AGENDA
NOVEMBER 24, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
6:30 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   Members may identify community events, functions, and other activities.
4. **CITIZENS COMMENTS**
   Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request the items be placed on a future agenda or referred to city staff.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the minutes of the October 27, 2026 meeting.

   B. Public hearing, discussion and action regarding an amendment to the Comprehensive Plan to amend the planning area to include 268.77 acres of recently annexed property and amend the Master Thoroughfare Plan to accommodate the extension of thoroughfares in the property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in Collin County.

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

   C. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 268.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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

   D. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 5 "Regulations Applicable to Residential Districts" Section 9.03.111 "Agricultural district (A)", and Section 9.03.112 "Single family -1 acre district (SF-1)" generally to amend guest house requirements.

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

   E. Public hearing, discussion and action regarding an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally

located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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

F. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

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

G. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. 2025-06-02 that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

1) Presentation of proposed application.
2) Open and continue a **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on December 22, 2026.
3) Discussion and action regarding the proposed application.

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

6. SET FUTURE MEETINGS AND AGENDAS

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

- December 22, 2026

7. PRESIDING OFFICER TO ADJOURN THE MEETING

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

/ Rae Norton /

Rae Norton, City Secretary

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, Any action regarding such matters will be conducted in Open Session.

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

MINUTES
OCTOBER 27, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM

ATTENDING: DEBORAH NABORS, CHAIRMAN, SEAT 2
JOANE MCCLENDON, SEAT 1
JOHNATHAN CLIFTON, SEAT 3
DAVID ROSENQUIST SEAT 5

ABSENT: HENRY VALLEJO, SEAT 4

1. **MS. NABORS CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MS. NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. CLIFTON DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
   - Early voting ends on 10/30/2026 at Lavon City Hall
   - Election Day 11/3/2026 at Lavon City Hall 7am-7pm.
   - Holiday Grease Round Up November – January (Grease collection will be in the front of City Hall)
   - Christmas Tree Lighting 12/4/2026
   - Education Foundation Bags for Braves will be held on March 25, 2027, at Boyd Farm
4. **CITIZEN COMMENTS**

   There were no citizen comments.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the Minutes of the September 22, 2026 meeting.

   MOTION: APPROVE THE MINUTES OF THE SEPTEMBER 22, 2026 MEETING.
   MOTION MADE: ROSENQUIST
   SECONDED: MCCLENDON
   APPROVED: UNANIMOUS (Absent: Vallejo)

   B. Public hearing, discussion, and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automobile service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

   Presentation of proposed application.

   City Manager Kim Dobbs provided location information regarding the application. Victor Castro, Lavon 678 Development, LLC., detailed the 7700 sq. ft. tire service center including minor repair and oil change services.

   PUBLIC HEARING to receive comments regarding the proposed application.

At 6:37 p.m. Ms. Nabors opened the public hearing and invited comments for or against the proposed Conditional Use Permit. Lavon resident Tammy Stefanovic asked if a feasibility study had been done, and Chairman Nabors advised that feasibility studies are done by the developers in most cases and the city does not require that study. Commissioner McClendon stated she would like to see diversified businesses and not saturation of one particular type of business in the city. There being no further comments, Ms. Nabors closed the public hearing at 6:42 p.m.

Discussion and action regarding the proposed application.

Ms. Dobbs noted that thirteen (13) neighbor notices were sent out to residents within 200 ft of the proposed site and none (0) were returned in favor of or against the application. Chairman Nabors and the Commissioners recommended conditions identified by the planner to be included on the permit: a) Long-term or inoperable vehicle storage is prohibited; b) Outdoor storage of automotive parts, equipment, tires, or repair materials is prohibited; c) Related automotive repair equipment shall not exceed 55 decibels (dBA) as measured at the nearest residential property line; (i) The City may require field testing after opening to ensure compliance; d) All repair activities shall occur within the building; and e) An approved Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and Replat shall be required prior to obtaining a Building Permit as well as additional conditions.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS FOR AN AUTOMOBILE SERVICE ESTABLISHMENT AT 921 N. SH 78 ON 1.2 ACRES ON LOT 24C-R-1, BLOCK E, LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD., CITY OF LAVON, COLLIN COUNTY TEXAS, INCLUDING CONDITIONS OUTLINED IN THE BRIEF, NO TRANSMISSION OR ENGINE WORK PERMITTED, BAY DOORS TO BE CLOSED, AIR COMPRESSOR KEPT INDOORS WITH EXTRA SOUND PROOFING, VIBRATION MITIGATION, NO OPERATION OF TOWING BUSINESS, AND SUBJECT TO CITY PLANNER APPROVAL OF OUTSTANDING COMMENTS.

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

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

Presentation of proposed application.

Ms. Dobbs shared location information regarding the request. The applicant's representative, Robert Nunez, provided details regarding the package store concept including the request was specifically for off-premise consumption only and the filling station would offer electric vehicle charging stations.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:00 p.m. Ms. Nabors continued the public hearing previously opened at the September 22, 2026, meeting, inviting comments for or against the proposed Conditional Use permit. Lavon residents Erika Jones requested clarification of the on and off premise consumption wording in the application and James Wallington noted the liquor store would be a mile from SPECS and voiced opposition to the request, noting saturation concerns. There being no further comments, Ms. Nabors closed the public hearing at 7:05 p.m.

Discussion and action regarding the proposed application.

Ms. Dobbs noted that 6 notices were mailed out to residents within 200 ft of the proposed project and one (1) was returned in favor and none (0) against the application. Chairman Nabors expressed opposition to an additional liquor store citing proximity to and number of existing stores. Mr. Clifton asked if all employees would be TABC certified to which the owner Mr. Kiranpal Singh replied they would. Commissioner McClendon voiced support for the application for both the convenience store and the package liquor store.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO PERMIT "ALCOHOL: WINE AND MALT BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" FOR A CONVENIENCE STORE AND DENY "ALCOHOL: MIXED BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" USES FOR A LIQUOR STORE AT 955 N. SH 78 ON LOT 25C-R, BLOCK E OF LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD./FM 6, CITY OF LAVON, TEXAS.

MOTION MADE:	NABORS
SECONDED:	CLIFTON
FOR:	NABORS, CLIFTON
AGAINST:	MCCLENDON, ROSENQUIST
FAILED:	2-2 (Absent: Vallejo)

The Commission continued deliberation of the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO PERMIT "ALCOHOL: WINE AND MALT BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" FOR A CONVENIENCE STORE AND DENY "ALCOHOL: MIXED BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" USES FOR A LIQUOR STORE AT 955 N. SH 78 ON LOT 25C-R, BLOCK E OF LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD./FM 6, CITY OF LAVON, TEXAS.

MOTION MADE:	NABORS
SECONDED:	CLIFTON
FOR:	NABORS, CLIFTON, ROSENQUIST
AGAINST:	MCCLENDON
APPROVED:	3-1 (Absent: Vallejo)

D. Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

Presentation of proposed application.

Ms. Dobbs provided information regarding the application to change the zoning, and the applicant Giridhar Veeramaneni described the proposed zoning and the project and was available for questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:28 p.m. Ms. Nabors opened the public hearing and invited comments for or against the application. Residents Vicki Morrow and Jonathan Hickman spoke in opposition to the proposed application for a zoning change noting previous denials, traffic concerns, incomplete business plan, preservation of single-family neighborhood and concerns if the business closes there are no

guarantees on what will come next. There being no further comments, Ms. Nabors closed the public hearing at 7:41 p.m.

Discussion and action regarding the proposed application.

Commissioner Rosenquist expressed support for the request noting the Main St. zooming classification fits the intended area and Commissioner McClendon noted the amount of comment cards retuned in favor of the request. Ms. Dobbs stated that seventeen (17) notices mailed to owners of property within 200 feet of the proposed application and from the notice area, there were five (5) notices returned in favor, and four (4)notices returned in opposition to the request. Am additional sixteen (16) forms not from within the notice area were returned in favor of the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT (PD) WITH BASE ZONING OF MAIN STREET (M) DISTRICT, GENERALLY TO EDIT THE PERMITTED USES AND PLACE RESTRICTIONS ON SITE DESIGN, ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS INCLUDING ADDITIONAL SCREENING ON GRACY LANE, BUILDING TO LOOK LIKE A HOME AND DECORATIVE FENCING AROUND THE PERIMETER.

MOTION MADE:	ROSENQUIST
SECONDED:	MCCLENDON
FOR:	MCCLENDON, ROSENQUIST
AGAINST:	NABORS, CLIFTON
FAILED:	2-2 (Absent: Vallejo)

The Commission continued deliberation.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT (PD) WITH BASE ZONING OF MAIN STREET (M) DISTRICT, GENERALLY TO EDIT THE PERMITTED USES AND PLACE RESTRICTIONS ON SITE DESIGN, ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS INCLUDING ADDITIONAL SCREENING ON GRACY LANE, BUILDING TO LOOK LIKE A HOME AND DECORATIVE FENCING AROUND THE PERIMETER.

MOTION MADE:	MCCLENDON
SECONDED:	ROSENQUIST
FOR:	MCCLENDON, ROSENQUIST, NABORS
AGAINST:	CLIFTON
APPROVED:	3-1 (Absent: Vallejo)

Chairman Nabors took a brief recess from 7:49 p.m. and reconvened at 7:53 p.m.

E. Discussion and action regarding the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759).

Fernando Ceballos, K. Hovnanian DFW Division, LLC provided information regarding the final plat including builder details.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE ELEVON, SECTION 3A, PHASE 3A-2 ADDITION CONSISTING OF 54 RESIDENTIAL LOTS AND 4 COMMON AREAS ON 20.837 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED EAST OF ELEVON, SECTION 2, PHASE 2F ON FOUR

SEASONS BLVD. IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO APPROVAL OF THOROUGHFARE ALIGNMENT AND APPROVAL OF THE CITY PLANNER AND CITY ENGINEER.
MOTION MADE: MCCLENDON
SECONDED: ROSENQUIST
APPROVED: UNANIMOUS (Absent: Vallejo)

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

Ms. Dobbs noted the plat satisfies the Subdivision Code and applicant representative JBI was present for questions.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE ELEVON SOUTHEAST COMMERCIAL PHASE 1 ADDITION CONSISTING OF 9 COMMERCIAL LOTS AND 1 COMMON AREA LOT ON 21.029 ACRES BEING A REPLAT OF CA1, BLOCK B, ELEVON EAST COMMERCIAL ADDITION, PHASE 1, SITUATED SOUTHEAST OF THE INTERSECTION OF AND ADJACENT TO N. SH 78 AND ELEVON PARKWAY, EAST OF BUSINESS 78, AND NORTH OF FORDER CT., CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: ROSENQUIST
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: Vallejo)

G. Discussion and action the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).

Ms. Dobbs provided information regarding the final plat and conditional approval with temporary turnarounds. Tyler Trinastich, Kimley-Horn, detailed the project and was available for questions.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE NICHOLSON RANCH PH 2B ADDITION CONSISTING OF 134 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS ON 23.256 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, A PART OF COLLIN COUNTY MUD NO. 6 WEST OF FM 2755 ON NICHOLSON RANCH TRAIL IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER FINAL APPROVAL.
MOTION MADE: MCCLENDON
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent, Vallejo)

H. Discussion and regarding the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2 situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

Shane Thompson, Kimley-Horn, provided information regarding the final plat including easements to be recorded by separate instrument.

MOTION: RECOMMEND APPROVAL OF THE HERITAGE SQUARE ADDITION CONSISTING OF 16 LOTS AND 2 COMMON AREA LOTS ON 110.118 ACRES OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121 AND THE DRURY ANGLIN

SURVEY, ABSTRACT NO. 2 SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DR., AND TRADITIONS DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER, CITY PLANNER AND CITY FIRE MARSHAL APPROVAL.

MOTION MADE: ROSENQUIST
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent, Vallejo)

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

Ms. Dobbs provided a report.

6. SET FUTURE MEETINGS AND AGENDAS

- Regular Meeting – November 24. 2026 (Thanksgiving Week)
- Regular Meeting – December 22, 2026 (Christmas Week)

Members indicated they could attend the meetings as scheduled.

THE MEETING WAS ADJOURNED 8:11 P.M.

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

_____
Deborah Nabors, Chairperson

Attest:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

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

Item:

Public hearing, discussion and action regarding amendment to the Comprehensive Plan to amend the planning area to include 268.77 acres of recently annexed property and amend the Master Thoroughfare Plan to accommodate the extension of thoroughfares in the property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in Collin County.

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

Background:

The Lavon Comprehensive Plan reflects the City's Vision for what the City desires to become, and serves as a roadmap on how to achieve that Vision. There are two primary tools within the Plan that are utilized to help guide development and key decision making: the Character Framework (also known as the Future Land Use Plan) and the Master Thoroughfare Plan (MTP). The Character Framework is a design and character-based map that designates Character Designations to guide future development and improvement intensity, scale, and uses. The MTP guides the development of Lavon's roadway network to ensure safe, efficient, and connected travel as the City grows.

A Development Agreement (DA) covering the subject property was recently approved, and the subject property was annexed into the City of Lavon.

The proposed Amendment is consistent with the approved DA.

Proposed Comprehensive Plan Amendments:

Proposed Amendments to the Character Framework:

1. Expand the Lavon Ultimate Municipal Boundary to include 268.77 acres of recently annexed property.
2. Designate the additional property as a Master Planned Community (MPC).

Proposed Amendments to the Master Thoroughfare Plan:

1. Reclassify an existing planned six-lane divided Major Arterial (120-foot right-of-way), located east of the additional property between FM 6 and NETEX Railway, to a four-lane divided Minor Arterial (90-foot right-of-way).
2. Reclassify an existing planned four-lane divided Minor Arterial (90-foot right-of-way), located west of the additional property between FM 6 and NETEX Railway, to a six-lane divided Major Arterial (120-foot right-of-way).

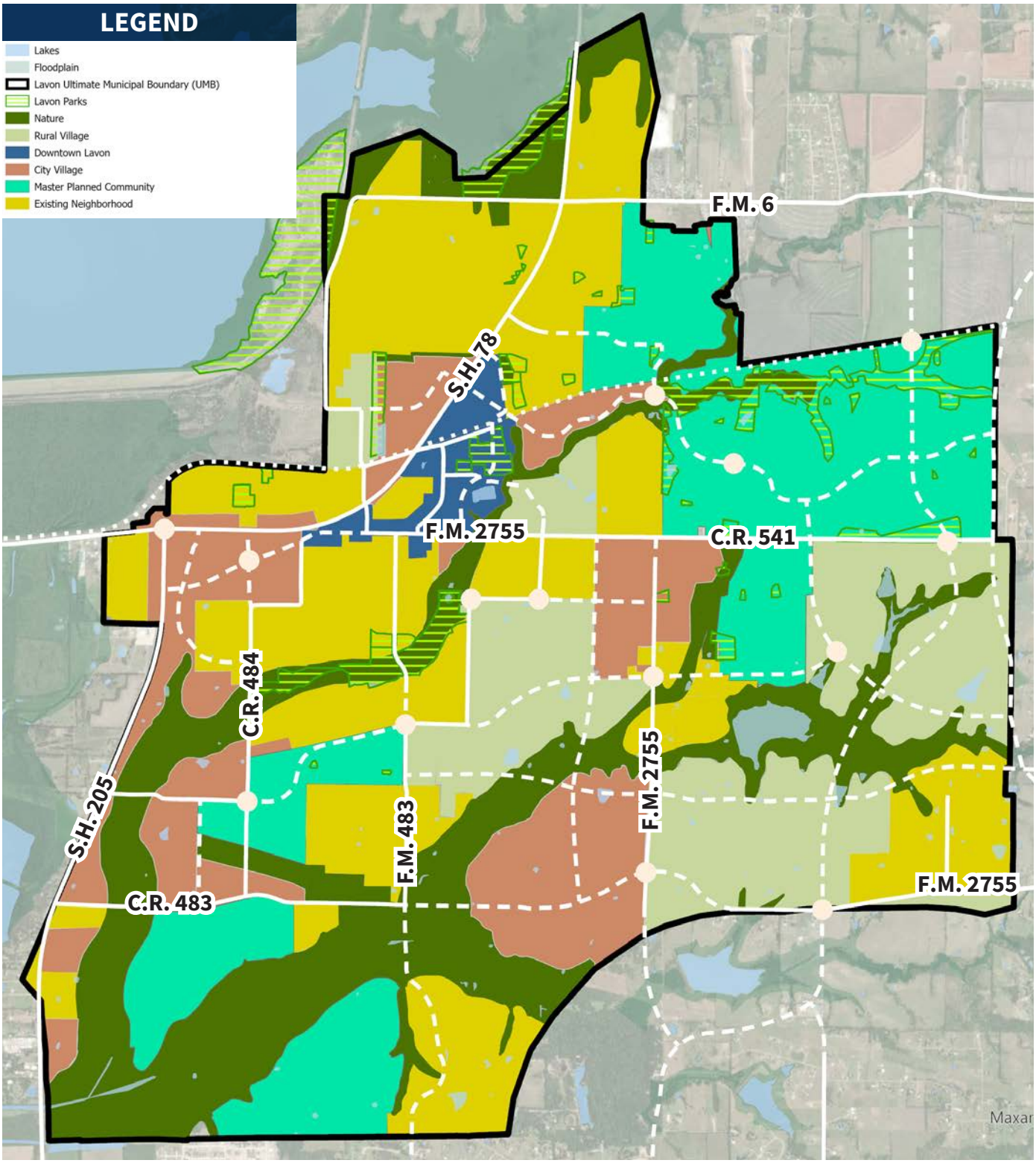
3. Extend an existing planned two-lane Collector (60-foot right-of-way) eastward to connect to the proposed four-lane divided Minor Arterial (90-foot right-of-way) located east of the additional property.

The proposed amendments were reviewed by Staff. Notice of the public hearing was posted on the City's website and published in the newspaper as required by state law and local ordinances.

Attachments: Existing Character Framework (Future Land Use Plan)
Proposed Character Framework with Amendments
Proposed Amended Character Framework
Existing Master Thoroughfare Plan
Proposed Master Thoroughfare Plan with Amendments
Proposed Amended Master Thoroughfare Plan

STRATEGY 1: CHARACTER FRAMEWORK

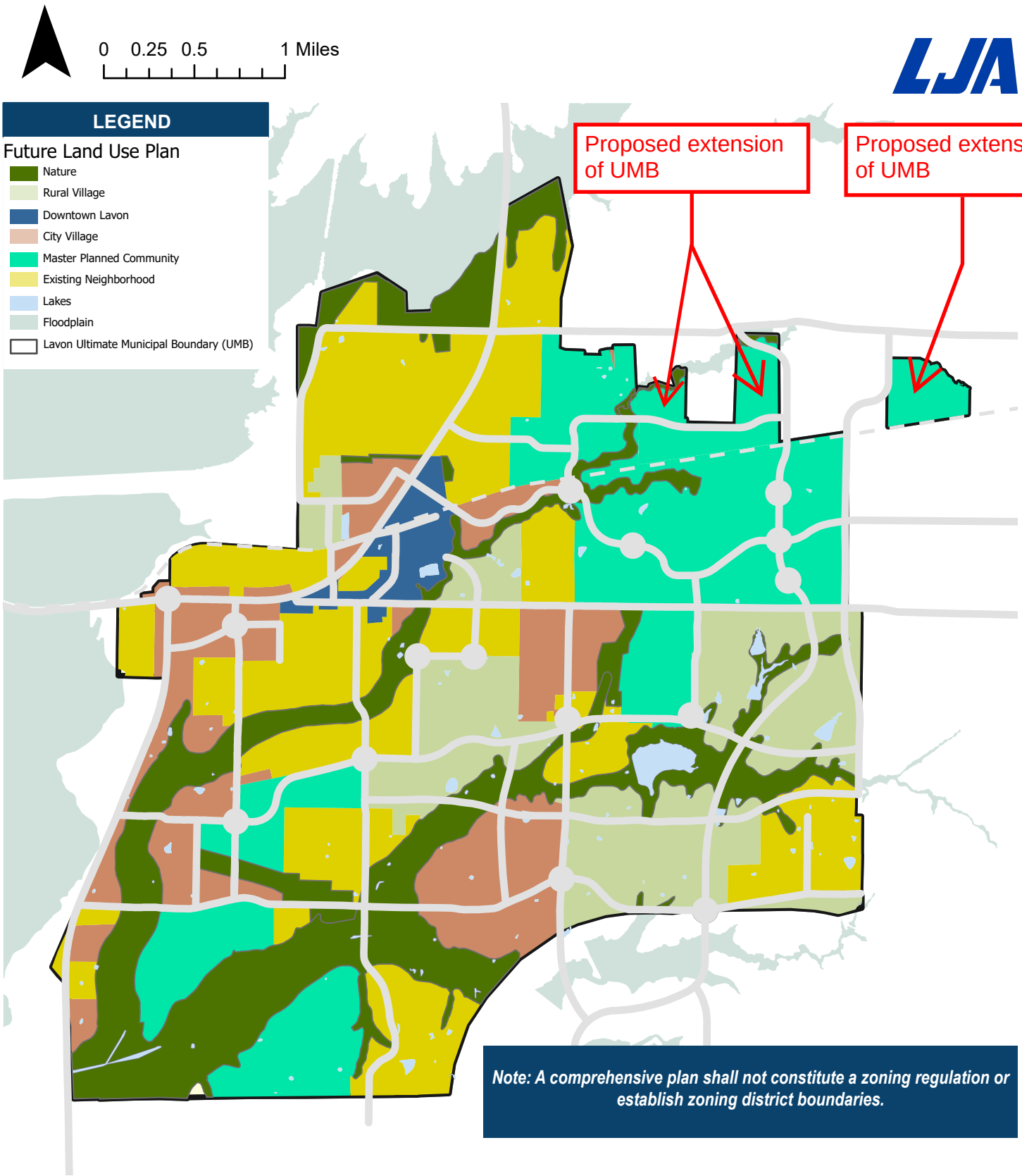
A comprehensive plan shall not constitute a zoning regulation or establish zoning district boundaries.



Source: Peloton Land Solutions, 2022

Character Framework

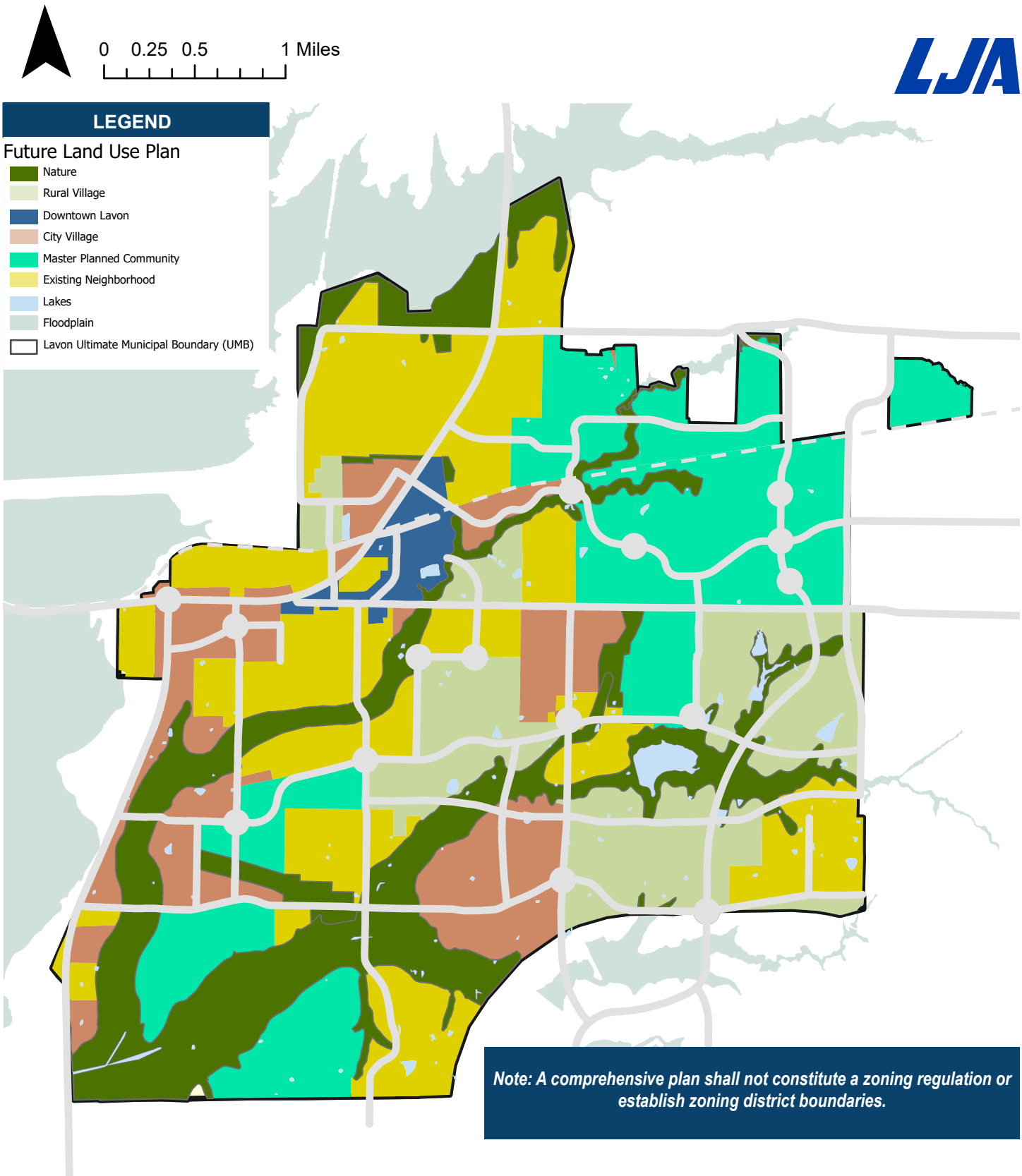
Lavon, Texas | November 20, 2026



Note: A comprehensive plan shall not constitute a zoning regulation or establish zoning district boundaries.

Character Framework

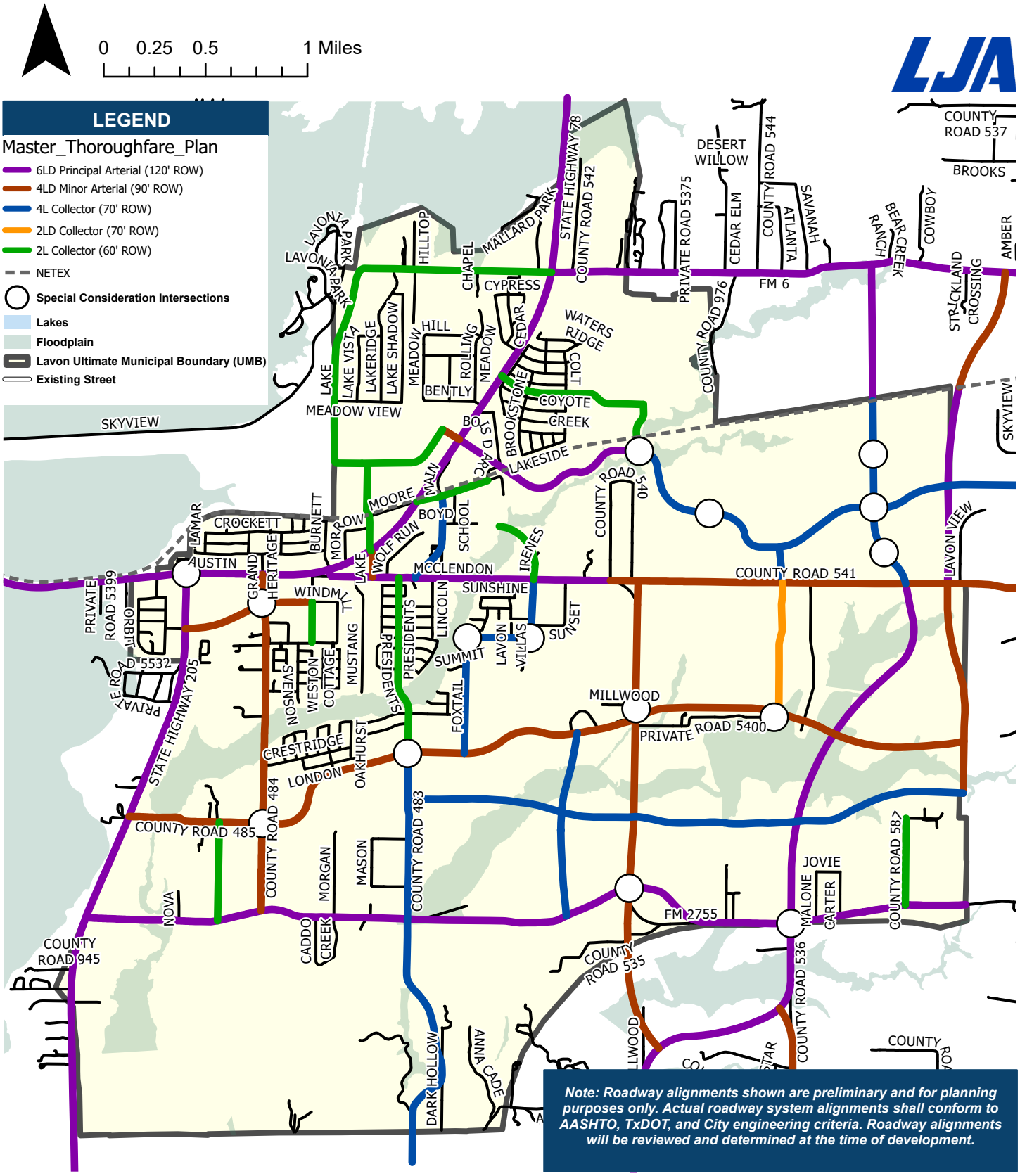
Lavon, Texas | November 20, 2026



Note: A comprehensive plan shall not constitute a zoning regulation or establish zoning district boundaries.

Master Thoroughfare Plan Amendment

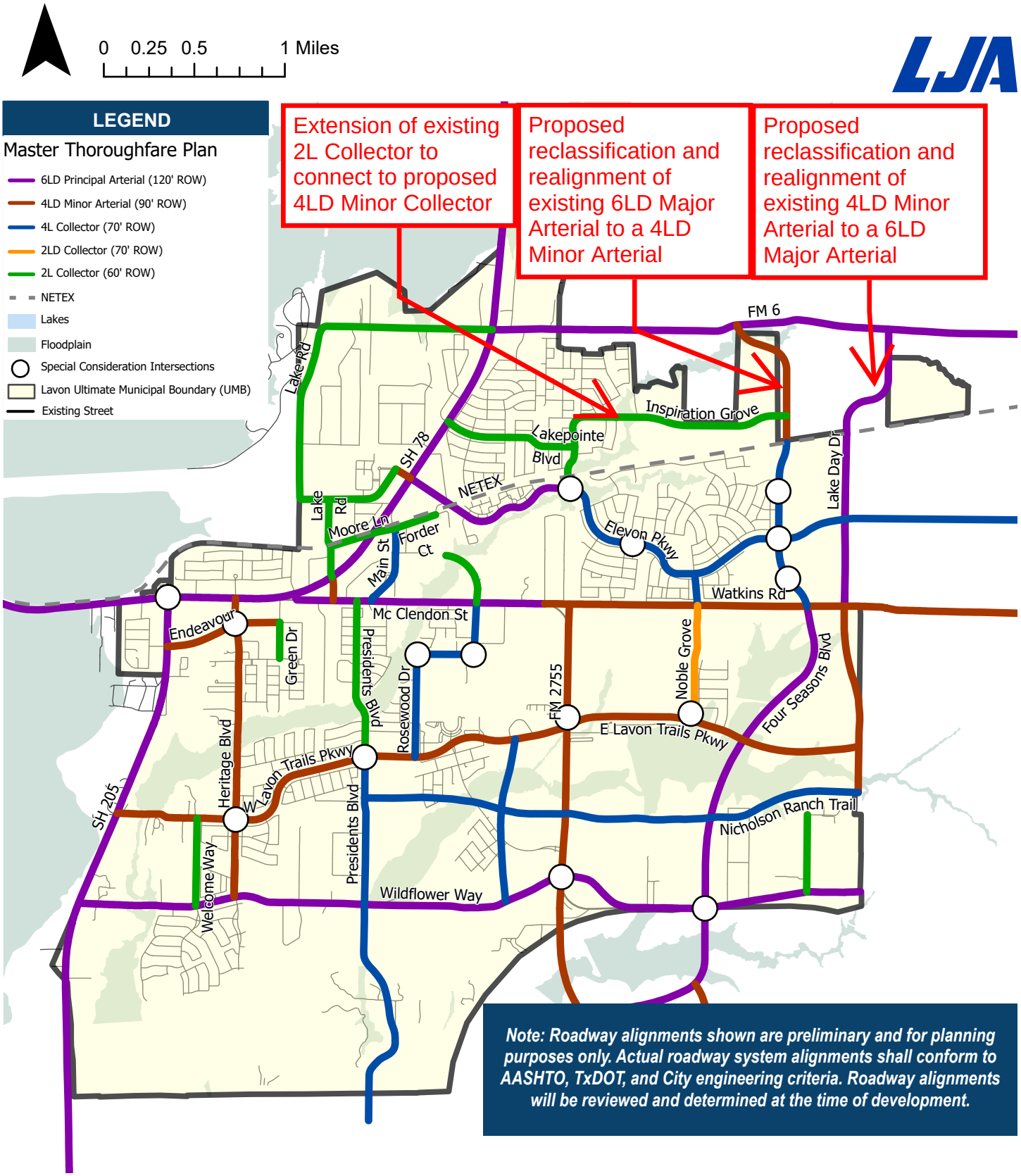
Lavon, Texas | Approved June 10, 2025



Note: Roadway alignments shown are preliminary and for planning purposes only. Actual roadway system alignments shall conform to AASHTO, TxDOT, and City engineering criteria. Roadway alignments will be reviewed and determined at the time of development.

Master Thoroughfare Plan Amendment

Lavon, Texas | November 20, 2026



Note: Roadway alignments shown are preliminary and for planning purposes only. Actual roadway system alignments shall conform to AASHTO, TxDOT, and City engineering criteria. Roadway alignments will be reviewed and determined at the time of development.

Master Thoroughfare Plan Amendment

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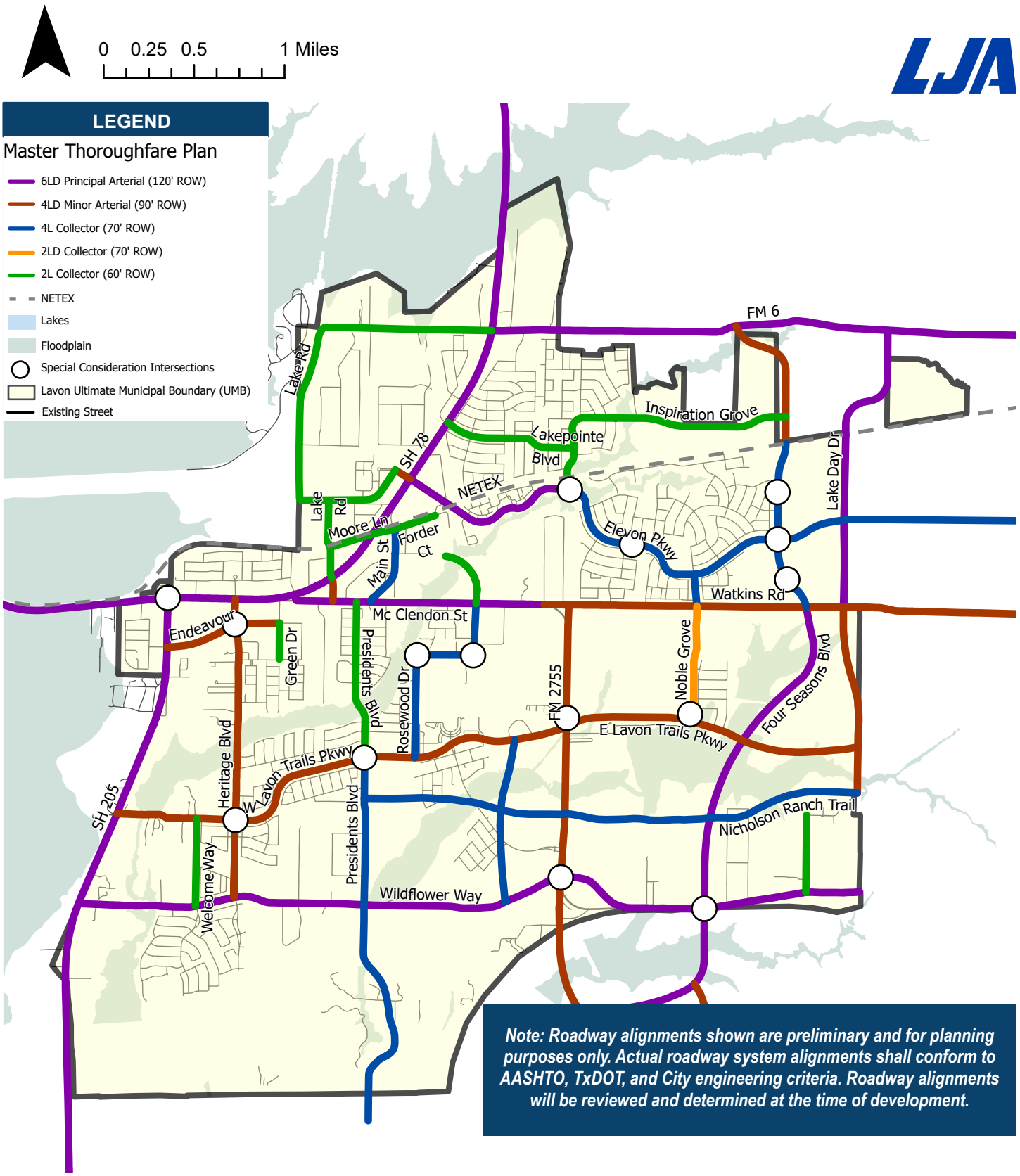


CITY OF LAVON
Agenda Brief

MEETING: November 24, 2026 **ITEM: 5 – C**

Item:

Public hearing, discussion, and action regarding an amendment to apply Agricultural (A) district regulations on newly annexed property consisting of 268.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, OPRCCT; and 82.47 acres identified as Elevon East, a part of the Samual M. Rainer Survey Abstract 740 and being part of that called 46.17 acre tract of land described in deed to Lousie B. Akin as recorded in Document 20201112002008460, and being part of that called 1.648 acre tract of land described in deed to Joe Akin and Lousie Akin as recorded in Volume 407, page 2740, Official Public Records of Collin County, Texas and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Barnett, and Kristi Williams Neyes as recorded in Document 20110207000130110 of the OPRCCT; any right-of-way adjacent to said property, and for which an associated amendment of the Comprehensive Plan may also be considered, generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in the City of Lavon, Collin County, Texas (CCAD Property IDs 1289974, 1290043, 2900177, 2999713, 1290249, and 1289974).

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

Background:

The subject property covers two detached pieces of land totaling approximately 268 acres in size. Both tracts of land are located between FM 6 and the NETEX Railway.

The subject property was recently annexed into the City of Lavon. Section 9.03.036 of Code of Ordinances states the following "All territory annexed into the city shall be classified as A (agricultural district), until zoning is established by the city council. The procedure for establishing zoning on annexed territory shall conform to the procedure established by law for the adoption of original zoning regulations." The Code provides for additional regulation stating "In an area classified as A (agricultural district) upon annexation:

1. No person shall erect or construct any building or structure in any newly annexed territory without first applying for and obtaining a building permit or certificate of occupancy from the building official.

2. No permit for the construction of a building or use of land shall be issued by the building official other than a permit which will allow the construction of a building permitted in the A (agricultural district)."

The regulations for the Agricultural "A" District can be found in Article 9.03 Zoning Ordinance, Division 5 Regulations Applicable to Residential Districts, Section 9.03.111 Agricultural District (A).

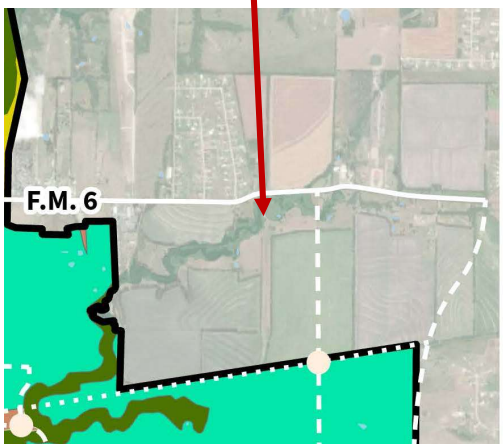
The property is subject to a development agreement that contains provisions for the design guidelines ultimately associated with Planned Development zoning. The "A" designation is intended to zone the property until such time that the owner submits the application for the PD zoning.

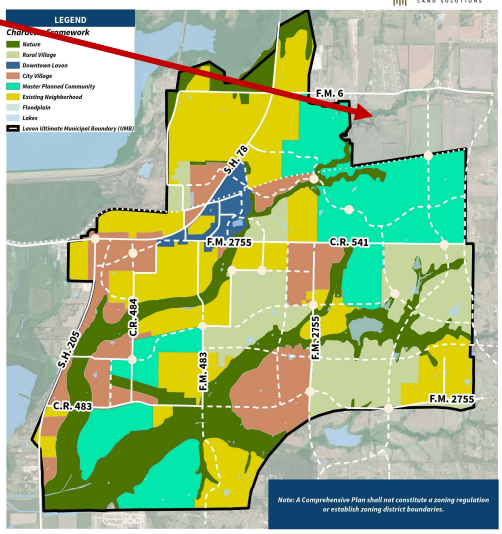
Notice of the public hearing was posted on the City's website and published in the newspaper as required by State law and local ordinances. Signs were posted on the subject site and eighty-four (84) notices were mailed to the owners of property withing 200' of the site with thirty-four (34) returned in favor of and one (1) returned in opposition to the proposed zoning.

The proposed initial zoning was reviewed by Staff. Approval is recommended.

Attachments:
1) Location Map
2) Legal Description
3) Owner Statement
4) Neighbor Notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

Future Land Use Plan





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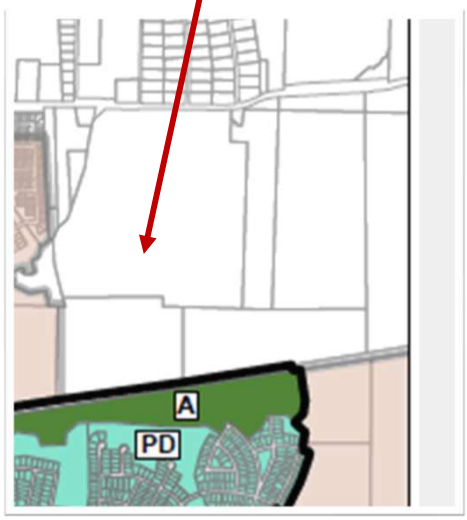
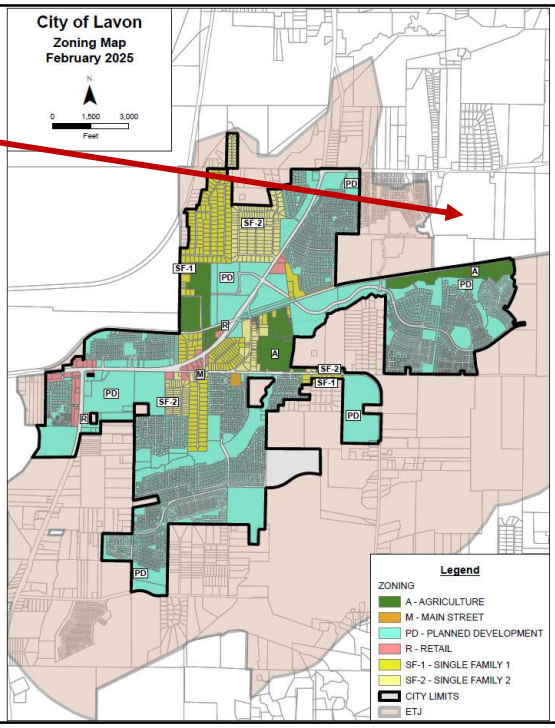
Zoning Map





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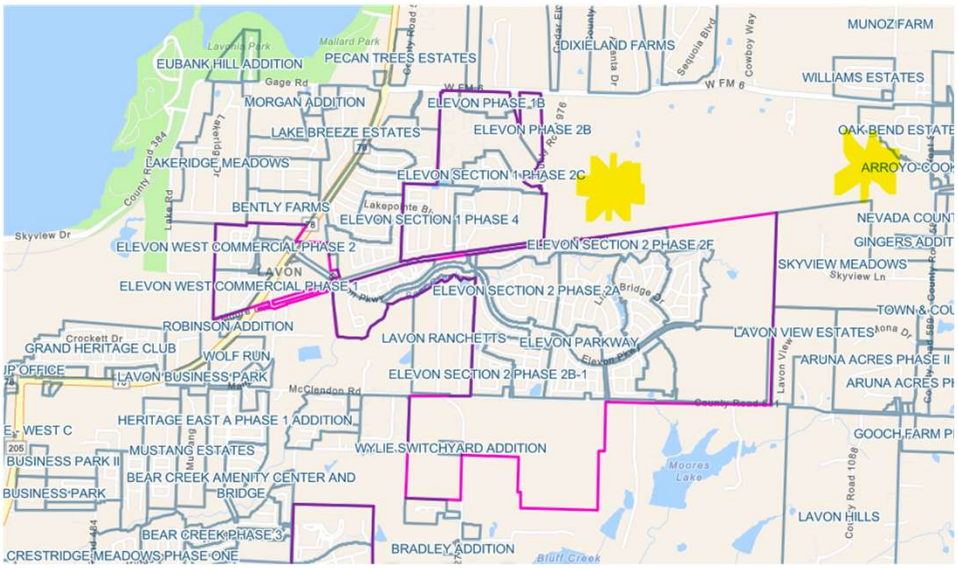
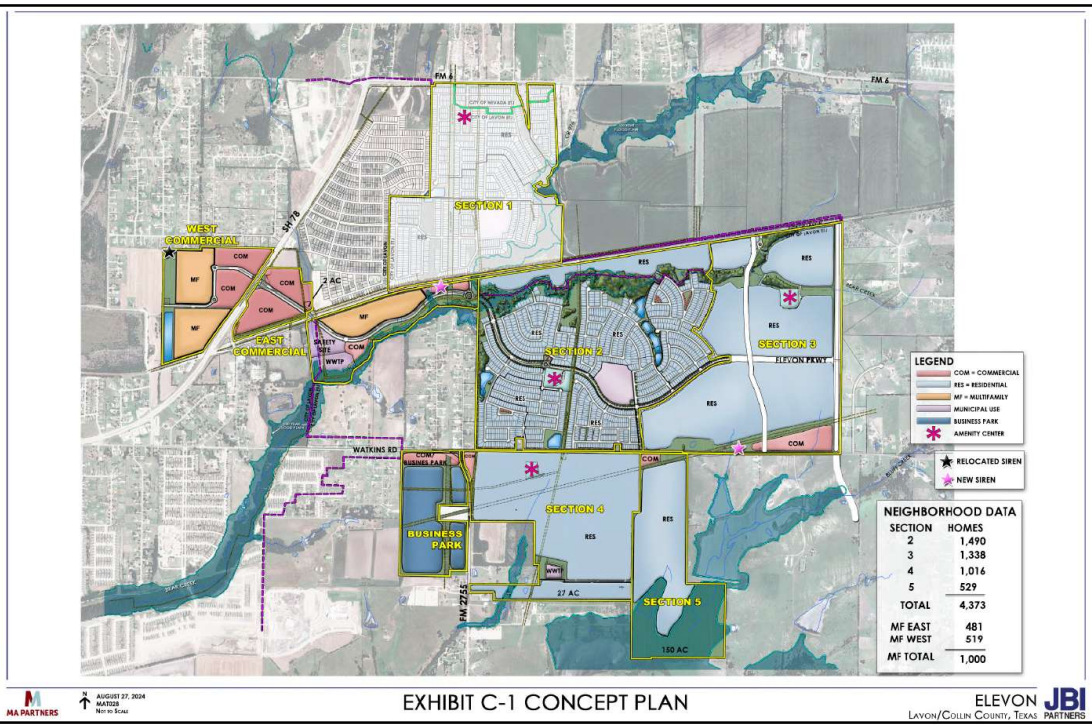

MUNOZ FARM
EUBANK HILL ADDITION
PECAN TREES ESTATES
DIXIELAND FARMS
WILLIAMS ESTATES
MORGAN ADDITION
ELEVON PHASE 1B
LAKE BREEZE ESTATES
ELEVON PHASE 2B
OAK BEND ESTATE
LAKERIDGE MEADOWS
ELEVON SECTION 1 PHASE 2C
ARROYO COOK
BENTLY FARMS
ELEVON SECTION 1 PHASE 4
NEVADA COUNT
ELEVON WEST COMMERCIAL PHASE 2
ELEVON SECTION 2 PHASE 2F
GINGERS ADDIT
SKYVIEW MEADOWS
LAVON
ELEVON WEST COMMERCIAL PHASE 1
ELEVON SECTION 2 PHASE 2A
TOWN & COU
ROBINSON ADDITION
LAVON RANCHETTS
ELEVON PARKWAY
LAVON VIEW ESTATES
GRAND HERITAGE CLUB
WOLF RUN
ARUNA ACRES PHASE II
LAVON BUSINESS PARK
ELEVON SECTION 2 PHASE 2B-1
ARUNA ACRES PH
HERITAGE EAST A PHASE 1 ADDITION
GOOCH FARM PH
MUSTANG ESTATES
WYLIE SWITCHYARD ADDITION
BUSINESS PARK II
BEAR CREEK AMENITY CENTER AND
BUSINESS PARK
BRIDGE
LAVON HILLS
BEAR CREEK PHASE 3
BRADLEY ADDITION
CRESTRIDGE MEADOWS PHASE ONE
Skyview Dr
Gage Rd
W FM 6
Lakepointe Bl
Crockett Dr
McClendon Rd
Bluff Creek
Moores Lake

11


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
ELEVON PKWY
FM 6
SH 78
FM 2755
2 AC
27 AC
150 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
AUGUST 27, 2024
MAT028
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS

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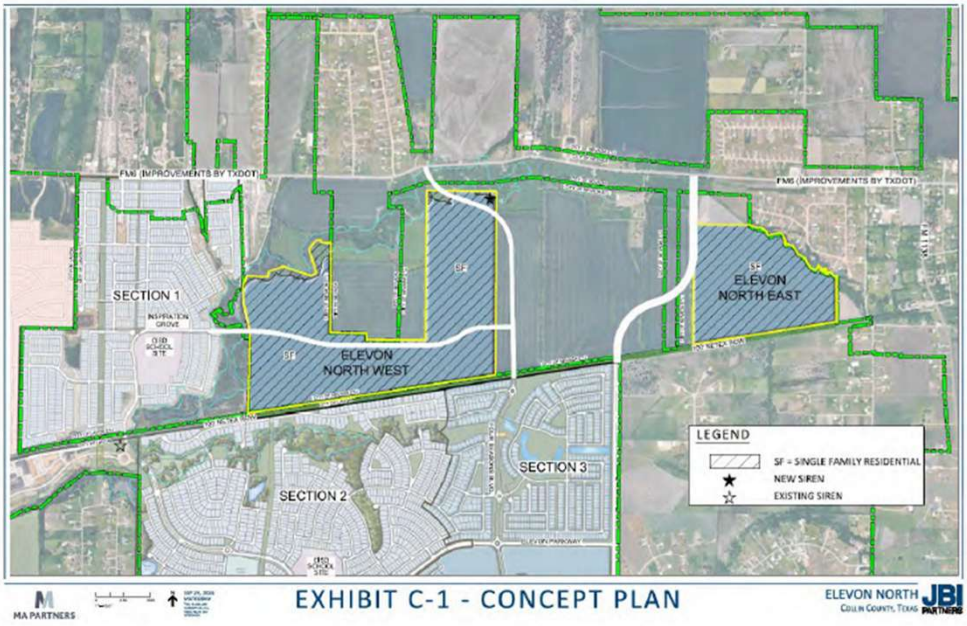
FM6 (IMPROVEMENTS BY TXDOT)
FM6 (IMPROVEMENTS BY TXDOT)
SECTION 1
INSPIRATION GROVE
ELEVON NORTH WEST
ELEVON NORTH EAST
SECTION 2
SECTION 3
LEGEND
SF = SINGLE FAMILY RESIDENTIAL
NEW SIREN
EXISTING SIREN
MA PARTNERS
EXHIBIT C-1 - CONCEPT PLAN
ELEVON NORTH
COLLIN COUNTY, TEXAS
JBI PARTNERS

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EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CITY

LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCINING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped "OWENS RPLS 5387" found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southeast corner of said 46.17 acre tract, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;

South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;
North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;
South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;

South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

THENCE along the west City Limit Line of Nevada, Texas as follows:
South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;
South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF BEGINNING and containing 3,590,501 square feet or 82.427 acres of land.

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

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Property Depiction



EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE INCLUDED IN THE EXTRATERRITORIAL JURISDICTION

LEGAL DESCRIPTION
(186.342 ACRES-MMD WEST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;

North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;
South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;
North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;
North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;
North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;
North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;
North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;
South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;
South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;
North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:

South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a to a point for corner;
South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;
South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

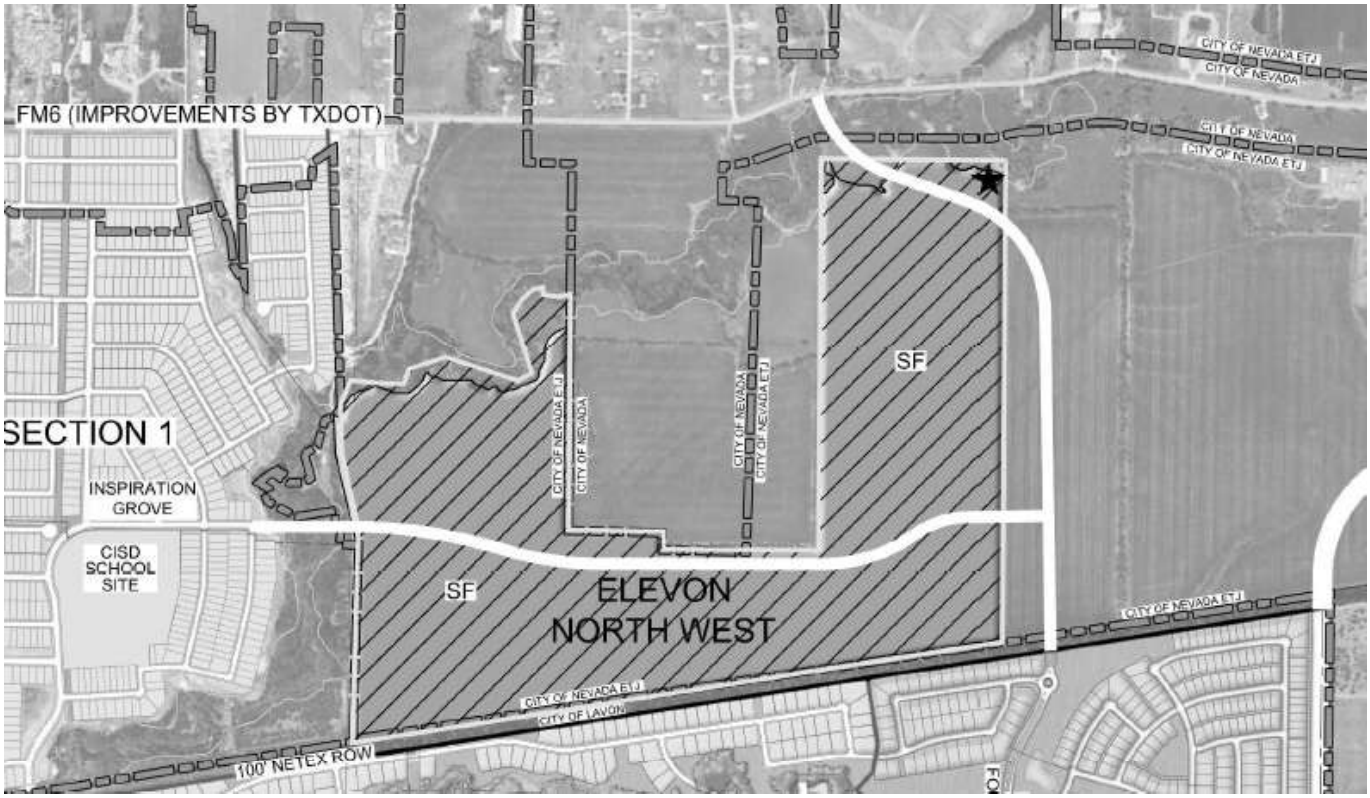
THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 acres of land.

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

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Property Depiction



CITY OF LAVON

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

Authorization of Representation

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 23rd day of January, 2026.

RUISHU XIE
Notary Public, State of Texas
Comm. Expires 07-07-2029
Notary ID 131164942

(notary seal)

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

CITY OF LAVON

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

Declaration of Ownership

Date: 01/06/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 23rd day of January, 2026.

RUISHU XIE
Notary Public, State of Texas
Comm. Expires 07-07-2029
Notary ID 131164942

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Rev 12-04-2023

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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

Proposed preliminary concept is on the back of this Notice.

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

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

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

_____

_____

Signature: _____

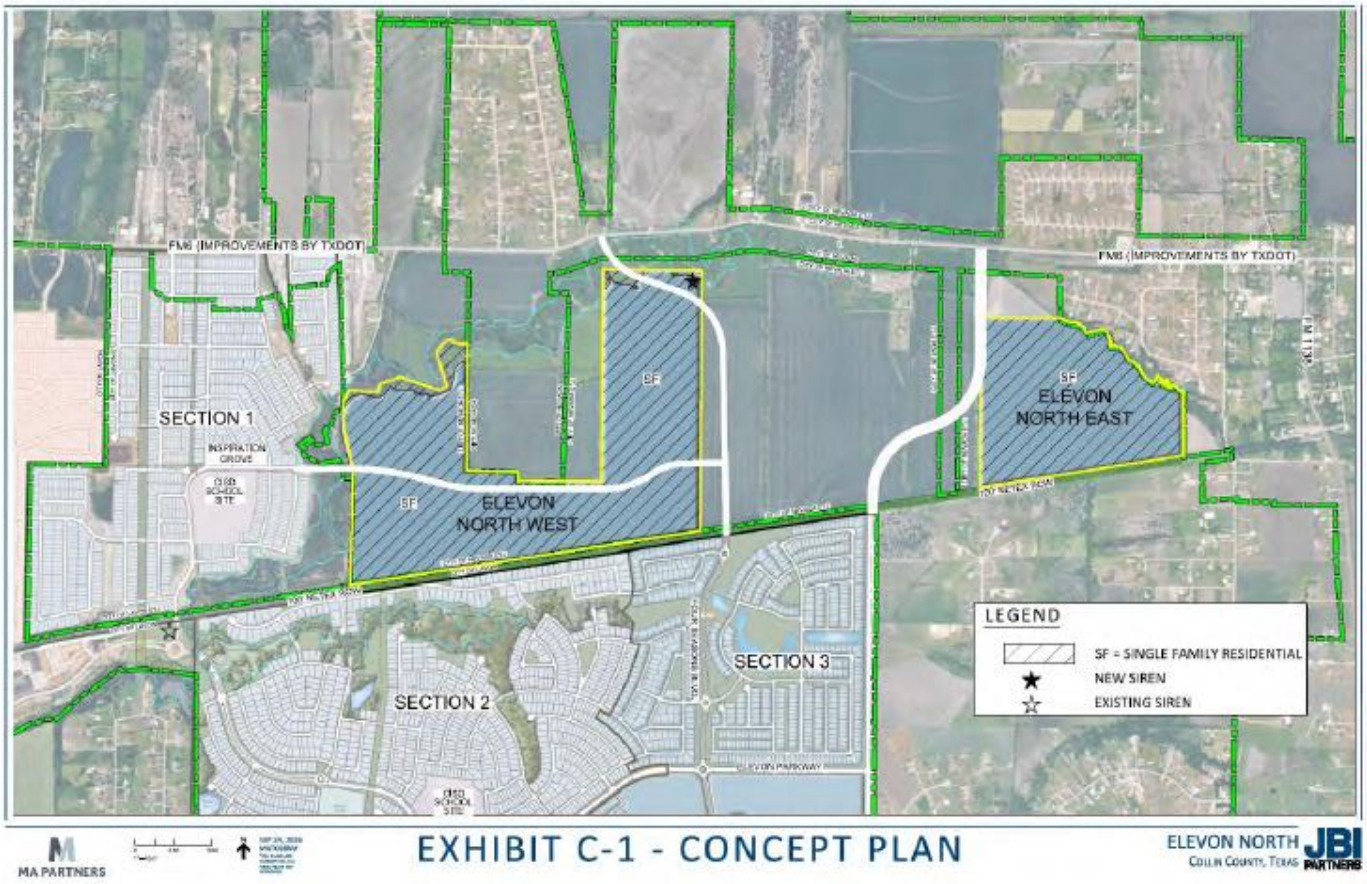
Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

Concept Plan



RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): Ryan Burton

Address: 2121 Midway Rd, Suite 240, Carrollton, TX 75006

Phone: 972.849.3179 Email Address: RBurton@Madfu.com

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 14

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

RECEIVED
NOV 16 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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

Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: 2121 Midway Rd, Suite 240, Carrollton, TX 75006

Phone: 972.949.3179 Email Address: RBurton@MADEV.com

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 15

RECEIVED
NOV 16 2026
By

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 22

RECEIVED
NOV 16 2026
By

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 4

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 6

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 7

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 5

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 13

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 2

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): Ryan Burden

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 19

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): Ryan Bouren

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 17

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK B, LOT 21

RECEIVED
NOV 16 2026
By

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

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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): RYAN BOULTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 3

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): Ryan Bulow

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 4

RECEIVED
NOV 16 2026
By

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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

Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): Ryan Bolton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 5

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 6

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 7

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 8

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

RECEIVED
NOV 16 2026
By _____

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 9

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): Brad Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 10

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

HUMBLE FOX

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 9

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK A, LOT CA16X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT CA18X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

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

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

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

_____

_____

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT CA19X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

_____

_____

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

BEAUTYBERRY

ELEVON SECTION 2 PHASE 2F, BLK B, LOT CA36X; ** COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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PLANNING AND ZONING COMMISSION
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 8

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): 972-849-3179

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 1

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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NOV 16 2026
By

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Request and Property Description: an amendment to Article 9.03 Zoning Ordinance to apply Agricultural (A) district regulations on newly annexed property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, OPRCCT, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, OPRCCT, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded.

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

Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): 972.849.3179

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 2

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 11

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 12

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 13

RECEIVED
NOV 16 2026
By

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK E, LOT 14

RECEIVED
NOV 16 2026
By

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

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

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

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

Signature: _____

Name (printed): RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

ELEVON SECTION 1 PHASE 3, BLK O, LOT 31X; * COMMON AREA *

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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Proposed preliminary concept is on the back of this Notice.

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

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

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

Signature: _____

Name (printed): Ryan Burton

Address: _____

Phone: _____ Email Address: _____

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

CLEAR BLUFF

ELEVON SECTION 2 PHASE 2F, BLK D, LOT 3

RECEIVED
NOV 20 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
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Optional. The following may be filled out and returned to Lavon City Hall before the hearing date.

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

Reasons: (*attach separate sheet(s) as needed*) SEE EMAIL WITH ATTACHMENT.

Signature:

Name (printed): TIMOTHY VASTINE

Address: 191 MAPLE CIRCLE

Phone 214-226-0500 Email Address: TIMOTHY.VASTINE@GMAIL.COM

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

191 MAPLE CIR

OAK BEND ESTATES, LOT 13; REPLAT

November 20, 2026

To: Lavon Planning and Zoning Commission

RE: Proposed Agricultural Zoning – Elevon North (286.796 Acres), City of Lavon, Texas

Dear Members of the Planning and Zoning Commission and City Council:

I am opposing the proposed zoning amendment Elevon North (286.796 Acres), City of Lavon, Texas. Regarding the following potential issues:

- Personal impacts resulting from the alterations of this proposed construction, including privacy, noise, existing natural views and the current landscape and tree line.

- Potential creek over flow due to increased runoff and drainage issues that may result from the proposed development, on the existing properties.

- Negative effects of the additional traffic on the current roadways and intersections.

Your attention to this matter is appreciated. Please ensure this letter is included in the public record for both hearings and my opposition is noted.

Regards,

Timothy Vastine
191 Maple Circle
Nevada, TX 75173

CITY OF LAVON
Agenda Brief

MEETING: November 24, 2026 **ITEM: 5 - D**

Item:

Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 5 "Regulations Applicable to Residential Districts" Section 9.03.111 "Agricultural district (A)", and Section 9.03.112 "Single family -1 acre district (SF-1)" generally to amend guest house requirements.

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

Background:

Under the provisions for Permitted Uses for both the Single Family – 1 Acre "SF-1" and Agriculture "A" Districts, the proposed amendment removes the requirement for an accessory structure consisting of a guest house, caretakers quarters, or security quarters to have a separate access to a public road or street.

Specifically, the amendment is shown in redline below:

Chapter 9 Planning and Development Regulations

ARTICLE 9.03 ZONING ORDINANCE

…

§ 9.03.111 Agricultural district (A)

…

(b) Permitted uses.

…

(10) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, ~~have a separate access to a public road or street,~~ and have a minimum of twenty (20) feet front, side and rear yard

…

§ 9.03.112 Single family – 1 acre district (SF-1)

…

(b) Permitted uses.

…

(9) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, ~~have a separate access to a public road or street,~~ and have a minimum of twenty (20) feet front, side and rear yard

…

The requirement for a separate access point does not appear to serve an identifiable public purpose relating to the health, welfare, or safety of the residents of the City and in some cases could be contrary to same by encouraging less oversight by the property owner of access, ingress, and egress to the accessory structure.

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. No inquiries regarding the proposed amendments were received.

Approval is recommended.

Attachments: 1) Proposed Amendment

CITY OF LAVON

ORDINANCE NO. _____

Zoning Amendment – SF-1 and A for Accessory Structure Access

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ARTICLE 9.03 ZONING ORDINANCE DIVISION 5 "REGULATIONS APPLICABLE TO RESIDENTIAL DISTRICTS" SECTION 9.03.111 "AGRICULTURAL DISTRICT (A)", AND SECTION 9.03.112 "SINGLE FAMILY -1 ACRE DISTRICT (SF-1)" GENERALLY TO AMEND GUEST HOUSE REQUIREMENTS.

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

WHEREAS, the City Council of the City (the "**City Council**"), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the "**Zoning Ordinance**"); and

WHEREAS, this proposed zoning amendment is in accordance with the adopted comprehensive plan of the City; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council is of the opinion and finds that said changes would provide for and would be in the best interest of the health, safety, morals and general welfare.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lavon, Texas, as follows:

SECTION 1. **Incorporation of Premises.** That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Zoning Amendment. The Zoning Ordinance is hereby amended as provided in Exhibit "A" attached hereto and incorporated herein.

SECTION 3. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 4. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 6. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar ($1.00) nor more than Two Thousand Dollars ($2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 7. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 8. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this _____ day of December 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

ORDINANCE NO. _____

EXHIBIT "A"

ACCESSORY STRUCTURE - ACCESS STANDARD (ZONING AMENDMENT)

Proposed amendment:

Chapter 9 Planning and Development Regulations
ARTICLE 9.03 ZONING ORDINANCE

...

§ 9.03.111 Agricultural district (A)

...

(b) Permitted uses.

...

(10) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, and have a minimum of twenty (20) feet front, side and rear yard

...

§ 9.03.112 Single family – 1 acre district (SF-1)

...

(b) Permitted uses.

...

(9) Guest house, caretakers quarters, security quarters provided said facility shall be a maximum of one thousand two hundred (1,200) square feet, and have a minimum of twenty (20) feet front, side and rear yard

...

CITY OF LAVON
Agenda Brief

MEETING: November 24, 2026 **ITEM: 5 – E**

Item:

Public hearing, discussion and action regarding an amendment to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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

Background:

The subject property covers approximately ten city-owned parcels of property around and including the City Hall property at 120 School Rd. The combined parcels total approximately 69 acres in size. The parcels are situated adjacent to and extend between FM 2755 and Forder Ct.

The subject property is not platted and is predominantly zoned Agriculture (A) with a few parcels zoned Single Family – 1 acre (SF-1) and Single Family – 2 (SF-2). The current developed uses on the property consist of institutional (City Hall), park land and open space. The City has been in design for a Community Park on the property and as design continues, platting will be in order.

Prior to preparing a plat for the property, it is customary to organize zoning to the appropriate classification. The zoning classification for Main Street (M) provides the most consistent and appropriate zoning district for the intended uses and the proposed amendment is city-initiated.

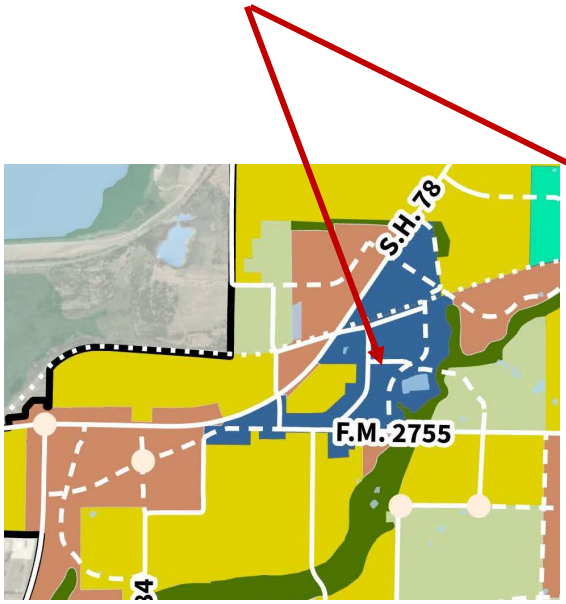
The regulations for the Main Street "M" District can be found in Article 9.03 Zoning Ordinance, Division 6 Regulations Applicable to Mixed Use and Nonresidential Districts, Section 9.03.132 Main Street District (M).

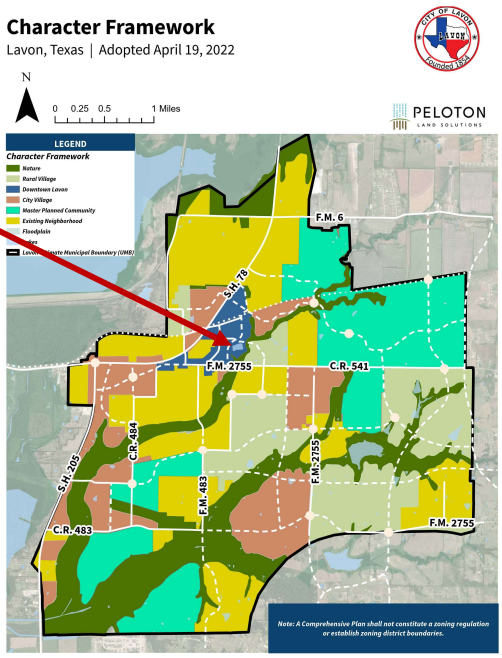
Notice of the public hearing was posted on the City's website and published in the newspaper as required by State law and local ordinances. Signs were posted on the subject site and sixty-five (65) notices were mailed to the owners of property withing 200' of the site with six (6) returned in favor of and none returned in opposition to the proposed zoning. Sixteen (16) notices were submitted to the City of Lavon.

The proposed zoning was reviewed by Staff. Approval is recommended.

Attachments: 1) Location Map and Use Exhibits
2) Neighbor Notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

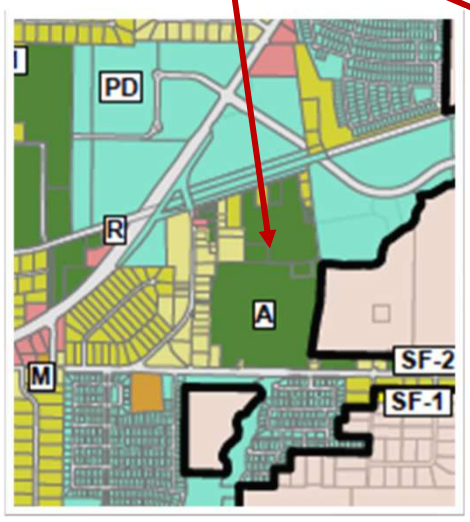
Future Land Use Plan

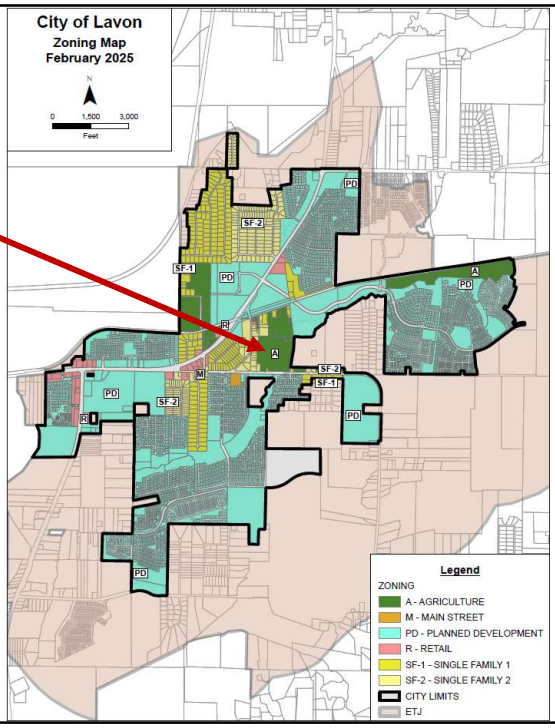




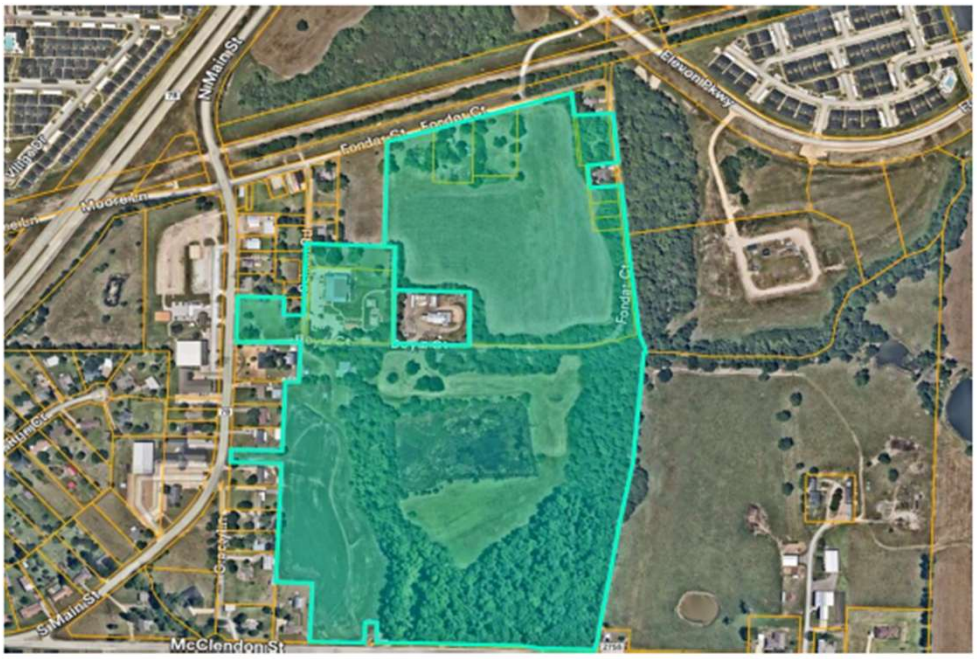
16

Zoning Map





17


N Main St
Fondren Ct
Fondren Ct
Fondren Ct
Moore Ln
S Main St
McClendon St

18


LAVON COMMUNITY PARK
"FEELS LIKE HOME" | CONCEPT PLAN | 10/30/2025

19

Chapter 9. Planning and Development Regulations

ARTICLE 9.03. ZONING ORDINANCE

Division 6. Regulations Applicable to Mixed Use and Nonresidential Districts

§ 9.03.132. Main street district (M).

(a) Purpose. Main street district (M) recognizes the existence of established residential uses along Main Street in Lavon; however, as Lavon grows there is recognized a need and desire to develop a traditional downtown for the city. The traditional Main Street envisions a mixture of uses that a traditional downtown includes; residential, commercial, governmental, churches. Development regulations will encourage low density design, walkability, retention of historical structures, flexibility of land use with control of site design and the form of the structure. Screening shall be required of all commercial uses adjoining residential structures.

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Business, professional and technical service and sales

(2) Financial institution, insurance, real estate

(3) Medical, pharmacy and state licensed health services

(4) Personal service and services for home and residence

(5) Day care for child and adult and educational services

(6) Retail sales as individual enterprises within individual and separate structures

(7) Planned centers of more than one individual retail uses

(8) Restaurant

(9) Single family detached dwelling

(10) Townhouse

(11) Home based business within single family detached dwelling

(12) Federal, state or local governmental use

(13) Vertically mixed use retail and multi-family residential

(14) Alcohol: mixed beverage sales (on-premises consumption)*

(15) Alcohol: wine and malt beverage sales (on-premises consumption)*

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

(c) Conditional uses.

(1) An outdoor, drive-in or drive-through sales or service activity including rear yard patios requiring limited service hours and limited noise/entertainment levels and limited hours

(2) Amusement, theater, exercise and sports establishment

(3) Bakery/confectionery retail establishment

(4) Church or place of worship at free standing or individual site

(5) Dry-cleaning retail establishment with no processing on site

(6) Pet grooming and care services

(7) Veterinarian services

(8) Vapor smoking services

(d) Area requirements.

(1) Lot size.

(A) Minimum lot area: 2,500 square feet

(B) Minimum lot width: none

(2) Minimum building size: none

(3) Maximum building size: none

(4) Yard requirements – main structure setbacks and lot coverage.

(A) Front yard: For new development or redevelopment abutting existing residential structures, the front building setback shall not deviate from the average front setback of lots within the same block as the proposed development by more than 15%. Where not abutting an existing residential structure, the front building façade shall be within zero to 20 feet.

(B) Minimum side yard (feet): 7 except adjoining residential where the side yard shall be (feet) 15

(C) Maximum side yard of corner lots (feet): 20

(D) Minimum rear yard (feet): none except adjoining residential where the rear yard shall be (feet) 15

(E) Minimum rear yard double front lots (feet): 45

(F) Maximum lot coverage: 80%

(5) Height of structures.

(A) Maximum main structure (feet): 36

(B) Maximum accessory structure (feet): 14

(6) Residential density. Maximum 12 units per gross acre with ground floor commercial (other than leasing office).

(e) Building placement, orientation and site design.

(1) No service canopies, drive-thru lanes, service doors for auto or similar service shall face the public street nor face a residential use or zoning district.

(2) All utility lines (power, phone, cable, etc.) shall be placed underground.

(3) Sidewalks shall be provided along the lot lines adjoining public streets in accordance with city regulations and policies. Interior walkways shall be required and shall connect to existing surrounding and adjoining public sidewalks as well as locations of future required public sidewalks.

(4) Marked pedestrian crosswalks shall be provided at all public street intersections adjoining the development.

(5) Architectural and/or landscape elements shall be designed to provide shade on the south and west exposures to protect patrons in plazas, patios and other public spaces.

(6) Shopping cart areas, within the tenant space shall be screened from view with decorative screening or landscaping as high as the carts.

(7) Exterior display of retail sales, vending, amusements and seasonal sales shall be pre-planned and proposed locations for such activities shall be depicted on the site plan for approval by city.

(8) Accessory structures such as trash enclosures, utility services, telecommunication equipment and heating/cooling systems shall be screened from view of neighboring buildings, sites and roadways. Materials to screen around these systems shall match or compliment adjacent building materials. Gates shall not allow for view of the contents of the enclosure.

(9) Highly visible detention basins for storm drainage shall be contoured with curvilinear design forms, aesthetically landscaped and maintained.

(10) All sides of the building shall be designed with consistent architectural and façade elements. Roofline silhouettes shall be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, and reliefs. At least fifty (50) percent of the total façade shall use features such as windows, awnings, entryways, columns, or other architectural relief to discourage long expanses of bare wall. All exterior metals and plastics (vents, flashings, and gutters) shall be screened from view, painted or treated.

(11) All glass, plastic or other transparent materials shall be treated to eliminate reflective glare.

(12) Retail and commercial uses adjacent to a residential use or zone shall provide a masonry wall or dense landscaped screen along the lot line from the front yard through the rear yard.

(Ordinance 2018-03-02, sec. 9.1.6.2, adopted 3/20/18; Ordinance 2021-07-04 adopted 7/6/21; Ordinance 2022-03-02 adopted 3/1/22; Ordinance 2022-07-02 adopted 7/19/22; Ordinance 2025-09-01 adopted 9/2/2025)

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an application to change the zoning from Agricultural (A) district, Single family – 1 acre (SF-1) district, and Single family – 2 (SF-2) district to Main Street (M) district, for the development of Lavon Community Park, on 68.863 acres of property, generally located east of Main Street, south of Forder Court, and north of FM 2755/McClendon Road, City of Lavon, Collin County, Texas (CCAD Property ID 1291104, 1291328, 1291364, 1291355, 1291373, 1890788, 2520543 (2.38 ac), 2745669 (.84 ac), 2714477, and 2930935).

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

Proposed preliminary concept for informational purposes only is on the back of this Notice.

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

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

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

_____

_____

_____

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

Location Map



DRAFT Concept for Informational Purposes Only



RECEIVED
NOV 19 2026
By

CITY OF LAVON, TEXAS
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

If this property will truly be used for park purposes, I am in favor.

Signature: Angela Wellborn

Name (printed): Angela Wellborn

Address: 300 Main / Gracy

Phone: 903-897-2374 Email Address: _____

You may return this form to: ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166 ***300 MAIN***

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 99, .5 ACRES

RECEIVED
NOV 17 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
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Check one: ☒ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

Signature: E W

Name (printed): Elisabeth Wesselink

Address: 301 Main St Lavon TX 75166

Phone: 9728390277 Email Address: efwesselink@gmail.com

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

301 MAIN

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 84, 1.472 ACRES

RECEIVED
NOV 16 2026
By

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

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

Signature: Ben L. Schultz

Name (printed): Ben L. Schultz

Address: 605 Lake Vista Ln, Lavon

Phone: 214-534-9176 Email Address: producerscompress@sbcglobal.net

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

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 18, 1.723 ACRES

RECEIVED
NOV 16 2026
By

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

Reasons: (*attach separate sheet(s) as needed*) I am in favor of zoning change. As the city is growing, it needs a nice downtown and a big park. I hope all the properties on either side of Main St will be considered for zoning change too.

Signature: [signature]

Name (printed): GIRIDHAR VEERAMANENI

Address: 320 Main St. Lavon, TX 75166

Phone: 916-220-2207 Email Address: giridharv14430@gmail.com

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

GRACY

BORDEAUX ADDITION, BLK A, LOT 2

RECEIVED
NOV 16 2026
By

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

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

Signature: _____

Name (printed): Tripp Burton / MA Land Holdings, LLC

Address: 2121 McDermy Rd, Suite 240, Carrollton, TX 75006

Phone: 972.849.3175 Email Address: TBurton@MAden.com

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

FORDER

ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 31, .22 ACRES

RECEIVED
NOV 16 2026
By

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

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

Signature: _____

Name (printed) RYAN BURTON

Address: _____

Phone: _____ Email Address: _____

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

ABS A0740 S M RAINER SURVEY, SHEET 1, TRACT 154, 2.302 ACRES

CITY OF LAVON
Agenda Brief

MEETING: November 24, 2026 **ITEM: 5 - F**

Item:

Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

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

Application Information

Owner(s): DPB Investments LP
World Land Developers, LP

Applicant: Randy Thompson, CPA – Stonewood Investments, Inc.

Location: Northwest of the intersection of SH 205 and Endeavour Blvd., adjacent to and east of the Grand Heritage – West C Addition, City of Lavon

Description: Approximately 4.67-acre portion of W A S Bohannan Survey, Abstract 121, Sheet 3, Tract 95, .929 acres, and Sheet 3, Tract 72, 8.7979 acres; CCAD Parcel IDs 2664026 and 2826862

Current Zoning: Retail (R)

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

Request Details

The owner is proposing to change the zoning from Retail (R) to Planned Development with a base zoning of Retail (R) to facilitate the development of a multi-lot commercial project located at the northwest corner of State Highway 205 and Endeavour Boulevard.

Background:

The subject property is zoned Retail (R). Per the applicant, the proposed development consists of approximately 4.67 acres and is anticipated to include two one-story retail/restaurant buildings of approximately 12,000 square feet each and a future one-story restaurant building of approximately 3,000 square feet. The PD is intended to establish the development standards necessary to implement the proposed Concept Plan while providing reasonable flexibility for final site design, platting, engineering, access, and infrastructure improvements. The project will provide a coordinated commercial development along the SH 205 corridor with integrated site access, internal circulation, parking, landscaping, and pedestrian improvements.

Development of the property will be generally consistent with the Concept Plan and Development Standards submitted with the PD application.

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website and a zoning change sign was placed on the property. In accordance with state and local laws, thirty-five (35) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Two (2) notices were returned in favor of and none were returned in opposition to the proposed zoning change.

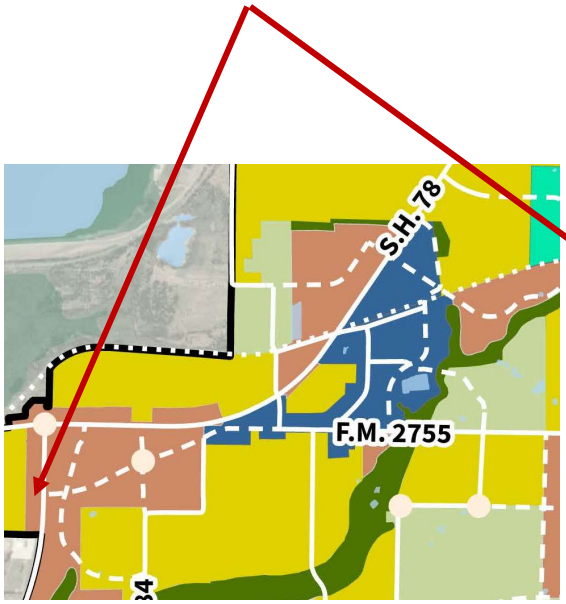
The proposed application is generally consistent with the Future Land Use Plan and the Comprehensive Plan.

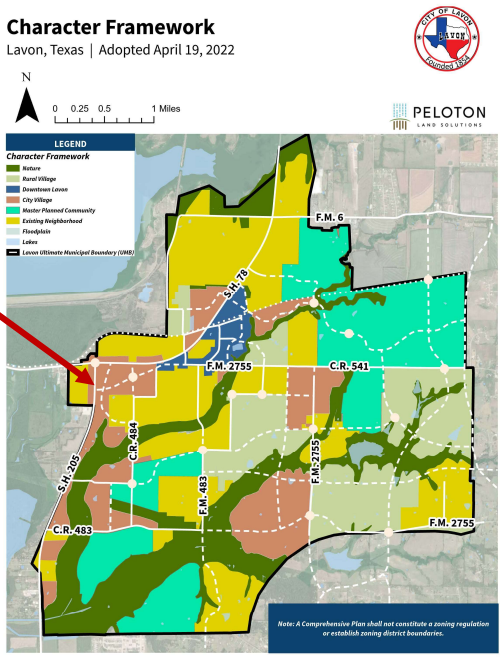
At the time of packet preparation, all review comments have not yet been satisfactorily resolved.

Attachments:

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

Future Land Use Plan





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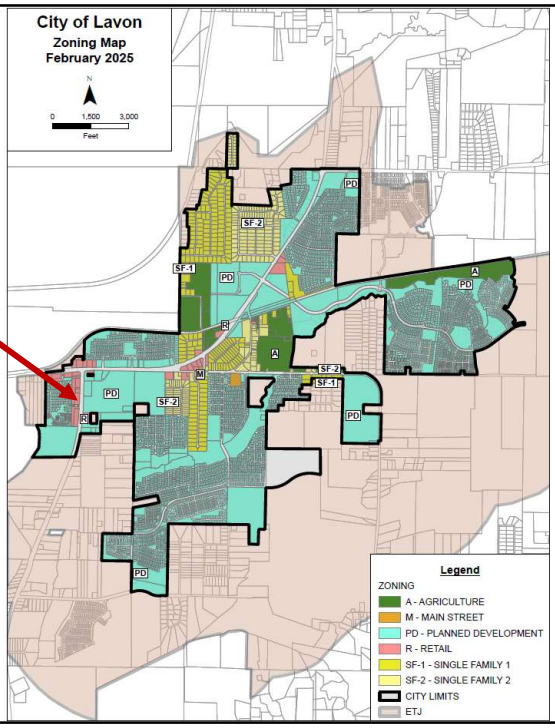
Zoning Map





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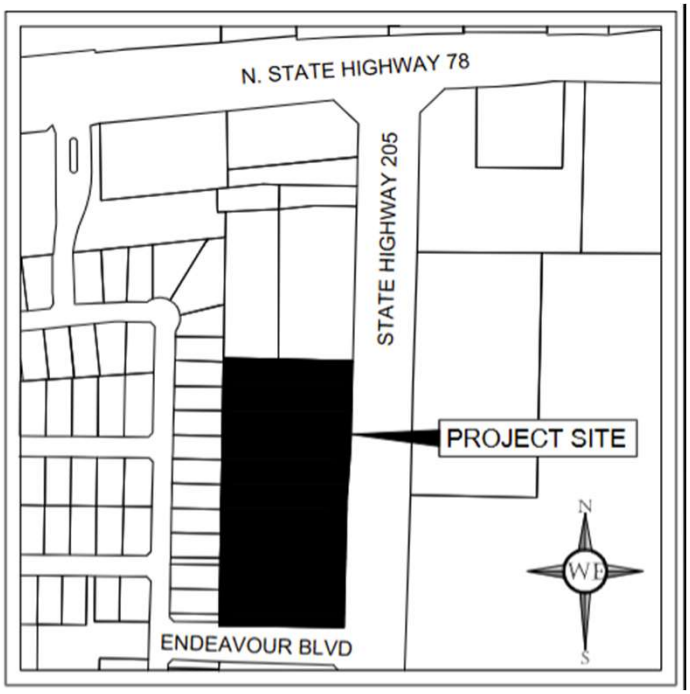

N. STATE HIGHWAY 78
STATE HIGHWAY 205
PROJECT SITE
ENDEAVOUR BLVD
N
W E
S

23

CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Randy Thompson, CPA - Stonewood Investments, Inc. — Applicants Name
8/19/2026 — Date

Skye Thibodeaux, AICP - Mission Ridge Consultants — Representative or Agent
817.657.3259 — Phone Number

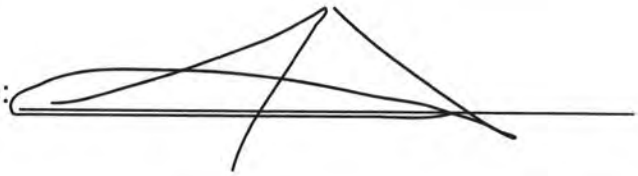
PO Box 260203 — Street
Plano, TX 75026 — City, State, Zip

Northwest corner of the Endeavor Blvd/Hwy 205 intersection — Location of Property

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 95 — Legal Description of Property
Retail — Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: 

For Office Use Only

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

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

Rev 12-04-2023

CITY OF LAVON

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

Authorization of Representation

Date: August 28, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, DPB Investments LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Skye Thibodeaux, AICP - Mission Ridge Consultants to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Robert B McGaughey Jr
Signature (~~Owner~~) Robert B. McGaughey, Jr., President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Wichita

Before me, the undersigned authority, appeared Robert B. McGaughey Jr
on this the 28 day of August, 2026

Tatiana Gee / Tatiana Gee
Notary Public in and for Wichita County, Texas

(notary seal) TATIANA GEE
Notary Public, State of Texas
Notary ID# 13287798-4
My Commission Expires
JANUARY 20, 2029

Rev 12-04-2023

CITY OF LAVON

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

Declaration of Ownership

Date: August 28, 2026

To the City of Lavon
Collin County, Texas

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

Robert B McGaughey Jr
Signature (~~Owner~~) Robert B. McGaughey, Jr., President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Wichita

Before me, the undersigned authority, appeared Robert B McGaughey Jr.
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CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
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Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Randy Thompson, CPA - Stonewood Investments, Inc. — Applicants Name
8/19/2026 — Date

Skye Thibodeaux, AICP - Mission Ridge Consultants — Representative or Agent
817.657.3259 — Phone Number

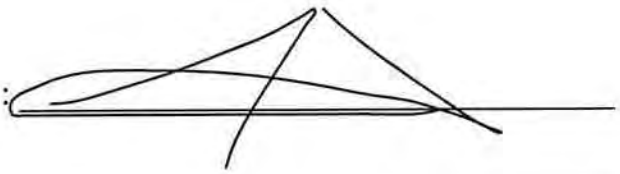
PO Box 260203 — Street
Plano, TX 75026 — City, State, Zip

Northwest corner of the Endeavor Blvd/Hwy 205 intersection — Location of Property

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 72 — Legal Description of Property
Retail — Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: 

For Office Use Only

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

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

Rev 12-04-2023

CITY OF LAVON

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

Authorization of Representation

Date: 8/28/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, World Land Developers, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Skye Thibodeaux, AICP - Mission Ridge Consultants to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 28th day of August, 2026.

(notary seal)

Mary McWilliams
Notary Public in and for Dallas County, Texas

MACY MCWILLIAMS
Notary ID #133004407
My Commission Expires
March 29, 2029

Rev 12-04-2023

CITY OF LAVON

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

Declaration of Ownership

Date: 8/28/26

To the City of Lavon
Collin County, Texas

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

Kevin Tooker
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Kevin Tooker,
on this the 28th day of August, 2026.

(notary seal)

Macy McWilliams
Notary Public in and for Dallas County, Texas

MACY MCWILLIAMS
Notary ID #133004407
My Commission Expires
March 29, 2029

Rev 12-04-2023

PLANNED DEVELOPMENT REQUEST NARRATIVE

Property: Northwest Corner of SH 205 and Endeavour Boulevard
City of Lavon, Texas

A. Owner / Applicant Information

Property Owner: DPB Investments LP & World Land Developers, LP
Applicant: Stonewood Investments, Inc
Address: PO Box 260203, Plano, TX 75026
Telephone: 817.657.3259
Email: skye@msnrdg.com

The undersigned owner/applicant hereby requests approval of the Planned Development zoning described herein and authorizes the processing of the associated zoning application and supporting development plans.

Owner/Applicant Signature: _____
Date: 9/15/2026

B. Acreage of Subject Property

The subject property consists of approximately 4.666 acres located at the northwest corner of State Highway 205 and Endeavour Boulevard in the City of Lavon, Texas.

The final acreage and legal description of the property will be established by the survey and associated zoning exhibits submitted with the Planned Development application.

C. Existing Zoning

The subject property is currently zoned Retail (R) under the City of Lavon Zoning Ordinance.

The existing Retail zoning reflects the property's intended commercial function and its location along the SH 205 corridor.

D. Proposed Zoning

The applicant requests rezoning of the subject property from Retail (R) to a Planned Development (PD) District with Retail (R) as the underlying/base zoning district, subject to the development standards and concept plan submitted with the Planned Development application.

The proposed PD is intended to retain the fundamental commercial character and land use framework of the existing Retail zoning while establishing project-specific development standards necessary to implement a coordinated commercial development of the property.

E. Description of Request

The applicant proposes development of the subject property as a coordinated commercial development containing retail, restaurant, and related commercial uses consistent with the property's location along SH 205 and the City's long-range vision for the corridor.

The Planned Development request is intended to establish a comprehensive regulatory framework for the property, including permitted uses, site layout, building placement, parking, access, circulation, landscaping, screening, signage, and other applicable development standards.

A principal component of the PD request is the establishment of site-specific parking and site-design standards that accommodate the proposed development configuration. In particular, the project proposes a parking arrangement along the SH 205 frontage that differs from the standard limitations applicable under the base Retail district. The proposed configuration allows the site to provide an efficient and functional parking field while maintaining coordinated access, internal circulation, landscaping, building orientation, and overall site design.

The PD is also intended to establish the appropriate entitlement framework for the proposed commercial uses and associated operational characteristics, including restaurant and drive-through uses where identified on the development plans and permitted by the PD standards.

The final development program, building areas, parking counts, access locations, and other quantitative development information will be reflected on the Concept Plan and associated PD exhibits submitted with the application.

F. Comprehensive Plan Consistency – Use, Character, and Design

The proposed Planned Development is consistent with the City's long-range planning objectives for commercial development along the SH 205 corridor.

From a land use perspective, the request maintains the commercial development pattern already contemplated for the property. The PD does not seek to introduce an incompatible or fundamentally different land use category; rather, it provides a site-specific framework for implementing retail, restaurant, and complementary commercial uses appropriate for a highly visible property along a major regional transportation corridor.

From a character perspective, the development is intended to contribute to the continued evolution of the SH 205 corridor as a significant commercial area serving Lavon and the surrounding market. The proposed development will transform the property into an

organized commercial destination with coordinated buildings, parking, landscaping, access, and circulation.

From a design perspective, the Planned Development provides the City with the ability to evaluate the property comprehensively rather than through isolated development-standard modifications. Building placement, parking, vehicular circulation, pedestrian connections, landscaping, screening, access, and architectural character will be coordinated through the PD and associated development plans.

Accordingly, the request advances the intent of the Comprehensive Plan by facilitating commercially appropriate development while providing a coordinated site-design framework tailored to the characteristics of the property.

G. Special Considerations and Unique Characteristics

Several characteristics of the property warrant consideration through a Planned Development district.

The property occupies a prominent location at the northwest corner of SH 205 and Endeavour Boulevard and is influenced by the operational and design characteristics of both roadways. Development of the site must balance commercial visibility and accessibility with TxDOT access requirements, internal circulation, parking demand, pedestrian movement, landscaping, and the City's development standards.

The project team has undertaken coordination regarding access to SH 205, including evaluation of driveway locations and the relationship of the proposed development to existing and planned transportation improvements within the corridor. The resulting site configuration reflects these access and circulation considerations and has materially influenced the organization of the development.

The site's frontage dimensions, access locations, proposed building configuration, parking needs, and circulation pattern collectively create conditions that are more appropriately addressed through an integrated PD framework than through application of individual development standards in isolation.

These characteristics support limited, targeted flexibility where necessary while maintaining the overall intent of the City's Retail zoning and development regulations.

H. Justification for Planned Development Zoning

The requested Planned Development provides an appropriate zoning mechanism for implementation of the proposed commercial project.

The applicant is not requesting the PD in order to substantially alter the intended commercial use of the property. Rather, the PD is requested to establish a coordinated set of development standards that responds to the physical and operational characteristics of the site while preserving the fundamental intent of the Retail district.

Application of the base Retail standards without site-specific consideration would constrain certain aspects of the proposed site configuration, particularly the organization of parking along the SH 205 frontage. The proposed PD allows the City to consider that modification within the context of the entire development plan, including building placement, landscaping, access, circulation, pedestrian connectivity, and overall site character.

The PD also provides regulatory certainty by establishing the permitted uses and development standards applicable to the property in a single, comprehensive zoning framework. This approach allows the City, property owner, and future tenants to understand the parameters governing development of the site and reduces the potential for incremental or disconnected entitlement requests as the project develops.

The requested flexibility is therefore intended to facilitate a cohesive and implementable commercial development rather than simply provide relief from individual zoning requirements.

I. Impacts on Drainage, Utilities, Roadways, and Traffic

The proposed development will be designed and constructed in accordance with applicable City of Lavon, utility-provider, and TxDOT requirements.

Drainage: Development of the property will introduce buildings, parking areas, drives, sidewalks, and other impervious surfaces. The project's civil design will provide the drainage and stormwater-management improvements necessary to accommodate the proposed development in accordance with applicable City requirements. Final drainage calculations and infrastructure design will be addressed through the engineering and development-plan review process.

Water and Sanitary Sewer: The development will require domestic water, fire protection, and sanitary sewer service appropriate for the proposed commercial uses. The project engineer will evaluate existing infrastructure, required connections, and any necessary extensions or improvements as part of the civil design process. Final utility demand and infrastructure requirements will be established through coordination with the City and applicable utility providers.

Roadways and Access: Vehicular access will be provided through a coordinated access system involving SH 205 and Endeavour Boulevard, as depicted on the applicable

development and engineering exhibits. Access along SH 205 has been evaluated in coordination with TxDOT, and the proposed site plan has been developed with consideration for the operational characteristics and planned improvements within the corridor.

Traffic: The proposed retail and restaurant uses will generate additional vehicular activity consistent with commercial development of the property. The development's access and internal circulation system is being designed to distribute traffic efficiently between the surrounding roadway network and the individual commercial uses within the site. Any additional traffic analysis or transportation improvements required by the City or TxDOT will be addressed through the applicable review and permitting processes.

J. Impacts on City Services

The proposed Planned Development is not anticipated to create unusual or disproportionate demands on City services beyond those normally associated with commercial development.

Building Inspection and Development Services: Development of the property will require standard site-development, building, engineering, fire, and related permits and inspections. The PD will establish a clear regulatory framework for subsequent review of those applications.

Police: The proposed commercial development will create activity typical of retail and restaurant uses. Site lighting, visibility, circulation, and building orientation will be incorporated into the final development design to promote a safe and accessible commercial environment.

Fire and Emergency Services: The development will be designed to satisfy applicable fire-code requirements, including emergency access, fire lanes, building access, fire-flow requirements, hydrant placement, and other life-safety provisions as applicable. Final requirements will be coordinated with the City's fire and development-review personnel during subsequent engineering and building-plan review.

Overall, the proposed zoning change is intended to facilitate development that can be adequately served by existing and planned municipal services and infrastructure, subject to the improvements and technical requirements identified through the City's development-review process.

Conclusion

The requested Planned Development represents a site-specific implementation of the commercial development already contemplated for the property. The request maintains Retail zoning as its underlying land-use framework while providing targeted flexibility

necessary to accommodate the property's access conditions, parking arrangement, circulation pattern, proposed commercial uses, and overall site configuration.

The PD approach allows these considerations to be evaluated collectively and provides the City with a coordinated development framework governing future development of the property. As the Concept Plan, civil engineering plans, architectural exhibits, and associated development standards are finalized, the applicable technical information contained within this narrative will be updated to correspond with the final Planned Development submittal.

NOTES

1. BEARINGS ARE BASED UPON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), NORTH CENTRAL ZONE.
2. A CERTIFIED METES AND BOUNDS DESCRIPTION HAS BEEN PREPARED UNDER THE SAME JOB NUMBER AS A PART OF THIS PROFESSIONAL SERVICE.
3. ACCORDING TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.004 AND 212.005, DIVIDING ANY TRACT OR LOT INTO TWO OR MORE PARTS WITHOUT BENEFIT OF A SUBDIVISION PLAT APPROVED AND RECORDED WITH THE COUNTY CLERK, IS A VIOLATION OF CITY ORDINANCE AND/OR STATE LAW, SUBJECTING THE VIOLATOR TO FINES AND/OR THE WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

METES AND BOUNDS DESCRIPTION - 4.666 ACRES

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 4.666 ACRES OF LAND IN THE **W. A. S. BOHANNAN SURVEY, A-121, COLLIN COUNTY, TEXAS**, BEING ALL OF THE FOLLOWING TWO (2) TRACTS: (1) A TRACT WHICH WAS CALLED 0.929 ACRE, CONVEYED FROM ROBERT BROWN MCGHAUGHEY, JR., TRUSTEE OF THE D.P. BROWN TRUST TO DPB INVESTMENTS, LP, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2022000127157, O.P.R.C.C.T., OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND (2) THE RESIDUE OF A TRACT WHICH WAS CALLED 6.70 ACRE, TRACT TWO, CONVEYED FROM BEAR CREEK, L.P. TO WORLD LAND DEVELOPMENT, LP, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20071213001657580, O.P.R.C.C.T., SAID 4.666 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, (BEARING BASIS: STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 4202, NAD83, GRID)

BEGINNING AT A 1/2" IRON ROD FOUND **(N: 7,059,620.66, E: 2,594,428.39)** FOR THE SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID RESIDUE TRACT AND AN INTERIOR CORNER OF A TRACT WHICH WAS CALLED BLOCK A, GRAND HERITAGE - WEST C, A SUBDIVISION OF RECORD IN VOLUME 2008, PAGE 289, PLAT RECORDS COLLIN COUNTY, TEXAS (P.R.C.C.T.), LYING IN THE NORTH RIGHT OF WAY (R-O-W) LINE OF ENDEAVOR BOULEVARD;

THENCE DEPARTING ENDEAVOR BOULEVARD, **N00°20'12"E, 20.44 FEET** ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID BLOCK A TO A 1/2" IRON ROD FOUND **(N: 7,059,641.09, E: 2,594,428.51)** FOR AN ANGLE POINT, BEING THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 19, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°15'24"E, ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 19, AT 59.93 FEET PASS A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 19 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 18, BLOCK A, OF SAID SUBDIVISION, CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 18, AT 120.04 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 18 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 17, BLOCK A, OF SAID SUBDIVISION AND CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 17 FOR A DISTANCE IN ALL OF **139.97 FEET** TO A 1/2" IRON ROD FOUND **(N: 7,059,781.03, E: 2,594,431.58)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 17 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 16, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°10'23"E, ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 16, AT 60.01 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 16 AND THE SOUTHEAST CORNER OF SAID LOT 15 AND CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 15 FOR A DISTANCE IN ALL OF **119.95 FEET** TO A 1/2" IRON ROD FOUND **(N: 7,059,900.95, E: 2,594,434.04)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 15 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 14, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°22'34"E, 60.06 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 14 TO A 1/2" IRON ROD FOUND **(N: 7,059,961.00, E: 2,594,435.48)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 14 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 13, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°09'28"E, ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 13, AT 59.93 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 13 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 12, BLOCK A, OF SAID SUBDIVISION, CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 12, AT 119.93 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 12 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 11, BLOCK A, OF SAID SUBDIVISION, CONTINUING ALONG THE COMMON LINE RESIDUE TRACT AND SAID LOT 11, AT 179.77 FEET PASS A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 11 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 10, BLOCK A, OF SAID SUBDIVISION AND CONTINUING ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 10 FOR A DISTANCE IN ALL OF **239.78 FEET** TO A 1/2" IRON ROD FOUND **(N: 7,060,200.74, E: 2,594,440.32)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 10 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 9, BLOCK A, OF SAID SUBDIVISION;

THENCE N01°29'58"E, 60.01 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 9 TO A 1/2" IRON ROD FOUND **(N: 7,060,260.73, E: 2,594,441.89)** FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID LOT 9 AND THE SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED LOT 8, BLOCK A, OF SAID SUBDIVISION;

THENCE N00°26'12"W, 12.20 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SAID LOT 8 TO A 5/8" IRON ROD FOUND **(N: 7,060,272.93, E: 2,594,441.80)** FOR THE NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID RESIDUE TRACT AND THE SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 1.080 ACRES CONVEYED FROM WORLD LAND DEVELOPERS, LP TO 205-78, LTD, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2023000039973, O.P.R.C.C.T.;

THENCE S88°47'04"E, 129.96 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND 1.080 ACRE TRACT TO A 1/2" IRON ROD FOUND **(N: 7,060,270.17, E: 2,594,571.73)** FOR AN ANGLE POINT, BEING THE NORTHERNMOST NORTHEAST CORNER OF SAID RESIDUE TRACT, THE NORTHWEST CORNER OF SAID 0.929 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 1.080 ACRE TRACT AND THE SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 2.95 ACRES CONVEYED FROM ROBERT BROWN MCGAUGHEY, INDEPENDENT EXECUTOR & TRUSTEE OF THE ESTATE OF D. P. BROWN TO 205-78, LTD, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2007011600069210, O.P.R.C.C.T.;

THENCE S88°47'28"E, 189.63 FEET ALONG THE COMMON LINE OF SAID 0.929 ACRE TRACT AND SAID 2.95 ACRE TRACT TO A 5/8" IRON ROD FOUND **(N: 7,060,266.17, E: 2,594,761.31)** FOR THE NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID 0.929 ACRE TRACT, LYING IN THE WEST RIGHT OF WAY (R-O-W) LINE OF STATE HIGHWAY NO. 205 (SH 205);

THENCE S01°21'33"W, 213.57 FEET ALONG THE COMMON LINE OF SAID 0.929 ACRE TRACT AND SH 205 TO A 1/2" IRON ROD FOUND **(N: 7,060,052.66, E: 2,594,756.25)** FOR THE SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 0.929 ACRE TRACT AND THE EASTERNMOST NORTHEAST CORNER OF SAID RESIDUE TRACT;

THENCE S08°00'30"W, 102.13 FEET ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND SH 205 TO A 5/8" IRON ROD FOUND **(N: 7,059,951.53, E: 2,594,742.02)** FOR AN ANGLE POINT, BEING AN ANGLE POINT OF SAID RESIDUE TRACT;

THENCE S01°17'07"W, 315.97 FEET CONTINUING ALONG SAID COMMON LINE TO A 5/8" IRON ROD FOUND **(N: 7,059,635.63, E: 2,594,734.93)** FOR THE EASTERNMOST SOUTHEAST CORNER, BEING THE EASTERNMOST SOUTHEAST CORNER OF SAID RESIDUE TRACT;

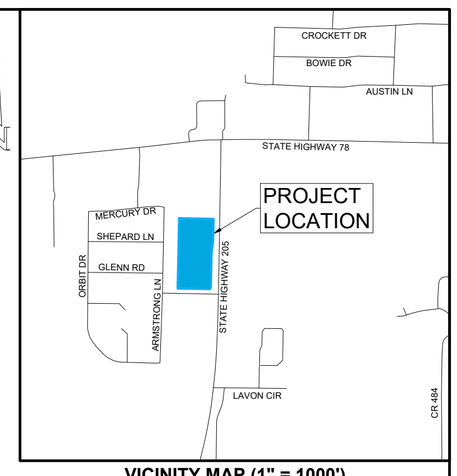
THENCE S19°58'34"W, 22.66 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND **(N: 7,059,614.34, E: 2,594,727.19)** FOR THE SOUTHERNMOST SOUTHEAST CORNER, BEING THE SOUTHERNMOST SOUTHEAST CORNER OF SAID RESIDUE TRACT, LYING IN THE NORTH LINE OF SAID ENDEAVOR BOULEVARD;

THENCE DEPARTING SH 205, **N88°47'19"W, 298.87 FEET** ALONG THE COMMON LINE OF SAID RESIDUE TRACT AND ENDEAVOR BOULEVARD TO THE **PLACE OF BEGINNING**, CONTAINING **4.666 ACRES** OF LAND, MORE OR LESS.

TITLE COMMITMENT

WE HAVE NOT BEEN FURNISHED A COPY OF "COMMITMENT FOR TITLE INSURANCE", AT THE TIME OF COMPLETION

GRAPHIC SCALE
15 0 15 30 60
(IN FEET)
1 inch = 30 ft.



VICINITY MAP (1" = 1000')

1.080 ACRES
WORLD LAND DEVELOPERS, LP
TO
205-78, LTD
CF #2023000039973, O.P.R.C.C.T.

2.95 ACRES
ROBERT BROWN MCGAUGHEY, INDEPENDENT
EXECUTOR & TRUSTEE OF THE ESTATE OF D. P. BROWN
TO
205-78, LTD
CF #2007011600069210, O.P.R.C.C.T.

0.2181 ACRE
MUTUAL ACCESS EASEMENT
(CF #2023000039974, O.P.R.C.C.T.)

LOT 8 | LOT 9 | LOT 10 | LOT 11 | LOT 12 | LOT 13 | LOT 14 | LOT 15 | LOT 16 | LOT 17 | LOT 18 | LOT 19

5' WALL MAINTENANCE EASEMENT
(AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

5/8" IRON ROD FOUND (CM)

N00° 26' 12"W, 12.20'

S88° 47' 04"E, 129.96'

1/2" IRON ROD FOUND (CM)

S88° 47' 28"E, 189.63'

5/8" IRON ROD FOUND (CM)

1/2" IRON ROD FOUND (CM)

N01° 29' 58"E, 60.01'

1/2" IRON ROD FOUND (CM)

N01° 22' 34"E, 60.06'

1/2" IRON ROD FOUND (CM)

N01° 15' 24"E, 139.97'

3/8" IRON ROD FOUND (CM)

N01° 10' 23"E, 119.95'

1/2" IRON ROD FOUND (CM)

N01° 09' 28"E, 239.78'

1/2" IRON ROD FOUND (CM)

N01° 29' 58"E, 60.01'

1/2" IRON ROD FOUND (CM)

GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

0.929 ACRE
ROBERT BROWN MCGAUGHEY, JR.,
TRUSTEE OF THE D. P. BROWN TRUST
TO
DPB INVESTMENTS, LP
CF #2022000127157, O.P.R.C.C.T.

0.2934 ACRE
MUTUAL ACCESS EASEMENT
(CF #2023000039974, O.P.R.C.C.T.)

ORIGINAL TRACT LINE

4.666 ACRES

RESIDUE OF 6.70 ACRE, TRACT TWO
BEAR CREEK, L.P.
TO
WORLD LAND DEVELOPMENT, LP
CF #20071213001657580, O.P.R.C.C.T.

5' LANDSCAPE EASEMENT
(AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

20'X30' DRAINAGE EASEMENT
(AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

STORM SEWER MANHOLE
T/RIM ELEV: 490.98'
FL BOTTOM BOX: 485.89'
FL 27" RCP OUT (W), 485.75'

S01° 21' 33"W, 213.57'

S08° 00' 30"W, 102.13'

S01° 17' 07"W, 315.97'

S19° 58' 34"W, 22.66'

5/8" IRON ROD FOUND (CM)

C.P. #12
ELEV: 503.28
CUT "X" SET
IN CONCRETE
N:7,060,050.13'
E:2,594,773.27'

STORM DRAIN GRATE
T/RIM ELEV: 502.34'
FL BOTTOM BOX: 495.65'
FL 24" RCP IN (N), 495.63'
FL 24" RCP OUT (S), 495.63'

STATE HIGHWAY NO. 205
(R-O-W VARIES) (CONCRETE)

0.2934 ACRE
MUTUAL ACCESS EASEMENT
(CF #2023000039974, O.P.R.C.C.T.)

20' N.T.M.W.D. EASEMENT
(VOLUME 751, PAGE 838, O.P.R.C.C.T.)

15' BEAR CREEK SPECIAL UTILITY
DISTRICT WATER LINE EASEMENT
(CF #20190411000385060, O.P.R.C.C.T.)

C.P. #11
ELEV: 502.45
CUT "X" SET
IN CONCRETE
N:7,059,727.33'
E:2,594,754.84'

STORM DRAIN GRATE
T/RIM ELEV: 501.85'
FL BOTTOM BOX: 494.82'
FL 24" RCP IN (N), 494.65'
FL 24" RCP OUT (S), 494.56'

LANDSCAPE EASEMENT AND WATER EASEMENT
(AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

10' UTILITY EASEMENT
(AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

P.O.B.
1/2" IRON ROD FOUND (CM)
N:7,059,620.66'
E:2,594,428.39'

N00° 20' 12"E, 20.44'

N88° 47' 19"W, 298.87'

TRANSFORMER PEDISTAL

COMMUNICATION VAULT

C.P. #10
ELEV: 492.28
5/8" IRON ROD SET
N:7,059,577.56'
E:2,594,457.72'

ENDEAVOR BOULEVARD
(90' R-O-W) (CONCRETE)

SANITARY SEWER MANHOLE
T/RIM ELEV: 486.73'
FL BOTTOM BOX: 478.87'
FL 8" PVC IN (E), 478.95'
FL 8" PVC IN (N), 478.94'
FL 8" PVC OUT (N), 478.87'

SANITARY SEWER MANHOLE
T/RIM ELEV: 497.50'
FL BOTTOM BOX: 486.32'
FL 8" PVC IN (S), 486.44'
FL 8" PVC IN (N), 486.40'
FL 8" PVC OUT (W), 486.32'

FRONTIER VAULT

CONCRETE

BRICK

1/2" IRON ROD FOUND (CM)

STORM DRAIN GRATE
T/RIM ELEV: 501.36'
FL BOTTOM BOX: 493.84'
FL 24" RCP IN (N), 494.24'
FL 30" RCP OUT (S), 494.14'

LEGEND

LP	LIGHT POLE
WM	WATER METER
WV	WATER VALVE
ICV	IRRITGATION CONTROL VALVE
FH	FIRE HYDRANT
ST	STORM SEWER MANHOLE
SS	SANITARY SEWER MANHOLE
SS	STREET SIGN
WVS	WATER VALVE SIGN
(CM)	CONTROLLING MONUMENT
GCPOR	PLAT RECORDS COLLIN COUNTY, TEXAS
GCOPR	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS
	BOUNDARY LINE
OHE	OVERHEAD ELECTRIC
S	SANITARY SEWER PIPELINE

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND CORRECTLY REFLECTS THE FACTS FOUND AT THE TIME OF SAID SURVEY. THERE ARE NO VISIBLE AND OBSERVED IMPROVEMENTS, EASEMENTS/RIGHTS-OF-WAY, OR PROTRUSIONS EXCEPT AS SHOWN HEREON. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THIS TIME. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT GENERAL RULES OF PROCEDURES AND PRACTICES, BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

STATE OF TEXAS
REGISTERED
BRET READ
6610
PROFESSIONAL
LAND SURVEYOR

BRET READ
PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6610

AUGUST 18, 2026
DATE

PLAT OF SURVEY OF
4.666 ACRES
IN THE W A S BOHANNAN SURVEY, A-121
COLLIN COUNTY, TEXAS

360 SURVEYING
360 SURVEYING
310 H. G. MOSLEY PKWY, LONGVIEW, TEXAS 75604
(903) 387-2577 WWW.360SURV.COM
TBPELS 10194293

AUG 19, 2026 | DRAWN BY: MTW | CHECKED BY: JBR | JOB #2608-014

Filename: N:\Projects\2608-014 - WESTFALL ENGINEERING\DRAWING\2608-014 TOPO Paper.dwg

360 SURVEYING

METES AND BOUNDS DESCRIPTION
4.666 ACRES

All that certain tract or parcel containing 4.666 acres of land in the **W. A. S. Bohannan Survey, A-121, Collin County, Texas**, being all of the following two (2) tracts: (1) a tract which was called 0.929 acre, conveyed from Robert Brown McGhaughey, Jr., Trustee of the D.P. Brown Trust to DPB Investments, LP, by an instrument of record in Clerks File #2022000127157, O.P.R.C.C.T., Official Public Records Collin County, Texas (O.P.R.C.C.T.) and (2) the residue of a tract which was called 6.70 acre, Tract Two, conveyed from Bear Creek, L.P. to World Land Development, LP, by an instrument of record in Clerks File #20071213001657580, O.P.R.C.C.T., said 4.666 acres being more particularly described as follows, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found **(N: 7,059,620.66, E: 2,594,428.39)** for the southwest corner, being the southwest corner of said Residue Tract and an interior corner of a tract which was called Block A, Grand Heritage – West C, a subdivision of record in Volume 2008, Page 289, Plat Records Collin County, Texas (P.R.C.C.T.), lying in the north right of way (R-O-W) line of Endeavor Boulevard;

THENCE departing Endeavor Boulevard, **N00°20'12"E, 20.44 feet** along the common line of said Residue Tract and said Block A to a 1/2" iron rod found **(N: 7,059,641.09, E: 2,594,428.51)** for an angle point, being the southeast corner of a tract which was called Lot 19, Block A, of said subdivision;

THENCE N01°15'24"E, along the common line of said Residue Tract and said Lot 19, at 59.93 feet pass a 3/8" iron rod found for the northeast corner of said Lot 19 and the southeast corner of a tract which was called Lot 18, Block A, of said subdivision, continuing along the common line of said Residue Tract and said Lot 18, at 120.04 feet pass a 1/2" iron rod found for the northeast corner of said Lot 18 and the southeast corner of a tract which was called Lot 17, Block A, of said subdivision and continuing along the common line of said Residue Tract and said Lot 17 for a distance in all of **139.97 feet** to a 1/2" iron rod found **(N: 7,059,781.03, E: 2,594,431.58)** for an angle point, being the northeast corner of said Lot 17 and the southeast corner of a tract which was called Lot 16, Block A, of said subdivision;

THENCE N01°10'23"E, along the common line of said Residue Tract and said Lot 16, at 60.01 feet pass a 1/2" iron rod found for the northeast corner of said Lot 16 and the southeast corner of said Lot 15 and continuing along the common line of said Residue Tract and said Lot 15 for a distance in all of **119.95 feet** to a 1/2" iron rod found **(N: 7,059,900.95, E: 2,594,434.04)** for an angle point, being the northeast corner of said Lot 15 and the southeast corner of a tract which was called Lot 14, Block A, of said subdivision;

THENCE N01°22'34"E, 60.06 feet along the common line of said Residue Tract and said Lot 14 to a 1/2" iron rod found **(N: 7,059,961.00, E: 2,594,435.48)** for an angle point, being the northeast corner of said Lot 14 and the southeast corner of a tract which was called Lot 13, Block A, of said subdivision;

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THENCE N01°09'28"E, along the common line of said Residue Tract and said Lot 13, at 59.93 feet pass a 1/2" iron rod found for the northeast corner of said Lot 13 and the southeast corner of a tract which was called Lot 12, Block A, of said subdivision, continuing along the common line of said Residue Tract and said Lot 12, at 119.93 feet pass a 1/2" iron rod found for the northeast corner of said Lot 12 and the southeast corner of a tract which was called Lot 11, Block A, of said subdivision, continuing along the common line Residue Tract and said Lot 11, at 179.77 feet pass a 1/2" iron rod found for the northeast corner of said Lot 11 and the southeast corner of a tract which was called Lot 10, Block A, of said subdivision and continuing along the common line of said Residue Tract and said Lot 10 for a distance in all of **239.78 feet** to a 1/2" iron rod found **(N: 7,060,200.74, E: 2,594,440.32)** for an angle point, being the northeast corner of said Lot 10 and the southeast corner of a tract which was called Lot 9, Block A, of said subdivision;

THENCE N01°29'58"E, 60.01 feet along the common line of said Residue Tract and said Lot 9 to a 1/2" iron rod found **(N: 7,060,260.73, E: 2,594,441.89)** for an angle point, being the northeast corner of said Lot 9 and the southeast corner of a tract which was called Lot 8, Block A, of said subdivision;

THENCE N00°26'12"W, 12.20 feet along the common line of said Residue Tract and said Lot 8 to a 5/8" iron rod found **(N: 7,060,272.93, E: 2,594,441.80)** for the northwest corner, being the northwest corner of said Residue Tract and the southwest corner of a tract which was called 1.080 acres conveyed from World Land Developers, LP to 205-78, Ltd, by an instrument of record in Clerks File #2023000039973, O.P.R.C.C.T.;

THENCE S88°47'04"E, 129.96 feet along the common line of said Residue Tract and 1.080 acre tract to a 1/2" iron rod found **(N: 7,060,270.17, E: 2,594,571.73)** for an angle point, being the northernmost northeast corner of said Residue Tract, the northwest corner of said 0.929 acre tract, the southeast corner of said 1.080 acre tract and the southwest corner of a tract which was called 2.95 acres conveyed from Robert Brown McGaughey, Independent Executor & Trustee of the Estate of D. P. Brown to 205-78, Ltd, by an instrument of record in Clerks File #20070116000069210, O.P.R.C.C.T.;

THENCE S88°47'28"E, 189.63 feet along the common line of said 0.929 acre tract and said 2.95 acre tract to a 5/8" iron rod found **(N: 7,060,266.17, E: 2,594,761.31)** for the northeast corner, being the northeast corner of said 0.929 acre tract, lying in the west right of way (R-O-W) line of State Highway No. 205 (SH 205);

THENCE S01°21'33"W, 213.57 feet along the common line of said 0.929 acre tract and SH 205 to a 1/2" iron rod found **(N: 7,060,052.66, E: 2,594,756.25)** for the southeast corner, being the southeast corner of said 0.929 acre tract and the easternmost northeast corner of said Residue Tract;

THENCE S08°00'30"W, 102.13 feet along the common line of said Residue Tract and SH 205 to a 5/8" iron rod found **(N: 7,059,951.53, E: 2,594,742.02)** for an angle point, being an angle point of said Residue Tract;

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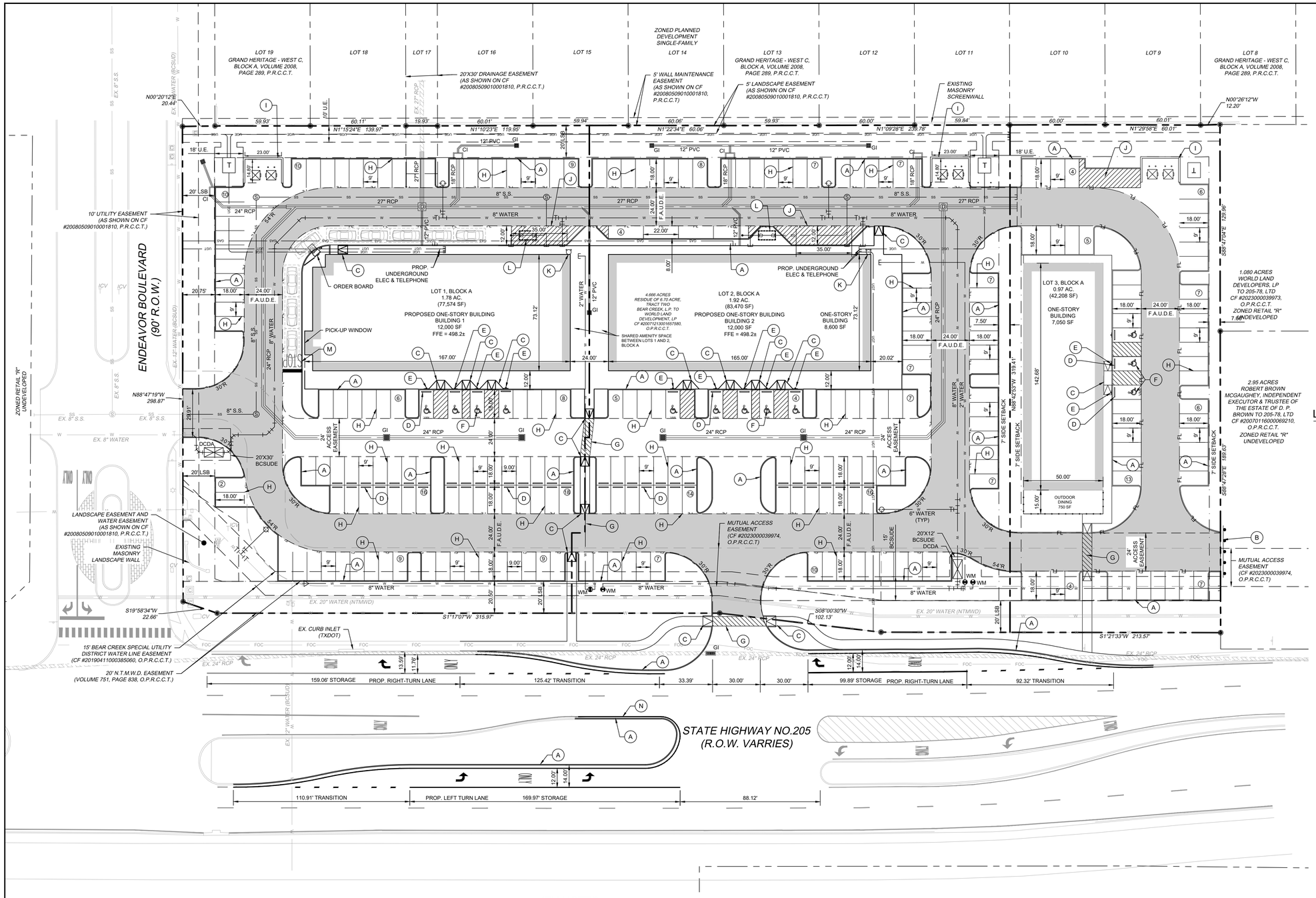
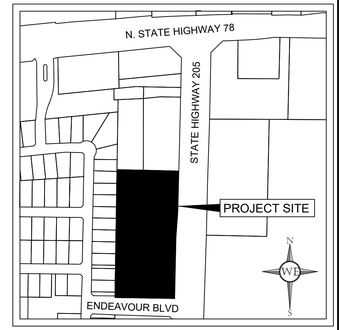
THENCE S01°17'07"W, 315.97 feet continuing along said common line to a 5/8" iron rod found **(N: 7,059,635.63, E: 2,594,734.93)** for the easternmost southeast corner, being the easternmost southeast corner of said Residue Tract;

THENCE S19°58'34"W, 22.66 feet continuing along said common line to a 1/2" iron rod found **(N: 7,059,614.34, E: 2,594,727.19)** for the southernmost southeast corner, being the southernmost southeast corner of said Residue Tract, lying in the north line of said Endeavor Boulevard;

THENCE departing SH 205, **N88°47'19"W, 298.87 feet** along the common line of said Residue Tract and Endeavor Boulevard to the **PLACE OF BEGINNING**, containing **4.666 acres** of land, more or less.

Bret Read, RPLS 6610
August 25, 2026





VICINITY MAP

N.T.S.

GRAPHIC SCALE
1" = 30'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.D.U.E.)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BFR — BARRIER FREE RAMP (BFR)
- T — PROPOSED TRANSFORMER LOCATION
- 10 — NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED SANITARY SEWER MANHOLE
- WM — PROPOSED WATER METER
- LSB — LANDSCAPE SETBACK
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- S.S. — SANITARY SEWER
- STORM SEWER MANHOLE

KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) TEMPORARY TYPE III BARRICADE
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP (TYPICAL).
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION
- (M) PROPOSED STOP BAR
- (N) SIX-INCH SOLID WHITE STRIPE

SITE DATA SUMMARY TABLE	LOT 1	LOT 2	LOT 3
EXISTING ZONING	RETAIL "R"		
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"		
LAND USE DESIGNATION	OFFICE/RETAIL/RESTAURANT		RETAIL/RESTAURANT
GROSS ACREAGE	77,574 SF /1.78 AC.	83,470 SF /1.92 AC.	42,208 SF /0.97 AC.
NUMBER OF PROPOSED LOTS	3		
PROPOSED BUILDING AREA	12,000 SF	12,000 SF	7,050 SF
MAXIMUM BUILDING HEIGHT	30 FT (ONE-STORY)	30 FT (ONE-STORY)	30 FT (ONE-STORY)
LOT COVERAGE	15.47%	14.38%	16.7%
IMPERVIOUS COVER	57,840 SF/74.56%	65,729 SF/78.75%	30,598 SF/72.49%
LANDSCAPE AREA	19,734 SF/ 25.44%	17,741 SF/ 21.25%	11,610 SF/ 27.51%
PARKING SUMMARY	LOT 1	LOT 2	LOT 3
REQUIRED PARKING			
RESTAURANT (1 PER 100 SF)	7,400 SF/ 74 SPACES	9,100 SF/ 91 SPACES	*2,600 SF/ 26 SPACES
RETAIL (1 PER 200 SF)	4,600 SF/ 23 SPACES	2,900 SF/ 15 SPACES	5,200 SF/ 26 SPACES
TOTAL	97	105	45
PROVIDED PARKING			
STANDARD	93	101	49
ACCESSIBLE	4	5	3
TOTAL	97	106	52
REQUIRED LOADING SPACES	1	1	1

* OUTDOOR PATIO DINING INCLUDED IN SF FOR RESTAURANT (1,850 SF RESTAURANT WITH 750 SF OUTDOOR PATIO DINING = 2,600 SF)

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 11/17/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

CONCEPT PLAN

No.	DATE	REVISIONS

DATE
11/17/2026

PROJECT NO.
2601022

SHEET NO.
EXHIBIT C

EXHIBIT D

DEVELOPMENT STANDARDS

LAVON RETAIL PLANNED DEVELOPMENT DISTRICT
NWC STATE HIGHWAY 205 AND ENDEAVOR BOULEVARD

Purpose and Intent

The purpose of this Planned Development District is to establish the development standards necessary to facilitate the coordinated development of approximately 4.666 acres of land located generally at the northwest corner of State Highway 205 and Endeavor Boulevard as a commercial retail and restaurant development.

The Planned Development District is intended to retain the R – Retail District as the base zoning district while providing limited, site-specific modifications necessary to accommodate the proposed parking configuration and drive-through facilities depicted on the Site Plan.

Except as expressly modified by these Development Standards, development of the Property shall comply with the regulations applicable to the R – Retail District and all other applicable provisions of the City of Lavon Zoning Ordinance, as amended.

Property

These Development Standards shall apply to approximately 4.666 acres of land situated in the W.A.S. Bohannan Survey, Abstract No. 121, Collin County, Texas, as more particularly described in Exhibit B.

The 4.666-acre tract consists of the 0.929-acre tract and the residue of the former 6.70-acre Tract Two identified in the certified metes and bounds description.

Exhibits

The following exhibits are incorporated into and made part of this Planned Development District:

- Exhibit A: Property Map/Survey
- Exhibit B: Legal Description
- Exhibit C: Concept Plan

- Exhibit D: Development Standards
- Exhibit E: Building Elevations

Base Zoning District

The base zoning district for the Property shall be the R – Retail District.

Except as otherwise expressly provided herein, all permitted uses, conditional uses, dimensional standards, development standards, and other requirements applicable to the R – Retail District shall remain applicable to the Property.

Where these Development Standards conflict with the requirements of the R – Retail District or other applicable provisions of the Zoning Ordinance, these Development Standards shall control.

Concept Plan

Development of the Property shall be generally consistent with the Concept Plan attached as Exhibit C.

Permitted Uses

Permitted uses shall be as specified in the "R – Retail District" standards except as stated below:

Drive-Through Sales and Service

Drive-through sales and service activity, accessory to a restaurant or other principal use permitted by right within this Planned Development District, shall be permitted by right on Lot 1, as generally depicted on the Concept Plan attached as Exhibit C, without requiring approval of a separate Conditional Use Permit.

Parking

General Parking Requirements

Except as expressly modified herein, off-street parking shall be provided in accordance with the applicable requirements of the City of Lavon Zoning Ordinance:

Front-Yard Parking Configuration

A maximum of four (4) rows of off-street parking shall be permitted between the principal buildings and State Highway 205, generally as depicted on the Concept Plan attached as Exhibit C.

The placement of the four parking rows may be modified during final site planning and engineering provided:

1. No more than four parking rows are provided between a principal building and State Highway 205;
2. The general relationship between the buildings, parking areas, internal drive aisles, and State Highway 205 remains substantially consistent with the Site Plan; and
3. The resulting configuration otherwise complies with these Development Standards and applicable City requirements.

Required Parking

The number of required parking spaces shall be calculated in accordance with the parking ratios applicable to the individual uses occupying each Lot.

Drive-Through Design and Operation

Drive-through facilities shall be designed to function as an integrated component of the overall commercial development and shall generally conform to the locations and configurations depicted on the Concept Plan attached as Exhibit C.

Drive-through stacking lanes shall be designed so that queued vehicles do not obstruct:

1. Public streets;
2. Required fire lanes;
3. Primary internal circulation drives;
4. Required parking spaces; or
5. Pedestrian access routes.

Order points, menu boards, speaker systems, service windows, and related drive-through improvements shall be located and designed to minimize potential impacts on adjoining residential property to the extent practicable.

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

1. Directional and aimed away from adjacent residential uses

2. Equipped with an automatic volume-limiting device
3. Not audible beyond the property line during overnight hours

The City may require field testing and adjustment of speaker volume after opening to ensure compliance.

Where a drive-through facility is located proximate to residential property, applicable City requirements governing lighting, noise, screening, landscaping, and hours of operation shall remain applicable unless expressly modified by this Planned Development District.

Vehicular Access and Internal Circulation

Vehicular access and internal circulation shall be provided generally as depicted on the Concept Plan attached as Exhibit C.

Access to and improvements within the State Highway 205 right-of-way shall be subject to approval by the Texas Department of Transportation and via coordination through the City of Lavon with all applicable requirements.

The Concept Plan may be modified during final engineering to accommodate TxDOT requirements relating to driveway location, spacing, turn lanes, median improvements, right-of-way design, or other transportation improvements without requiring an amendment to this Planned Development District, provided such modifications do not materially alter the overall development contemplated by the Concept Plan.

Building and Dimensional Standards

Except as expressly modified herein, buildings and improvements shall comply with the dimensional and development standards applicable to the R – Retail District.

Building footprints and locations depicted on the Concept Plan are conceptual and may be adjusted during final design and engineering, provided the resulting development remains generally consistent with the Concept Plan attached as Exhibit C and complies with applicable City regulations.

Lot 3 is intended for future commercial development and is included within this Planned Development District to preserve flexibility in accommodating future development opportunities and potential zoning considerations as specific uses and development plans are identified. The final building configuration, parking layout, access, landscaping, and other site improvements for Lot 3 shall be determined through subsequent site plan review in accordance with the applicable requirements of the R – Retail District and these

Development Standards. Any additional development standards or deviations necessary to accommodate a future proposed use and associated performance shall require an amendment to this Planned Development District.

Landscaping and Screening

Landscaping and screening shall comply with the applicable requirements of the City of Lavon Code of Ordinances, except as otherwise provided herein:

SH 205 Street Trees

Due to existing utility easements along the SH 205 frontage, including easements associated with Bear Creek Special Utility District and the North Texas Municipal Water District, required street trees may be located outside the prescribed planting areas and adjusted from the otherwise applicable spacing requirements where necessary to avoid conflicts with existing utility easements and infrastructure. Such trees shall be located as close to the SH 205 frontage as reasonably practicable, outside the applicable utility easements, and generally consistent with the landscape arrangement depicted in the plans submitted in conjunction with this Planned Development District. All other applicable landscaping and screening requirements shall remain in effect unless otherwise modified by these Development Standards.

Pedestrian Improvements

Pedestrian facilities shall be provided in accordance with applicable City of Lavon development standards.

Shared Amenity Area

A shared pedestrian amenity area shall be provided generally between Buildings 1 and 2, as depicted on the Concept Plan attached as Exhibit C. The final design and improvements within this area shall be determined during site plan review.

Engineering and Public Improvements

All grading, drainage, utility, paving, fire protection, public infrastructure, and related engineering improvements shall comply with applicable City requirements.

The Property contains multiple existing drainage, utility, landscape, water, and access easements that will need to be accommodated during final engineering.

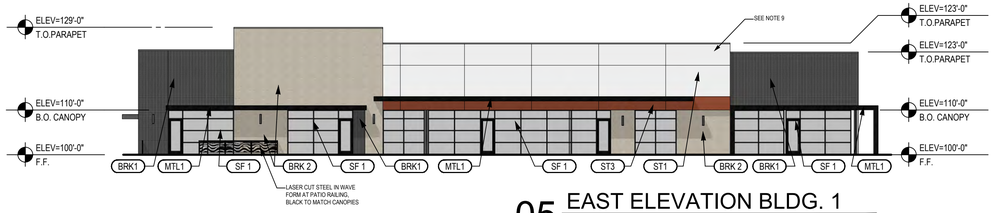
Approval of this Planned Development District shall not constitute approval of:

- Final engineering plans;
- Final plats;
- Drainage plans;
- Utility plans;
- Building permits;
- TxDOT improvements; or
- Other permits or approvals required by the City or another governmental entity.



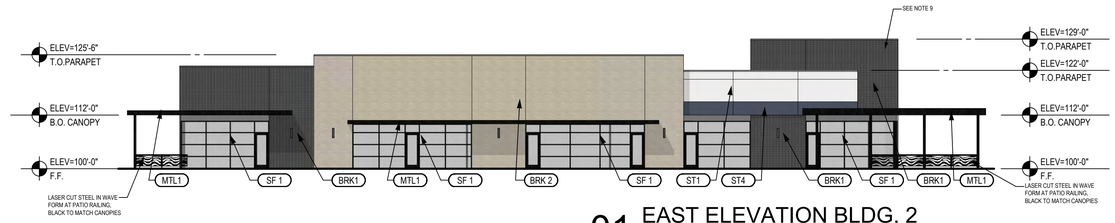
LAVON RETAIL PERSPECTIVE

SCALE: N.T.S.



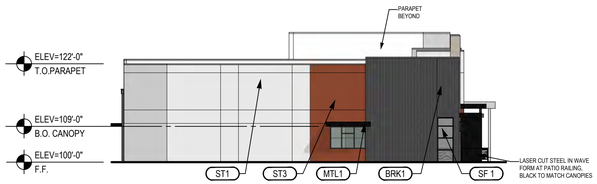
05 EAST ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



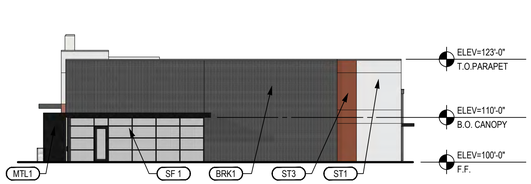
01 EAST ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



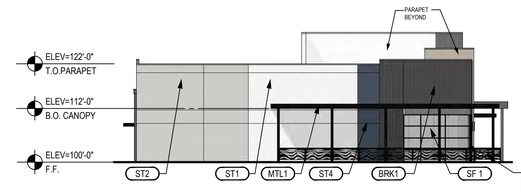
07 SOUTH ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



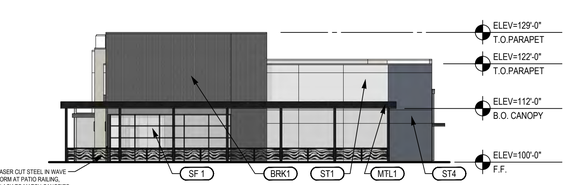
06 NORTH ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



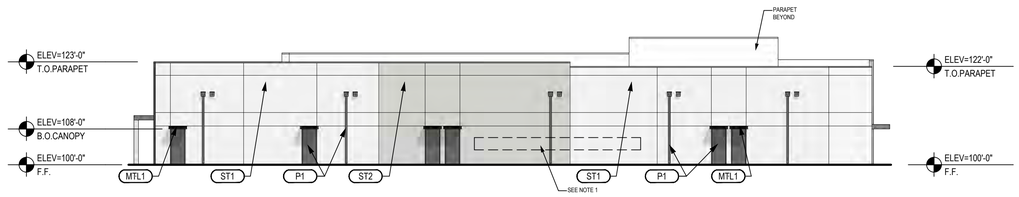
03 SOUTH ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



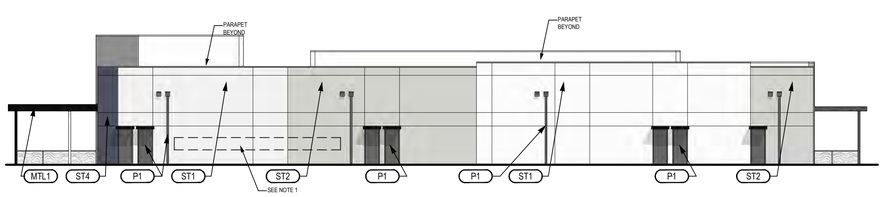
02 NORTH ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



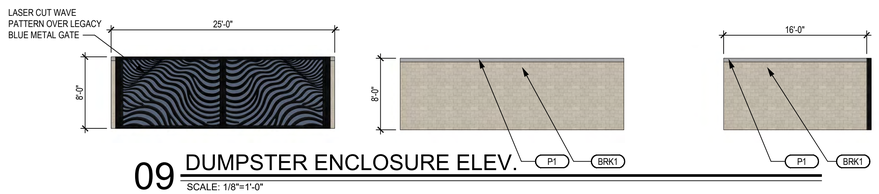
08 WEST ELEVATION BLDG. 1

SCALE: 1/16"=1'-0"



04 WEST ELEVATION BLDG. 2

SCALE: 1/16"=1'-0"



09 DUMPSTER ENCLOSURE ELEV.

SCALE: 1/8"=1'-0"

MATERIAL CALCULATIONS (BUILDING 1)

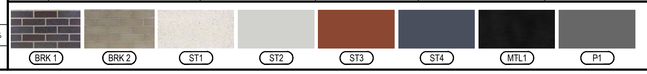
WALL LOCATION	EAST		NORTH		WEST		SOUTH	
THREE STEP STUCCO VENEER	1095	28%	330	19%	3441	95%	1140	65%
CLAY FIRED BRICK VENEER	1629	40%	1054	59%	0	0%	455	26%
ALUMINUM AWNINGS / CANOPIES	169	4%	87	5%	176	5%	75	4%
GLASS (INCL. STOREFRONT DOORS)	1157	29%	305	17%	0	0%	76	4%
TOTAL SF / % OF FACADE	4050	100%	1776	100%	3617	100%	1746	100%
TOTAL SF. (EXCLUDING STOREFRONT)/ % OF MASONRY	2893	94%	1471	94%	3617	92%	1670	96%

MATERIAL CALCULATIONS (BUILDING 2)

WALL LOCATION	EAST		NORTH		WEST		SOUTH	
THREE STEP STUCCO VENEER	371	10%	769	40%	3376	93%	1167	69%
CLAY FIRED BRICK VENEER	2398	58%	728	38%	0	0%	271	16%
ALUMINUM AWNINGS / CANOPIES	233	6%	149	8%	265	7%	94	6%
GLASS (INCL. STOREFRONT DOORS)	1147	28%	294	15%	0	0%	164	10%
TOTAL SF / % OF FACADE	4149	100%	1940	100%	3641	100%	1696	100%
TOTAL SF. (EXCLUDING STOREFRONT)/ % OF MASONRY	3002	92%	1646	91%	3641	93%	1532	94%

EXTERIOR FINISHES

MARK	DESCRIPTION	PRODUCT - MANUFACTURERER	PRODUCT COLOR	LOCATION	NOTES
P1	PAINT	SHERWIN WILLIAMS	BLACK TO MATCH MTL1	EXTERIOR HM. DOORS/ FRAMES	
SF1	STOREFRONT SYSTEM	KAWNEER OR EQUAL	BLACK ANODIZED	REF. ELEVATION/ PLAN	
MTL1	PRE-FIN. ALUMINUM AWNING	ARCH-FAB OR EQUAL	BLACK ANODIZED	REF. ELEVATIONS	
ST1	3 STEP STUCCO	PAREX OR EQUAL	DOVE GRAY		
ST2	3 STEP STUCCO	PAREX OR EQUAL	BLANK SLATE		
ST3	3 STEP STUCCO	PAREX OR EQUAL	RUGGED		
ST4	3 STEP STUCCO	PAREX OR EQUAL	LEGACY		
BRK1	CLAY FIRED BRICK VENEER	ACME OR EQUAL	MANGANESE IRONSPOT	EXTERIOR WALLS	
BRK2	CLAY FIRED BRICK VENEER	ACME OR EQUAL	GALENA	EXTERIOR WALLS	
BLK1	INTEGRATED COLOR BLOCK	ACME OR EQUAL	TO MATCH BRK1 COLOR	DUMPSTER SCREEN	



SHEET NOTES

1. UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL.
2. MECHANICAL UNITS SHALL BE SCREENED ACCORDANCE WITH ZONING ORDINANCES.
3. ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL
4. MORTAR FOR MANGANESE IRON SPOT BRICK TO BE SM800 BLACK
5. MORTAR FOR GALENA BRICK TO BE SM570 TUMBLEWEED
6. SEALANTS AND CAULK TO MATCH ADJACENT MATERIAL COLOR.
7. REAR HM DOORS AND FRAMES TO BE PAINTED TO MATCH ADJACENT STUCCO, U.N.O.
8. EXPOSED BRICK LINTELS TO BE PAINTED TO MATCH STOREFRONT/CANOPIES
9. ADDRESS NUMBERING, ARIAL NARROW, 12" TALL BLACK ANODIZED ALUMINUM NUMBERS. LOCATION SUBJECT TO FIRE MARSHALL/CITY APPROVAL

NCA | Partners ARCHITECTURE

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DALLAS, TX 75206
214.361.9901
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LAVON RETAIL

STONEWOOD INVESTMENTS
LAVON, TEXAS

△	DATE	DESCRIPTION
	09-14-2026	FOR SUBMISSION/ REVIEW
	10-09-2026	FOR SUBMISSION/ REVIEW

PRELIMINARY

THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 26009

COLOR ELEVATIONS

A.3

ILLUSTRATIVE DESIGN CHARACTER





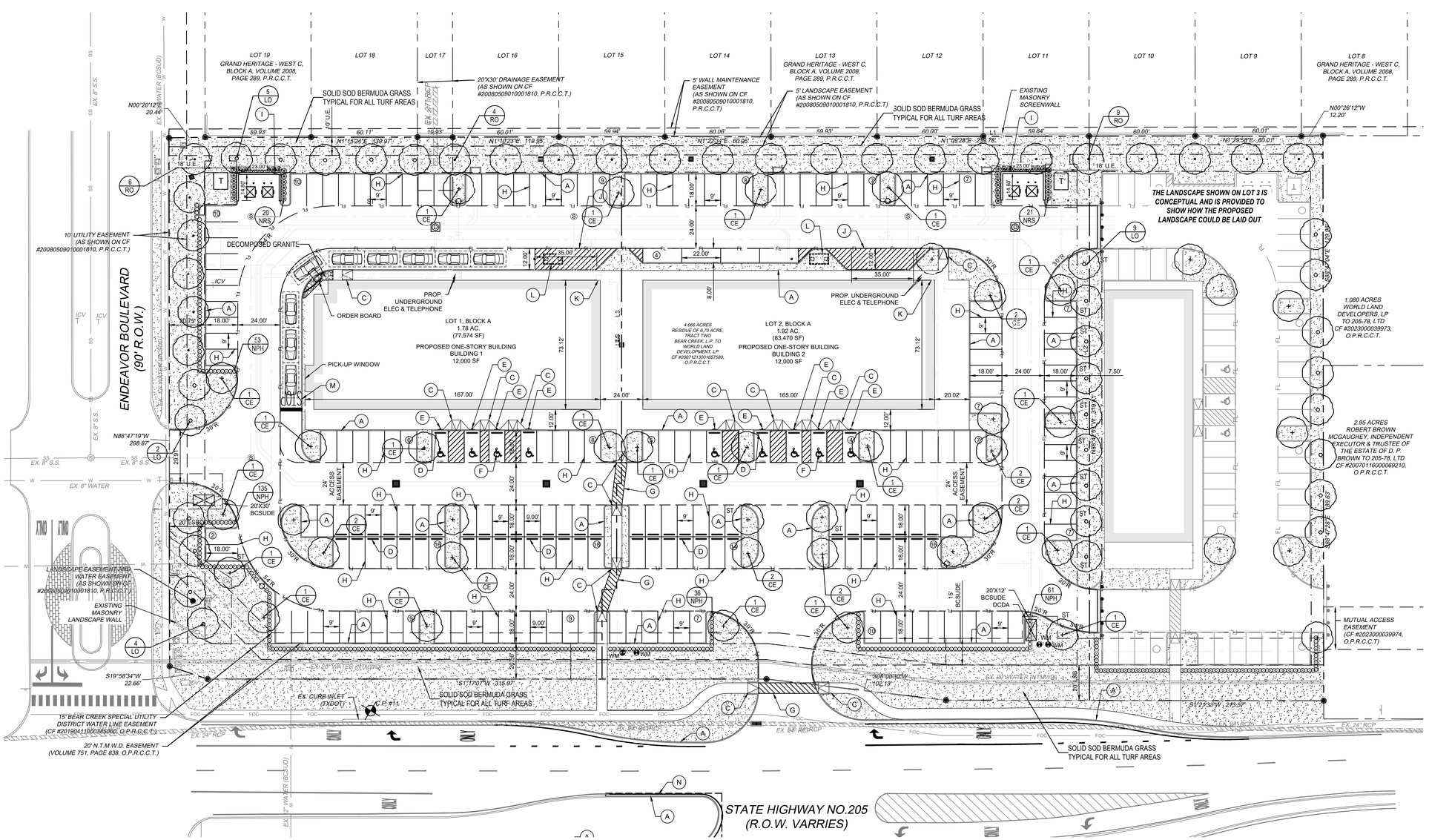


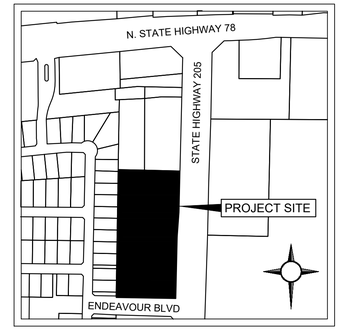




- Pedestrian-oriented gathering and activation area between commercial buildings.
- Enhanced paving and decorative treatments.
- Integrated landscaping and ornamental planters.
- Informal seating and opportunities for outdoor social interaction.
- Shade elements and decorative pedestrian-scale lighting.
- Flexible open space accommodating passive recreation and outdoor activities.
- Enhanced pedestrian connectivity between commercial storefronts.
- Coordinated site amenities that create an inviting sense of place.

Images are illustrative and intended to convey the general design character and pedestrian-oriented environment envisioned for the development. Final configuration, materials, landscaping and amenities may vary.





VICINITY MAP

N.T.S.

KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) FULL DEPTH SAWCUT, CONNECT TO EXISTING CONCRETE PAVEMENT, INSTALL LONGITUDINAL BUTT JOINT, AND MATCH EXISTING PAVEMENT ELEVATION.
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP.
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION

LANDSCAPE LEGEND

- CEDAR ELM - 4" CALIPER
- LIVE OAK - 4" CALIPER
- RED OAK - 4" CALIPER
- NEEDLEPOINT HOLLY - 2' HEIGHT
- NELLIE R. STEVENS - 4' HEIGHT
- BERMUDA GRASS - SOLID SOD

PLANT MATERIAL SCHEDULE: LOT 1

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	14	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B or container, 12' ht., 4' spread, 5' clear straight trunk
LO	11	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
RO	10	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
NPH	188	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread
NRS	20	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
		Bermudagrass '419'	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: LOT 1

TOTAL LANDSCAPE:
20% OF THE SITE TO BE LANDSCAPED.
AREA: 77,579.83 S.F.

REQUIRED	PROVIDED
15,515.97 S.F. (20%)	19,999.71 S.F. (26%)

STREET PERIMETER LANDSCAPE:
MINIMUM OF ONE (1) TREE, 4" CAL., PER 25' L.F. OF STREET FRONTAGE WITHIN 10' LANDSCAPE BUFFER

STREET:
S.H. 205:
246'

REQUIRED	PROVIDED
10 TREES	2 TREES (MOVED AROUND SITE DUE TO WATER EASEMENTS IN STREET BUFFER) -LABELED *ST

STREET:
ENDEAVOR BLVD:
298'

REQUIRED	PROVIDED
12 TREE	12 TREE

PERIMETER LANDSCAPING:
MINIMUM ONE (1) CANOPY TREE PER 30 L.F. OF THE PERIMETER LENGTH AND 20' LANDSCAPE BUFFER.
NORTH:
256'

REQUIRED	PROVIDED
9 TREES	9 TREES

PARKING LOT LANDSCAPE:
REQUIREMENT: PARKING ROWS SHALL BE SCREEN WITH EVERGREEN SHRUBS (2' HT). ONE CANOPY TREE IS REQUIRED PER 7 PARKING SPACES. EVERY PARKING SPACE SHALL BE A MAXIMUM 65 FEET FROM A TREE.

TOTAL PARKING: 93 SPACES

REQUIRED	PROVIDED
EVERGREEN SHRUBS (2' HT.)	EVERGREEN SHRUBS (2' HT.)
13 CANOPY TREES	13 CANOPY TREES

PLANT MATERIAL SCHEDULE: LOT 2

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	21	Cedar Elm	*Ulmus crassifolia*	4" cal.	B&B or container, 12' ht., 4' spread, 5' clear straight trunk
LO	9	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
RO	9	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
SHRUBS					
NPH	97	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread
NRS	21	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS					
		Bermudagrass '419'	*Cynodon dactylon '419'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: LOT 2

TOTAL LANDSCAPE:
20% OF THE SITE TO BE LANDSCAPED.
AREA: 83,468.90 S.F.

REQUIRED	PROVIDED
16,693.78 S.F. (20%)	17,933.85 S.F. (22%)

STREET PERIMETER LANDSCAPE:
MINIMUM OF ONE (1) TREE, 4" CAL., PER 25' L.F. OF STREET FRONTAGE WITHIN 10' LANDSCAPE BUFFER

STREET:
S.H. 205:
276'

REQUIRED	PROVIDED
11 TREES	11 TREES (MOVED AROUND SITE DUE TO WATER EASEMENTS IN STREET BUFFER) -LABELED *ST

PERIMETER LANDSCAPING:
MINIMUM ONE (1) CANOPY TREE PER 30 L.F. OF THE PERIMETER LENGTH AND 20' LANDSCAPE BUFFER.
NORTH:
265'

REQUIRED	PROVIDED
9 TREES	9 TREES

PARKING LOT LANDSCAPE:
REQUIREMENT: PARKING ROWS SHALL BE SCREEN WITH EVERGREEN SHRUBS (2' HT). ONE CANOPY TREE IS REQUIRED PER 7 PARKING SPACES. EVERY PARKING SPACE SHALL BE A MAXIMUM 65 FEET FROM A TREE.

TOTAL PARKING: 106 SPACES

REQUIRED	PROVIDED
EVERGREEN SHRUBS (2' HT.)	EVERGREEN SHRUBS (2' HT.)
15 CANOPY TREES	17 CANOPY TREES

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

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

REGISTERED LANDSCAPE ARCHITECT CHRIS TRONCALIANO 2942 STATE OF TEXAS
11.17.2026

LAVON RETAIL DEVELOPMENT
STATE HWY 205 / ENDEAVOR BLVD.
CITY OF LAVON, TEXAS

ISSUE:
FOR APPROVAL 09.09.2026
CITY COMMENTS 11.17.2026

DATE:
11.17.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1



Traffic Impact Analysis - REVISED

Lavon Retail

Lavon, Texas

19 October 2026

TRAFFIC IMPACT GROUP, LLC
972.358.6383
Texas Firm #16210

Lavon Retail – Lavon

I hereby certify that this report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Texas.



REV
10/19/2026

Scott P. Israelson, P.E., PTOE
License No. 116712

Executive Summary

Project Description

The Lavon Retail development is located in Lavon, Texas. The proposed development will consist of two 12,000 SF buildings consisting of restaurant and retail space and is situated in the northwest corner of SH 205 & Endeavor Boulevard.

The site will have full-access driveways to SH 205 and Endeavor Boulevard.

The *Bear Creek Commercial South Traffic Impact Analysis* was prepared in February 2026. The site is located on the east side of SH 205 and will consist of a mix of retail and residential uses. The project is phased with Interim conditions planned in 2027 and full build in 2030. This analysis includes Interim trips from that project for Full Build 2028 conditions.

The TxDOT TSAP requires a Tier 1 study for developments that generate between 100 and 500 trips in the peak hour.

Trip Generation

The development is expected to generate 51 entering trips and 40 exiting trips in the AM peak hour, and 126 entering and 104 exiting trips in the PM peak hour.

Turn Lanes/Access Management

The development proposes a northbound left-turn lane and a southbound right-turn lane as part of development.

There are no sight distance obstructions at the driveway. The access will be aligned with an existing median break.

Traffic Impacts

SH 205 & Endeavor Boulevard

Analysis shows that the westbound left-turn movement is projected to see LOS F in the PM peak hour under No-Build conditions. The eastbound and westbound left-turn movements are both expected to see LOS F in the Full Build scenario.

The *Bear Creek Commercial South Traffic Impact Analysis* recommended constructing a northbound right-turn lane and a traffic signal at the intersection for its Interim Phase. This analysis confirms that signalization is the appropriate improvement for the intersection.

Queueing Analysis

The City requested a queueing analysis for the proposed drive-through window in this project.

Queueing analysis typically consists of observing maximum queues at a nearby location of the same restaurant chain. However, the tenant in this development is not yet identified, so this analysis has two methods to assist in examining queues.

The ITE resource library provides a document that summarized observed queues at several site studies. That document suggests a maximum observed queue of nine vehicles.

ITE also provides an equation using the natural log of the entering and processing rate to provide a 99% confidence level queue. Using trip generation data and estimated processing time, that calculation results in a queue of seven vehicles.

A conservative approach would use the higher of the two values so it is **recommended** to provide storage for a queue length of nine vehicles.

The site plan shows a QSR pad site that is not included in the traffic analysis. The recommendation to provide storage length to accommodate nine vehicles applies to this QSR.

It is **recommended** to perform a brand-specific queueing analysis when the fast-food tenant is identified.

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

November 20, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: November 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

PD Development Standard Related Comments:

1. **REPEAT COMMENT:** If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

   Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including the future development lot. In response to staff's concern with speculative drive-through uses, the applicant removed the previously depicted restaurant/drive-through development detail for that lot. The only proposed by-right drive-through authorization is limited to Lot 1. The applicant requests staff concurrence in retaining Lot 3 within the PD without prescribing a speculative building layout or tenant-specific development configuration at this time. Retaining Lot 3 within the PD will allow for future development under the applicable base zoning and PD standards, while providing an opportunity for a future user to pursue a PD amendment should additional development standards or deviations be necessary to accommodate a specific use. This approach preserves flexibility for future development without establishing speculative entitlements or improvements at this stage. See revised site plan package.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3, such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

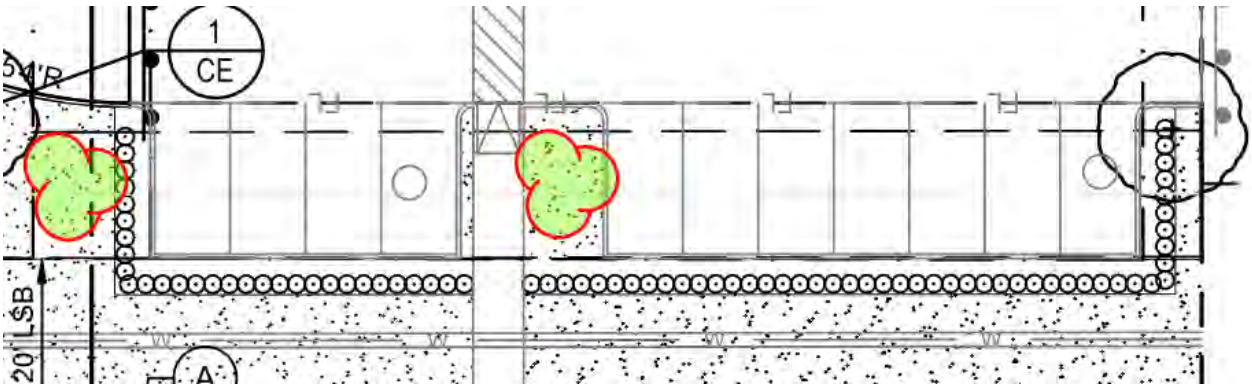
   Applicant response: The requested PD boundary continues to encompass the approximately 4.666- acre tract, including Lot 3, which is intended for future commercial development. In response to staff's concern regarding speculative drive-through uses, the applicant has removed the previously depicted restaurant/drive-through development detail for Lot 3, with the only proposed by-right drive-through authorization limited to Lot 1.

   The applicant requests staff concurrence in retaining Lot 3 within the PD to preserve flexibility for future commercial development opportunities and potential zoning considerations as specific uses and development plans are identified. Rather than prescribing a speculative building layout or tenant-specific development configuration at this time, future development of Lot 3 would be subject to subsequent site plan review in accordance with the applicable R – Retail District requirements and PD Development

Standards. Should a future proposed use require additional development standards or deviations, those provisions would be addressed through a subsequent PD amendment.

This approach allows Lot 3 to remain part of the overall PD while preserving opportunities to accommodate future development needs without establishing speculative entitlements or improvements at this stage. See revised plan package and Development Standards. Note, outdoor dining has been shown for the development.

Provide two additional terminus trees, as shown below. Also, remove the bollards on the southside of Lot 3.



2. **REPEAT COMMENT:** To offset front yard parking adjustments, Staff recommends the addition of a shared area located generally between Proposed Building One and Proposed Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users.

   Applicant response: The revised Exhibit D includes provisions for a shared pedestrian amenity area generally between Buildings 1 and 2. The applicant intends to activate the area but cannot responsibly prescribe tenant-dependent furnishings or programming before occupancy is known. Illustrative examples will be provided during the applicant's public hearing presentations.

   Please provide referenced "illustrative examples" with revisions for consideration. Please provide additional details via Concept Plan and/or development standards regarding the shared space amenity.

   Applicant response: Please see the illustrative examples included with the resubmittal materials.

   The Illustrative Examples Exhibit provided representing visuals of the shared amenity space reflected photos with different/conflicting features. Staff proposes utilizing the provided bulleted standards in the development standards document, without the photos, in lieu of a separate exhibit. See "261119 – Development Standards LJA Redline" for details.

3. **REPEAT COMMENT:** For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261103 – Development Standards LJA Redline"

   Applicant response: The revised Exhibit D responds to the substantive redline issues, including exhibit specificity, the Lot 1 drive-through limitation, parking, access, and simplified landscaping/pedestrian provisions. Detailed responses can be found in Section B below.

For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261106 – Development Standards LJA Redline."

Applicant response: Understood.

Several redline changes from "261106 – Development Standards LJA Redline" document have not been addressed. Please address all redline changes made in "261119 – Development Standards LJA Redline" in the next resubmittal or provide justification for why the changes were not made.

4. **REPEAT COMMENT:** The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

   Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall's separate response to Planning Comment 5.

   Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

   Applicant response: Provided.

   It does not appear this comment has been addressed.

5. **REPEAT COMMENT:** Revise the Concept Plan and the Landscaping Concept to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

   Applicant Response: See Comment 2. The revised plan removes the speculative restaurant and drive-through layout for the future lot. As no specific end user or development plan has been identified for Lot 3, the applicant requests staff concurrence in allowing the detailed building layout, parking configuration, and landscaping to be addressed with a future site plan. If staff determines that a minimum concept for Lot 3 remains necessary for this PD, the applicant requests identification of the minimum information required rather than a speculative tenant-specific plan.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3 such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

   Applicant Response: See Comment 2.

   Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure on Lot 3. Additionally, remove the following note from the Landscape Plan.

   THE LANDSCAPE SHOWN ON LOT 3 IS CONCEPTUAL AND IS PROVIDED TO SHOW HOW THE PROPOSED LANDSCAPE COULD BE LAID OUT

6. **FYI –** Lavon does not typically support speculative drive through's, without an identified tenant, due to potential issues with stacking in the fire lane or into public rights-of-way, as well as potential light and noise. When a tenant is identified, a queuing analysis is submitted so that it can be properly reviewed for needed vs. provided stacking spaces. P&Z and City Council will consider this request with this in mind.

   Applicant response: The applicant understands and appreciates the City's concerns regarding speculative drive-through facilities, particularly as they relate to vehicle stacking, circulation, lighting, and noise. However, we believe that designing the proposed shell building and associated drive-through facilities to accommodate a restaurant use, which generally represents a more intensive drive-through operation, is a reasonable and appropriate approach to planning for the site's long-term development.

   By contemplating a higher-intensity use at the outset, the applicant seeks to establish a site configuration capable of accommodating a broad range of potential tenants while proactively addressing circulation and operational considerations. We believe this approach represents sound development planning, provides valuable flexibility in attracting future tenants, and contributes to the long-term viability of the commercial development.

   Rather than deferring consideration of a drive-through until a specific tenant is identified, the applicant respectfully requests that the City consider the merits of the proposed design and its ability to accommodate anticipated drive-through activity.

   Ultimately, we believe the proposed drive-through represents a positive feature of the development and respectfully request the City's support for retaining this flexibility within the PD.

   This will be considered by P&Z and City Council.

7. Please clarify if the same architecture as seen on Lot 1 and 2 is intended for Lot 3. If so, please provide the elevations for Lot 3 or provide narrative standards that reflect what can be expected.

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

Comments prepared and compiled by:

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

Quality check by:

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

EXHIBIT D

DEVELOPMENT STANDARDS

LAVON RETAIL PLANNED DEVELOPMENT DISTRICT
NWC STATE HIGHWAY 205 AND ENDEAVOR BOULEVARD

Purpose and Intent

The purpose of this Planned Development District is to establish the development standards necessary to facilitate the coordinated development of approximately 4.666 acres of land located generally at the northwest corner of State Highway 205 and Endeavor Boulevard as a commercial retail and restaurant development.

The Planned Development District is intended to retain the R – Retail District as the base zoning district while providing limited, site-specific modifications necessary to accommodate the proposed parking configuration and drive-through facilities depicted on the Site Plan.

Except as expressly modified by these Development Standards, development of the Property shall comply with the regulations applicable to the R – Retail District and all other applicable provisions of the City of Lavon Zoning Ordinance, as amended.

Property

These Development Standards shall apply to approximately 4.666 acres of land situated in the W.A.S. Bohannan Survey, Abstract No. 121, Collin County, Texas, as more particularly described in Exhibit B.

The 4.666-acre tract consists of the 0.929-acre tract and the residue of the former 6.70-acre Tract Two identified in the certified metes and bounds description.

Exhibits

The following exhibits are incorporated into and made part of this Planned Development District:

- Exhibit A: Property Map/Survey
- Exhibit B: Legal Description
- Exhibit C: Concept Plan

- Exhibit D: Development Standards
- Exhibit E: Building Elevations

Base Zoning District

The base zoning district for the Property shall be the R – Retail District.

Except as otherwise expressly provided herein, all permitted uses, conditional uses, dimensional standards, development standards, and other requirements applicable to the R – Retail District shall remain applicable to the Property.

Where these Development Standards conflict with the requirements of the R – Retail District or other applicable provisions of the Zoning Ordinance, these Development Standards shall control.

Concept Plan

Development of the Property shall be generally consistent with the Concept Plan attached as Exhibit C.

Permitted Uses

Permitted uses shall be as specified in the "R – Retail District" standards except as stated below:

Drive-Through Sales and Service Use

Drive-through ~~s~~Sales and ~~s~~Service ~~a~~Activity, accessory to a restaurant or other principal use permitted by right within this Planned Development District, shall be permitted by right on Lot 1, as generally depicted on the Concept Plan attached as Exhibit C, without requiring approval of a separate Conditional Use Permit.

Commented [A1]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Parking

General Parking Requirements

Except as expressly modified herein, off-street parking shall be provided in accordance with the applicable requirements of the City of Lavon Zoning Ordinance:

Front-Yard Parking Configuration

A maximum of four (4) rows of off-street parking shall be permitted between the principal buildings and State Highway 205, generally as depicted on the Concept Plan attached as Exhibit C.

The placement of the four parking rows may be modified during final site planning and engineering provided:

1. No more than four parking rows are provided between a principal building and State Highway 205;
2. The general relationship between the buildings, parking areas, internal drive aisles, and State Highway 205 remains substantially consistent with the Site Plan; and
3. The resulting configuration otherwise complies with these Development Standards and applicable City requirements.

Required Parking

The number of required parking spaces shall be calculated in accordance with the parking ratios applicable to the individual uses occupying each Lot.

Drive-Through Design and Operation

Drive-through facilities shall be designed to function as an integrated component of ~~the overall commercial development~~ Lot 1 and shall generally conform to the locations and configurations depicted on the Concept Plan attached as Exhibit C.

Commented [A2]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Drive-through stacking lanes shall be designed so that queued vehicles do not obstruct:

1. Public streets;
2. Required fire lanes;
3. Primary internal circulation drives;
4. Required parking spaces; or
5. Pedestrian access routes.

Order points, menu boards, speaker systems, service windows, and related drive-through improvements shall be located and designed to minimize potential impacts on adjoining residential property to the extent practicable.

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

1. Directional and aimed away from adjacent residential uses

2. Equipped with an automatic volume-limiting device
3. Not audible beyond the property line during overnight hours

The City may require field testing and adjustment of speaker volume after opening to ensure compliance.

Where a drive-through facility is located proximate to residential property, applicable City requirements governing lighting, noise, screening, landscaping, and hours of operation shall remain applicable unless expressly modified by this Planned Development District.

Vehicular Access and Internal Circulation

Vehicular access and internal circulation shall be provided generally as depicted on the Concept Plan attached as Exhibit C.

Access to and improvements within the State Highway 205 right-of-way shall be subject to approval by the Texas Department of Transportation and via coordination ~~through~~ with ~~the~~ City of Lavon, as applicable. ~~with all applicable requirements.~~

The Concept Plan may be modified during final engineering to accommodate TxDOT requirements relating to driveway location, spacing, turn lanes, median improvements, right-of-way design, or other transportation improvements without requiring an amendment to this Planned Development District, provided such modifications do not materially alter the overall development as depicted ~~contemplated by~~ in the Concept Plan.

Commented [A3]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Commented [A4]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Building and Dimensional Standards

Except as expressly modified herein, buildings and improvements shall comply with the dimensional and development standards applicable to the R – Retail District.

Building footprints and locations depicted on the Concept Plan are conceptual and may be adjusted during final design and engineering, provided the resulting development remains generally consistent with the Concept Plan attached as Exhibit C and complies with applicable City regulations.

Lot 3 is intended for future commercial development and is included within this Planned Development District to preserve flexibility in accommodating future development opportunities and potential zoning considerations as specific uses and development plans are identified. The final building configuration, parking layout, access, landscaping, and other site improvements for Lot 3 shall be determined through subsequent site plan review in accordance with the applicable requirements of the R – Retail District and these

Development Standards. Any additional development standards or deviations necessary to accommodate a future proposed use and associated performance shall require an amendment to this Planned Development District.

Landscaping and Screening

Landscaping and screening shall comply with the applicable requirements of the City of Lavon Code of Ordinances, except as otherwise provided herein:

SH 205 Street Trees

Due to existing utility easements along the SH 205 frontage, including easements associated with Bear Creek Special Utility District and the North Texas Municipal Water District, required street trees may be located outside the prescribed planting areas and adjusted from the otherwise applicable spacing requirements where necessary to avoid conflicts with existing utility easements and infrastructure. Such trees shall be located as close to the SH 205 frontage as reasonably practicable, outside the applicable utility easements, and generally consistent with the landscape arrangement depicted in the plans submitted in conjunction with this Planned Development District. All other applicable landscaping and screening requirements shall remain in effect unless otherwise modified by these Development Standards.

~~Pedestrian Improvements~~

~~Pedestrian facilities shall be provided in accordance with applicable City of Lavon development standards.~~

Commented [A5]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

Shared Amenity Area

A shared pedestrian amenity area shall be provided generally between Buildings 1 and 2, as depicted on the Concept Plan attached as Exhibit C. ~~–~~The final design and improvements within this area shall be determined during site plan review, but all the following items shall be provided in the space:~~.~~

Commented [A6]: Please address all redline changes in the next resubmittal, or provide justification for why the changes were not made.

- Pedestrian-oriented gathering and activation area between commercial buildings
- Enhanced paving and decorative treatments.
- Integrated landscaping and ornamental planters.
- Informal seating and opportunities for outdoor social interaction.
- Shade elements and decorative pedestrian-scale lighting.

• Flexible open space accommodating passive recreation and outdoor activities.

• Enhanced pedestrian connectivity between commercial storefronts.

• Coordinated site amenities that create an inviting sense of place.

Engineering and Public Improvements

All grading, drainage, utility, paving, fire protection, public infrastructure, and related engineering improvements shall comply with applicable City requirements.

The Property contains multiple existing drainage, utility, landscape, water, and access easements that will need to be accommodated during final engineering.

Approval of this Planned Development District shall not constitute approval of:

- Final engineering plans;
- Final plats;
- Drainage plans;
- Utility plans;
- Building permits;
- TxDOT improvements; or
- Other permits or approvals required by the City or another governmental entity.

November 20, 2026

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

Re: Lavon 205 Retail, 3 Total Lots, 4.666 Acres
Change in Zoning

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plans dated October 20, 2026 as prepared by Westfall Engineering, and updated Traffic Impact Analysis dated October 19, 2026 as prepared by Traffic Impact Group, LLC, as well as other documents, for the above referenced property. The property is generally on the northwest corner of SH 205 and Endeavour Blvd. and east of Grand Heritage – West C. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Plans (Sheets SP1.0, DAM1.0, DAM1.1, PUP1.0)

1. All previous comments have been satisfactorily addressed. Detailed review will be provided with the submission of full Civil Plans.

Traffic Impact Analysis (TIA)

2. All previous TIA comments have been satisfactorily addressed.

This concludes our review of the above referenced revised plans & TIA. Any recommendation for Approval of the plans will be provided upon receipt of full civil plans. However, the concept provide is acceptable. The TIA may require update as specific tenants or other uses are determined.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAVON General Services\9 - Review\Lavon 205 Retail\Lavon 205 Retail - PD Zoning - Rev 1.docx

LAVON RETAIL | APPLICANT RESPONSE TO COMMENTS

PD zoning resubmittal (2nd) • Northwest corner of SH 205 and Endeavour Boulevard • Approximately 4.666 acres

Review basis: LJA Planning + Design Comments dated November 9, 2026; LJA Development Standards redline

A. LJA PLANNING + DESIGN COMMENTS

Comment 1 — PD exhibit organization

Staff comment (summary): Identify Exhibits A through E as property map/survey, legal description, concept plan, development standards, and building elevations.

Applicant response: The PD Development Standards have been revised to include an Exhibits section identifying and incorporating Exhibits A through E in accordance with the City's requested exhibit structure.

Comment 2 — Treatment of proposed Lot 3

Staff comment (summary): If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3, such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including Lot 3, which is intended for future commercial development. In response to staff's concern regarding speculative drive-through uses, the applicant has removed the previously depicted restaurant/drive-through development detail for Lot 3, with the only proposed by-right drive-through authorization limited to Lot 1.

The applicant requests staff concurrence in retaining Lot 3 within the PD to preserve flexibility for future commercial development opportunities and potential zoning considerations as specific uses and development plans are identified. Rather than prescribing a speculative building layout or tenant-specific development configuration at this time, future development of Lot 3 would be subject to subsequent site plan review in accordance with the applicable R – Retail District requirements and PD Development Standards. Should a future proposed use require additional development standards or deviations, those provisions would be addressed through a subsequent PD amendment.

This approach allows Lot 3 to remain part of the overall PD while preserving opportunities to accommodate future development needs without establishing speculative entitlements or improvements at this stage. See revised plan package and Development Standards. Note, outdoor dining has been shown for the development.

Comment 3 — Shared area between Buildings 1 and 2

Staff comment (summary): Please provide referenced "illustrative examples" with revisions for consideration. Please provide additional details via Concept Plan and/or development standards regarding the shared space amenity.

Applicant response: Please see the illustrative examples included with the resubmittal materials.

Comment 4 — Development Standards redline

Staff comment (summary): For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261106 – Development Standards LJA Redline."

Applicant response: Understood.

Comment 5 — Platting

Staff comment (summary): Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

Applicant response: Provided.

Comment 6 — Lot 3 site and landscape details

Staff comment (summary): If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3 such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered..

Applicant response: See response to Comment 2.

Comment 7 — Loading configuration

Staff comment (summary): Revise Exhibit C's Parking Summary Table to correct the total required parking from 105 spaces to 106 spaces.

It appears that outdoor dining may be proposed. FYI - Patio areas shall not be counted for parking calculations only if they serve strictly as a space to gather and or sit. If wait staff are serving customers in the patio area the square footage associated with the patio areas shall be accounted for in the parking calculation.

Applicant response: Please see the updated Exhibit C.

Comment 8 – Plant Data

Staff comment (summary): Revise plant schedules and legends so they are consistent.

Applicant response: Updated.

Comment 9 – Concern regarding speculative drive throughs.

Staff comment: Lavon does not typically support speculative drive through's, without an identified tenant, due to potential issues with stacking in the fire lane or into public rights-of-way, as well as potential light and noise. When a tenant is identified, a queuing analysis is submitted so that it can be properly reviewed for needed vs. provided stacking spaces. P&Z and City Council will consider this request with this in mind.

Applicant response: The applicant understands and appreciates the City's concerns regarding speculative drive-through facilities, particularly as they relate to vehicle stacking, circulation, lighting, and noise. However, we believe that designing the proposed shell building and associated drive-through facilities to accommodate a restaurant use, which generally represents a more intensive drive-through operation, is a reasonable and appropriate approach to planning for the site's long-term development.

By contemplating a higher-intensity use at the outset, the applicant seeks to establish a site configuration capable of accommodating a broad range of potential tenants while proactively addressing circulation and operational considerations. We believe this approach represents sound development planning, provides valuable flexibility in attracting future tenants, and contributes to the long-term viability of the commercial development.

Rather than deferring consideration of a drive-through until a specific tenant is identified, the applicant respectfully requests that the City consider the merits of the proposed design and its ability to accommodate anticipated drive-through activity.

Ultimately, we believe the proposed drive-through represents a positive feature of the development and respectfully request the City's support for retaining this flexibility within the PD.

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

November 9, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: October 28, 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

PD Development Standard Related Comments:

1. **REPEAT COMMENT:** Label the exhibits that are intended to be incorporated into the proposed PD as follows:
   Exhibit A: Property Map/Survey
   Exhibit B: Legal Description
   Exhibit C: Concept Plan
   Exhibit D: Development Standards
   Exhibit E: Building Elevations

   The exhibits have not been properly titled as stated.

2. **REPEAT COMMENT:** If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

   Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including the future development lot. In response to staff's concern with speculative drive-through uses, the applicant removed the previously depicted restaurant/drive-through development detail for that lot. The only proposed by-right drive-through authorization is limited to Lot 1. The applicant requests staff concurrence in retaining Lot 3 within the PD without prescribing a speculative building layout or tenant-specific development configuration at this time. Retaining Lot 3 within the PD will allow for future development under the applicable base zoning and PD standards, while providing an opportunity for a future user to pursue a PD amendment should additional development standards or deviations be necessary to accommodate a specific use. This approach preserves flexibility for future development without establishing speculative entitlements or improvements at this stage. See revised site plan package.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3, such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

3. **REPEAT COMMENT:** To offset front yard parking adjustments, Staff recommends the addition of a shared area located generally between Proposed Building One and Proposed

Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users.

Applicant response: The revised Exhibit D includes provisions for a shared pedestrian amenity area generally between Buildings 1 and 2. The applicant intends to activate the area but cannot responsibly prescribe tenant-dependent furnishings or programming before occupancy is known. Illustrative examples will be provided during the applicant's public hearing presentations.

Please provide referenced "illustrative examples" with revisions for consideration. Please provide additional details via Concept Plan and/or development standards regarding the shared space amenity.

4. **Repeat Comment:** For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261103 – Development Standards LJA Redline"

   Applicant response: The revised Exhibit D responds to the substantive redline issues, including exhibit specificity, the Lot 1 drive-through limitation, parking, access, and simplified landscaping/pedestrian provisions. Detailed responses can be found in Section B below.

   For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled "261106 – Development Standards LJA Redline."

5. **Repeat Comment:** The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

   Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall's separate response to Planning Comment 5.

   Since an associated plat has not been submitted or approved, revise the Site and Landscape Concept Plans to provide the 24-foot Mutual Access Easement as recorded with Clerk's File No. 2023000039974.

6. **Repeat Comment:** Revise the Concept Plan and the Landscaping Concept to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

   Applicant Response: See Comment 2. The revised plan removes the speculative restaurant and drive-through layout for the future lot. As no specific end user or development plan has been identified for Lot 3, the applicant requests staff concurrence in allowing the detailed building layout, parking configuration, and landscaping to be addressed with a future site plan. If staff determines that a minimum concept for Lot 3 remains necessary for this PD, the applicant requests identification of the minimum information required rather than a speculative tenant-specific plan.

   If proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3. If the applicant were to offer something for consideration on Lot 3 such as architecture, enhanced landscaping, or covered outdoor dining, etc., leaving Lot 3 in the PD could be considered.

7. Revise Exhibit C's Parking Summary Table to correct the total required parking from 105 spaces to 106 spaces.

PARKING SUMMARY	LOT 1	LOT 2
REQUIRED PARKING		
RESTAURANT (1 PER 100 SF)	7,400 SF/ 74 SPACES	9,100 SF/ 91 SPACES
RETAIL (1 PER 200 SF)	4,600 SF/ 23 SPACES	2,900 SF/ 15 SPACES
TOTAL	97	105
PROVIDED PARKING		

It appears that outdoor dining may be proposed. FYI - Patio areas shall not be counted for parking calculations only if they serve strictly as a space to gather and or sit. If wait staff are serving customers in the patio area the square footage associated with the patio areas shall be accounted for in the parking calculation.

8. **Repeat Comment:** Allee Elm is not on the Approved Plant List. Revise the Landscape Plan to include canopy trees from the Approved Plant List, as required by § 9.03.193(m) of the Lavon Code of Ordinances.

   Applicant Response: Landscape Plan revised to include canopy trees from the Approved Plant List. Westfall's separate planning-comment response states that the landscape plan has been revised to use approved canopy species, provide evergreen shrubs on three sides of the Lot 2 dumpster enclosure, and add the missing Lot 2 terminus tree.

   The Plant Material Schedules for Lot 1 and 2 have been revised to include all approved plants. However, the Landscape Legend still details Allee Elm – 4" Caliper. Revise the Landscape Legend to match the plant materials shown on the Plant Material Schedules.

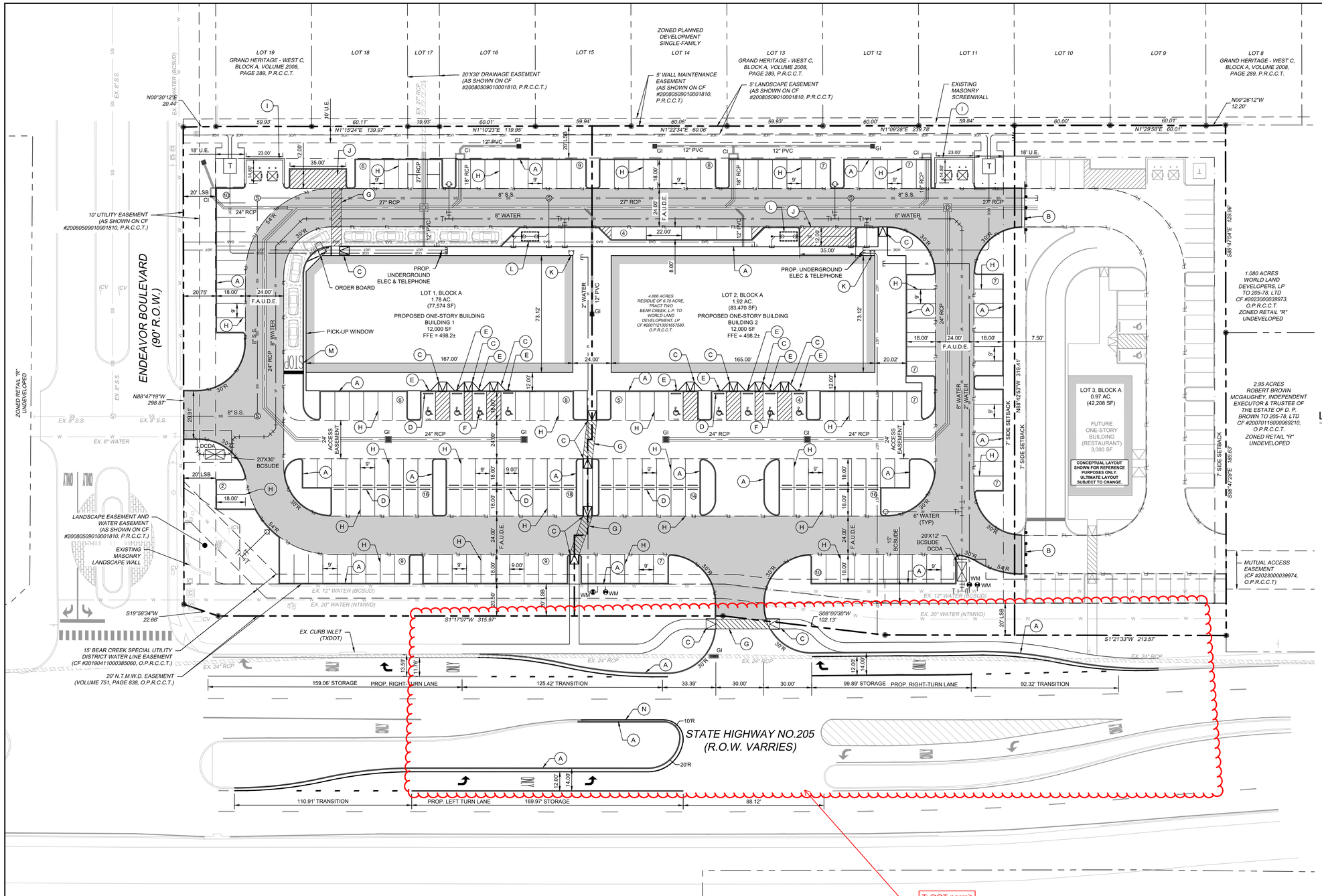
9. FYI – Lavon does not typically support speculative drive through's, without an identified tenant, due to potential issues with stacking in the fire lane or into public rights-of-way, as well as potential light and noise. When a tenant is identified, a queuing analysis is submitted so that it can be properly reviewed for needed vs. provided stacking spaces. P&Z and City Council will consider this request with this in mind.

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



KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) TEMPORARY TYPE III BARRICADE
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP (TYPICAL).
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION
- (M) PROPOSED STOP BAR
- (N) SIX-INCH SOLID WHITE STRIPE

TxDOT permit required

Westfall Response:
Understood

SITE DATA SUMMARY TABLE	LOT 1	LOT 2	LOT 3
EXISTING ZONING	RETAIL "R"		
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"		
LAND USE DESIGNATION	OFFICE/RETAIL/RESTAURANT		RESTAURANT
GROSS ACREAGE	77,574 SF /1.78 AC.	83,470 SF /1.92 AC.	42,208 SF /0.97 AC.
NUMBER OF PROPOSED LOTS	3		
PROPOSED BUILDING AREA	12,000 SF	12,000 SF	3,000 SF
MAXIMUM BUILDING HEIGHT	30 FT (ONE-STORY)	30 FT (ONE-STORY)	30 FT (ONE-STORY)
LOT COVERAGE	15.47%	14.38%	7.11%
IMPERVIOUS COVER	57,840 SF/74.56%	65,729 SF/78.75%	3,000 SF/71.42%
LANDSCAPE AREA	19,734 SF/ 25.44%	17,741 SF/ 21.25%	12,064 SF/ 28.58%
PARKING SUMMARY	LOT 1	LOT 2	LOT 3
REQUIRED PARKING			
RESTAURANT (1 PER 100 SF)	6,500 SF/ 65 SPACES	9,100 SF/ 91 SPACES	3,000 SF/ 30 SPACES
RETAIL (1 PER 200 SF)	5,500 SF/ 28 SPACES	2,900 SF/ 15 SPACES	N/A
TOTAL	93	105	30
PROVIDED PARKING			
STANDARD	89	101	36
ACCESSIBLE	4	5	2
TOTAL	93	106	38
REQUIRED LOADING SPACES	1	1	1

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.D.U.E.)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- PROPOSED TRANSFORMER LOCATION
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED WATER METER
- LSB — LANDSCAPE SETBACK
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- S.S. — SANITARY SEWER
- STORM SEWER MANHOLE

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 200 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 09/11/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

SITE PLAN

REVISIONS

No.	DATE

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. SP1.0

TOTAL ALLOWABLE RELEASE (Q100) TO EX. LATERAL D3.3 = 43.67 CFS

THE PROPOSED SITE IS PART OF DRAINAGE AREA 19 FROM THE RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC. DRAINAGE AREA 19 WAS ACCOUNTED FOR IN THE DESIGN OF THE EXISTING SYSTEM IN FULLY-DEVELOPED CONDITIONS.

Westfall Response:
Understood

LOT 19 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

LOT 18

LOT 17

LOT 14

LOT 13 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

20'X30' DRAINAGE EASEMENT (AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

EX. 27" RCP

59.93' | 15.93' | 60.01' | 59.94' | 60.05' | 59.93' | 60.00' | 59.84' | 60.00' | 60.01'

C
0.39 ac
1.2 cfs

20' DRAINAGE EASEMENT

12" PVC | GI | CI | 18" RCP | 27" RCP

B1
0.20 ac
1.4 cfs

B3
0.20 ac
1.4 cfs

24.00' F.A.U.D.E.

ENDEAVOR BOULEVARD (90' R.O.W.)

R1
0.28 ac
2.0 cfs

LOT 1, BLOCK A
1.78 AC.
(77,574 SF)
PROPOSED ONE-STORY BUILDING
BUILDING 1
12,000 SF
FFE = 498.2±

B2
0.04 ac
0.3 cfs

LOT 2, BLOCK A
1.92 AC.
(83,470 SF)
PROPOSED ONE-STORY BUILDING
BUILDING 2
12,000 SF
FFE = 498.2±

R2
0.28 ac
1.9 cfs

24" RCP | 24.00' F.A.U.D.E.

B4
0.62 ac
4.3 cfs

A1
0.55 ac
3.8 cfs

24' ACCESS EASEMENT

A2
0.30 ac
2.1 cfs

A3
0.30 ac
2.1 cfs

B6
0.32 ac
2.3 cfs

B5
0.31 ac
2.2 cfs

24' F.A.U.D.E.

1,080 ACRES
WORLD LAND DEVELOPERS, LP
TO 205-78, LTD
CF #20230003997 3,
O.P.R.C.C.T.

2.95 ACRES
ROBERT BROWN MCGAUGHEY, INDEPENDENT EXECUTOR & TRUSTEE OF THE ESTATE OF D. P. BROWN TO 205-78, LTD
CF #20070116000069210,
O.P.R.C.C.T.

LOT 3, BLOCK A
0.97 AC.
(42,208 SF)
FUTURE ONE-STORY BUILDING (RESTAURANT)
3,000 SF

OS1
0.89 ac
6.2 cfs

WM

EX. 24" RCP

STORM DRAIN GRATE
TRIM ELEV: 501.85'
FL BOTTOM BOX: 494.82'
FL 24" RCP IN (N), 494.65'
FL 24" RCP OUT (S), 494.56'

PROP. 2-GRATE INLET TO REPLACE EXISTING TXDOT CURB INLET

STATE HIGHWAY NO.205
(R.O.W. VARIES)

Westfall Response:
Rainfall intensity updated to 9.20 in./hr.

9.20

LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 100 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- 498 — EXISTING CONTOUR
- PROPOSED STORM SEWER LINE
- ss — EXISTING SANITARY SEWER LINE
- w — EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- F.A.D.U.E. — PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- PROPOSED STORM SEWER MANHOLE

DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC.

PROPOSED ON-SITE
TC = 10 MIN
C = 0.80
I100 = 8.74 IN/HR
A = DRAINAGE AREA (ACRES)
Q100 = C*I100*A (CFS)

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27'

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY I_{100} (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q_{100} (cfs)
A1	0.55	0.80	8.74	10.0	3.8
A2	0.30	0.80	8.74	10.0	2.1
A3	0.30	0.80	8.74	10.0	2.1
B1	0.20	0.80	8.74	10.0	1.4
B2	0.04	0.80	8.74	10.0	0.3
B3	0.20	0.80	8.74	10.0	1.4
B4	0.62	0.80	8.74	10.0	4.3
B5	0.31	0.80	8.74	10.0	2.2
B6	0.32	0.80	8.74	10.0	2.3
C	0.39	0.35	8.74	10.0	1.2
OS1	0.89	0.80	8.74	10.0	6.2
R1	0.28	0.80	8.74	10.0	2.0
R2	0.28	0.80	8.74	10.0	1.9

Know what's **below.** **Call** before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

GRAPHIC SCALE
1" = 30'
0' 15' 30' 60'

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100 MCKINNEY, TX 75069
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 09/11/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY
DRAINAGE AREA MAP

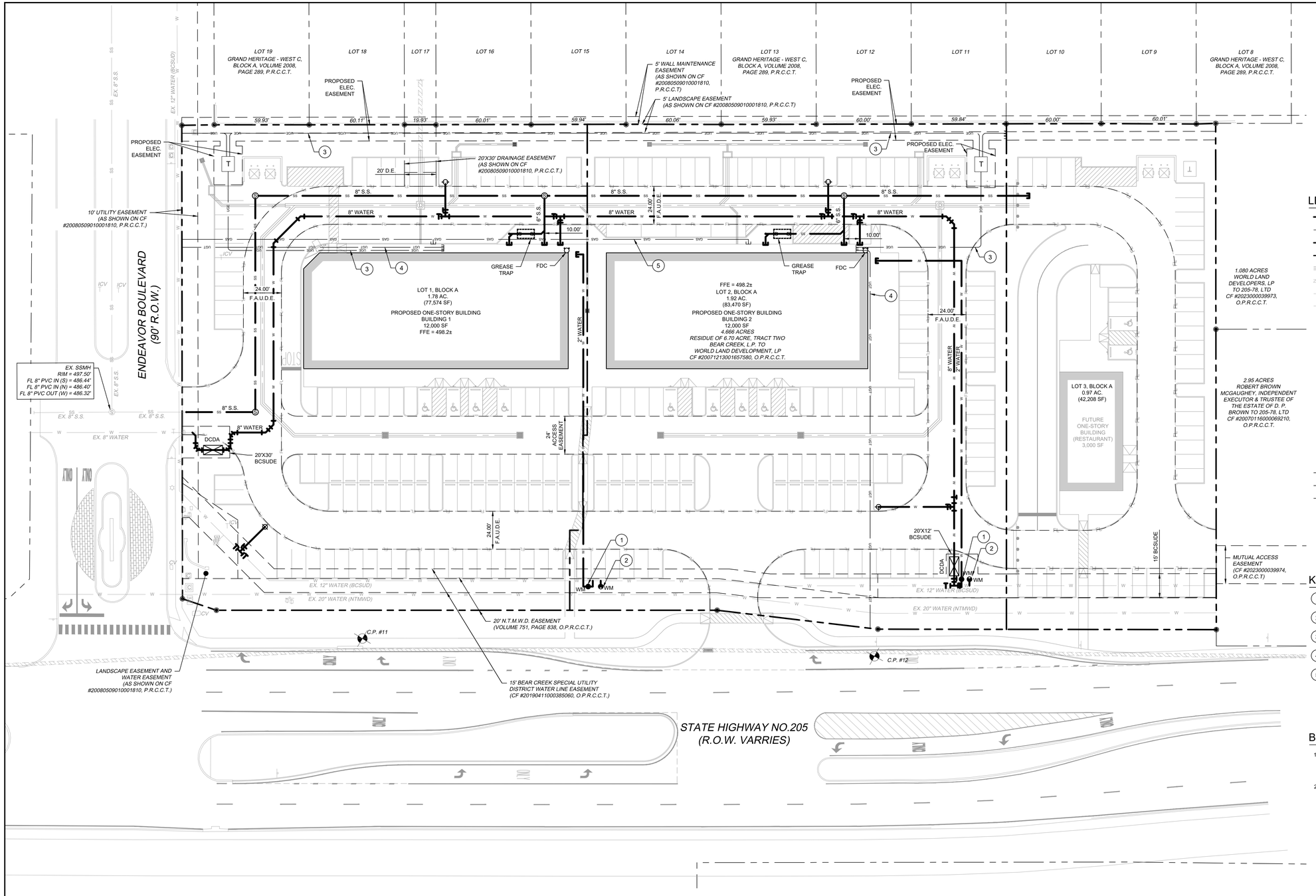
REVISIONS

No.	DATE

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. DAM1.1



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- WM — PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN
- GAS — PROPOSED GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- DE — PROPOSED DRAINAGE EASEMENT

KEY NOTES

1. PROPOSED DOMESTIC METER (2")
2. PROPOSED IRRIGATION METER (1")
3. PROPOSED UNDERGROUND ELECTRIC
4. PROPOSED UNDERGROUND TELEPHONE
5. PROPOSED GAS SERVICE

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27"

Westfall Response:
Note 7 corrected to reflect sanitary sewer pipe shall be SDR 26 PVC.

Sanitary sewer shall be SDR 26 PVC pipe

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

811 Know what's **below.** **Call** before you dig.

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WESTFALL ENGINEERING
1719 ANGEL PARKWAY
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LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY UTILITY PLAN

No.	DATE	REVISIONS

DATE
09/11/2026

PROJECT NO.
2601022

SHEET NO.
PUP1.0

TRAFFIC IMPACT GROUP, LLC

DATE: 19 October 2026

TO: Jeremy Nelson, Westfall Engineering

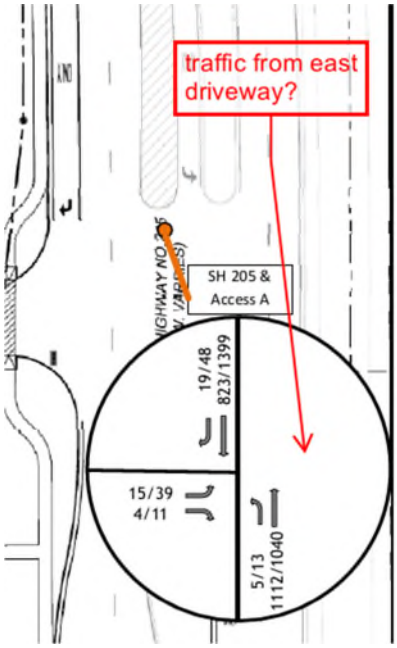
FROM: Scott Israelson

RE: Lavon Retail TIA
Lavon, TX
Responses to Comments

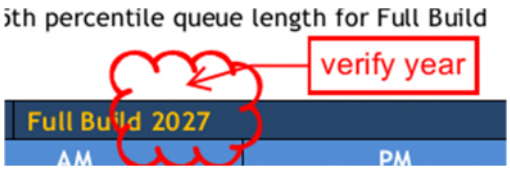
This memo serves as our responses to the City's comments on the submittal.

TIA should include QSR on north lot.

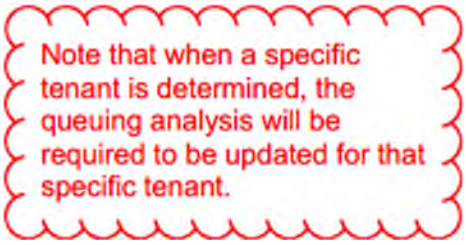
The site plan shows the QSR as a potential future phase, but there are no plans to develop at this time. I recommend requiring a new TIA if/when this QSR is proposed.



Access A aligns with "Drive A" from the Bear Creek Commercial South development, but Drive A is planned in Year 2030, so will not have any traffic until after Lavon Retail builds out. See Page 9 of the resubmittal.



The resubmittal corrects the typo in Table 7.



The resubmittal adds this requirement to the queueing analysis.

LAVON RETAIL | APPLICANT RESPONSE TO PLANNING COMMENTS

PD zoning resubmittal • Northwest corner of SH 205 and Endeavour Boulevard • Approximately 4.666 acres

Review basis: LJA Planning + Design Comments dated September 28, 2026; LJA Development Standards redline; revised Proposed PD Standards (Exhibit D); and separate Westfall Engineering / Traffic Impact Group response materials.

Scope: This letter addresses the applicant's planning positions and revisions to PD development standards. Engineering, landscape-plan corrections, access design, and TIA methodology remain in the separate consultant responses and revised plans. These documents are referenced for coordination purposes, with technical responses provided separately by the respective consultants.

A. LJA PLANNING + DESIGN COMMENTS — PD DEVELOPMENT STANDARDS

Comment 1 — PD exhibit organization

Staff comment (summary): Identify Exhibits A through E as property map/survey, legal description, concept plan, development standards, and building elevations.

Applicant response: The PD Development Standards have been revised to include an Exhibits section identifying and incorporating Exhibits A through E in accordance with the City's requested exhibit structure.

Comment 2 — Treatment of proposed Lot 3

Staff comment (summary): If Lot 3 remains within the PD, provide its proposed site design in the PD exhibits.

Applicant response: The requested PD boundary continues to encompass the approximately 4.666-acre tract, including the future development lot. In response to staff's concern with speculative drive-through uses, the applicant removed the previously depicted restaurant/drive-through development detail for that lot. The only proposed by-right drive-through authorization is limited to Lot 1. The applicant requests staff concurrence in retaining Lot 3 within the PD without prescribing a speculative building layout or tenant-specific development configuration at this time. Retaining Lot 3 within the PD will allow for future development under the applicable base zoning and PD standards, while providing an opportunity for a future user to pursue a PD amendment should additional development standards or deviations be necessary to accommodate a specific use. This approach preserves flexibility for future development without establishing speculative entitlements or improvements at this stage. See revised site plan package.

Comment 3 — Shared area between Buildings 1 and 2

Staff comment (summary): Provide a shared pedestrian area to offset the proposed front-yard parking configuration, potentially including seating, shade, lighting, murals or similar amenities.

Applicant response: The revised Exhibit D includes provisions for a shared pedestrian amenity area generally between Buildings 1 and 2. The applicant intends to activate the area but cannot responsibly prescribe tenant-dependent furnishings or programming before occupancy is known. Illustrative examples will be provided during the applicant's public hearing presentations.

Comment 4 — Development Standards redline

Staff comment (summary): Address additional comments in LJA's separate marked-up Development Standards.

Applicant response: The revised Exhibit D responds to the substantive redline issues, including exhibit specificity, the Lot 1 drive-through limitation, parking, access, and simplified landscaping/pedestrian provisions. Detailed responses can be found in Section B below.

Comment 5 — Platting

Staff comment (summary): The unplatted tract requires preliminary and final plat approval for the proposed subdivision.

Applicant response: Acknowledged. Required preliminary/final platting will be addressed through the applicable City subdivision review process. This PD approval is not requested as a substitute for plat approval. See Westfall's separate response to Planning Comment 5.

Comment 6 — Lot 3 site and landscape details

Staff comment (summary): Show full Lot 3 site and landscape design if Lot 3 is included in the PD.

Applicant response: See Comment 2. The revised plan removes the speculative restaurant and drive-through layout for the future lot. As no specific end user or development plan has been identified for Lot 3, the applicant requests staff concurrence in allowing the detailed building layout, parking configuration, and landscaping to be addressed with a future site plan. If staff determines that a minimum concept for Lot 3 remains necessary for this PD, the applicant requests identification of the minimum information required rather than a speculative tenant-specific plan.

Comment 7 — Loading configuration

Staff comment (summary): Modify loading spaces on Lots 1 and 2 to improve maneuverability.

Applicant response: Westfall reports that the loading-space configuration has been modified. Please refer to the revised site plan and Westfall's separate response to Planning Comment 7 for the design response.

B. LJA DEVELOPMENT STANDARDS REDLINE — APPLICANT RESPONSES

Redline — Concept Plan (staff comments 8 and 9)

Staff comment (summary): A general-consistency statement is sufficient; remove unnecessary detailed plan language.

Applicant response: Exhibit D now uses a concise general-consistency provision for the site plan attached as Exhibit C. The earlier detailed building-size, lot-area, and administrative-adjustment narrative was removed. The applicant accepts the intent of this redline and does not seek additional deviations through this section.

Redline — Drive-Through Sales and Service (staff comment 17)

Staff comment (summary): Staff and decision-makers are concerned with speculative drive-throughs, especially near residential uses; tenant-specific queuing and operational details may be necessary.

Applicant response: The applicant narrowed the requested use entitlement to accessory drive-through activity on Lot 1 only, generally as depicted on Exhibit C. This location serves the southern proposed retail shell building; the drive-through improvements are contemplated with shell construction, rather than being a speculative freestanding restaurant on the future lot. The former speculative restaurant/drive-through layout on Lot 3 has been removed. No by-right drive-through entitlement is requested for Lot 2 or Lot 3. The revised standards also retain operational, queuing and residential-impact provisions. The applicant requests approval of the Lot 1 entitlement as shown, with tenant-specific operational and queuing verification at the applicable subsequent review stage. Refer to Traffic Impact Group's separate response on tenant-specific queuing.

Redline — Front-Yard Parking (staff comments 53 and 54)

Staff comment (summary): Four parking rows may be acceptable with an enhanced shared area between buildings.

Applicant response: The request remains a maximum of four parking rows between the principal buildings and SH 205, generally as shown on Exhibit C. In direct response to staff's stated offset, Exhibit D now includes a shared pedestrian amenity area between Buildings 1 and 2. Illustrative examples will be provided during the applicant's public hearing presentations.

Redline — Drive-Through Design and Operation (staff comments 64 and 65)

Staff comment (summary): Further concern with speculative drive-throughs and associated operational details.

Applicant response: The requested entitlement has been reduced to the drive-through associated with the Lot 1 shell building. The revised Exhibit D addresses circulation and queue obstruction, residential interface, and outdoor amplified

sound. These provisions are proposed development standards; any additional technical demonstrations requested for a specific tenant should be coordinated with the site/tenant approval process. See Traffic Impact Group's October 19, 2026 response memorandum and revised TIA for queuing-related matters.

Redline — Vehicular Access / Fire Lane (staff comment 87)

Staff comment (summary): Concern with mutual access and fire-lane connectivity, as identified in review materials.

Applicant response: The applicant retains a generally consistent site circulation framework while recognizing that SH 205 access and associated work remain subject to TxDOT approval through City coordination. See Westfall's separate plan/engineering responses. The PD standards do not request waiver of fire access requirements or independently authorize a final TxDOT driveway permit.

Redline — Landscaping and Screening (staff comment 111)

Staff comment (summary): Refine vague or nonspecific landscaping and screening standards.

Applicant response: The applicant removed the subjective frontage-by-frontage "particular consideration" language and reduced the PD provision to compliance with applicable City landscaping and screening ordinances. No separate PD modification of landscape or screening standards is requested. The landscape plan itself has been revised in response to specific planting and screening comments; the SH 205 utility-easement issue remains subject to City acceptance of the alternate tree placement identified by Westfall.

Related PD revision — Pedestrian Improvements and Shared Amenity Area

Staff comment (summary): Clarify pedestrian obligations without creating uncertain additional standards.

Applicant response: The pedestrian section now requires compliance with applicable City development standards. A separate shared-amenity section affirmatively locates the proposed pedestrian area between Buildings 1 and 2. This approach distinguishes baseline code compliance from the site-specific amenity offered in response to staff's parking comment, while preserving flexibility in final amenity design.

Related PD revisions — Other standards

Staff comment (summary): Clarify the base Retail District, parking calculation, building standards, and engineering approvals.

Applicant response: Exhibit D maintains R–Retail as the base district except for express PD modifications; calculates parking by the uses occupying each lot; maintains generally consistent building and access arrangements; and preserves subsequent plat, engineering, building permit and TxDOT approvals. These provisions are not intended to replace applicable technical review.

C. CROSS-REFERENCES — SEPARATE DESIGN-TEAM RESPONSES

Landscape Comments 1–3

Staff comment (summary): Approved canopy species, three-sided dumpster screening, and terminus tree on Lot 2.

Applicant response: Westfall's separate planning-comment response states that the landscape plan has been revised to use approved canopy species, provide evergreen shrubs on three sides of the Lot 2 dumpster enclosure, and add the missing Lot 2 terminus tree. Please review the revised landscape sheets and Westfall's response for each technical correction.

Landscape Comment 4 — SH 205 street trees

Staff comment (summary): Provide required street trees at the stated spacing and utility separation.

Applicant response: Westfall has identified existing Bear Creek SUD and NTMWD utility easements along the SH 205 frontage that restrict the placement of required street trees. The revised Landscape Plan locates canopy trees as close to the SH 205 frontage as practicable while avoiding conflicts with these easements. Exhibit D has been revised to address

the utility constraints by allowing adjustments to the required street-tree locations and spacing along SH 205. All other applicable landscaping and screening requirements remain in effect.

Building Elevation Comment 1 — Corridor branding

Staff comment (summary): Consider corridor-branding materials, colors, theming and design elements.

Applicant response: The applicant acknowledges the recommended corridor-branding concepts. The revised elevation and presentation package have been updated to reflect Lavon's preferred elements. Additional illustrative examples are planned to be utilized at future public hearings.

FMI Engineering Comments 1–13

Staff comment (summary): Platting, SH 205 access, drainage, sanitary sewer and other engineering comments.

Applicant response: Please refer to Westfall's separate response to the October 2, 2026 Freeman-Millican review and the revised engineering sheets. Westfall specifically reports an updated rainfall intensity and correction of the sanitary sewer pipe note; remaining permitting and engineering requirements continue through the applicable review processes.

FMI TIA Comments 14–21

Staff comment (summary): Full-development traffic assumptions, future restaurant lot, queuing, opposing driveway, and TIA corrections.

Applicant response: Please refer to Traffic Impact Group's October 19, 2026 response memorandum and revised TIA. Its response recommends a new TIA if/when a future QSR is proposed on the northern lot, addresses the opposing future driveway timing, corrects Table 7, and adds tenant-specific queuing analysis language.

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

September 28, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: September 16, 2026

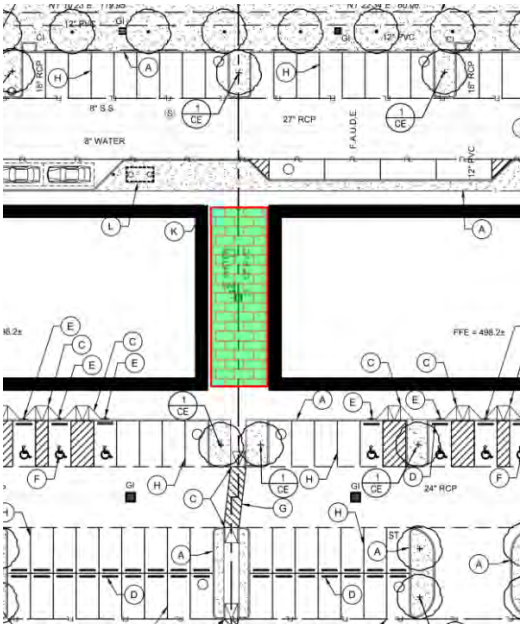
LJA, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

PD Development Standard Related Comments:

1. Label the exhibits that are intended to be incorporated into the proposed PD as follows:
   Exhibit A: Property Map/ Survey
   Exhibit B: Legal Description
   Exhibit C: Concept Plan
   Exhibit D: Development Standards
   Exhibit E: Building Elevations
2. If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

3. To offset front yard parking adjustments, staff recommends the addition of a shared area located generally between Proposed Building One and Proposed Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users. See references below:







4. For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled “260924 – Development Standards LJA Redline”

5. The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat. Westfall: Understood

6. Revise the Site Plan Concept (including the Landscaping Concept) to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

7. Staff recommends modifying the loading space configurations on Lot 1 and 2, Block A for better maneuverability/functionality. Westfall: Loading space modified

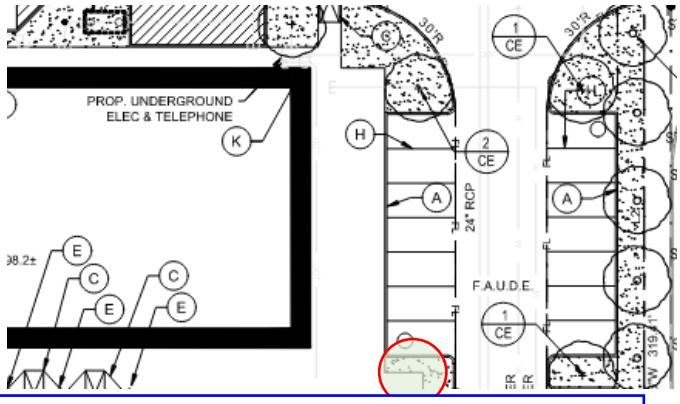
Landscape Plan Related Comments:

1. Allee Elm is not on the Approved Plant List. Revise the Landscape Plan to include canopy trees from the Approved Plant List, as required by § 9.03.193(m) of the Lavon Code of Ordinances. Westfall: Landscape plan revised to include canopy trees from the Approved Plan List.

2. The dumpster enclosure on proposed Lot 2, Block A includes evergreen shrubs on two sides of the enclosure. Revise the Landscape Plan to include evergreen shrubs on all three sides of the enclosure, as required by § 9.03.135(b)(6) of the Lavon Code of Ordinances.

Westfall: Evergreen shrubs provided on all three sides of the dumpster enclosure on Lot 2, Block A

3. A terminus tree is missing from a landscape island on Lot 2 Bock A. Revise the landscape Plan to include a terminus tree in the location called out below, as required by § 9.03.193(I) of the Lavon Code of Ordinances.



Westfall: Terminus tree added to the landscape island on Lot 2, Block A

4. A minimum of one canopy tree every 25 feet is required along SH205. These trees must be planted eight feet from public utility lines. Revise the Landscape Plan to include the required street trees along SH205, as required by § 9.03.193(b) of the Lavon Code of Ordinances.

Building Elevation Related Comments:

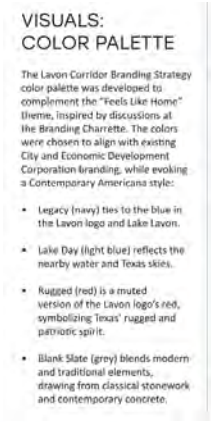
1. Staff recommends incorporating Lavon Corridor Branding Strategy Elements into the site via general theming, building materials (brick, stone, metal accents), colors, and accent design. See excerpts below:

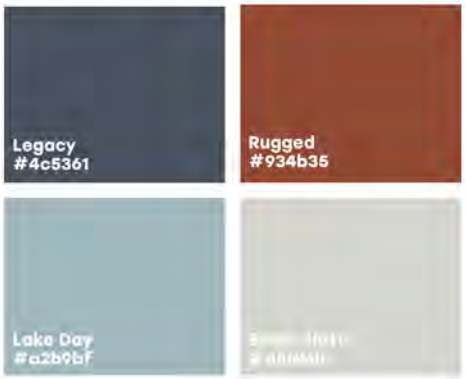
- Color palette: Muted blues and reds inspired by Lake Lavon and Texas heritage, with neutral tones for timelessness.
- Typography: A mix of serif and sans-serif fonts for clarity and tradition.
- Materials: A mix of stone, brick, and metal accents reinforcing durability and authenticity.
- Landscaping: Native plants, trees, and median plantings to enhance curb appeal and soften the roadway.



Westfall: The entire SH 205 frontage of the property is covered by BCSUD and North Texas Municipal Water District (NTMWD) easements. Neither district allows trees or other landscaping within its easements, so the required street trees cannot be planted along the SH 205 frontage. The required canopy trees have instead been placed elsewhere on site, as close to the SH 205 frontage as practical, outside the easements.









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

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

October 2, 2026

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

Re: Lavon 205 Retail, 3 Total Lots, 4.666 Acres
Change in Zoning

Dear Ms. Dobbs:

As requested, we have reviewed the Change in Zoning packet which includes Preliminary Plans dated September 11, 2026 as prepared by Westfall Engineering, and Traffic Impact Analysis dated September 3, 2026 as prepared by Traffic Impact Group, LLC, as well as other documents, for the above referenced property. The property is generally on the northwest corner of SH 205 and Endeavour Blvd. and east of Grand Heritage – West C. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This property is unplatted. **Westfall Response:** Understood.

2. It appears the property is to be subdivided into three (3) lots. Uses include retail and restaurant, with drive thru. **Westfall Response:** Confirmed.

3. Water service to be provided by Bear Creek SUD. **Westfall Response:** Understood.

4. Site access will be from Endeavour Blvd. on the south, SH 205 on the east and provisions for future connection to the northern property. **Westfall Response:** Confirmed.
5. The location of the SH 205 driveway connection is located across from a proposed driveway for Heritage Square. The SH 205 driveway location has been conceptually approved by TxDOT. The SH 205 Driveway will include a southbound deceleration lane and a northbound left turn lane. **Westfall Response:** Confirmed.

6. Only the identified sheets/reports are included in this review. All other sheets/reports are to be reviewed by others. **Westfall Response:** Understood.

Plans (Sheets SP1.0, DAM1.0, DAM1.1, PUP1.0)

7. Comments below are not necessarily zoning related, even though the submittal is a zoning package. **Westfall Response:** Understood.

8. Sheet SP1.0 – A TxDOT permit will be required for the proposed driveway connection to SH 205. The Developer will be responsible for preparation of the permit application and providing to the City for submission. Direct submission to TxDOT is not allowed. **Westfall Response:** Understood.

9. Sheet DAM1.1 – The site will drain to the existing storm sewer system installed in Grand Heritage – West C and stubbed out to this property. **Westfall Response:** Understood.

10. Sheet DAM1.1 – The rainfall intensity data used does not conform iSWMM hydrology Table 5.1 rainfall data. Current drainage design shall conform to current design standards. **Westfall Response:** Rainfall intensity updated to 9.20 in./hr.

11. Sheet PUP1.0 – Sanitary sewer will be collected on site and conveyed to the existing stub out on the north side of Endeavour Blvd. **Westfall Response:** Understood.

12. Sheet PUP1.0 – Note 7 should be corrected to reflect that sanitary sewer pipe shall be SDR 26 PVC. **Westfall Response:** Note 7 corrected to reflect sanitary sewer pipe shall be SDR 26 PVC.

13. Sheet PUP1.0 – The main sanitary sewer line shall be located within an easement. **Westfall Response:** Understood.

Traffic Impact Analysis (TIA)

14. The TIA includes an analysis of SH 205, Endeavour Blvd. and the proposed driveway access on SH 205.

15. The analysis used the TIA prepared for Heritage Square for background growth of 4%.

16. The TIA includes a generic queuing analysis for drive thru restaurants.

17. The TIA does not include the proposed QSR on the north lot (although addressed in queuing analysis). Since the TIA should be for full development, this third lot/building should be included for traffic projections. In the event a QSR is not developed on that lot, the TIA will be required to be revised to reflect the actual use,

18. A note should be added to state that when a specific tenant is determined for the drive thru restaurant, the queuing analysis will be required to be updated for that specific tenant.

19. For the Full Build Scenario, Heritage Square is assumed to be completed. However, Figure 8 does not appear to reflect the proposed driveway across from Driveway A.

20. Table 7 title should be verified.

21. This TIA concurs with the Heritage Square TIA that the Endeavour Blvd/SH 205 intersection be signalized.

This concludes our review of the above referenced plans & TIA. A copy of sheets/pages of the plans and TIA, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAVON General Services\9 - Review\Lavon 205 Retail\Lavon 205 Retail - PD Zoning - Rev 0.docx

October 2, 2026

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

Re: Lavon 205 Retail, 3 Total Lots, 4.666 Acres
Change in Zoning

Dear Ms. Dobbs:

As requested, we have reviewed the Change in Zoning packet which includes Preliminary Plans dated September 11, 2026 as prepared by Westfall Engineering, and Traffic Impact Analysis dated September 3, 2026 as prepared by Traffic Impact Group, LLC, as well as other documents, for the above referenced property. The property is generally on the northwest corner of SH 205 and Endeavour Blvd. and east of Grand Heritage – West C. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This property is unplatted.

2. It appears the property is to be subdivided into three (3) lots. Uses include retail and restaurant, with drive thru.

3. Water service to be provided by Bear Creek SUD.

4. Site access will be from Endeavour Blvd. on the south, SH 205 on the east and provisions for future connection to the northern property.

5. The location of the SH 205 driveway connection is located across from a proposed driveway for Heritage Square. The SH 205 driveway location has been conceptually approved by TxDOT. The SH 205 Driveway will include a southbound deceleration lane and a northbound left turn lane.

6. Only the identified sheets/reports are included in this review. All other sheets/reports are to be reviewed by others.

Plans (Sheets SP1.0, DAM1.0, DAM1.1, PUP1.0)

7. Comments below are not necessarily zoning related, even though the submittal is a zoning package.

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9. Sheet DAM1.1 – The site will drain to the existing storm sewer system installed in Grand Heritage – West C and stubbed out to this property.

10. Sheet DAM1.1 – The rainfall intensity data used does not conform iSWMM hydrology Table 5.1 rainfall data. Current drainage design shall conform to current design standards.

11. Sheet PUP1.0 – Sanitayr rsewer will be collected on site and conveyed to the existing stub out on the north side of Endeavour Blvd.

12. Sheet PUP1.0 – Note 7 should be corrected to reflect that sanitary sewer pipe shall be SDR 26 PVC.

13. Sheet PUP1.0 – The main sanitary sewer line shall be located within an easement.

Traffic Impact Analysis (TIA)

14. The TIA includes an analysis of SH 205, Endeavour Blvd. and the proposed driveway access on SH 205.

15. The analysis used the TIA prepared for Heritage Square for background growth of 4%.

16. The TIA includes a generic queuing analysis for drive thru restaurants.

17. The TIA does not include the proposed QSR on the north lot (although addressed in queuing analysis). Since the TIA should be for full development, this third lot/building should be included for traffic projections. In the event a QSR is not developed on that lot, the TIA will be required to be revised to reflect the actual use,

18. A note should be added to state that when a specific tenant is determined for the drive thru restaurant, the queuing analysis will be required to be updated for that specific tenant.

19. For the Full Build Scenario, Heritage Square is assumed to be completed. However, Figure 8 does not appear to reflect the proposed driveway across from Driveway A.

20. Table 7 title should be verified.

21. This TIA concurs with the Heritage Square TIA that the Endeavour Blvd/SH 205 intersection be signalized.

This concludes our review of the above referenced plans & TIA. A copy of sheets/pages of the plans and TIA, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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

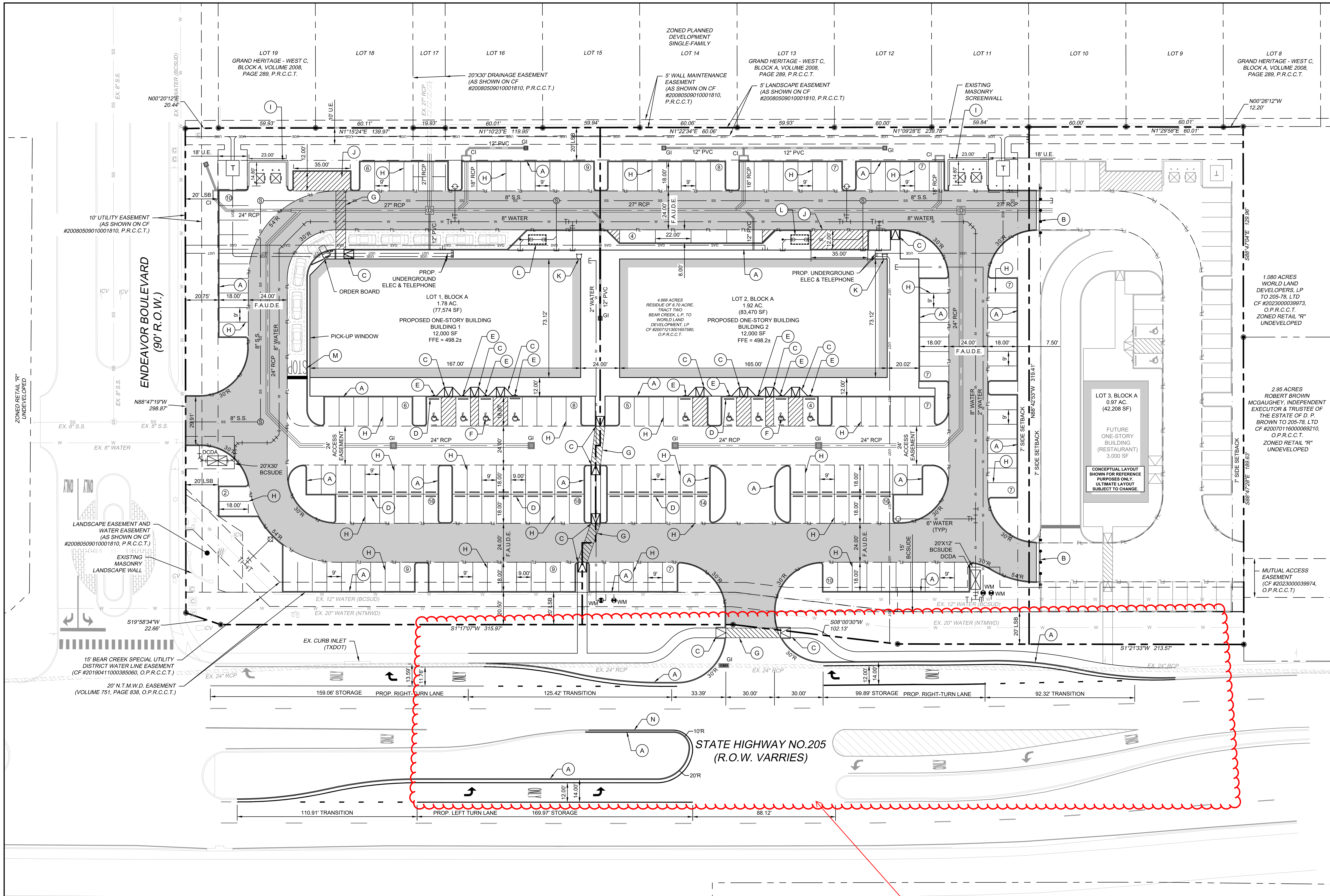
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

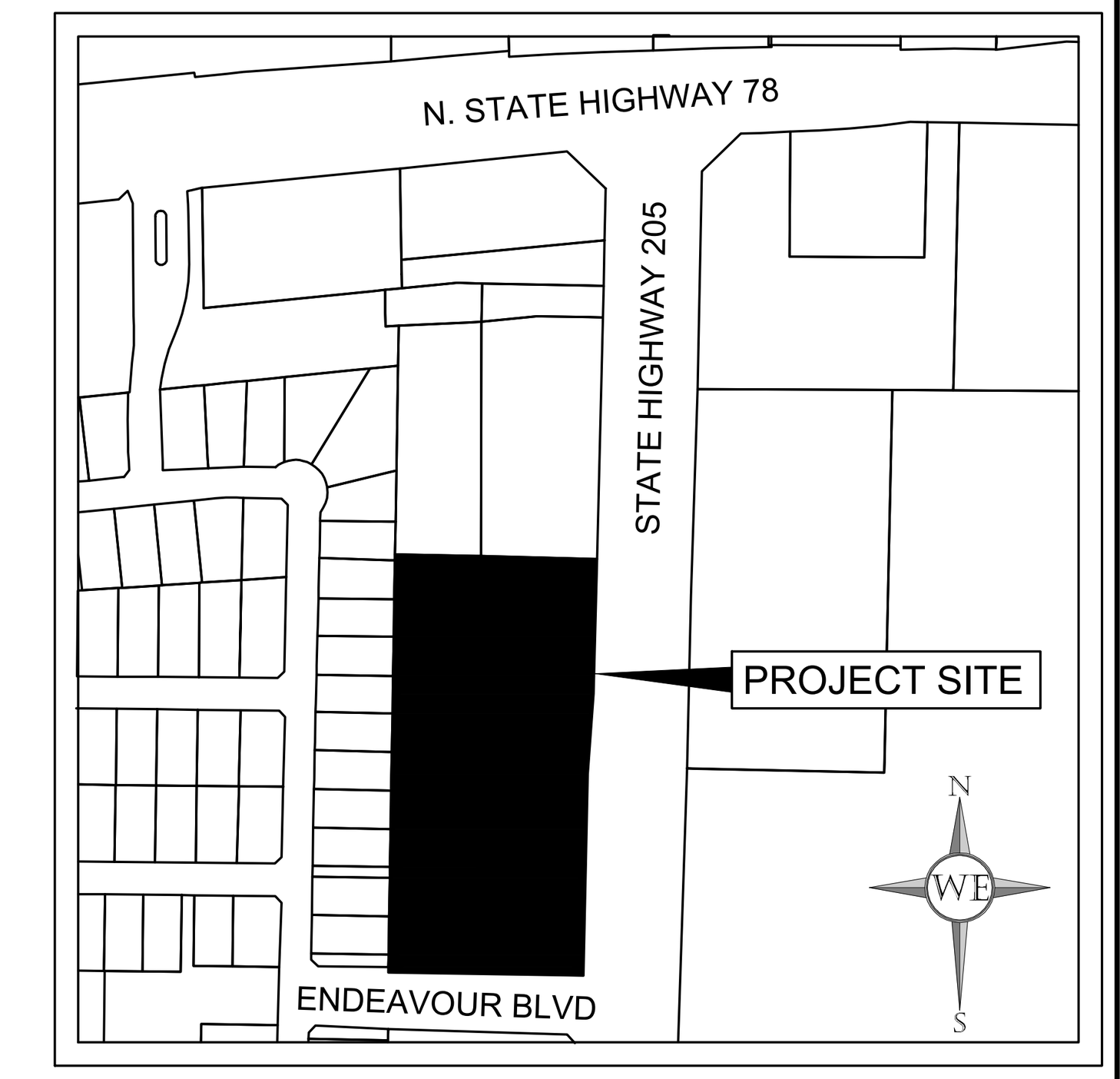
Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAVON General Services\9 - Review\Lavon 205 Retail\Lavon 205 Retail - PD Zoning - Rev 0.docx





VICINITY MAP

N.T.S.

GRAPHIC SCALE
1" = 30'

LEGEND

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- PROPOSED FIRE LANE, ACCESS, UTILITY AND DRAINAGE EASEMENT (F.A.D.U.E.)
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- BARRIER FREE RAMP (BFR)
- T — PROPOSED TRANSFORMER LOCATION
- (10) — NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SAN. SWR. MANHOLE
- EXISTING SIGN
- PROPOSED SANITARY SEWER MANHOLE
- WM — PROPOSED WATER METER
- LSB — LANDSCAPE SETBACK
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- S.S. — SANITARY SEWER
- STORM SEWER MANHOLE

KEY NOTES

- (A) 6" TALL INTEGRAL CONCRETE CURB.
- (B) TEMPORARY TYPE III BARRICADE
- (C) BARRIER FREE RAMP.
- (D) CONCRETE WHEEL STOP (TYPICAL).
- (E) ACCESSIBLE PARKING SIGN AND POLE.
- (F) PAINTED ACCESSIBLE SYMBOL.
- (G) 4" WIDE WHITE PAINTED STRIPING AT 45° ON 2.0' CENTERS.
- (H) SINGLE 4" WHITE PAINTED STRIPING.
- (I) 8' TALL MASONRY DUMPSTER ENCLOSURE. (REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION)
- (J) LOADING ZONE
- (K) FIRE DEPARTMENT CONNECTION
- (L) POTENTIAL GREASE TRAP LOCATION
- (M) PROPOSED STOP BAR
- (N) SIX-INCH SOLID WHITE STRIPE

SITE DATA SUMMARY TABLE	LOT 1	LOT 2	LOT 3
EXISTING ZONING	RETAIL "R"		
PROPOSED ZONING	PLANNED DEVELOPMENT "PD"		
LAND USE DESIGNATION	OFFICE/RETAIL/RESTAURANT		RESTAURANT
GROSS ACREAGE	77,574 SF /1.78 AC.	83,470 SF /1.92 AC.	42,208 SF /0.97 AC.
NUMBER OF PROPOSED LOTS	3		
PROPOSED BUILDING AREA	12,000 SF	12,000 SF	3,000 SF
MAXIMUM BUILDING HEIGHT	30 FT (ONE-STORY)	30 FT (ONE-STORY)	30 FT (ONE-STORY)
LOT COVERAGE	15.47%	14.38%	7.11%
IMPERVIOUS COVER	57,840 SF/74.56%	65,729 SF/78.75%	3,000 SF/71.42%
LANDSCAPE AREA	19,734 SF/ 25.44%	17,741 SF/ 21.25%	12,064 SF/ 28.58%
PARKING SUMMARY	LOT 1	LOT 2	LOT 3
REQUIRED PARKING			
RESTAURANT (1 PER 100 SF)	6,500 SF/ 65 SPACES	9,100 SF/ 91 SPACES	3,000 SF/ 30 SPACES
RETAIL (1 PER 200 SF)	5,500 SF/ 28 SPACES	2,900 SF/ 15 SPACES	N/A
TOTAL	93	105	30
PROVIDED PARKING			
STANDARD	89	101	36
ACCESSIBLE	4	5	2
TOTAL	93	106	38
REQUIRED LOADING SPACES	1	1	1

SITE NOTES

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING FOOT PRINT DIMENSIONS.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND FINAL GEOTECH REPORT FOR BUILDING SUB GRADE PREPARATION REQUIREMENTS.
3. COORDINATE INFORMATION FOR RETAINING WALLS ARE LOCATED AT THE FACE OF THE EXPOSED WALL AT GROUND SURFACE ELEVATIONS.
4. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
5. ALL CURB RADII ARE 2' UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
7. CONTRACTOR SHALL REFER TO M.E.P. AND LANDSCAPE PLANS FOR CONDUIT PLACEMENT PRIOR TO PAVING.
8. RETAINING WALL MATERIAL AND TYPE SHALL BE APPROVED BY THE OWNER.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE 400-206, ALLEN, TX 75002
PHONE NO. (214) 846-9397
TBPE FIRM REG. #19101

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORITY OF JEREMY B. NELSON, P.E. 138740 ON 09/11/2026. IT IS NOT TO BE USED FOR CONSTRUCTION.

LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

SITE PLAN

No.	DATE	REVISIONS

DATE
09/11/2026

PROJECT NO.
2601022

SHEET NO.
SP1.0

TOTAL ALLOWABLE RELEASE (Q100) TO EX. LATERAL D3.3 = 43.67 CFS

THE PROPOSED SITE IS PART OF DRAINAGE AREA 19 FROM THE RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC. DRAINAGE AREA 19 WAS ACCOUNTED FOR IN THE DESIGN OF THE EXISTING SYSTEM IN FULLY-DEVELOPED CONDITIONS.

LOT 19 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

LOT 18

LOT 17

LOT 14

LOT 13 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8 GRAND HERITAGE - WEST C, BLOCK A, VOLUME 2008, PAGE 289, P.R.C.C.T.

20'X30' DRAINAGE EASEMENT (AS SHOWN ON CF #20080509010001810, P.R.C.C.T.)

EX. 27" RCP

59.93' | 15.93' | 60.01' | 59.94' | 60.05' | 59.93' | 60.00' | 59.84' | 60.00' | 60.01'

C
0.39 ac
1.2 cfs

20' DRAINAGE EASEMENT

12" PVC | GI | CI | 18" RCP | 27" RCP

B1
0.20 ac
1.4 cfs

B3
0.20 ac
1.4 cfs

24.00' F.A.U.D.E.

ENDEAVOR BOULEVARD (90' R.O.W.)

R1
0.28 ac
2.0 cfs

LOT 1, BLOCK A
1.78 AC.
(77,574 SF)
PROPOSED ONE-STORY BUILDING
BUILDING 1
12,000 SF
FFE = 498.2±

B2
0.04 ac
0.3 cfs

LOT 2, BLOCK A
1.92 AC.
(83,470 SF)
PROPOSED ONE-STORY BUILDING
BUILDING 2
12,000 SF
FFE = 498.2±

R2
0.28 ac
1.9 cfs

24" RCP | 24.00' F.A.U.D.E.

B4
0.62 ac
4.3 cfs

A1
0.55 ac
3.8 cfs

24" ACCESS EASEMENT

A2
0.30 ac
2.1 cfs

A3
0.30 ac
2.1 cfs

B6
0.32 ac
2.3 cfs

B5
0.31 ac
2.2 cfs

24' F.A.U.D.E.

1.080 ACRES WORLD LAND DEVELOPERS, LP TO 205-78, LTD CF #20230003997 3, O.P.R.C.C.T.

2.95 ACRES ROBERT BROWN MCGAUGHEY, INDEPENDENT EXECUTOR & TRUSTEE OF THE ESTATE OF D. P. BROWN TO 205-78, LTD CF #20070116000692 10, O.P.R.C.C.T.

LOT 3, BLOCK A
0.97 AC.
(42,208 SF)
FUTURE ONE-STORY BUILDING (RESTAURANT)
3,000 SF

OS1
0.89 ac
6.2 cfs

EX. 24" RCP

STORM DRAIN GRATE
TRIM ELEV: 501.85'
FL BOTTOM BOX: 494.82'
FL 24" RCP IN (N), 494.65'
FL 24" RCP OUT (S), 494.56'

PROP. 2-GRATE INLET TO REPLACE EXISTING TXDOT CURB INLET

STATE HIGHWAY NO.205 (R.O.W. VARIES)

9.20

LEGEND

- BASIN / AREA / FLOW — BASIN NAME; ACRES; 100 YR FLOW (CFS)
- DRAINAGE AREA
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPERTY LINE
- EXISTING STORM LINE
- CI — PROPOSED CURB INLET
- GI — PROPOSED GRATE INLET
- F.A.D.U.E. — PROPOSED FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
- PROPOSED STORM SEWER MANHOLE

DRAINAGE AREA MAP NOTES:

1. DRAINAGE CRITERIA FOR THIS DRAINAGE AREA MAP IS BASED ON SURVEY AND RECORD DRAWINGS FOR GRAND HERITAGE WEST DATED AUGUST 2007 BY USA PROFESSIONAL SERVICES GROUP, INC.

PROPOSED ON-SITE
TC = 10 MIN
C = 0.80
I100 = 8.74 IN/HR
A = DRAINAGE AREA (ACRES)
Q100 = C*I100*A (CFS)

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27"

DRAINAGE AREA TABLE

DRAINAGE AREA NO.	AREA (ac)	RUNOFF COEFFICIENT "C"	RAINFALL INTENSITY "I" $_{100}$ (in/hr)	TIME OF CONCENTRATION (minutes)	TOTAL FLOW Q_{100} (cfs)
A1	0.55	0.80	8.74	10.0	3.8
A2	0.30	0.80	8.74	10.0	2.1
A3	0.30	0.80	8.74	10.0	2.1
B1	0.20	0.80	8.74	10.0	1.4
B2	0.04	0.80	8.74	10.0	0.3
B3	0.20	0.80	8.74	10.0	1.4
B4	0.62	0.80	8.74	10.0	4.3
B5	0.31	0.80	8.74	10.0	2.2
B6	0.32	0.80	8.74	10.0	2.3
C	0.39	0.35	8.74	10.0	1.2
OS1	0.89	0.80	8.74	10.0	6.2
R1	0.28	0.80	8.74	10.0	2.0
R2	0.28	0.80	8.74	10.0	1.9

Know what's **below.** **Call** before you dig.

CAUTION!!
THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND SHALL NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER OF ANY CONFLICTS DISCOVERED. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN SCOPE OF CONSTRUCTION . IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE. CALL 811 AT LEAST 72 HOURS PRIOR TO COMMENCING CONSTRUCTION IN VICINITY.

WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100, MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

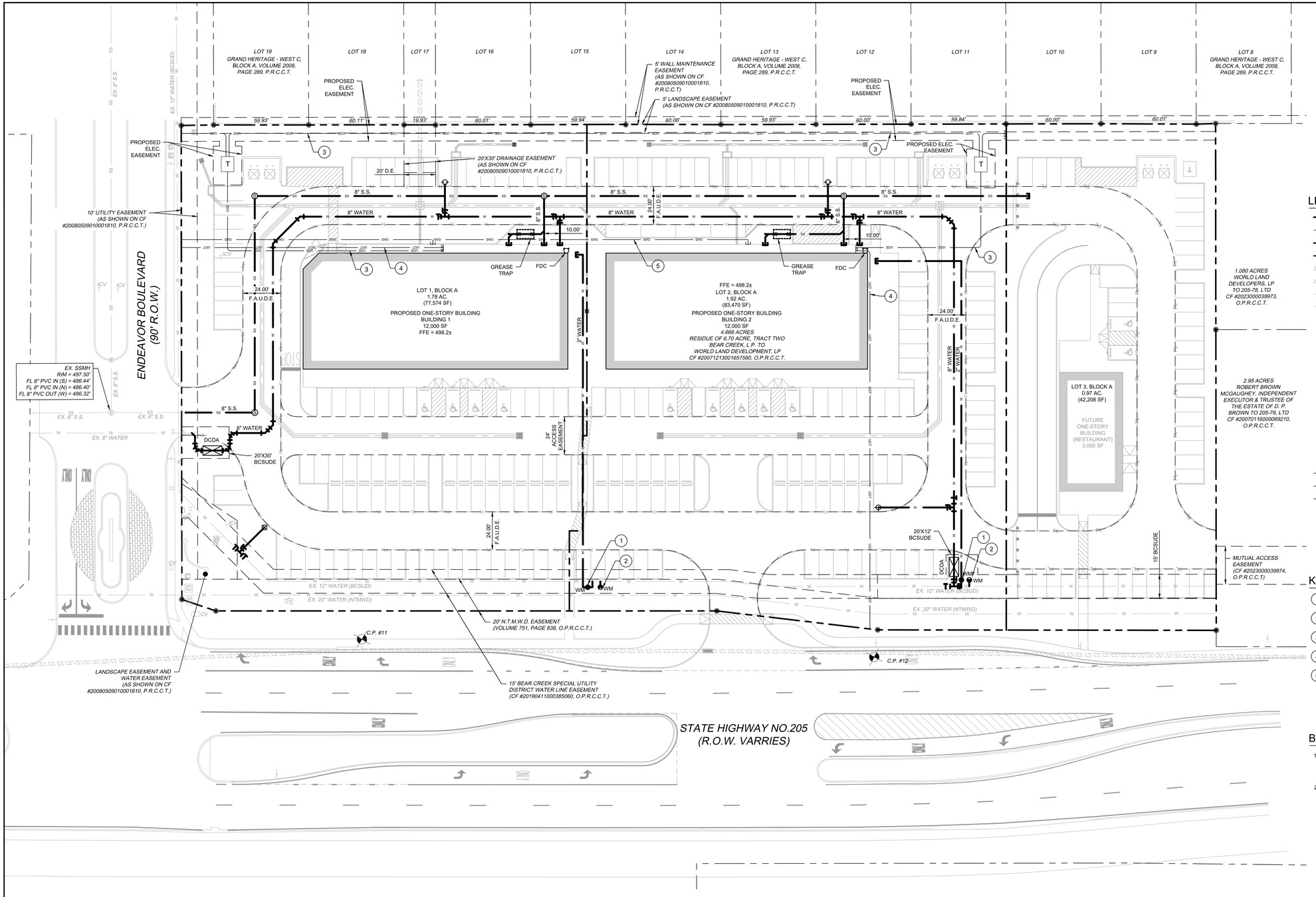
PRELIMINARY
DRAINAGE AREA MAP

No.	DATE	REVISIONS

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. DAM1.1



LEGEND

- PROPERTY LINE
- PROPOSED EASEMENT
- SS — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM SEWER LINE
- EXISTING STORM SEWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- PROPOSED FIRE HYDRANT (FH)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- WM — PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED TEE
- PROPOSED BEND
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING STORM MANHOLE
- EXISTING SSWR MANHOLE
- EXISTING SIGN
- GAS — PROPOSED GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- BCSUDE — BEAR CREEK SPECIAL UTILITY DISTRICT EASEMENT
- DCDA — DOUBLE CHECK DETECTOR ASSEMBLY
- DE — PROPOSED DRAINAGE EASEMENT

KEY NOTES

1. PROPOSED DOMESTIC METER (2")
2. PROPOSED IRRIGATION METER (1")
3. PROPOSED UNDERGROUND ELECTRIC
4. PROPOSED UNDERGROUND TELEPHONE
5. PROPOSED GAS SERVICE

BENCHMARK

1. C.P. #11 - ELEV. 502.45
   CUT "X" SET IN CONCRETE
   N: 7059727.33'
   E: 2594754.84'
2. C.P. #12 - ELEV. 503.28
   CUT "X" SET IN CONCRETE
   N: 7060050.13'
   E: 2594733.27"

UTILITY NOTES

1. SEE MEP PLANS FOR ALL UTILITY CONNECTIONS INTO BUILDING.
2. WATER AND SEWER LINES SHALL STUB 5 FEET FROM BUILDING FOR SERVICE CONNECTIONS UNLESS OTHERWISE NOTED.
3. A FIVE FOOT CLEARANCE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS.
4. REFER TO DETAILS FOR WATER METER, METER BOX, FIRE HYDRANTS, VALVES, VALVE BOXES AND SERVICE INSTALLATION.
5. REFER TO DETAILS FOR SANITARY SEWER MANHOLE REQUIREMENTS.
6. REFER TO DETAILS FOR TRENCHING, BEDDING, BACK FILL, AND TRENCH COMPACTION REQUIREMENTS.
7. WATER AND SANITARY SEWER PIPE SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRETREATED CONCRETE PIPE, OR PVC PIPE.
8. PVC SLEEVES SHALL CONSIST OF 2 - 4" SCHEDULE 40 PVC CONDUITS, BURIED 2' MIN. BELOW FINISHED GRADE. SLEEVES SHALL EXTEND A MINIMUM OF 2' BEYOND PAVING.

Sanitary sewer shall be SDR 26 PVC pipe

811 Know what's **below.** **Call** before you dig.

CAUTION!!
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WESTFALL ENGINEERING
1719 ANGEL PARKWAY
STE. 100 MCKINNEY, TX 75072
PHONE NO. (214) 945-9397
TBPE FIRM REG. #19101

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LAVON 205 RETAIL
NWC S.H. 205 AND ENDEAVOR BOULEVARD
CITY OF LAVON, TEXAS

PRELIMINARY UTILITY PLAN

No.	DATE	REVISIONS

DATE 09/11/2026

PROJECT NO. 2601022

SHEET NO. PUP1.0

Executive Summary

TIA should include QSR on north lot.

Project Description

The Lavon Retail development is located in Lavon, Texas. The proposed development will consist of two 12,000 SF buildings consisting of restaurant and retail space and is situated in the northwest corner of SH 205 & Endeavor Boulevard.

The site will have full-access driveways to SH 205 and Endeavor Boulevard.

The *Bear Creek Commercial South Traffic Impact Analysis* was prepared in February 2026. The site is located on the east side of SH 205 and will consist of a mix of retail and residential uses. The project is phased with Interim conditions planned in 2027 and full build in 2030. This analysis includes Interim trips from that project for Full Build 2028 conditions.

The TxDOT TSAP requires a Tier 1 study for developments that generate between 100 and 500 trips in the peak hour.

Trip Generation

The development is expected to generate 51 entering trips and 40 exiting trips in the AM peak hour, and 126 entering and 104 exiting trips in the PM peak hour.

Turn Lanes/Access Management

The development proposes a northbound left-turn lane and a southbound right-turn lane as part of development.

There are no sight distance obstructions at the driveway. The access will be aligned with an existing median break.

Traffic Impacts

SH 205 & Endeavor Boulevard

Analysis shows that the westbound left-turn movement is projected to see LOS F in the PM peak hour under No-Build conditions. The eastbound and westbound left-turn movements are both expected to see LOS F in the Full Build scenario.

The *Bear Creek Commercial South Traffic Impact Analysis* recommended constructing a northbound right-turn lane and a traffic signal at the intersection for its Interim Phase. This analysis confirms that signalization is the appropriate improvement for the intersection.

III. Methodology

A. Base Assumptions

Intersection capacity analysis was conducted using Synchro v12.0. Trip generation was calculated using the 12th edition of the Institute of Transportation Engineers (ITE) *Trip Generation Manual*.

B. Background Growth

The *Bear Creek Commercial South Traffic Impact Analysis* used a background growth rate of 4% per year.

Figure 4 shows No-Build 2028 Volumes.

C. Trip Generation

The development is proposed to consist of two 12,000 SF buildings consisting of restaurant and retail space.

The *ITE Trip Generation Manual, 12th Edition* was used to estimate the projected trips by this development.

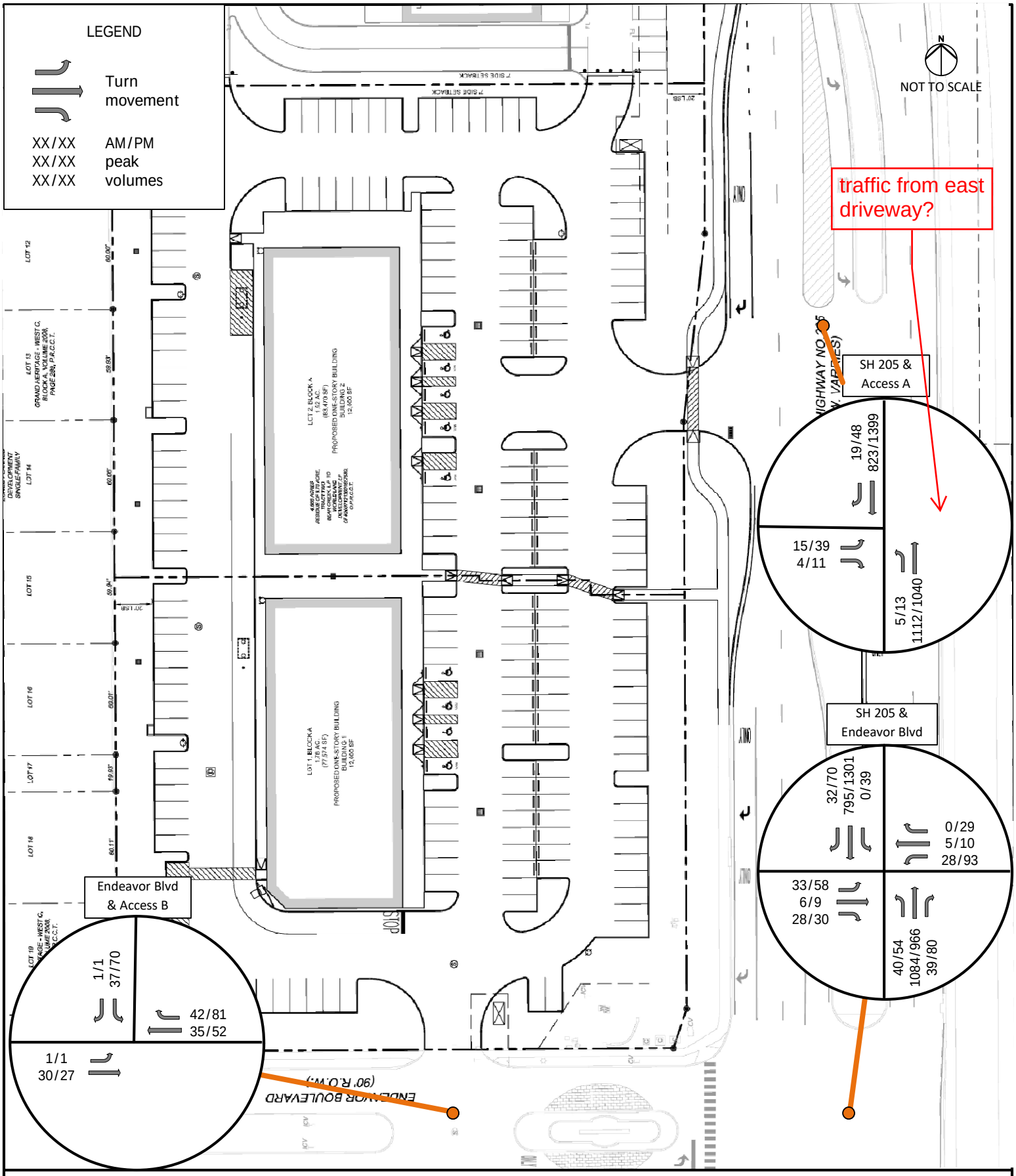
Table 1 contains the summary of the land uses and sizes used for trip generation estimates.

north lot should be included

Table 1 - ITE Trip Generation

Average Weekday Driveway Volumes					AM Peak Hour		PM Peak Hour	
Land Use	ITE Code	Size		Daily Trips	Enter	Exit	Enter	Exit
Strip Retail Plaza (<40k)	822	12	Th.Sq.Ft. GFA	653	26	21	43	43
Fast Casual Restaurant	930	5	Th.Sq.Ft. GFA	1129	5	3	38	34
Fine Dining Restaurant	931	5	Th.Sq.Ft. GFA	395	2	0	28	13
Fast Food Restaurant with Drive-Through Window	934	2	Th.Sq.Ft. GFA	896	34	32	33	30
Unadjusted Trips				**3073**	**67**	**56**	**142**	**120**
Pass-By/Diverted Link Reduction - from ITE Manual								
Pass-By/Diverted Link Reduction	*Fast Food Restaurant with Drive-Through Window (50% AM, 55% PM)*				*-16*	*-16*	*-16*	*-16*
Total New Peak Hour Trips to Adjacent Network					**51**	**40**	**126**	**104**

Pass-by reductions are included to account for the phenomenon where land uses such as convenience stores or other similar uses attract vehicles whose ultimate destination is elsewhere. These driveway turning movement trips replace what would otherwise be "through" movements, but do not contribute to "new trips" on the roadway network. This reduction was calculated in accordance with the *ITE Trip Generation Handbook, 3rd Edition.*



Full Build 2028 Volumes

Date: 7 September 2026

Figure 8

Lavon Retail

TRAFFIC IMPACT GROUP, LLC

Table 6 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2028 conditions.

Table 6 Full Build 2028								
Intersection	Approach	Movement	AM			PM		
			LOS	Delay	Queue	LOS	Delay	Queue
SH 205 & Endeavor Blvd/Drive A	EB	LT	D	28.1	18'	F	89.9	75'
		TH	C	15.6	8'	C	23.6	15'
		RT						
	WB	LT	E	39.8	20'	F	110.1	120'
		TH	D	31.5	3'	C	24.8	15'
		RT						
	NB	LT	A	10	5'	B	13.3	10'
		TH	Free					
		RT						
	SB	LT	A	0.0	-	B	10.9	5'
		TH	Free					
		RT						

Analysis shows that the westbound left-turn movement is projected to see LOS F in the PM peak hour under No-Build conditions. The eastbound and westbound left-turn movements are both expected to see LOS F in the Full Build scenario.

The *Bear Creek Commercial South Traffic Impact Analysis* recommended constructing a northbound right-turn lane and a traffic signal at the intersection for its Interim Phase. This analysis confirms that signalization is the appropriate improvement for the intersection.

B. SH 205 & Access A

Table 7 shows the expected LOS, control delay, and 95th percentile queue length for Full Build 2028 conditions.

verify year

Table 7 Full Build 2027								
Intersection	Approach	Movement	AM			PM		
			LOS	Delay	Queue	LOS	Delay	Queue
SH 205 & Access A	EB	LT	C	19.2	5'	E	37.1	33'
		RT						
	NB	LT	A	9.8	-	B	13.1	3'
		TH	Free					
	SB	TH	Free					
		RT						

Analysis shows that the project access is projected to function acceptably.

VI. Queueing Analysis

The City requested a queueing analysis for the proposed drive-through window in this project.

Queueing analysis typically consists of observing maximum queues at a nearby location of the same restaurant chain. However, the tenant in this development is not yet identified, so this analysis has two methods to assist in examining queues.

ITE Resources

ITE's resource library contains a report that documents the maximum observed queue performed on several site studies. The table below summarizes suggested queue lengths for various land uses.

Use	Maximum Observed Queue	Queue Distance Required (Based on 25 feet per queued car)
Fast-Food (hamburger)	9	225 ft.
Bank	7	175 ft.
Car Wash (self-service)	2	50 ft.
Day Care	9	225 ft.
Dry Cleaner	2	50 ft.
Drive-Through Stand-Alone Drug Store	4 (Estimated) *See **Note** below*	100 ft. (Estimated) *See **Note** below*

Adapted from the Source: James Gattis, "Queuing Areas for Drive Through Facilities, ITE Journal, May 1995.

Note: Though no known comprehensive studies exist now, drug store prescription drive-through locations should provide sufficient queue length for 4 vehicles (or 100 ft.).

The document recommends a queue storage length for nine vehicles for a fast-food restaurant with drive-through.

Note that when a specific tenant is determined, the queuing analysis will be required to be updated for that specific tenant.

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

September 28, 2026

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

Re: Lavon Retail (Endeavour & SH 205)
Zoning Change Request
LJA Job No. NTP-40467
MyGov Submittal: September 16, 2026

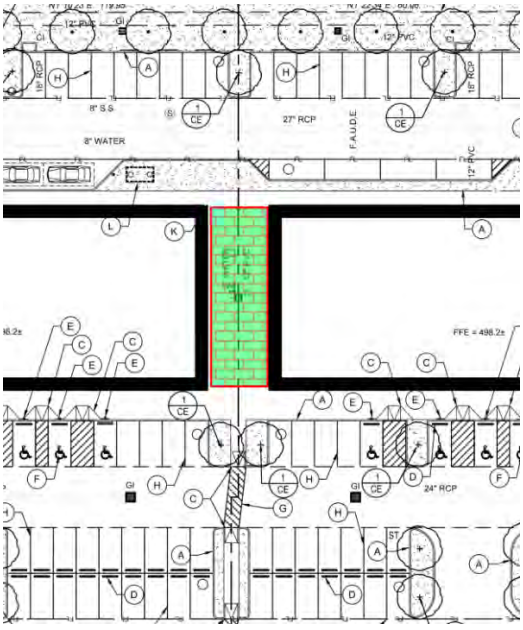
LJA, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

PD Development Standard Related Comments:

1. Label the exhibits that are intended to be incorporated into the proposed PD as follows:
   Exhibit A: Property Map/ Survey
   Exhibit B: Legal Description
   Exhibit C: Concept Plan
   Exhibit D: Development Standards
   Exhibit E: Building Elevations
2. If the proposed Lot 3 is intended to be part of this PD, revise all of the exhibits to incorporate the site design of Lot 3.

3. To offset front yard parking adjustments, staff recommends the addition of a shared area located generally between Proposed Building One and Proposed Building Two. This shared area could include seating, shade structures, enhanced lighting, internally facing murals, or additional elements to enhance the outdoor experience of users. See references below:







4. For additional comments related to PD Development Standards in Exhibit D, please refer to the attached redline document titled “260924 – Development Standards LJA Redline”

5. The subject property is unplatted; a Preliminary and Final Plat are required. The PD Submittal Package shows a proposed Site Plan Concept which indicates the subdivision of the property into three lots, which would need to be reflected in the submission of a Preliminary and Final Plat.

6. Revise the Site Plan Concept (including the Landscaping Concept) to include the full layout and details associated with proposed Lot 3 if it is proposed to be part of the overall PD.

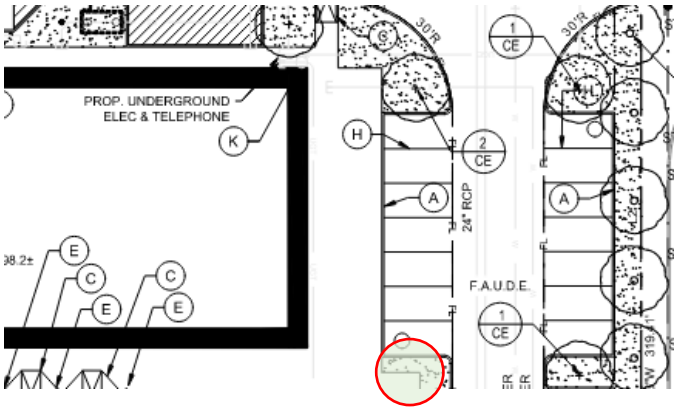
7. Staff recommends modifying the loading space configurations on Lot 1 and 2, Block A for better maneuverability/functionality.

Landscape Plan Related Comments:

1. Allee Elm is not on the Approved Plant List. Revise the Landscape Plan to include canopy trees from the Approved Plant List, as required by § 9.03.193(m) of the Lavon Code of Ordinances.

2. The dumpster enclosure on proposed Lot 2, Block A includes evergreen shrubs on two sides of the enclosure. Revise the Landscape Plan to include evergreen shrubs on all three sides of the enclosure, as required by § 9.03.135(b)(6) of the Lavon Code of Ordinances.

3. A terminus tree is missing from a landscape island on Lot 2 Bock A. Revise the landscape Plan to include a terminus tree in the location called out below, as required by § 9.03.193(I) of the Lavon Code of Ordinances.



4. A minimum of one canopy tree every 25 feet is required along SH205. These trees must be planted eight feet from public utility lines. Revise the Landscape Plan to include the required street trees along SH205, as required by § 9.03.193(b) of the Lavon Code of Ordinances.

Building Elevation Related Comments:

1. Staff recommends incorporating Lavon Corridor Branding Strategy Elements into the site via general theming, building materials (brick, stone, metal accents), colors, and accent design. See excerpts below:

- Color palette: Muted blues and reds inspired by Lake Lavon and Texas heritage, with neutral tones for timelessness.
- Typography: A mix of serif and sans-serif fonts for clarity and tradition.
- Materials: A mix of stone, brick, and metal accents reinforcing durability and authenticity.
- Landscaping: Native plants, trees, and median plantings to enhance curb appeal and soften the roadway.







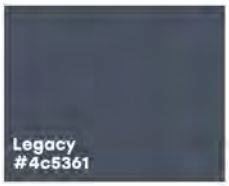




VISUALS:
COLOR PALETTE

The Lavon Corridor Branding Strategy color palette was developed to complement the "Feels Like Home" theme, inspired by discussions at the Branding Charrette. The colors were chosen to align with existing City and Economic Development Corporation branding, while evoking a Contemporary Americana style:

- Legacy (navy) ties to the blue in the Lavon logo and Lake Lavon.
- Lake Day (light blue) reflects the nearby water and Texas skies.
- Rugged (red) is a muted version of the Lavon logo's red, symbolizing Texas' rugged and patriotic spirit.
- Blank Slate (grey) blends modern and traditional elements, drawing from classical stonework and contemporary concrete.







FLORA + FAUNA



(Sharkskin Agave, desertsteel.net)

WAVES



(Ocean Black Metal Wall Art, visualalloy.com)

Comments prepared and compiled by:



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

Quality check by:



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

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) district to Planned Development (PD) for commercial development on approximately 4.67 acres of land, being part of the 8.08 acres out of the W.A.S. Bohannan Survey, Abstract No.121, Tract 72, situated northwest of the intersection of SH 205 and Endeavour Boulevard, and east of the Grand Heritage – West C Addition in the City of Lavon, Collin County, Texas (CCAD Property ID 2826862).

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

Proposed preliminary concepts are on the back of this Notice.

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

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

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

_____

_____

_____

Signature: _____

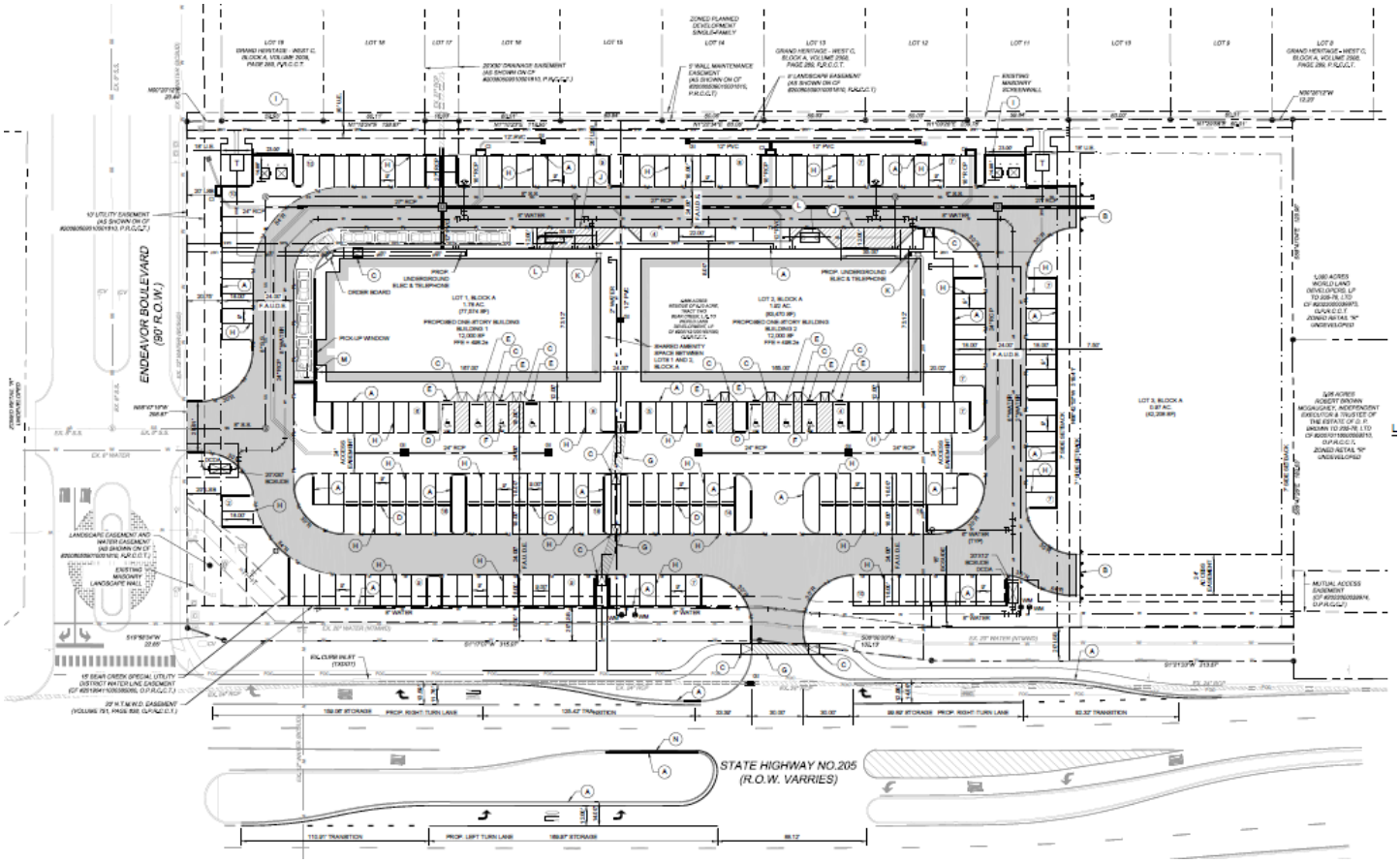
Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

Concept Plans





LAVON RETAIL PERSPECTIVE



RECEIVED
NOV 16 2026
By

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

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

Reasons: (*attach separate sheet(s) as needed*) Positive Economic Development

Signature: [signature]

Name (printed): Brent Bono (World Land Developers, LP)

Address: 2501 N. Harwood St, Suite 2500, Dallas, TX, 75201

Phone: — Email Address: Brent@StratfordBridge.com

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

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 72, 8.7979 ACRES STATE HWY 205

RECEIVED
NOV 16 2026
By

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BEFORE THE
PLANNING AND ZONING COMMISSION
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Check one: ☑ I am in favor of the request. ☐ I am opposed to the request.

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

Signature: Robert McLaughey DPB Investments LP

Name (printed): Robert McDaughey

Address: PO Box 4475 Wichita Falls, TX 76308

Phone: 940-632-9404 Email Address: rbmcgy@aol.com

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

ABS A0121 W A S BOHANNAN SURVEY, SHEET 3, TRACT 19, 2.9647 ACRES STATE HWY 205

CITY OF LAVON
Agenda Brief

MEETING: November 24, 2026 **ITEM: 5 - G**

Item:

Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. **2025-06-02** that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

1) Presentation of proposed application.
2) Open and continue a **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on December 22, 2026.
3) Discussion and action regarding the proposed application.

Although the application was published for November 24, 2026, the review is still in progress. The applicant has requested and staff recommends opening and continuing the public hearing without comment or action.

Application Information

Owner(s): S2 Land Development L.L.C.

Applicant: James Haddock, S2 Land Development, LLC

Location: Southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas

Description: Approximately 34.752 acres in the James. P. Davis Survey, Abstract No. 249, identified as Elevon, Section 5, Phase 1 (CCAD Property ID 2841677)

Current Zoning: Planned Development – PD

Request: Amend Planned Development – PD

Background

In June 2025, pursuant to an Amended and Restated Development Agreement between the applicant, the developer of Elevon, and the City, zoning was approved for Elevon Section 5 to include the property within the Elevon development project. The Agreement further established Land Use Guidelines for the property that are reflected in the zoning. A preliminary plat of the property, consistent with the Agreement and zoning was approved on March 4, 2025.

Request Details

The approved Planned Development District (PD) regulations contemplate land uses consisting of single family residential, patio home residential, neighborhood commercial services, and open space. The applicant desires to modify the PD zoning on Phase 1 to reduce the residential density and amend the lot dimensions and area requirements.

Per the applicant, the proposed amendment to the PD zoning removes any reference to the patio homes section. The patio home section is proposed to be replaced with 50' x 115' residential lots which can be seen on the revised overall concept plan.

The staff has reviewed and supports the proposed zoning.

The applicant is finalizing the concept plan and requested that the public hearing be opened and continued to allow the plans to be completed and fully reviewed.

Zoning and Residential Density: The property is currently undeveloped. The PD offers 2.22 acres of commercial and 32.5 acres of residential area.

Development Design Standards: Specific development standards are provided in the attachment.

Utilities: The project will be served by Bear Creek Special Utility District (SUD) for water. The development will be served by the city's sanitary sewer system.

Floodplain: There is no proposal to reclaim existing floodplain.

Road Connection: The development takes primary access from CR 541. The applicant has dedicated right of way depicted on the approved preliminary plat. Cross connections to Elevon, Section 4 and FM 2755 will be provided. A Traffic Impact Analysis (TIA) has been prepared and reviewed.

Parkland Development: There will be preservation and activation of the open space in Phases 2 and 3.

Staff Notes:

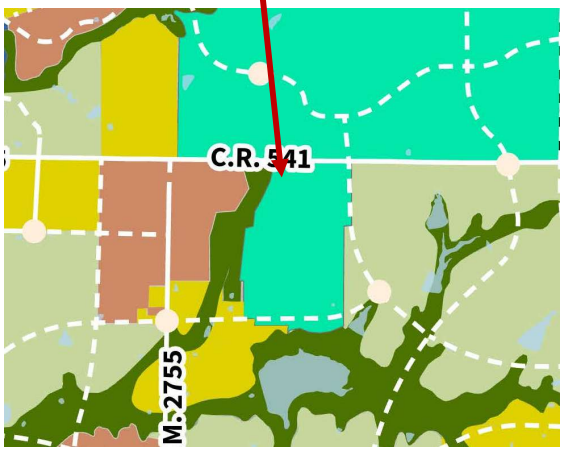
The public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and thirteen (13) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Three (3) notices were returned in favor of and none in opposition to the application.

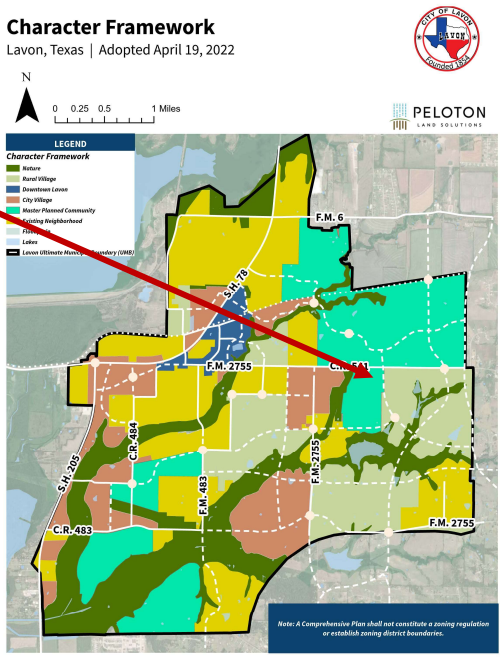
The proposed application is generally consistent with the Future Land Use Plan and the Comprehensive Plan. Engineering and planning correspondence are not included in the packet as review is in progress.

Opening and continuing the public hearing with no action is recommended.

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

Future Land Use Plan





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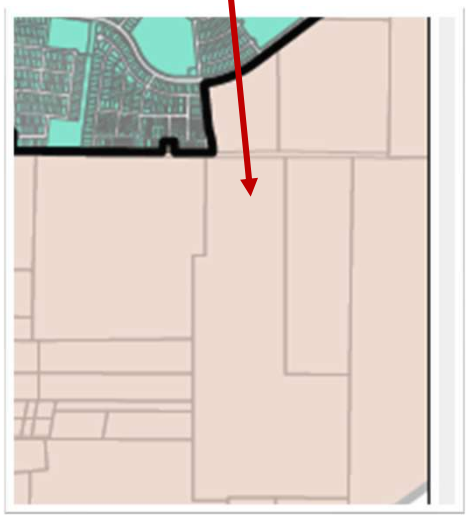
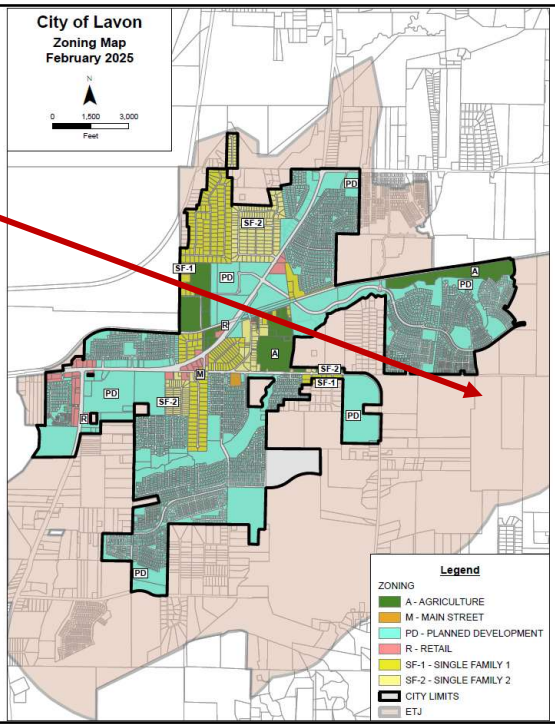
Zoning Map





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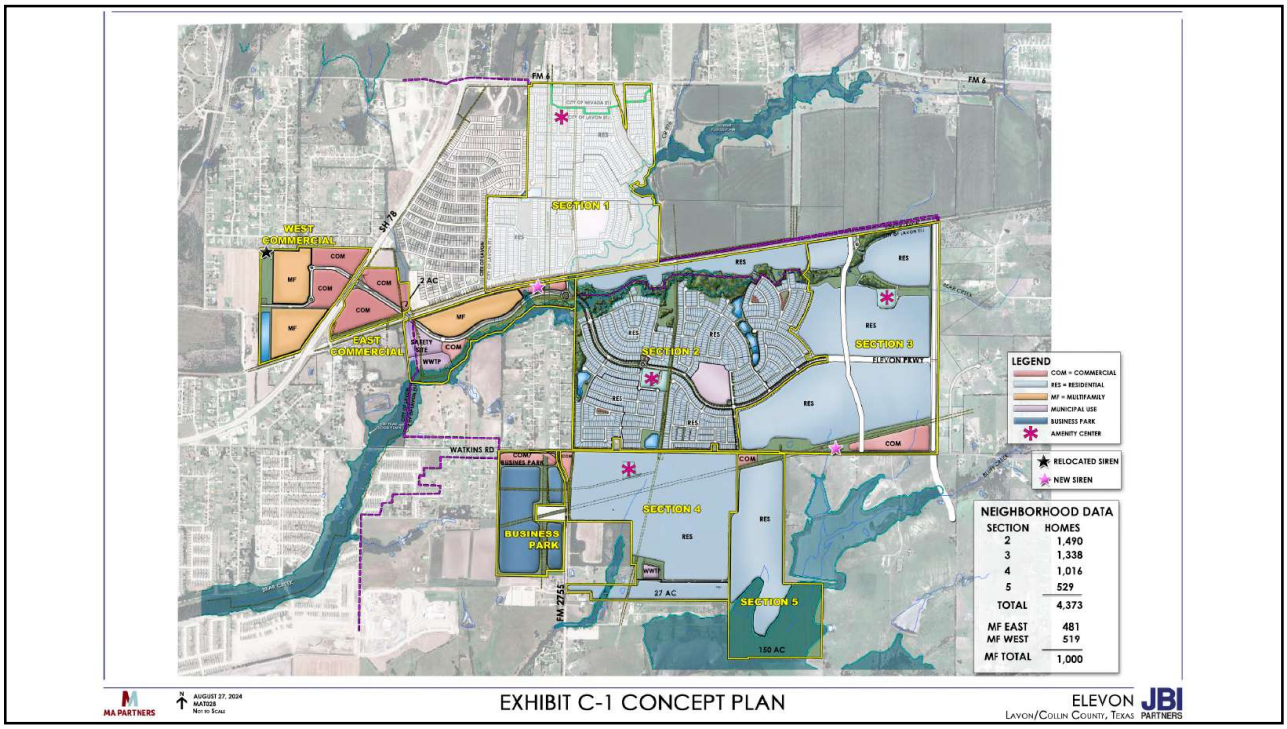
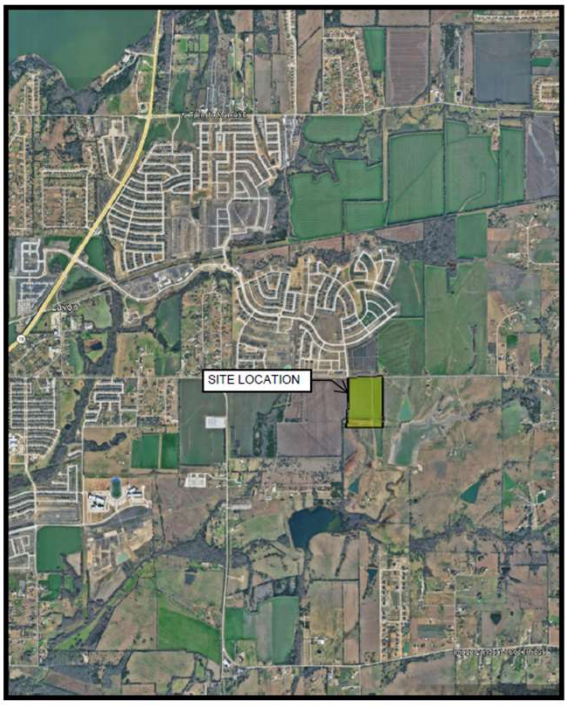

FM 6
SECTION 1
WEST COMMERCIAL
SH 78
3 AC
EAST COMMERCIAL
SAFETY SITE
WWTP
SECTION 2
SECTION 3
ELEVON PKWY
WATKINS RD
BUSINESS PARK
SECTION 4
27 AC
FM 2755
SECTION 5
150 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
MA PARTNERS
AUGUST 27, 2024
MA1028
NOT TO SCALE
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

28


SITE LOCATION

29

CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

James Haddock (S2 Land Development) — Applicants Name
09/15/2026 — Date

Dallas, TX, 75220 — Representative or Agent
817-905-4511 — Phone Number

10003 Technology Blvd W — Street
Dallas, TX, 75220 — City, State, Zip

Southeast of the intersection of Noble Grove and County Road 541
Location of Property

Included with PD Regulations — Legal Description of Property
PD - Ordinance No.2025-06-02 — Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: _____

For Office Use Only

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

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

Rev 12-04-2023

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

Declaration of Ownership

Date: 9/16/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of DALLAS

Before me, the undersigned authority, appeared JOHN SPARROW,

on this the 16TH day of SEPTEMBER, 2026.

STEPHEN RAY TRIPLETT
Notary Public, State of Texas
Comm. Expires 07-26-2028
Notary ID 135009844

(notary seal)

Notary Public in and for DALLAS County, Texas

Rev 12-04-2023

ELEVON SECTION 5

Planned Development District
Development Standards
Lavon, Texas

I. GENERAL PURPOSE AND DESCRIPTION

This Planned Development District ("PD") will allow for the development of a creative and unique subdivision on this specific tract of land. The development shall comply with the PD regulations outlined in this document. All regulations not specifically defined in this Planned Development District will be subject to the Lavon Code of Ordinances.

II. PROPERTY DESCRIPTION

The approximate 34.752-acre tract of land consisting of Phase 1 out of the total 151.93-acre tract of land is located generally along the south side of Watkins Road, west of FM 2755 as shown on the Location Map, attached hereto as Exhibit A and more particularly described by metes and bounds, attached hereto as Exhibit B.

III. CONCEPTUAL PLAN

A Conceptual Plan has been incorporated into this Article as Exhibit C, as a supporting visual representation of the text in this Article. Development within the District must generally comply with the Conceptual Plan, including lot mix and open space, which may be amended.

IV. EXHIBITS

A. Exhibit A – Location Map
B. Exhibit B – Legal Description
C. Exhibit C – Conceptual Plan

V. DEVELOPMENT STANDARDS (GENERAL)

A. Elevon Section 5 shall consist of a general Residential zone. The design and development of Elevon Section 5 shall generally conform to Exhibit C – Conceptual Plan.
B. An associated plat similar to the Conceptual plan depicted in Exhibit C, meeting the Lavon Code of Ordinances, shall be required to be filed with the County Clerk prior to the issuance of a Building Permit. Standards contained herein are not intended to reflect Subdivision Ordinance or engineering-related waivers of any type.
C. Unless otherwise specified in this PD, development within Elevon Section 5 is governed by the Lavon Code of Ordinances, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this ordinance and associated exhibits shall apply.
D. In the event of a conflict between the written text and the illustrations provided in this ordinance, the written text contained herein shall control.

E. The following uses are permitted within Elevon Section 5:
    a) Single family detached residential
    b) Open Space
    c) Dog Park
    d) Commercial uses per the "Commercial Standards" section contained below.

F. Pocket Park minimum Specifications:
    a) A minimum size of 1/2 acre each.
    b) Pocket parks shall have street frontage on at least two sides
    c) A minimum five-foot sidewalk or trail shall be provided around the perimeter of the space adjacent to streets. The sidewalk may meander through the pocket park.
    d) Shaded areas for seating shall be provided.
    e) Benches for seating shall be provided.
    f) Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.

G. An 8-foot trail shall be provided along CR 541. A 6 to 8-foot trail shall be provided within the 60-foot electrical easement.

H. Perimeter Screening Requirements along Collector Streets (C4U):
    a) Screening shall be six feet tall and constructed with one or a combination of the following, brick, stone, board on board cedar fencing, ornamental open fencing and landscaping. Board on board cedar fencing shall not comprise more than 50 percent of screening materials.
    b) Masonry columns will be a maximum every 100 feet.

B. DEVELOPMENT STANDARDS (SINGLE FAMILY)

A. Dimensional Standards shall be in accordance with the Dimensional Standards table below.

Lot Type	**Residential**
Minimum Front Yard Setback	10-feet
Minimum Side Yard	5-feet
Minimum Side Yard Corner Lot	10-feet
Minimum Rear Yard Setback	10-feet
Minimum Building Separation	10-feet
Minimum Lot Width	40-feet
Minimum Lot Depth	115-feet
Maximum Lot Coverage (Impervious Surface of Building Foundations)	75%
Maximum Main Structure Height	2 1/2 Stories - 40 feet
Maximum Accessory Structure Height	30-feet

VI. DEVELOPMENT STANDARDS (COMMERCIAL):

A. Uses:

a) Permitted uses shall be in accordance with Table 2.1, attached.

B. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this Agreement for 10 years, unless otherwise identified below.

b) Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required.

c) Building Placement, Orientation and Site Design:

1. Minimum Front Yard setback is 25 feet.
2. Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
3. Minimum Lot Area: 10,000 square feet.
4. There is no Minimum Building Size.
5. Maximum Height is 45 feet with the exception of hotel uses, which shall be 65 feet.

EXHIBIT A

LOCATION MAP

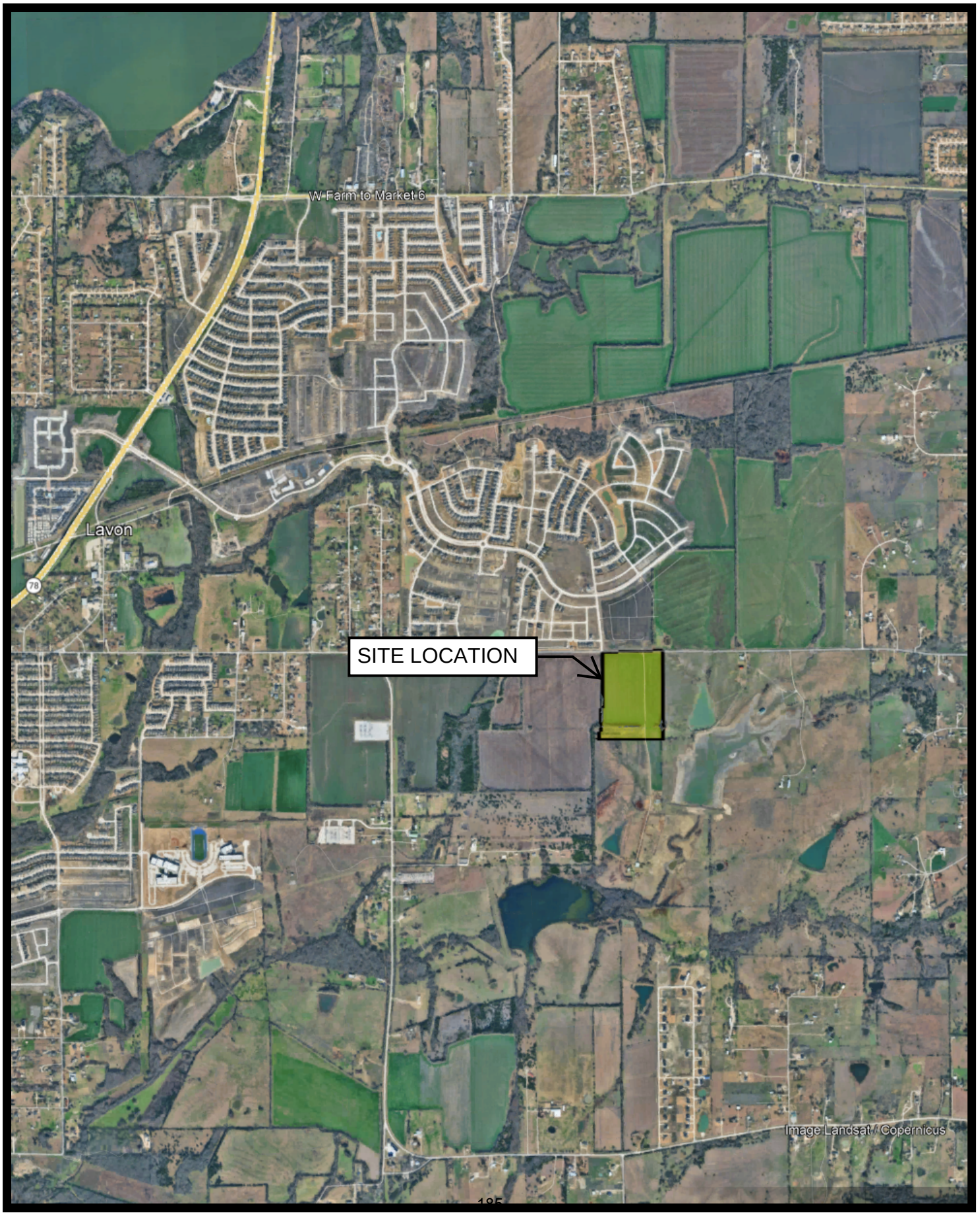


EXHIBIT B

360 SURVEYING

METES AND BOUNDS DESCRIPTION
34.752 ACRES

All that certain tract or parcel containing 34.752 acres of land in the **James P. Davis Survey, A-249, Collin County, Texas**, being a portion of a tract which was called 151.193 acres conveyed from Sandstone Lavon Partners, LP to S2 Land Development, LLC, by an instrument of record in Clerks File #2025000000291, Collin County Official Public Records (CCOPR), said 34.752 acres being more particularly described as follows, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

COMMENCING FOR REFERENCE at a 5/8" iron rod found **(N: 7,060,719.39, E: 2,611,320.42)** for the northeast corner, being the northeast corner of said 151.193 acre tract, the northeast corner of a tract which was called Variable Width R-O-W Dedication (0.576 acre, 25,092 SQ FT), by an instrument of record in Clerks File #2025000100976, CCOPR and the northwest corner of a tract which was called 408.035 acres conveyed from Lake Mary Investments and Properties, LLC to DFW Collins Land and Properties, Inc., by an instrument of record in Clerks File #20170413000470060, CCOPR, lying in the south right of way (R-O-W) line of County Road 541 (CR 541);

THENCE departing CR 541, **S00°28'17"W, 20.80 feet** along the common line of said 151.193 acre tract, said R-O-W Dedication and said 408.035 acre tract to a point **(N: 7,060,698.59, E: 2,611,320.25)** for northeast corner, being the southeast corner of said R-O-W Dedication and the **PLACE OF BEGINNING** of the tract described herein;

THENCE S00°28'17"W, 1,512.51 feet continuing along the common line of said 151.193 acre tract and said 408.035 acre tract to a point **(N: 7,059,186.13, E: 2,611,307.81)** for the southeast corner;

THENCE N89°27'17"W, 851.27 feet crossing said 151.193 acre tract to a point **(N: 7,059,194.23, E: 2,610,456.58)** for beginning of a curve;

THENCE 99.37 feet along the arc of a curve to the **left** continuing across said 151.193 acre tract, **(Delta= 113°52'29", Radius= 50.00 feet, Chord= S59°56'36"W, 83.81 feet)**, to a point **(N: 7,059,152.25, E: 2,610,384.04)** for the westernmost southeast corner;

THENCE N76°06'43"W, 125.71 feet continuing across said 151.193 acre tract to a point **(N: 7,059,182.43, E: 2,610,262.01)** for the southwest corner;

THENCE N13°53'17"E, 56.03 feet continuing across said 151.193 acre tract to a point **(N: 7,059,236.82, E: 2,610,275.45)** for beginning of a curve;

THENCE 194.45 feet along the arc of a curve to the **left** continuing across said 151.193 acre tract, **(Delta= 13°20'33", Radius= 835.00 feet, Chord= N07°13'00"E, 194.01 feet)**, to a point **(N: 7,059,429.29, E: 2,610,299.83)** for end of curve;

310 H.G. Mosley Pkwy, Longview, Tx 75604 • 903.387.2577 • TBPELS 10194293

THENCE N00°32'43"E, 203.72 feet continuing across said 151.193 acre tract to an angle point **(N: 7,059,633.00, E: 2,610,301.76)**;

THENCE N00°32'43"E, 193.72 feet continuing across said 151.193 acre tract to a point for an exterior corner **(N: 7,059,826.71, E: 2,610,303.61)**;

THENCE N45°32'43"E, 14.14 feet continuing across said 151.193 acre tract for an exterior corner **(N: 7,059,836.62, E: 2,610,313.70)**;

THENCE S89°27'17"E, 20.00 feet continuing across said 151.193 acre tract to an interior corner **(N: 7,059,836.43, E: 2,610,333.70)**;

THENCE N00°32'43"E, 50.00 feet continuing across said 151.193 acre tract to an interior corner **(N: 7,059,886.42, E: 2,610,334.18)**;

THENCE N89°27'17"W, 20.00 feet continuing across said 151.193 acre tract to an exterior corner **(N: 7,059,886.62, E: 2,610,314.18)**;

THENCE N44°27'17"W, 14.14 feet continuing across said 151.193 acre tract to an exterior corner **(N: 7,059,896.71, E: 2,610,304.27)**;

THENCE N00°32'43"E, 256.00 feet continuing across said 151.193 acre tract to a point **(N: 7,060,152.70, E: 2,610,306.71)** for beginning of a curve;

THENCE 97.10 feet along the arc of a curve to the **right** continuing across said 151.193 acre tract, **(Delta= 17°39'41", Radius= 315.00 feet, Chord= N09°22'34"E, 96.71 feet)**, to a point **(N: 7,060,248.12, E: 2,610,322.47)** for end of curve;

THENCE N18°12'24"E, 37.26 feet continuing across said 151.193 acre tract to a point **(N: 7,060,283.51, E: 2,610,334.11)** for beginning of a curve;

THENCE 229.57 feet along the arc of a curve to the **left** continuing across said 151.193 acre tract, **(Delta= 34°09'52", Radius= 385.00 feet, Chord= N01°07'28"E, 226.18 feet)**, to a point **(N: 7,060,509.65, E: 2,610,338.55)** for end of curve;

THENCE N15°57'27"W, 65.25 feet continuing across said 151.193 acre tract to a point **(N: 7,060,572.39, E: 2,610,320.61)** for beginning of a curve;

THENCE 40.20 feet along the arc of a curve to the **right** continuing across said 151.193 acre tract, **(Delta= 7°18'41", Radius= 315.00 feet, Chord= N12°18'07"W, 40.17 feet)**, to a point **(N: 7,060,611.64, E: 2,610,312.05)** for the southernmost northwest corner;

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THENCE N81°20'11"E, 18.15 feet continuing across said 151.193 acre tract to a point **(N: 7,060,614.37, E: 2,610,329.99)** for an interior corner;

THENCE N45°06'00"E, 100.00 feet continuing across said 151.193 acre tract to a point **(N: 7,060,684.96, E: 2,610,400.82)** for an interior corner;

THENCE N00°31'17"E, 22.16 feet continuing across said 151.193 acre tract to a point **(N: 7,060,707.12, E: 2,610,401.03)** for the northernmost northwest corner, lying in the south line of said R-O-W Dedication from which a nail found for the northwest corner of said 151.193 acre tract bears: N78°58'03"W, 131.22 feet;

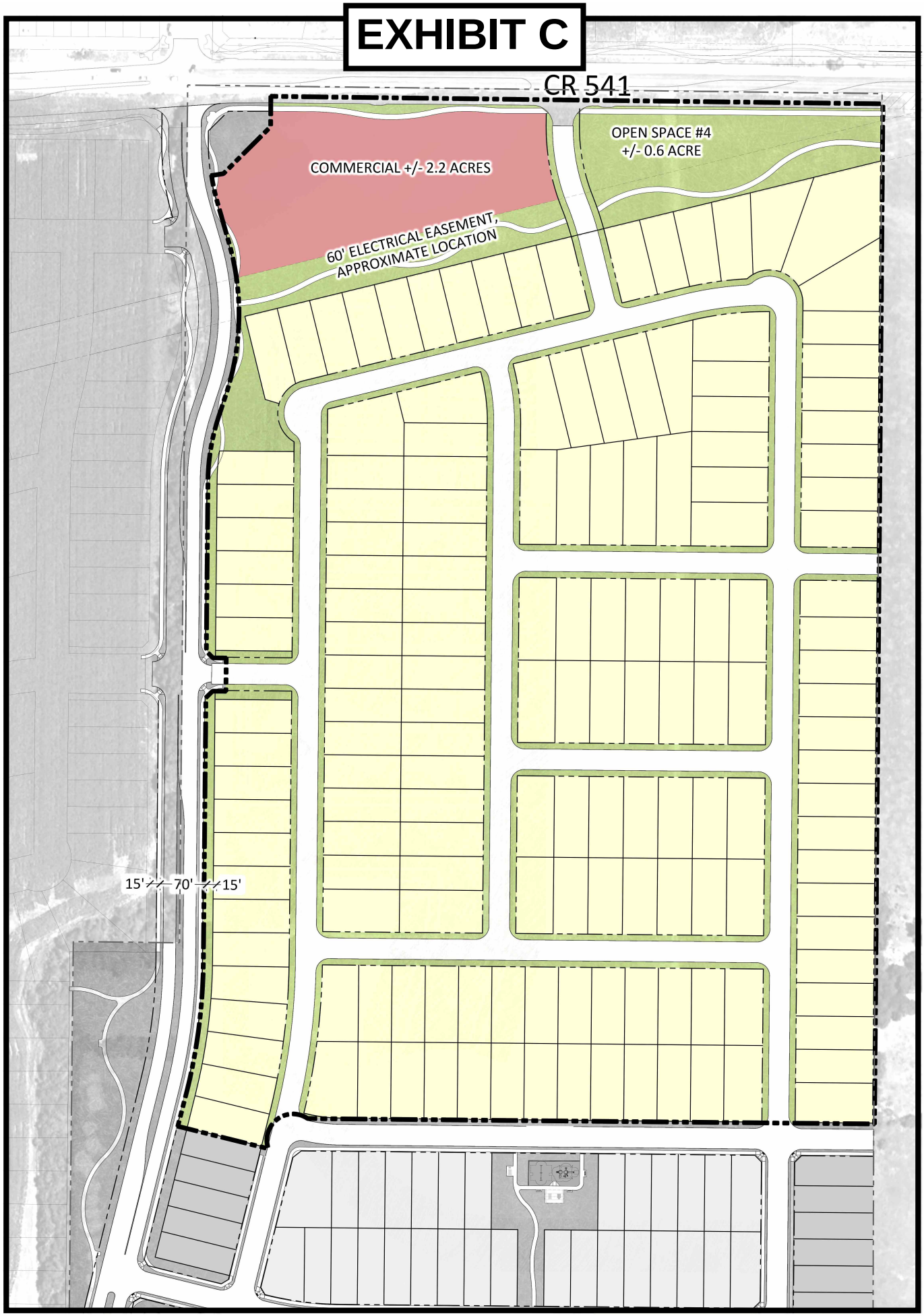
THENCE S89°28'06"E, 919.27 feet along the south line of said R-O-W Tract to the **PLACE OF BEGINNING**, containing **34.752 acres** of land, more or less.



Bret Read, RPLS 6610
October 28, 2026

310 H.G. Mosley Pkwy, Longview, Tx 75604 • 903.387.2577 • TBPELS 10194293

EXHIBIT C



STRAND

PLANNING AND LANDSCAPE ARCHITECTURE

PLANNER: XI BREEDING,PLA | XBREEDING@STRANDAE.COM | 979-324-8771

This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, floodplains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.
@2021 STRAND, ALL RIGHTS RESERVED

10003 TECHNOLOGY BLVD WEST | DALLAS TEXAS 75220 | 972 620 8204

CITY OF LAVON

ELEVON SECTION 5

EXHIBIT DS-3 - CONCEPT PLAN

0 60' 120'

10/21/2026

PRELIMINARY LOT COUNT TABLE			
RESIDENTIAL TYPE		SUBTOTAL	PERCENTAGE
	40 x 115	160	100.00%
TOTAL		160	100.00%

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on November 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on December 1, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

> **Request and Property Description**: an application to amend Article 9.03 Zoning Ordinance to amend Ordinance No. 2025-06-02 that established the Planned Development regulations for Elevon, Section 5, Phase 1 for residential and neighborhood commercial development, to reduce the density and amend the lot dimensions and area requirements on 34.752 acres in the James. P. Davis Survey, Abstract No. 249, situated southeast of the intersection of CR 541 and Noble Grove, and north of Elevon, Section 5, Phases 2 and 3 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).

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

Proposed concept is on the back of this Notice.

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

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

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

_____

_____

_____

Signature: _____

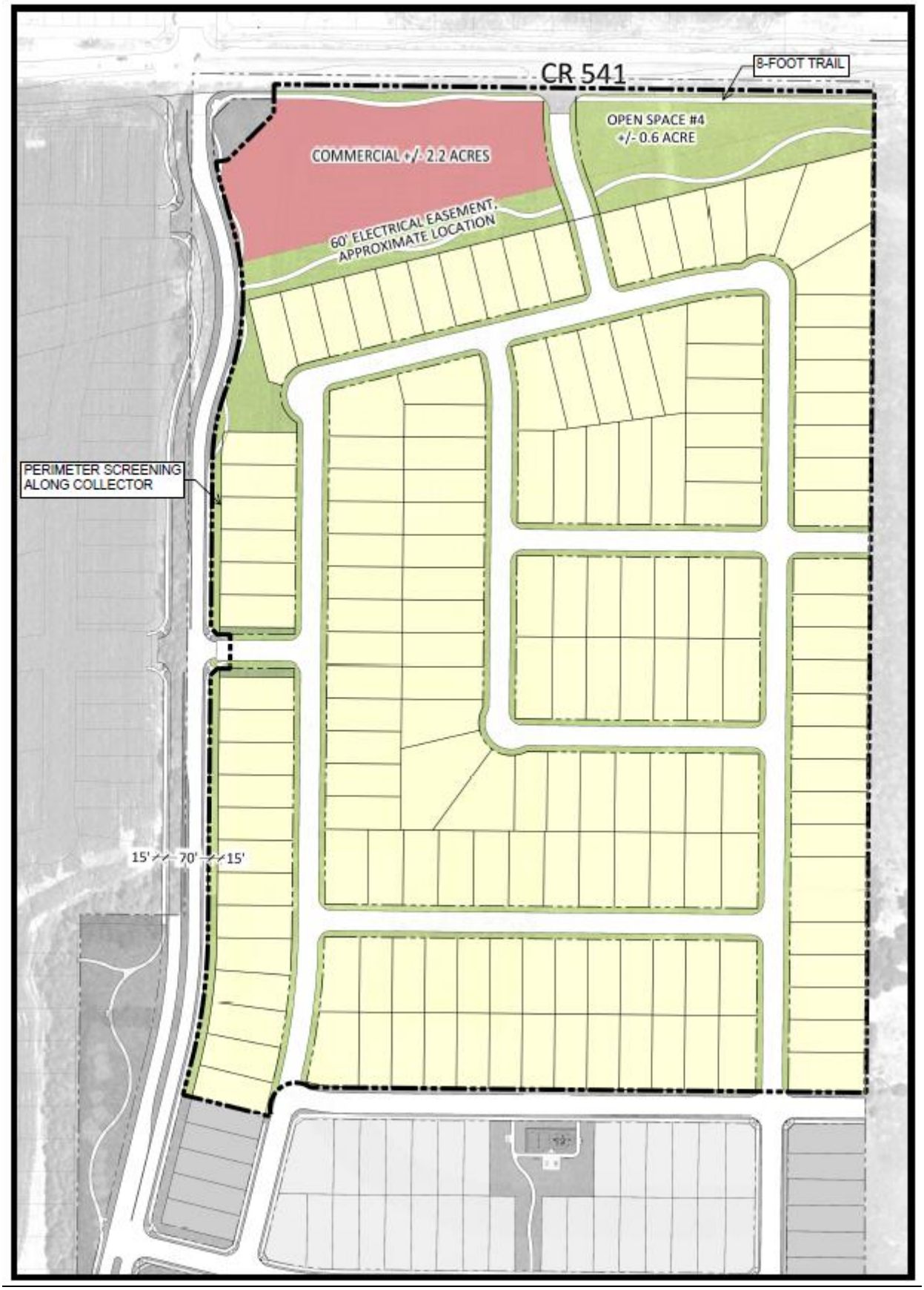
Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

Concept Plan



RECEIVED
NOV 16 2026
By

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

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

Signature: _____

Name (printed): Ryan J. Burton / Elevon HOA

Address: 2121 Midway Rd, Suite 240, Carrollton, TX 75006

Phone: 972.849.3179 Email Address: rburton@madev.com

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

ELEVON SECTION 2 PHASE 2D, BLK B, LOT 16X; (COMMON AREA)
HAPPY HOLLY RD , LAVON, TX 75166

RECEIVED
NOV 16 2026
By

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

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

Signature: _____

Name (printed): RYAN BURTON / ELEVON HOA

Address: 2121 MIDWAY RD, SUITE 210, CARROLLTON, TX 75006

Phone: 972.549.3179 Email Address: RBURTON@MADEN.COM

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

ELEVON PARKWAY, BLK I, LOT 1X
NOBLE GRV , LAVON, TX 75166

RECEIVED
NOV 16 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
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Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): KYNA BURTON

Address: _____

Phone: _____ Email Address: _____

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

ELEVON PARKWAY, BLK J, LOT 1X

CITY OF LAVON
Agenda Brief

MEETING: November 24, 2026 **ITEM: 5 - H**

Item:

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

City Council Actions:

- Approve the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759), subject to approval of thoroughfare alignment and approval of the city planner and city engineer.
- Approve the final plat of the Elevon Southeast Commercial Phase 1 Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).
- Approve the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101), subject to the final approval of the city engineer and planner.
- Approve the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2 situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476), subject to the city engineer, fire marshal, and planner final approval.

MOTION: APPROVE THE CONSENT AGENDA.
MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

- Public hearing, discussion and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automobile service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates,

located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

MOTION: APPROVE THE APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS FOR AN AUTOMOBILE SERVICE ESTABLISHMENT AT 921 N. SH 78 ON 1.2 ACRES ON LOT 24C-R-1, BLOCK E, LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD., CITY OF LAVON, COLLIN COUNTY TEXAS AS PRESENTED INCLUDING CONDITIONS THAT: 1) AN APPROVED SITE PLAN, LANDSCAPE PLAN, BUILDING ELEVATIONS, PHOTOMETRIC PLAN, AND REPLAT SHALL BE REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT; 2) ENHANCED LANDSCAPING WILL BE INSTALLED ON THE SIDES OF THE PROPERTY TO SCREEN BAY DOORS AND ALONG THE REAR OF THE PROPERTY; 3) NO TRANSMISSION WORK OR ENGINE WORK WILL BE CONDUCTED; 4) LONG-TERM OR INOPERABLE VEHICLE STORAGE IS PROHIBITED; 5) OUTDOOR STORAGE OF AUTOMOTIVE PARTS, EQUIPMENT, TIRES, OR REPAIR MATERIALS IS PROHIBITED; 6) ALL REPAIR ACTIVITIES SHALL OCCUR WITHIN THE BUILDING; 7) RELATED AUTOMOTIVE REPAIR EQUIPMENT SHALL NOT EXCEED 55 DECIBELS (DBA) AS MEASURED AT THE NEAREST RESIDENTIAL PROPERTY LINE, (THE CITY MAY REQUIRE FIELD TESTING AFTER OPENING TO ENSURE COMPLIANCE); 8) AIR COMPRESSORS WILL KEPT INDOORS WITH EXTRA SOUND PROOFING, AND VIBRATION MITIGATION EFFORTS WILL BE MADE FOR ANY RELATED EQUIPMENT; AND 9) NO OPERATION OF A TOWING BUSINESS IS PERMITTED.
MOTION MADE: COOK
SECONDED: SHEPARD
FAILED: UNANIMOUS

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

  MOTION: APPROVE THE APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO PERMIT “ALCOHOL: WINE AND MALT BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)” AT A CONVENIENCE STORE ONLY AND DENY “ALCOHOL: MIXED BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)” USES AT 955 N. SH 78 ON LOT 25C-R, BLOCK E OF LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD./FM 6, CITY OF LAVON, TEXAS.
  MOTION MADE: COOK
  SECONDED: JACOB
  APPROVED: UNANIMOUS

- Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition,

generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

NOTE: *With notice provided at and after the P&Z Commission meeting and before the City Council agenda posting, the written opposition constituted more than 20% of the area and triggered specific approval provisions pursuant to the Texas Local Government Code of a three-fourths vote of the City Council to approve*.

MOTION: DENY THE PROPOSED APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT (PD) WITH BASE ZONING OF MAIN STREET (M) DISTRICT ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS