78 + Burnett Drive
Site Plan Review
LJA Job No. NTP-3880
MyGov Submittal: August 31, 2026

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

1. Revise the Site Plan to provide the filing information for the 24' Fire Lane and Mutual Access easement by separate instrument in the label of the easement.
2. FYI – All signage to be reviewed and considered separately under a sign permit application.

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

Thank you,



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

August 27, 2026

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

Re: Comments regarding 78 Commercial East Addition – Whataburger - Lot 1R, Block A - 1.283 Acres - Site Plan - 2nd Review.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated July 20, 2026, 78 Commercial East Addition – Whataburger - Lot 1R, Block A - 1.283 Acres - Site Plan - 2nd Review.

SITE PLAN

1. The 24-foot Fire Lane and Mutual Access easement will need to be provided by a separate instrument or replat.

Response: The fire lane and mutual access easement will be provided by separate instrument. This has been labeled on the site plan/civil plans.

2. Regarding Note 8 – In the event of conflict, City Standards shall control. We recommend City Standard Details be included with the Civil Plans.

Response: Note 8 on the Site Plan has been revised to ensure the City Standards shall control.

3. The proposed masonry wall on the north property line should match the existing wall within the 78 Commercial East development area.

Response: Understood. The masonry wall label has been revised to ensure this.

4. The site plan shows a proposed storm sewer connecting to the existing storm sewer system. The drainage plans will need to verify that the existing system can accept the proposed drainage.

Response: The drainage design has been revised to remove the connection to the adjacent 12” HDPE storm line. Per the approved daycare plans by Triangle Engineering, the capacity of the 12” HDPE “STM B” line is 0.68 cfs. For the proposed Whataburger project, drainage area OS-1 is the only additional drainage being sent into the adjacent 12” HDPE pipe. Area OS-1 has a Q₁₀₀ of 0.27 cfs; therefore, the line has adequate capacity. Please see sheets C10 and C11 included in this resubmittal for full calculations.

5. The stormwater is shown to enter the TxDOT ROW and storm sewer system. TxDOT policy requires that all stormwater discharged to their system not exceed the equivalent undeveloped flow. Therefore, detention may be required.

Response: TxDOT SH78 plans indicate the project area was accounted for as developed runoff using a runoff coefficient of $C=0.70$. The proposed site drainage calculations result in a weighted runoff coefficient of $C=0.68$. Therefore, the proposed Whataburger development is not anticipated to exceed the runoff condition assumed in the TxDOT drainage design. Please see TxDOT as-built plans and sheets C10 & C11 included in this resubmittal.

6. A TxDOT permit will be required for the drainage, grading, and sidewalks within the TxDOT ROW. The Developer/Engineer will be responsible for preparing the TxDOT permit application packet per TxDOT requirements. The packet will be provided to the City of Lavon for submission to TxDOT.

Response: The completed and signed TxDOT form is included in this resubmittal to be submitted to TxDOT by the City of Lavon.

7. A queuing analysis will be required to verify sufficient stacking length of the drive through lane without vehicles backing up into the fire lane.

Response: A queueing analysis is included in this resubmittal.

8. A study of the impact of traffic generated by the proposed improvements will need to be provided. This will need to include the connections to Burnet and SH 78 as well as nearby intersections (SH 78 and Grand Heritage, SH 78 and Burnet).

Response: A traffic impact analysis is included in this resubmittal.

If you have any further questions or need additional information, please contact me at mmaly@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Matthew L. Maly, P.E.
Associate Vice President

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August 27, 2026

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

Re: Comments regarding Whataburger – NWC SH 78 and Burnett Drive - Site Plan 2nd Review - LJA Job No. NTP-3880.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated July 17, 2026, Whataburger – NWC SH 78 and Burnett Drive - Site Plan 2nd Review - LJA Job No. NTP-3880.

PLANNING AND DESIGN COMMENTS

1. REPEAT COMMENT: A minimum 20-foot landscape buffer is also required along the northern property boundary, including a canopy tree every 30 linear feet, per the PD. Revise the Landscape Plan, Sheet LP-1, to include landscaping materials and trees as required on the north side of the property, adjacent to the existing residential properties. Coordinate with the city engineer as this area also includes utilities.

[Response: A 20-foot landscape buffer has been added as requested.](#)

The spacing of the canopy trees within the 20-foot landscape buffer along the northern property line, should not be clustered. Revise the Landscape Plan to increase the spacing of the canopy trees to one (1) per 30 linear feet without conflicting with existing utilities. All proposed trees must be a minimum of eight (8) feet from public utility lines.

Response: The trees within the 20' landscape buffer have been spread out to avoid being clustered. The three western-most trees are spaced at 7' from the trunk to the proposed private sanitary service line to keep them within the buffer. However, this sanitary line is not public, and there are not concerns with the spacing.

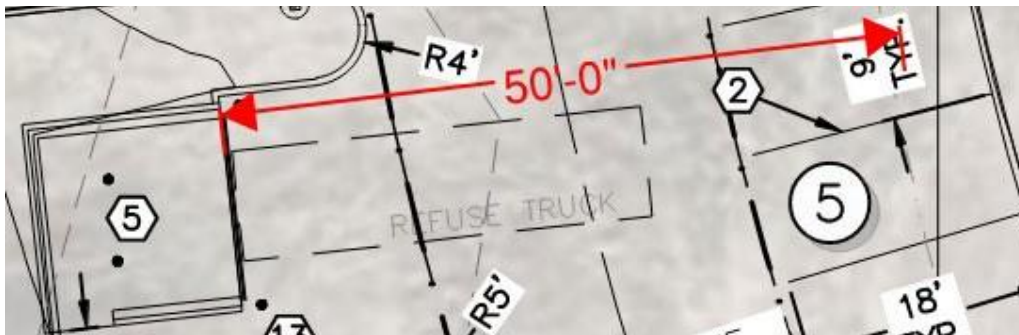
2. Revise the Site Plan to remove the topographic contour lines, utility lines, and aerial background. Utility lines should continue to be shown on the Landscape Plan.

Response: Contour lines, underground utility lines, and the aerial have been removed from the Site Plan sheet. Utility lines are still shown on the landscape plan.

3. Limit light trespass to no more than 0.1 footcandle at the property line, at six (6) feet, six (6) inches above the ground on adjacent residential property. The nearest measurements on the north side of the property indicate 0.7-foot candle. Revise the Photometric Plan to be fully compliant with the outdoor lighting ordinance § 4.07.003(f).

Response: The footcandle along the northern property line are 0.1 or less. Please see the updated photometric plan included in this resubmittal.

4. Revise the Site Plan and Landscape Plan to provide 50 feet of unobstructed backing distance as measured from the front gates of the enclosure, to accommodate maneuverability for a waste service truck.

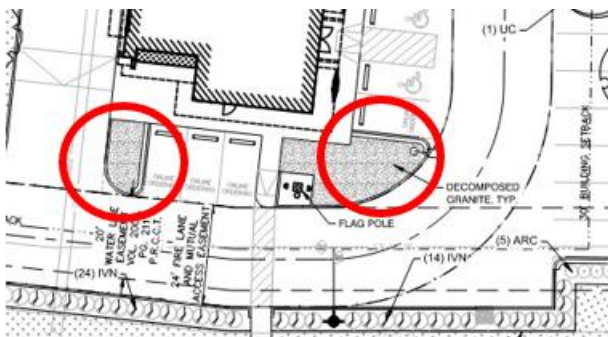


Response: The site plan has been updated to accommodate the 50' backing distance for the waste truck.

5. Staff recommends providing wheel stops for all parking spaces.

Response: Comment noted. Wheel stops are not proposed on parking spaces along Burnett Drive as those provide standard parking spaces and curb protection. Wheel stops are proposed adjacent to the building and sidewalk to prevent vehicle overhangs from impeding pedestrian foot traffic.

6. Staff recommends adding trees at the terminus of all parking rows.



Response: Trees have been added in these areas as recommended.

7. Staff recommends adding evergreen shrubs from the approved plant list around the exterior of the dumpster enclosure walls.

Response: Shrubs have been added around the dumpster enclosure as recommended.

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

Response: Comment addressed.

If you have any further questions or need additional information, please contact me at mmaly@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC



Matthew L. Maly, P.E.
Associate Vice President

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July 20, 2026

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

Re: 78 Commercial East Addition, Whataburger, Lot 1R, Block A, 1.283 Acres
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated July 7, 2026 as prepared by Pape-Dawson for the above referenced property. The property is generally located east of ARKA Montessori and west of Burnett Dr. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the City Planner's comments. Our comments are as follows:

SITE PLAN

1. The 24' Fire Lane & Mutual Access easement will need to be provide by separate instrument or Replat.
2. Regarding Note 8 – In the event of conflict City Standards shall control. We recommend City Standard Details be included with the Civil Plans.
3. The proposed masonry wall on the north property line should match the existing wall within the 78 East Commercial development area.
4. The site plan shows a proposed storm sewer connecting to the existing storm sewer system. The drainage plans will need to verify that he existing system can accept the proposed drainage.
5. The storm water is shown to enter the TxDOT ROW and storm sewer system. TxDOT policy requires that all stormwater discharge to their system not exceed the equivalent undeveloped flow. Therefore, detention may be required.
6. A TxDOT permit will be required for the drainage, grading and sidewalks within the TxDOT ROW. The Developer/Engineer will be responsible for preparing the TxDOT permit application packet per TxDOT requirements. The packet will be provided to the City of Lavon for submission to TxDOT.
7. A queuing analysis will be required to verify sufficient stacking length of the drive through lane without vehicles backing up into the fire lane.
8. A study of the impact of traffic generated by the proposed improvements will need to be provided. This will need to include the connections to Burnet and SH 78 as well as nearby intersections (SH 78 & Grand Heritage, SH 78 & Burnet).

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

Ms. Kim Dobbs
78 Commercial East Addition, Whataburger – Site Plan
July 20, 2026
Page 2 of 2

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

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July 7th, 2026

Mr. Mark D. Hill, P.E.
Consulting City Engineer
City of Lavon
120 School Road
Lavon, TX 75166

Re: Comments regarding 78 Commercial East Addition – Whataburger - Lot 1R, Block A - 1.283 Acres - Site Plan Review.

Dear Mr. Hill:

Enclosed is our response to the comments dated November 21, 2025, 78 Commercial East Addition – Whataburger - Lot 1R, Block A - 1.283 Acres - Site Plan Review.

SITE PLAN

1. The 24-foot mutual access easement will need to be extended through the site to connect to the existing access road on the north side of the property.

Response: The 24' mutual access easement has been extended.

2. Since the fire lane is along the north side of the property and Burnett Dr is on the east side, an additional fire lane will be required within the property to obtain the minimum 150' hose lay length.

Response: A fire lane has been included within the proposed drive.

3. It is preferred that the sanitary sewer line to be extended to the property and terminated at a manhole. This will be part of the city system. The service line would connect at that point.

Response: The sanitary sewer connection to the northeast within Burnet Drive has been coordinated with Mark Hill on 3/25/26. Please see site plan for revised/proposed sewer alignment.

4. Trees located within the rear landscape buffer shall be located at a minimum of eight (8) feet from the sanitary sewer line.

Response: Trees along the rear landscape buffer have been revised.

5. The drainage and sidewalk within the TxDOT ROW will require a permit. The developer/engineer shall prepare the permit application documents to be provided to the city. The city will be responsible for sending the application to TxDOT.

Mr. Mark D. Hill, P.E.
78 Commercial East Addition – Whataburger - Lot 1R, Block A - 1.283 Acres - Site Plan Review
July 7, 2026
Page 2 of 2

Response: Please see the completed TxDOT form attached to this resubmittal.

If you have any further questions or need additional information, please contact me at mmaly@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Matthew L. Maly, P.E.
Associate Vice President

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July 7, 2026

Ms. Amber Pollan, AICP
Associate Studio Lead at LJA
City of Lavon
120 School Road
Lavon, TX 75166

Re: Comments regarding Whataburger – NWC SH 78 and Burnett Dr - Site Plan Review - LJA Job No. NTP-40467.

Dear Ms. Pollan:

Enclosed is our response to the comments dated November 21, 2025, Whataburger – NWC SH 78 and Burnett Dr - Site Plan Review - LJA Job No. NTP-40467.

PLANNING AND DESIGN COMMENTS

1. The Site Data Table on Sheet SP contains several errors. Revise the table to remove the “Dwelling Units” row, as it does not apply to this project. Revise the “Lot Coverage” cell to indicate building coverage and percentage. The “Lot Coverage by Impervious Surface” and “Landscaping” cells must include verified calculations for square footages and percentages. Edit the last line to indicate “Total Parking Spaces,” as the current phrase is incomplete, and a loading space is not indicated on the plan. Please also include the building height in the Site Data Table.

SITE DATA TABLE	
SITE GROSS AREA	55,889sq.ft. (1.28ac)
DWELLING UNITS (NO.)	1
LOT COVERAGE (%)	40%
LOT COVERAGE BY IMPERVIOUS SURFACE (%)	40%
LANDSCAPING (%)	60%
TOTAL PARKS & LOADING SPACES	32

Response: The site data table has been corrected to avoid confusion.

2. It is recommended that a 12-foot by 35-foot loading space be provided.

Response: This is not preferred by Whataburger and is not proposed on the site plan.

3. Revise the site plan to ensure that all turning radii are a minimum of 30 feet.

Response: Comment addressed.

4. Revise the site plan to remove Note 4.

Response: Note 4 has been removed.

5. Coordinate with the fire marshal for any fire lane requirements.

Response: Comments have been received & addressed from the fire marshal.

6. The elevations on Sheets A2.1 and A2.2 have incorrect elevation direction labels. Revise the East, West, North, and South labels to correspond with the correct elevations. Please provide a color elevation submittal.

Response: Revised building elevations for the updated prototype are included in this resubmittal.

7. The building parapet does not provide adequate screening of the rooftop mechanical equipment. The Grand Heritage PD requires that exterior walls have a minimum 95% masonry coverage, exclusive of windows, doors, and openings. Masonry is defined in the PD as brick, stone, cast stone, concrete, glass block, split-face concrete, masonry unit, stucco, or other masonry materials approved by the council. The current elevations include a single brick style and gray metal panels. Revise the building elevations/design to provide full screening of the rooftop mechanical equipment and to provide for the appropriate material allowances.

Because the building lacks architectural features and visual interest, it is recommended that incorporating additional architectural variation, like the Whataburger design shown below, to increase masonry features and surface area.



Response: Please see revised building elevations per the updated prototype included in this resubmittal.

8. An eight (8) foot masonry wall is required along the northern property boundary adjacent to existing residential properties. Revise the site and landscape plan to include and label the masonry wall.

Response: A masonry screen wall has been added and labeled to the site and landscape plan.

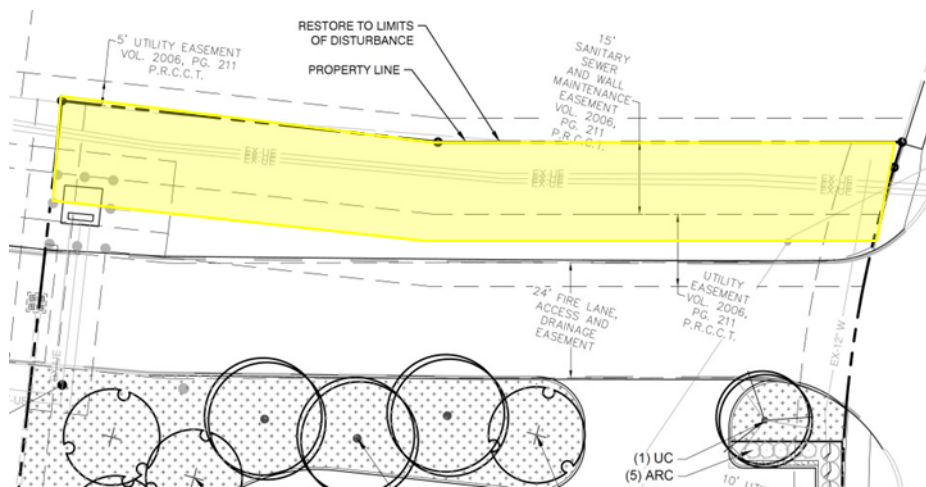
9. Provide a label on the site and landscape plan for the dumpster enclosure. A dumpster enclosure must be a minimum of six (6) foot tall masonry wall with a solid gate.

Response: Label has been added.

10. An outdoor seating area is recommended.

Response: This is not a preference from Whataburger and is not proposed on the site plan.

11. A minimum 20-foot landscape buffer is also required along the northern property boundary, including a canopy tree every 30 linear feet per PD. Revise the landscape plan, Sheet LP-1, to include landscaping materials and trees as required on the north side of the property, adjacent to the existing residential properties. Coordinate with the city engineer as this area also includes utilities.



Response: A 20' landscape buffer has been added as requested.

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

Response: Comment addressed.

If you have any further questions or need additional information, please contact me at mmaly@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Matthew L. Maly, P.E.
Associate Vice President

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