



**AGENDA  
DECEMBER 1, 2020  
LAVON CITY COUNCIL  
7:00 PM  
REGULAR MEETING  
TELEPHONIC MEETING**

**DIAL IN TO PARTICIPATE: (425) 436-6349  
or (844) 854-2222; enter ACCESS CODE: 856485**

In accordance with the orders of the Office of the Governor, the meeting will be conducted by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID-19). There will be no physical location for the meeting. The meeting agenda and packet are posted online at [www.cityoflavon.com](http://www.cityoflavon.com). The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. A recording of the telephonic meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

**1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**

**2. INVOCATION**

**3. CITIZENS COMMENTS**

*Citizens may provide comments (3-minute time limit/person). The City Council response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.*

**4. ITEMS OF INTEREST/COMMUNICATIONS**

*Members may identify community events, functions, and other activities.*

**5. CONSENT AGENDA**

*Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a Member.*

**A.** Approve the minutes of the November 17, 2020 meeting.

**6. ITEMS FOR CONSIDERATION**

**A.** Discussion and action regarding the final plat of the Elevon Addition, Phase 1A, formerly referenced as Abston Hills, on 80.566 acres of land situated in the Samuel M. Rainer Survey, Abstract No. 740, (portions of CCAD Property IDs 1290347 and 2121783), consisting of 319 residential lots and 11 open space lots, a part of Abston Hills Municipal Utility District No. 1-A, located south of FM 6 and east of and adjacent to the LakePointe Addition, City of Lavon Extraterritorial Jurisdiction, Collin County, Texas.

**B.** Discussion and action regarding Resolution No. **2020-12-01** approving and authorizing the Mayor to execute an agreement with the City of Nevada to adjust the extraterritorial jurisdiction boundary in the vicinity of the Elevon, Phase 2B addition; and providing an effective date.

**C.** Discussion and action regarding acceptance of the public infrastructure for the Bear Creek Amenity Center and Bridge Addition.

**D.** Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

**7. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS**

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

December 15 – Regular Meeting


January 2021 – set date for kick-off meeting for the Comprehensive Plan Update

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 password: Guest2014

## 8. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

1. Notice is hereby given that members of the Lavon Economic Development Corporation Board, Lavon Planning and Zoning Commission, Parks and Recreation Board, and Reinvestment Zone #1 (TIF) Board of Directors may be in attendance at the Lavon City Council Meeting.
2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
3. The Council 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, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that this Agenda was duly posted on the City's website at [www.cityoflavon.com](http://www.cityoflavon.com) and at City Hall and on or before 6:00 PM on November 27, 2020.

  
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Rae Norton, City Secretary



**MINUTES  
NOVEMBER 17, 2020  
LAVON CITY COUNCIL  
REGULAR MEETING & EXECUTIVE SESSION  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
6:00 P.M.**

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ATTENDING: VICKI SANSON, MAYOR  
JOHN KELL, PLACE 1  
MIKE COOK, PLACE 2  
KAY WRIGHT, MAYOR PRO TEM, PLACE 3  
MINDI SERKLAND, PLACE 5  
Absent: TED DILL, PLACE 4

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:01 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON OBSERVED A MOMENT OF SILENCE.**
3. **ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED COUNCIL MEMBERS.**

City Administrator Kim Dobbs reported that the Oaths of Office had been administered to the newly elected Council Members, John Kell, Place 1, Kay Wright, Place 3 and Mindi Serkland, Place 5 in person prior to the council meeting.

**4. EXECUTIVE SESSION**

At 6:05 p.m., in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following items pursuant to Section 551.071 (2); under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

- 1) Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding an agreement for the provision of sanitary sewer service in an unincorporated area.

**5. RECONVENE INTO REGULAR SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 6:54 p.m. and stated that no action was taken in executive session.

**6. CITIZENS COMMENTS**

Gary Chapman, 490 Harding, expressed concerns about the Main St. and Geren intersection. Ms. Dobbs provided information about the CIP project for this area and invited Mr. Chapman to contact her directly for more information.

**7. ITEMS OF INTEREST/COMMUNICATIONS**

- The Lavon Economic Development Corporation (LEDC) Shop Lavon Coupon promotion will begin November 20<sup>th</sup>.
- Carter Blood Care at Lavon City Hall December 19, 2020 beginning at 1p.m.

**8. CONSENT AGENDA**

**A. Approve the minutes of the November 3, 2020 meeting.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill)

## 9. ITEMS FOR CONSIDERATION

(Mayor Sanson differed Item A)

### **B. Discussion and action regarding Resolution No. 2020-11-05 adopting a Tax Abatement Policy including guidelines, criteria, and procedures.**

Ms. Dobbs provided background information and explained that the resolution has been recommended for approval by the LEDC and may be used to encourage potential new investment and non-residential development in the city. Pam Mundo, LEDC Executive Director, explained it will be used a tool to attract commercial developments and answered questions. Ms. Serkland suggested that the minimum threshold for consideration be reduced from ten to five million dollars.

**MOTION: APPROVE RESOLUTION NO. 2020-11-05 ADOPTING A TAX ABATEMENT POLICY INCLUDING GUIDELINES, CRITERIA, AND PROCEDURES, AMENDING THE CRITERIA TO \$5,000.000.**

MOTION MADE: KELL

SECONDED: SERKLAND

APPROVED: UNANIMOUS (Absent: Dill)

### **C. Discussion and action regarding Resolution No. 2020-11-06 approving and authorizing the Mayor to execute an amendment to the professional services agreement with Caperton Construction Inspections adopted by Resolution No. 2018-08-02 to adjust the fee for professional services for plan review and building inspections.**

Ms. Dobbs provided information regarding the rate increase request from Caperton Construction Inspections.

**MOTION: APPROVE RESOLUTION NO. 2020-11-06 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE AN AMENDMENT TO THE PROFESSIONAL SERVICES AGREEMENT WITH CAPERTON CONSTRUCTION INSPECTIONS ADOPTED BY RESOLUTION NO. 2018-08-02 TO ADJUST THE FEE FOR PROFESSIONAL SERVICES FOR PLAN REVIEW AND BUILDING INSPECTIONS.**

MOTION MADE: WRIGHT

SECONDED KELL

APPROVED: UNANIMOUS (Absent: Dill)

### **D. Discussion and action regarding the appointment of a deputy city attorney to serve as the Municipal Court Prosecutor.**

Ms. Dobbs noted the retirement of City of Lavon Court Prosecutor Matt Garcia, who has served for twenty-two years. Mr. Garcia recommended a colleague, Scott McMichael, as a replacement.

**MOTION: APPOINT SCOTT MCMICHAEL AS A DEPUTY CITY ATTORNEY, TO SERVE AS THE MUNICIPAL COURT PROSECUTOR.**

MOTION MADE: SERKLAND

SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Dill)

### **E. Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2021.**

**MOTION: APPOINT KAY WRIGHT AS MAYOR PRO-TEMPORE FOR A TERM THAT EXPIRES IN NOVEMBER 2021.**

MOTION MADE: SERKLAND

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill)

### **F. Discussion and action regarding possible application to the Texas Department of Agriculture for a 2021-22 Texas Community Development Block Grant (TxCDBG) and appointment of a**

**Selection Review Committee to perform procurement of professional services and engineering services related thereto.**

Ms. Dobbs provided background information regarding the TxCBDG program, potential projects, and the process for applying for the grant.

**MOTION: AUTHORIZE THE STAFF TO TAKE NECESSARY STEPS TO PROCURE ADMINISTRATIVE AND PROFESSIONAL SERVICES AND APPOINT MAYOR VICKI SANSON, MAYOR PRO-TEM KAY WRIGHT AND CITY ADMINISTRATOR KIM DOBBS TO SERVE AS THE TXCDBG SELECTION REVIEW COMMITTEE.**

MOTION MADE: SERKLAND

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill)

**G. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.**

Ms. Dobbs reported on the November 7, 2020 Proclamation from Governor Greg Abbott extending the Statewide Disaster Declaration for COVID-19. Telephonic meetings will continue until further noted. No action was taken.

**10. DEPARTMENT REPORTS**

- A. Police Services** – Information was provided and referenced regarding traffic stops, calls for service and call breakout information.
- B. Fire Services** – Chief Danny Anthony provided information and referenced the call service report, equipment report and training. Mr. Kell provided information for upcoming first aid classes to be given to local foster families on December 5, 2020.
- C. Public Works** – Director of Public Works David Carter provided information regarding general public works, street maintenance including mowing and trash collection, the delivery of the new excavator and the code enforcement report. City Engineer Mark Hill provided a brief update on the Capital Improvements Plan projects status.
- D. Administration** – Ms. Dobbs directed the Council to reports provided in the meeting packet regarding the Building Permits Report; Collin County Monthly Tax Collection Report, Sales Tax Report, LOGIC and TexStar Newsletter; and general staff reports.

**RECONVENE INTO EXECUTIVE SESSION**

At 7:47 p.m., in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following items pursuant to Section 551.071 (2); under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas.

- 2) Section 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding an agreement for the provision of sanitary sewer service in an unincorporated area.

**RECONVENE INTO REGULAR SESSION**

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 7:52 p.m. and stated that no action was taken in executive session.

(Item 9A was deferred from the beginning of the meeting)

**ITEMS FOR CONSIDERATION**

- A. Discussion and action regarding Resolution No. 2020-11-04 approving and authorizing the Mayor to execute a Wastewater Service and Development Agreement with MA Partners, LLC for approximately 291.068 acres of property situated in the extraterritorial jurisdiction of the City of Lavon and City of Nevada.**

Ms. Dobbs reviewed the terms of the proposed agreement.

**MOTION: APPROVE RESOLUTION NO. 2020-11-04 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A WASTEWATER SERVICE AND DEVELOPMENT AGREEMENT WITH MA PARTNERS, LLC FOR APPROXIMATELY 291.068 ACRES OF PROPERTY SITUATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON AND CITY OF NEVADA SUBJECT TO CITY ATTORNEY APPROVAL.**

MOTION MADE: WRIGHT

SECONDED: KELL

APPROVED: UNANIMOUS (Absent: Dill)

**11. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS.**

- December 1, 2020 Regular Council Meeting at 7 p.m. to be conducted telephonically.
- It was noted that Ms. Serkland and Mr. Cook may be absent for the regular December 15 meeting.

**12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:57 P.M.**

**DULY PASSED and APPROVED** by the City Council of Lavon, Texas, on this 1<sup>st</sup> day of December 2020

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Vicki Sanson  
Mayor

**ATTEST:**

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Rae Norton  
City Secretary



## CITY OF LAVON

### Agenda Brief

**MEETING:** December 1, 2020

**ITEM:** 6 - A

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**Item:**

Discussion and action regarding the final plat of the Elevon Addition, Phase 1A, formerly referenced as Abston Hills, on 80.566 acres of land situated in the Samuel M. Rainer Survey, Abstract No. 740, (portions of CCAD Property IDs 1290347 and 2121783), consisting of 319 residential lots and 11 open space lots, a part of Abston Hills Municipal Utility District No. 1-A, located south of FM 6 and east of and adjacent to the LakePointe Addition, City of Lavon Extraterritorial Jurisdiction, Collin County, Texas.

#### Application Information

**Owner(s):** Petro-Hunt, L.L.C.

**Applicant:** JBI Partners

**Location:** Southeast of the intersection of SH 78 and FM 6, east of the LakePointe Addition and north of the NETEX right of way

**Description:** Samuel M. Rainer Survey, Abstract No. 740  
CCAD property IDs 1290347 and 2121783  
Collin County, Texas (80.566 acres)  
Lavon Extraterritorial Jurisdiction (ETJ)

**Current Zoning:** None; the property is located in ETJ of the City of Lavon.

**Request:** Final Plat

#### Request Details

The applicant is seeking approval of a final plat for Phase 1A, a residential subdivision. Phase 1A consists of 319 residential lots and 11 open space lots. The property is situated in the proposed Abston Hills Municipal Utility District (MUD) No. 1-A which is in the City of Lavon ETJ. The MUD petition is pending before the Texas Commission on Environmental Quality (TCEQ).

The City of Lavon has authority for the review and approval of the plats of property in the City's ETJ pursuant to an agreement with Collin County. There are no zoning regulations in the ETJ



with which the plat is required to comply. The final plat conforms to the Future Land Use Plan that was in effect on the date of original application.

**Code Excerpts:**

**TEXAS LOCAL GOVERNMENT CODE  
§ 212.004. PLAT REQUIRED**

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

**Code Excerpts:**

**CITY OF LAVON – SUBDIVISION ORDINANCE**

**Section 4.04 FINAL PLAT**

After approval of the preliminary plat by the planning and zoning commission and City Council, a final plat, prepared by a registered public surveyor bearing his or her seal and the construction plans prepared by a registered professional civil engineer bearing his or her seal, shall be submitted to the planning and zoning commission.

**Background:**

The northern boundary of the addition is the agreed ETJ boundary between the City of Lavon and City of Nevada. The agreed ETJ boundary was originally established by a 2009 agreement and subsequently amended in May of 2020. The final plat of the Elevon Addition, Phase 1B in the City of Nevada ETJ and directly north of and adjacent to Phase 1A was approved by the City Council of the City of Nevada on November 17, 2020.

The addition takes immediate access at two points on FM 6 in the City of Nevada ETJ and six future points of access by cross connection, three to the west and three to the south. The developer submitted a Traffic Impact Analysis (TIA). The TIA is available for review upon request. The City of Lavon has submitted a request to TxDOT for suggested improvements to the intersection of FM 6 and SH 78.

On June 2, 2020, the City Council approved the preliminary plat of the Abston Hills Addition consisting of 435 residential lots and 18 HOA open space lots on 113.72 acres. The preliminary plat did not reflect phases. The final plat substantially conforms to the approved preliminary plat.

On November 17, 2020, the City of Lavon City Council approved a wastewater service and development agreement to provide retail wastewater service to the addition. The development will provide for the construction of public infrastructure systems for water, sanitary sewer, open



space, and trails. Additionally, the developer will construct sidewalks in the locations where sidewalks will not be constructed with new home construction.

The addition will obtain police services from Collin County and fire services from the Nevada Volunteer Fire Department.

The proposed final plat and construction plans were reviewed by the staff development review committee and the City Engineer. The final plat meets the technical requirements of and complies with the subdivision regulations.

***Staff Notes:***

The final plat was considered at the November 24, 2020 Planning and Zoning Commission meeting.

***Planning and Zoning Commission Report – November 24, 2020***

**MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE ELEVEN ADDITION, PHASE 1A, FORMERLY REFERENCED AS ABSTON HILLS, ON 80.566 ACRES OF LAND SITUATED IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, (PORTIONS OF CCAD PROPERTY IDS 1290347 AND 2121783), CONSISTING OF 319 RESIDENTIAL LOTS AND 11 OPEN SPACE LOTS, PART OF ABSTON HILLS MUNICIPAL UTILITY DISTRICT NO. 1-A, LOCATED SOUTH OF FM 6 AND EAST OF AND ADJACENT TO THE LAKEPOINTE ADDITION, CITY OF LAVON EXTRATERRITORIAL JURISDICTION, COLLIN COUNTY, TEXAS, SUBJECT TO THE SATISFACTION OF THE CITY ENGINEER'S NOTES, REVIEW AND APPROVAL OF THE CIVIL ENGINEERING PLANS.**

**MOTION MADE: SMITH**

**SECONDED: NABORS**

**APPROVED: UNANIMOUS (Absent Curley)**

Approval is recommended subject to the satisfaction of the City Engineer's notes, review and approval of the civil engineering plans.

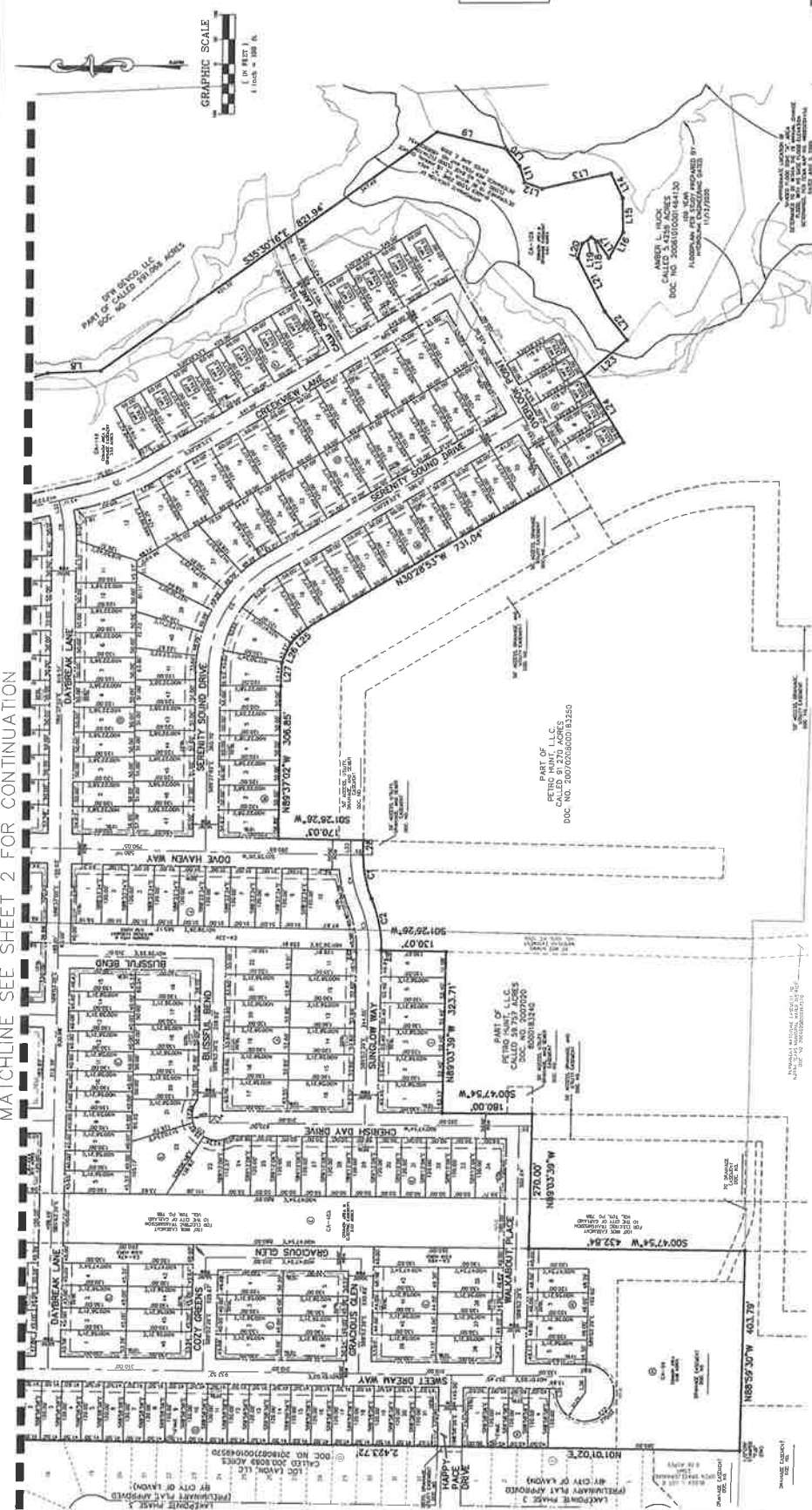
**Attachments:**

1. Final Plat
2. Location Exhibits
3. Preliminary Plat – Abston Hills
4. ETJ Boundary Exhibit
5. Final Plat – Eleven, Phase 1B (Nevada)
6. Excerpt – Traffic Impact Analysis, Conclusions and Recommendations
7. Summary of TIA related items per developer engineer
8. Letter - developer MA Lavon 292, LLC
9. Engineer's correspondence
10. Application









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NOTES:

1. FLOOD BY FLOOD: ACCORDING TO CONSULTANT PANEL NO. 40805034343, DATED JUNE 15, 2009 OF THE CITY OF LOS ANGELES, THE FLOODING OF THE PROPERTY OF THE CITY OF LOS ANGELES DURING THE PORTION OF THIS PROPERTY IS WITH SHALLOW FLOOD ZONE "A" AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
2. THE BASINS OF BEAKING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
3. THE SUBJECT TRACT HAS FRONTAGE TO FABI--TO-MARKET ROAD NO. 6 VIA PHASE 1B FINAL PLAT.
4. SURVEY ATTRACT LINES SHOWN HEREON ARE APPROXIMATE.
5. CITY EYES LINES SHOWN HEREON PER BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITIES OF LAWNDA AND NEWMAN DATED MAY 3TH, 2002.
6. ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
7. ALL CONVEYERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "A" SET UNLESS OTHERWISE NOTED.
8. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (INCULC).
9. IT WILL MAINTENANCE EQUIPMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION RESPONSIBILITY OF THE ADJACENT HOMEOWNER FOR MAINTENANCE ALONG THE COMMON FENCELINE AND LANDSCAPE ADDITION.

**FINAL PLAT**  
**ELEVON, PHASE 1A**

310 RESIDENTIAL LOTS  
11 OPEN SPACE LOTS  
PART OF ABSTON HILLS  
MUNICIPAL UTILITY DISTRICT NO. 1-A  
BEING 80.566 ACRES OUT OF  
THE SAMUEL N. RAINIER SURVEY, ABSTRACT NO. 740,  
CITY OF LAVON E.T.I.  
COLLIN COUNTY, TEXAS

**MA PARTNERS, LLC**  
15413 Koppel Trail, Suite 130  
Dallas, Texas 75248  
Contact: John Merrill  
(972) 715-8440

**DEVELOPER**

**PETRO HUNT, LLC**  
2700 Cedar Springs Rd., Suite 600  
Dallas, Texas 75201  
Contact: Alton Bain  
(214) 880-8595

**CURRENT OWNER**

**LSI PARTNERS, INC.**  
3171 Marney Road, Suite 300  
Dallas, Texas 75246  
Contact: Chris W. Pfeiffer  
Tel: No. F-438 1993 L.S. 10070000

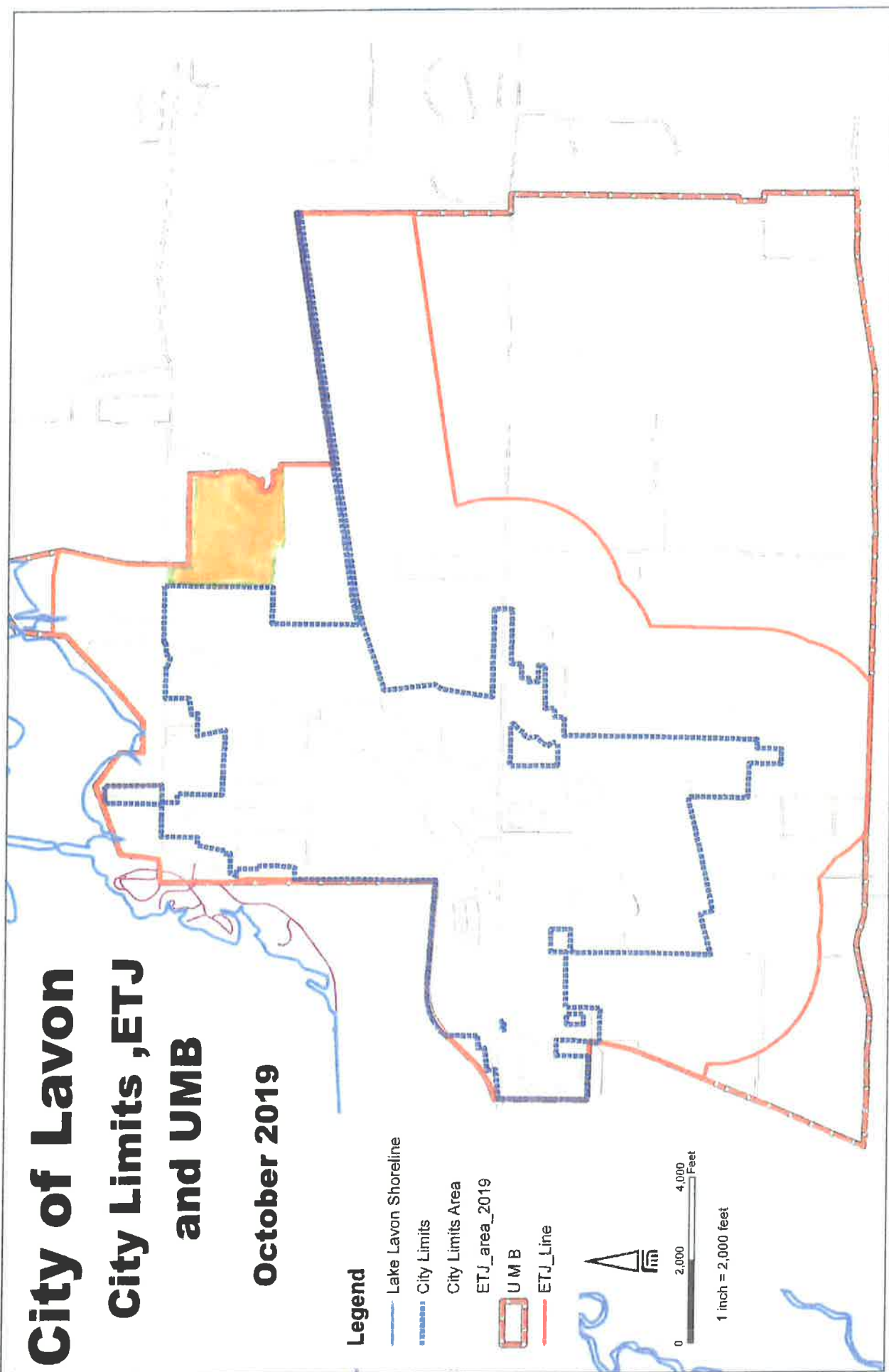
**SURVEYOR/ENGINEER**  
(972) 248-7676



**REMARKS:** Along the south end west line of add 0.010 acre tract as follows:  
South 89 degrees 05 minutes 08 seconds East, 80.65 feet to a 4 inch bronze disk stamped "2287" found for corner.  
North 01 degree 05 minutes 03 seconds East, 80.65 feet to a point of BEGINNING and containing 3,566.58 square feet or 80.366 acre of land.

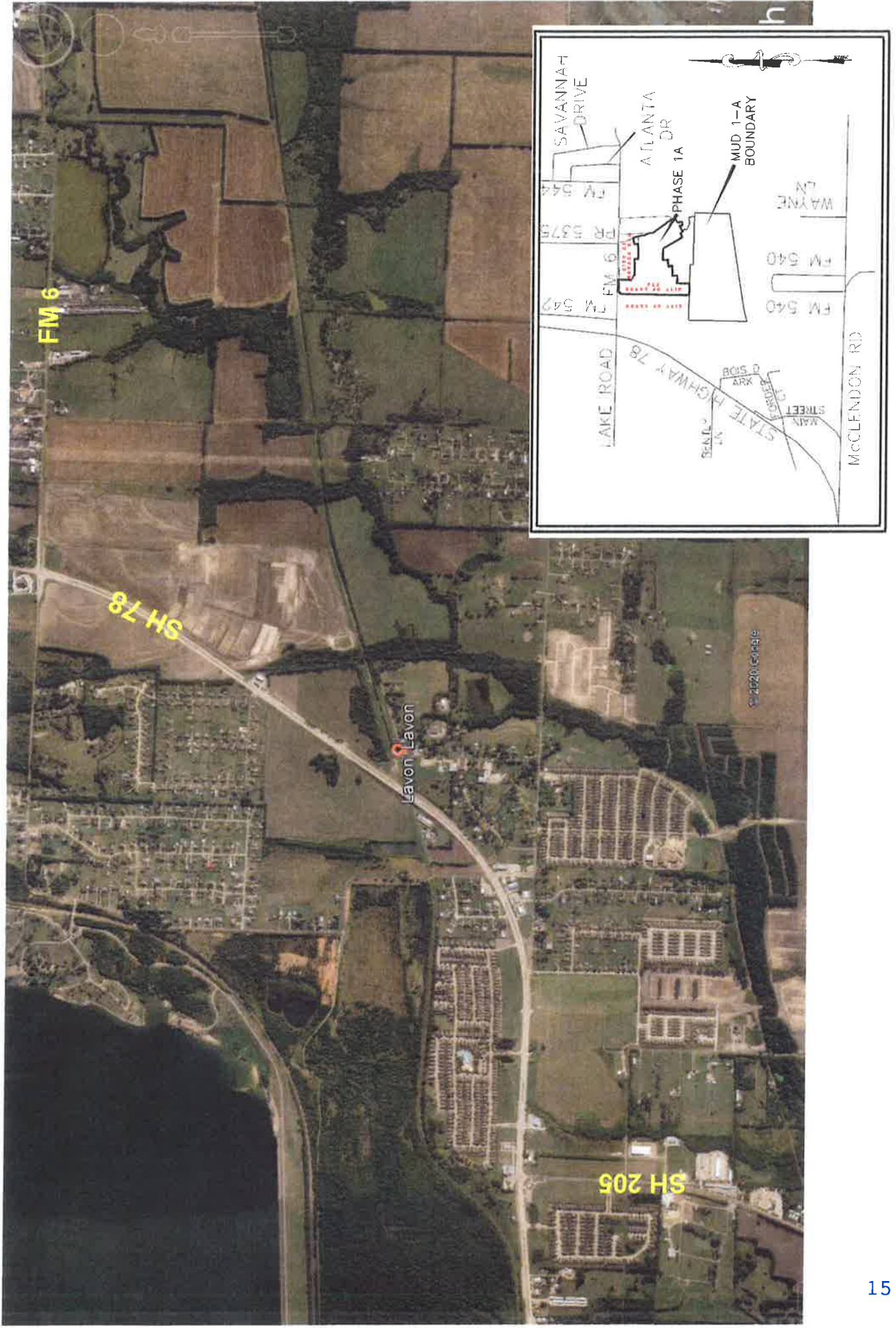
**BASES OF BEARING:**  
The base of bearing is based on the coordinate system (North Central Zone 4202, State Plane Coordinates, NAD83) with grid distances shown herein.

November 23, 2020  
Sheet 4 of 4



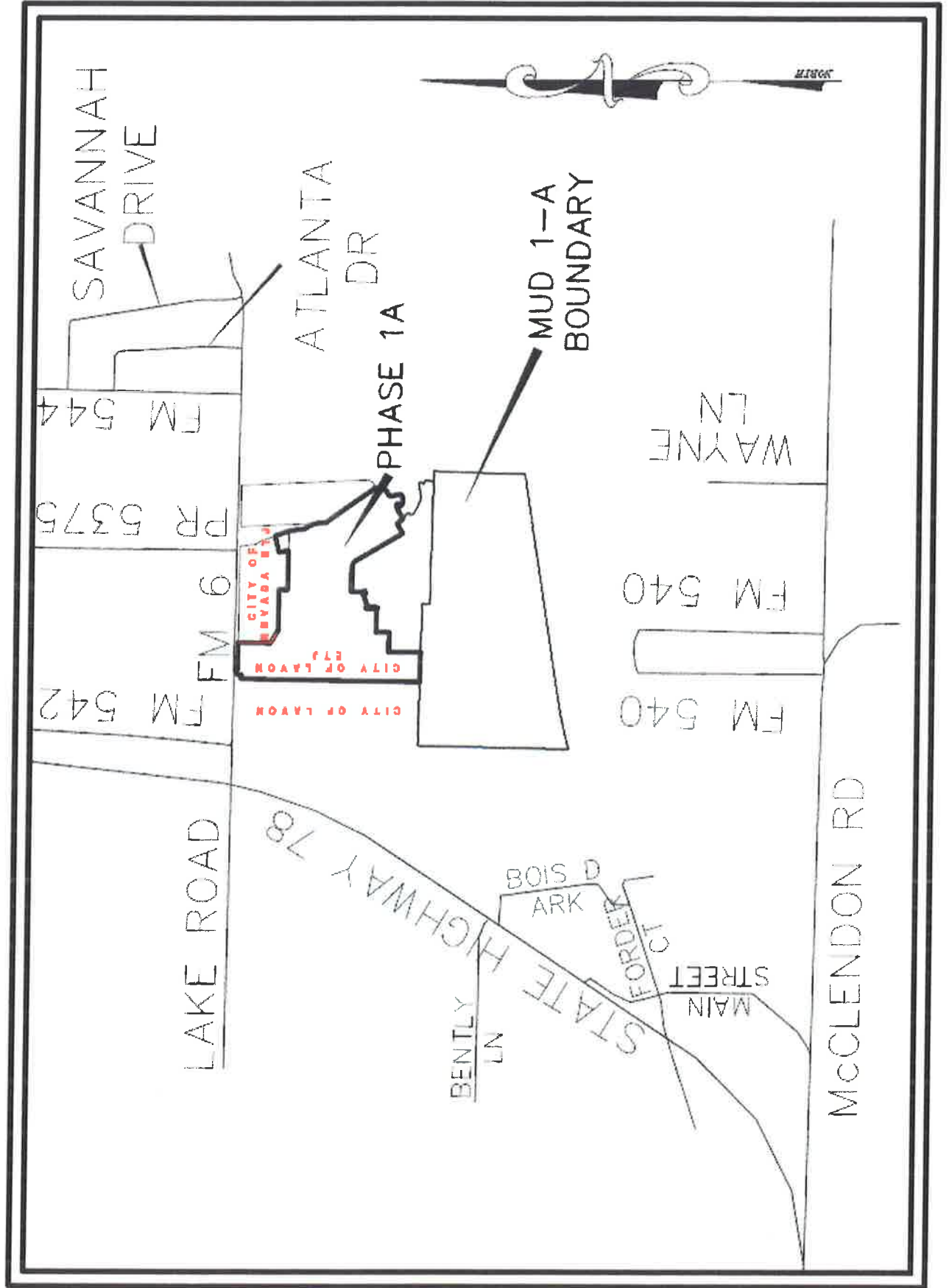


# Elevon, Phase 1A Final Plat – Location Exhibit





## Elevon, Phase 1A Final Plat – Location Exhibit

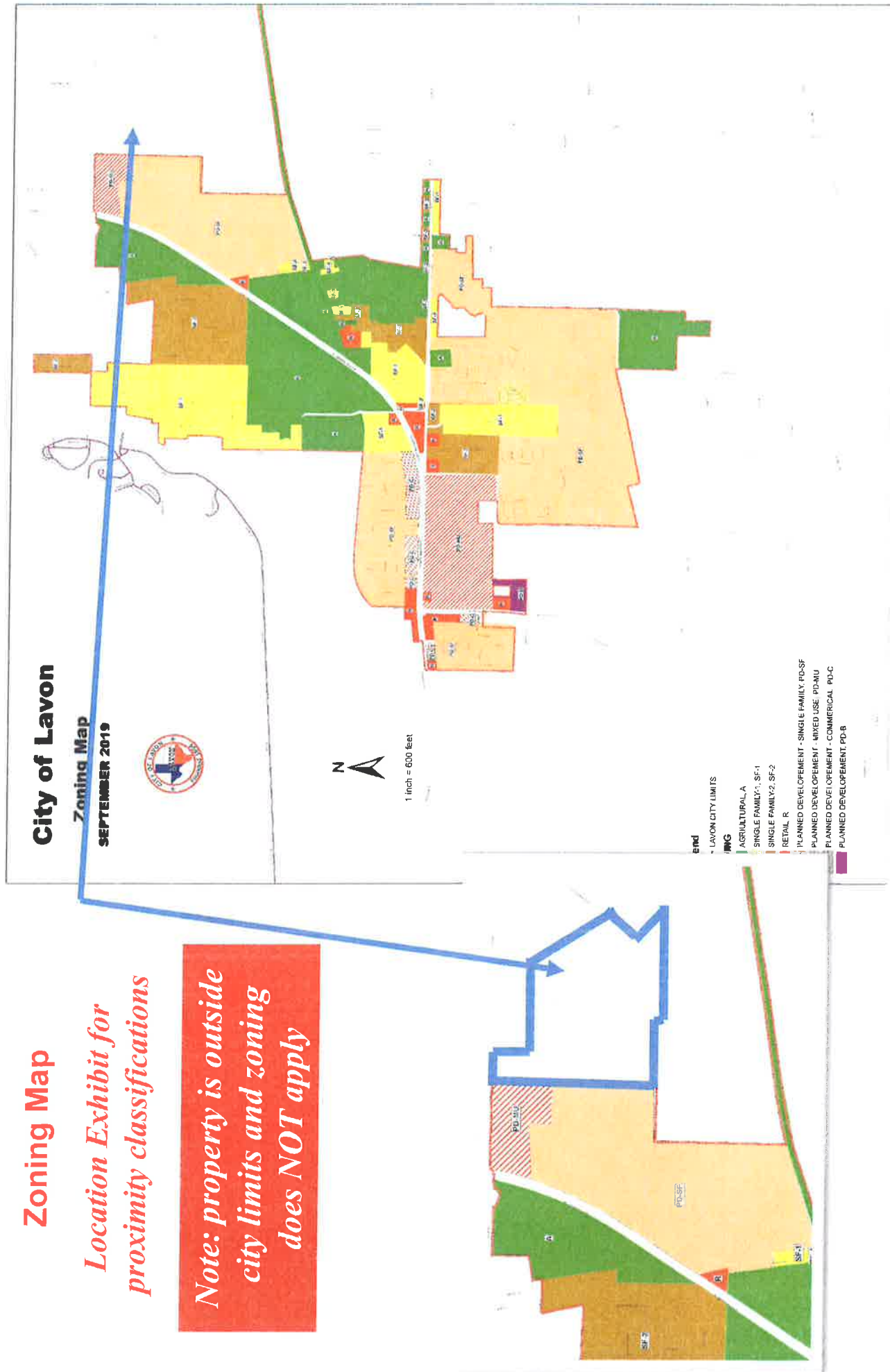


# Elevon, Phase 1A – Final Plat

## Zoning Map

*Location Exhibit for  
proximity classifications*

*Note: property is outside  
city limits and zoning  
does NOT apply*











LOCATION  
(N.T.S.)

- 1) FLOOD ELEVATIONS, ACCORDING TO FLOODING PLOTS, NO. 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020 OF THE FEDERAL AGRICULTURAL MANAGEMENT SERVICE, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 261

[illegible]

1000

- POINT OF BEGINNING  
BORN AND BORN  
COINED IRON RING FOUND  
CAPTURED IRON RING SET  
RIGHT-OR-WAY  
FINGER OF THE LINE  
FINGER OPTIC CABLE  
FESTIVAL  
TELECOMMUNICATIONS  
WATER WETTER  
WATER WATER  
POWER POLICE  
UTILITY  
REINFORCED CONCRETE PIPE  
SANDWICH SANDWICH  
UTILITY CEMENT  
WATER CEMENT  
STREET NAME CHANGE  
APPROXIMATE CITY LIMIT  
100 YR. PRE-1945 DEVELOP.  
100 YR. POST-1945 DEVELOP.

PRELIMINARY PLAT

ARSTON HILLS

435 RESIDENTIAL LOTS  
0 HOA OPEN SPACE LOTS  
453 TOTAL LOTS

BEING 113.172 ACRES OUT OF  
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,  
COLLIN COUNTY, TEXAS

[illegible]

15443 Knoll Trail, Suite 130  
Dallas, Texas 75248  
Contact: John Marlin  
(972) 715-6449

<b>PETRO HUNT, LLC</b>	<b>CURRENT OWNER</b>
2101 Cedar Springs Rd. Suite 600	(914) 890-8564

Dallas, Texas 75201  
Contact: Alan Bain

**JBI PARTNERS, INC.**  
2121 Midway Road, Suite 300  
Corrington, Texas 75008  
**SURVEYOR/ENGINEER**  
(972)248-7677

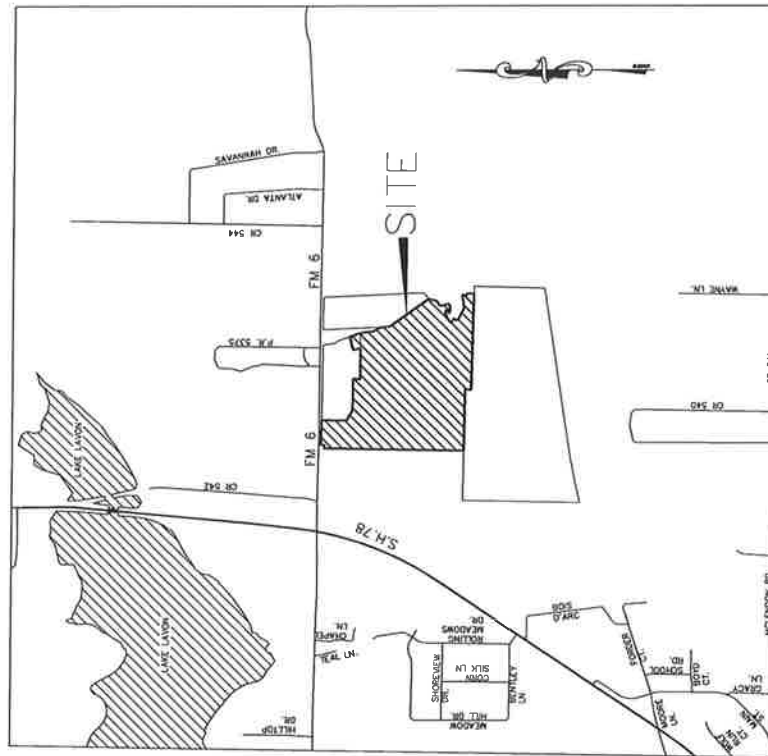
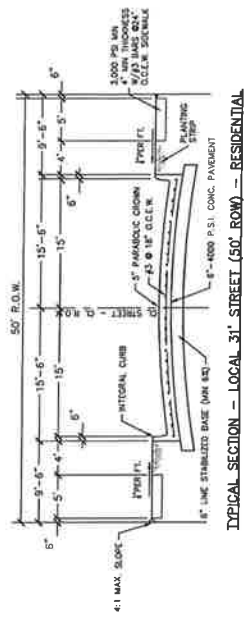
Contact: Chris Wall, P.E.  
 TYPE No. F-458      TRPLS No. 10076000

May 14, 2020

Sheet 3 of 5

May 14, 2020

20

 $1'' = 1000'$ 

PRELIMINARY PLAT

ABSTON HILLS

435 RESIDENTIAL LOTS  
18 HOA OPEN SPACE LOTS  
453 TOTAL LOTS

BEING 113.172 ACRES OUT OF  
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740.

COLLIN COUNTY, TEXAS	
MA PARTNERS, LLC	DEVELOPER
15443 Knoll Trail, Suite 130	(972) 715-6449

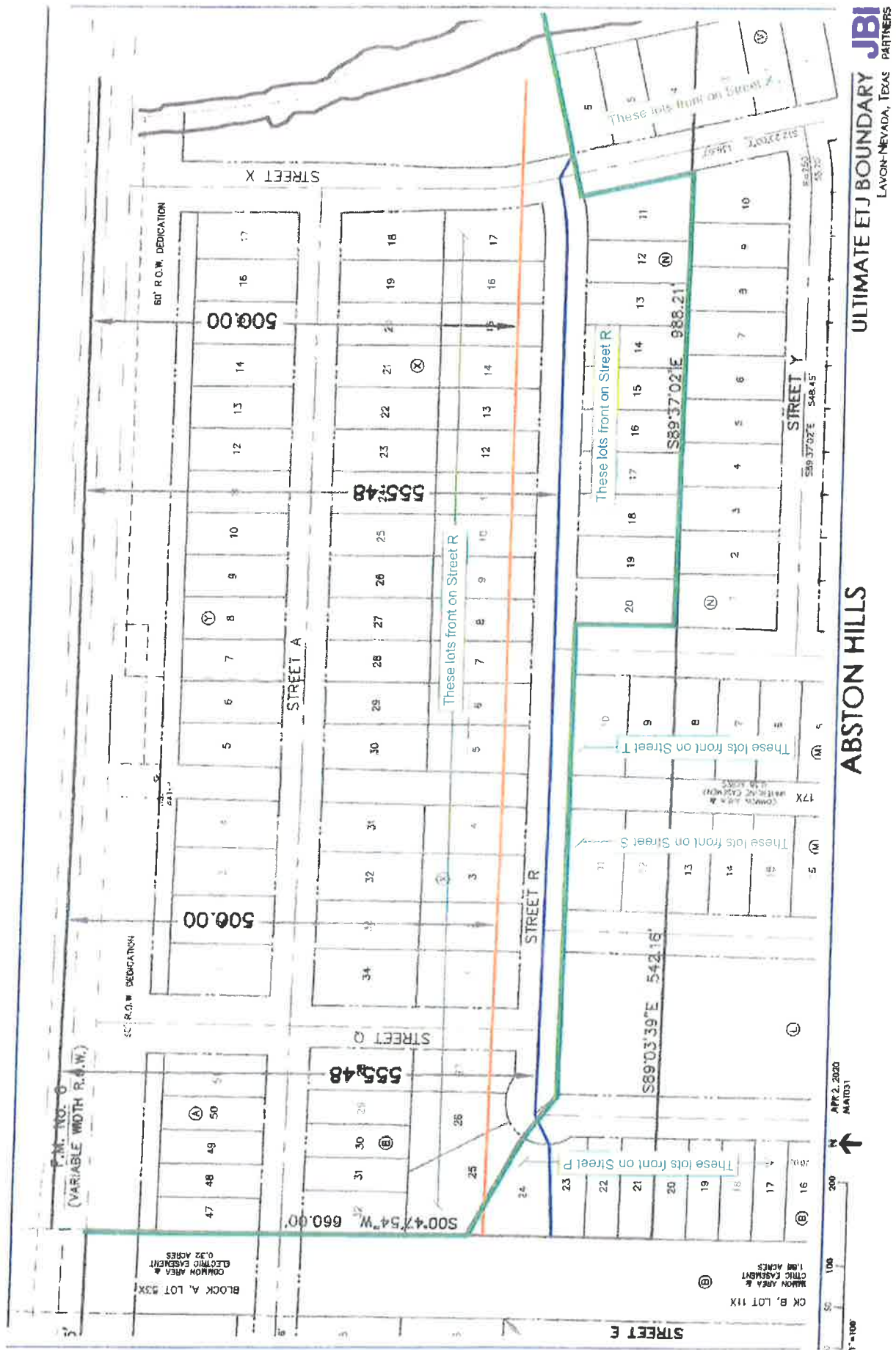
Contact: JOHN MARTIN  
**PETRO HUNT, LLC**  
 2101 Cedar Springs Rd, Suite 800  
 Dallas, Texas 75201  
 (214) 890-8595  
**CURRENT OWNER**

**JEI PARTNERS, INC.**  
2121 Midway Road, Suite 300  
Carrollton, Texas 75006  
Contact: Chris Wall, P.E.  
TELE. No. 4-381    FBLS No. 1009000

**SURVEYOR/ENGINEER**  
(972) 248-7616











- excerpt -

May 14, 2020

### PERCENT OF ABSTON HILLS DEVELOPMENT TRAFFIC AT INTERSECTIONS

The amount (percentages) of Abston Hills development traffic passing through each of the analyzed roadway intersections, by analysis year, was determined to provide an indication of potential responsibility for any required traffic improvements at those intersections at the specified time periods. The percentages are shown in **Table 13**.

**Table 13 – Abston Hills Development Traffic Percentages at Intersections**

Intersection		Intersection Percentages of Development Traffic			
		Two Year AM Time Period	Two Year PM Time Period	Four Year AM Time Period	Four Year PM Time Period
SH 78	FM 6	2%	5%	4%	9%
FM 6	Street 1	14%	17%	23%	27%
FM 6	Street 2	6%	7%	10%	12%
All Intersections		7%	9%	12%	15%

### CONCLUSIONS AND RECOMMENDATIONS

Based upon the analysis findings described above, the following conclusions and recommendations are provided.

**Intersection Levels of Service** – The overall intersection and intersection approach Levels of Service (LOSs) for the analysis Year 2 traffic conditions, with development traffic added, were only found to be at acceptable levels if mitigation measures are to be implemented at the intersections analyzed. During the initial stages of development construction, existing traffic lanes, the traffic signal at SH 78 and FM 6, and stop sign control at the access streets intersections with FM 6 may be adequate. However, the need for the identified additional traffic lanes, signal timing changes at the intersection at SH 78 and FM 6, and the need for a traffic signal at the intersection of FM 6 and Street 1 was shown to be needed when 220 homes are built and occupied. The need for mitigation measures should be verified with a signal warrant study and intersection capacity analyses, as Year 2 approaches and traffic volumes increase, or if traffic conditions deteriorate to the point that mitigation measures need to be implemented at an earlier time. No additional improvements are shown to be needed by analysis Year 4.

**Site Access Turning Lane Requirements** – Based on the relatively heavy right turn movements into the two access streets, eastbound right-turn lanes on FM 6 at Streets 1 and 2 should be constructed at these intersections as the access streets are constructed, except that the right turn lane for Street 2 will not be needed until after analysis year 2. The need for westbound left turn lanes on FM 6 at Street 1 or 2 was determined to not be needed by analysis year 2 or 4, because of very low turning volumes; however, minimal length left turn lanes at these intersections should be considered to provide queuing space and safety protection for vehicles waiting for a gap in opposing traffic to turn left into the access streets.

### Percentages of Abston Hills Development Traffic at Intersections & Interchanges

The amount (percentages) of Abston Hills development traffic passing through each of the analyzed roadway intersections, by analysis Years 2 and 4, provides an indication of potential responsibility for any required traffic improvements at those intersections at those points in time.

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NOV 24 2020

City of Lavon

Final Plat – ELEVON, PH 1A

Summary of Transportation Improvement Notes – JBI Partners

November 24, 2020

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The development engineer submitted the following notes regarding transportation improvements related to the construction of Elevon, Ph 1A and Ph 1B:

- Propose building the right turn lane at Discovery Drive and Creekview Lane with the initial construction of the subdivision before any homes are built. The plans for two right turn lanes have been submitted to TxDOT for review and approval.
- There are not plans for left turn lane improvements to be built with the Phase 1 construction. Propose that the need for left turn lane improvements on FM 6 be evaluated again at year 2 and as subsequent phases of the development and connections through LakePointe and to the south are made.
- The developer will request that the lots within Phase 2A and 2B be added to the TIA as they were not included with the initial TIA. This will also serve to evaluate the access at Exploration Grove.
- The developer will commit by letter to participate in the installation of a traffic signal at the main subdivision entrance on FM 6 when it is warranted by TxDOT and as set out in the TIA.

**MA LAVON 292, LLC**

15443 Knoll Trail, Suite 130

Dallas, Texas 75248

November 24, 2020

City of Lavon  
c/o Kim Dobbs  
via email: kim.dobbs@cityoflavon.org

**Re: Traffic Signal FM 6**

Ms. Dobbs:

In advance of the Planning and Zoning meeting on Tuesday November 24, 2020, I am writing regarding any discussion involving a traffic signal on FM 6 at the entrance of the Elevon community. As you are aware the Texas Department of Transportation ("TxDOT") has not indicated that a traffic signal is warranted at this time. If and when TxDOT warrants a traffic signal is necessary at this location, we will help facilitate the cost and construction of installing the traffic light as directed by TxDOT.

Thank you for your thoughtful consideration of this important matter.

Sincerely,



John Marlin  
CEO

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NOV 24 2020

CITY OF LAVON



VICTOR L. ACUY, P.E.  
RICHARD A. DORMIER, P.E.  
JOHN D. GATTIS, A.I.A.  
MARK D. HILL, P.E.  
DAMIR LULO, P.E.  
MICHAEL K. STACEY, P.E.  
LARRY J. FREEMAN, P.E.

November 23, 2020

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

Re: Elevon (formerly Elavon), Phase 1A, 319 Lots, 11 open space, 80.566 Acres  
Final Plat

Dear Ms. Dobbs:

As requested, we have provide a review of the revised Final Plat dated November 23, 2020 as prepared by JBI Partners, Inc. for the above referenced property.

All comments on the Final Plat have been satisfactorily addressed.

This concludes our review of the above referenced revised Final Plat. **We recommend approval of the Final Plat.** Previous comments on the Engineering plans are to be addressed prior to City Council action.

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

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

Sincerely,  
FREEMAN-MILLICAN, INC.



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

CC: David Carter, Mike Jones, Danny Anthony, John Marlin, Daniel Dewey, P.E.

F:\17024 - LAV General Servies\9 - Review\Elevon\Elevon Ph 1A - Final Plat - Rev 2.docx

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NOV 23 2020  
CITY OF LAVON





November 23, 2020

Mark D. Hill, PE  
Consulting City Engineer  
12160 N. Abrams Road, Suite 508  
Dallas, TX 75243

**RE: Elevon Phase 1A Final Plat Comments  
JBI Project No. MAT031A**

Mr. Hill,

JBI received your comments via email from on November 23rd regarding our submittal for the construction plans and final plat for Elevon Phase 1A located in the City of Lavon ETJ. Below is a summary of how each comment is addressed:

**General**

1. Noted, flood study covers Bear Creek and the unnamed tributary where the detention pond is located.
2. The TIA covered the Elevon development north of the NETEX ROW, however, Phase 2A and 2B that was recently submitted to Nevada and Lavon was not part of the TIA. We will be working with the traffic engineer to get these lots added to the study.

**Final Plat**

3. The City of Nevada recently approved the Elevon, Phase 1B Final Plat. All references to Elevon Phase 1C have been updated and the note now states "Final Plat Pending."
4. The note has been modified to reference the ETJ Boundary Agreement between Lavon and Nevada.
5. Minimum finished floor elevations have been added based on the finished pad grading plan. The MFF shown on the final plat are based on the lot grading working with the design streets and not just being 2 feet above the cross section elevation.

In the upcoming week we will be addressing the engineering comments provided with your November 23<sup>rd</sup> comment letter. We are continuing to work through plan comments from BCSUD, NTMWD, and GP&L. We will be potholing the existing NTMWD lines on November 30<sup>th</sup> and have provided plans to GP&L's consultant R-Delta Engineers for their review. Any plan changes resulting from their comments will be incorporated into the plans and provided to the City of Lavon. We would like to move the project forward to obtain City Council approval of the plat as we continue to work towards all agency approvals.

Sincerely,

*Daniel Dewey*  
Daniel Dewey, P.E.  
JBI Partners, Inc.

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NOV 23 2020  
CITY OF LAVON



GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft

LOCATION MAP  
(N.T.S.)

FINAL PLAT

## ELEVON, PHASE 1A

318 RESIDENTIAL LOTS  
11 OPEN SPACE LOTS  
PART OF ABSTON HILLS  
MUNICIPAL UTILITY DISTRICT NO. 1-A

BEING 80.566 ACRES OUT OF  
THE SAMUEL M. RAINIER SURVEY, ABSTRACT NO. 740,  
CITY OF LAYTON ETC.,  
COLLIN COUNTY, TEXAS

<b>MA PARTNERS, LLC</b>	<b>DEVELOPER</b>
15443 Road Trail, Suite 130 Dallas, Texas 75248 Contact: John Martin	(972) 715-4449
<b>PETRO HUNT, LLC</b>	<b>CURRENT OWNER</b>
201 Cedar Springs Rd., Suite 600 Dallas, Texas 75201 Contact: Alan Bohn	(214) 880-8595
<b>SEI PARTNERS, INC.</b>	<b>SURVEYOR/ENGINEER</b>
2121 Midway Road, Suite 300 Corrington, Texas 75005 Contact: Chris Melt, P.E. Tel: W. F-430 TIFLS No. 10070020	(972) 242-7676

November 23, 2020

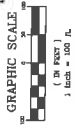
**NOTES:**

- [illegible]

**INTRODUCTION**

THE NIMMO EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONAL WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES/POSTS NO DEEPER THAN TWO FEET BELOW ORIGINAL GROUND, SPRINKLER SYSTEMS AND NORMAL LANDSCAPING (PLANS/NO TREES) THAT ENCROACH ON THE NIMMO EASEMENTS ARE ALLOWED. HOWEVER, THE NIMMO ASSUMES NO RESPONSIBILITY FOR DAMAGES ARISING FROM CONSTRUCTION OF SUCH ITEMS. THE NIMMO WILL BE RESPONSIBLE FOR THE COST OF REPAIR OR MAINTAIN THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER. THE NIMMO WILL BE RESPONSIBLE FOR THE REPAIRS OF THE DEVELOPER'S CONTRACTORS.





NOTES:

- 1) FLOOD STATEMENT, ACCORDING TO COMMUNITY PANEL NO. 408505445, DATED JUNE 2, 2008 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADDED FLOOD ZONE 1. AREAS DETERMINED TO BE WITHIN THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD FLOODING ESTIMATES.
- 2) THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 0202 STATE PLANE COORDINATES, NAD83).
- 3) THE SUBJECT TRACT HAS FRONTAGE TO FARM-TO-MARKET ROAD NO. 6, VM PHASE III FINAL PLAT.

- 4) SURVEY ACTRAXT LINES SHOWN HEREON ARE APPROXIMATE.
- 5) CITY ECU LINES SHOWN HEREON PER BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITIES OF LAVON AND NEVADA DATED MAY 28K, 2020.
- 6) ALL LOTS SHOWN HEREON LE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY
- 7) ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "BET" SET UNLESS OTHERWISE NOTED.
- 8) THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (HUSKID).
- 9) 3' WALL MONITORING CASING IS DEPOSITED TO THE HORNESVILLE ROAD RIGHT-OF-WAY FOR THE MAINTENANCE OF THE 3' WALL MONITORING CASING FOR MAINTENANCE ALONG THE COMMON FENCE LINE OF LAVON AND MAGNOLIA ADDITION.

[illegible][illegible]

**THE UNIVERSITY OF CHICAGO**

319 RESIDENTIAL LOTS  
11 OPEN SPACE LOTS  
PART OF ABSTON HILLS  
MUNICIPAL UTILITY DISTRICT NO. 1-A

BEING 80.566 ACRES OUT OF  
THE SAMUEL M. RANNEY SURVEY, ABSTRACT NO. 740,  
CITY OF LAVON ET.,  
COLLIN COUNTY, TEXAS

DEVELOPER
MA PARTNERS, LLC 15443 Knoll Trail, Suite 130 Dallas, TX 75244

**CONTACT:** John Martin  
Dallas, Texas 75248  
**PHONE:** (972) 715-8449  
**CURRENT OWNER:**  
**PETRO HUNT, LLC**

2101 Cedar Springs Rd., Suite 600  
Dallas, Texas 75201  
Contact: Alan Bain  
(214) 850-8595

**JBI PARTNERS, INC.**  
2121 Midway Road, Suite 300  
Frisco, Texas 75034  
(972) 248-7676

Corrington, Texas 75008  
Contact: Chris Well, P.E.  
Tel: 7-438 Tel: 10076000

[illegible]

[illegible]





VICTOR L. ACUY, P.E.  
RICHARD A. DORMIER, P.E.  
JOHN D. GATTIS, A.I.A.  
MARK D. HILL, P.E.  
DAMIR LULO, P.E.  
MICHAEL K. STACEY, P.E.  
LARRY J. FREEMAN, P.E.

November 23, 2020

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

Re: Elevon (formerly Elavon), Phase 1A, 319 Lots, 11 open space, 80.566 Acres  
Final Plat

Dear Ms. Dobbs:

As requested, we have provide a review of the Final Plat dated November 4, 2020 and Engineering Plans dated November 17, 2020 as prepared by JBI Partners, Inc. for the above referenced property. Additional documents provided for review include a Flood Study dated November 12, 2020 as prepared by HydroLink Engineering, LLC, an updated Draft Traffic Impact Analysis (TIA) dated April 13, 2020 as prepared by Kelly & Associates. The property is south of FM 6 and east of LakePointe. Our comments are as follows:

#### GENERAL

1. The Flood Study reviews the unnamed tributary of Bear Creek downstream of the proposed regional detention pond and the Bear Creek Tributary 1.
2. The TIA has been prepared for the entire proposed Elevon development north of the NETEX ROW and south of FM6.

#### FINAL PLAT

3. References to the section within the Nevada ETJ should be updated to reflect the correct Phase name as well as Plat status.
4. Note 5 references an approximate ETJ boundary line between Lavon and Nevada. This Plat defines this ETJ boundary and is, therefore, not approximate. The respective ETJ areas should be labeled.
5. We recommend that all lots adjacent to the 100-year floodplain should show the minimum floor elevation on the Plat.

#### ENGINEERING PLANS

#### EXISTING CONDITIONS

6. There are several ponds identified to be mucked and filled. These ponds have been determined to be potentially non-jurisdictional per the Preliminary Wetlands Determination dated June 16, 2020 and an addendum dated August 10, 2020 as prepared by Jones & Ridenour, Inc.

RECEIVED

NOV 23 2020

CITY OF LAVON

## PAVING PLAN & PROFILE

7. We recommend that the lowest wire elevation be shown in the profile when crossing the GP&L Easement. This information is being obtained and will need to be added to plans prior to construction activities commencing.
8. In several locations improvements extend beyond the platted boundary (e.g. barricade, drainage). These are typically for future extension. Any construction activities performed beyond the platted boundary will require written permission from the adjacent landowner. These are being worked on and should be in place prior to commencing construction activities.

## GRADING PLAN

9. Grading activities extend beyond the platted boundary. Any construction activities performed beyond the platted boundary will require written permission from the adjacent landowner. These are being worked on and should be in place prior to commencing construction activities.
10. Detention Pond A is shown to be a joint detention pond with LakePointe. A copy of any agreements for this joint detention basin should be provided to the City. Maintenance of the pond should be clearly identified. This agreement is currently being worked on and should be in place prior to commencing any construction activities.
11. In the Grading Notes, item 7, "may" should be changed to "shall".
12. Regarding Grading Note 8, it states that structural stability of the retaining walls is not within the scope of work for the development engineer. The development engineer should provide confirmation that structural stability calculations are not necessary for the proposed retaining walls as provided for this development. It should be noted that all retaining walls shown are less than 48" in height.

## SANITARY SEWER BASIN MAP

13. The total peak flow for this development, including future phases, has increased from 929,000 gallons per day to 990,000 gallons per day. This represents the City standard 225 gal/service/day and a 4.0 peak factor. This includes the future phases of development (1100 lots, 243.72 Acres).

## SIGNAGE & LIGHTING PLAN

14. A separate preliminary mailbox location plan has been provided. We recommend a minimum 1.0 foot candle illumination at the mailbox clusters for safety reasons. It is not clear as to the location of the street lights relative to the mailbox locations if this can be achieved. Additional street lighting may be required.

## TRAFFIC IMPACT ANALYSIS

15. The TIA only includes the development of Phase 1A & 1B.
16. The TIA provides recommendations for improvements based upon number of occupied residences. 100% completion is projected in Year 4.



17. Improvements to the intersection of SH 78 and FM 6, including signal timing and additional traffic lanes are projected to be required upon completion of 220 lots ("Year 2").
18. A traffic signal at the intersection of FM 6 and Discovery Drive (Street 1) is shown to be required upon completion of 220 lots.
19. Left turn lanes on westbound FM 6, at both entrances, may be warranted for traffic flow, but is not required for the projected turning movements.
20. Right turn lanes on eastbound FM 6 are required for both entrances, although for Creekview Lane (Street 2) it is not required until 220 lots are developed.
21. All improvements along FM 6 and the FM6/SH 78 intersection will require TxDOT approval and coordination.

This concludes our review of the above referenced Final Plat and Engineering Plans. A copy of the applicable sheets with markups, is attached for your use.

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

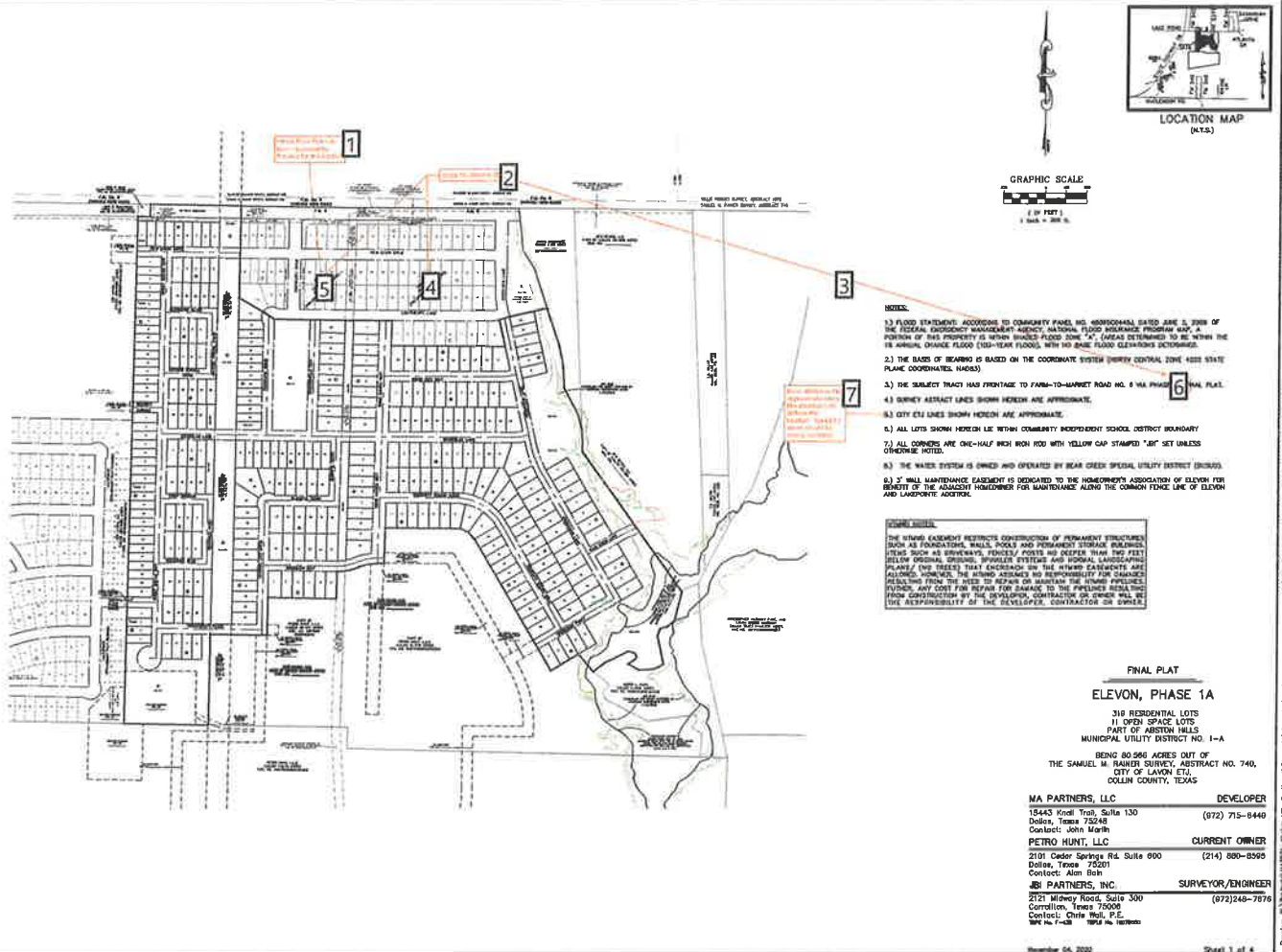
If there are any questions, please contact me at 214-503-0555 x115 or by email at [mdhill@fmi-dallas.com](mailto:mdhill@fmi-dallas.com).

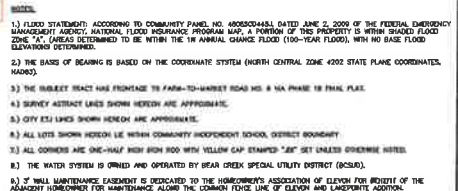
Sincerely,  
FREEMAN-MILLICAN, INC.



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

CC: David Carter, Mike Jones, Danny Anthony, John Marlin, Daniel Dewey, P.E.



[illegible]



[illegible]

A diagram showing a street on the left, a lot in the middle, and an easement on the right. The lot is labeled 'LOT' and the easement is labeled 'EASEMENT'. The street is labeled 'STREET'.

TYPICAL LOT LAYOUT

<b>HA PARTNERS, LLC</b>	<b>DEVELOPER</b>
5443 Knott Trail, Suite 130 Dallas, Texas 75244 Contact: John Martin	(972) 715-8449
<b>ETRO HUNT, LLC</b>	<b>CURRENT OWNER</b>
101 Cedar Springs Rd., Suite 600 Dallas, Texas 75201 Contact: Alan Bain	(214) 880-8585
<b>HA PARTNERS, INC.</b>	<b>SURVEYOR/ENGINEER</b>
121 Midway Road, Suite 300 Arlington, Texas 75008 Contact: Chris Wall, P.E. P.O. Box 1-630 Arlington, Texas 76010	(972) 246-7676

CITY TABLE		CITY TABLE	
NO.	NAME	NO.	NAME
101	ALBANY, N.Y.	101	ALBANY, N.Y.
102	ALBANY, N.Y.	102	ALBANY, N.Y.
103	ALBANY, N.Y.	103	ALBANY, N.Y.
104	ALBANY, N.Y.	104	ALBANY, N.Y.
105	ALBANY, N.Y.	105	ALBANY, N.Y.
106	ALBANY, N.Y.	106	ALBANY, N.Y.
107	ALBANY, N.Y.	107	ALBANY, N.Y.
108	ALBANY, N.Y.	108	ALBANY, N.Y.
109	ALBANY, N.Y.	109	ALBANY, N.Y.
110	ALBANY, N.Y.	110	ALBANY, N.Y.
111	ALBANY, N.Y.	111	ALBANY, N.Y.
112	ALBANY, N.Y.	112	ALBANY, N.Y.
113	ALBANY, N.Y.	113	ALBANY, N.Y.
114	ALBANY, N.Y.	114	ALBANY, N.Y.
115	ALBANY, N.Y.	115	ALBANY, N.Y.
116	ALBANY, N.Y.	116	ALBANY, N.Y.
117	ALBANY, N.Y.	117	ALBANY, N.Y.
118	ALBANY, N.Y.	118	ALBANY, N.Y.
119	ALBANY, N.Y.	119	ALBANY, N.Y.
120	ALBANY, N.Y.	120	ALBANY, N.Y.
121	ALBANY, N.Y.	121	ALBANY, N.Y.
122	ALBANY, N.Y.	122	ALBANY, N.Y.
123	ALBANY, N.Y.	123	ALBANY, N.Y.
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126	ALBANY, N.Y.	126	ALBANY, N.Y.
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136	ALBANY, N.Y.	136	ALBANY, N.Y.
137	ALBANY, N.Y.	137	ALBANY, N.Y.
138	ALBANY, N.Y.	138	ALBANY, N.Y.
139	ALBANY, N.Y.	139	ALBANY, N.Y.
140	ALBANY, N.Y.	140	ALBANY, N.Y.
141	ALBANY, N.Y.	141	ALBANY, N.Y.
142	ALBANY, N.Y.	142	ALBANY, N.Y.
143	ALBANY, N.Y.	143	ALBANY, N.Y.
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147	ALBANY, N.Y.	147	ALBANY, N.Y.
148	ALBANY, N.Y.	148	ALBANY, N.Y.
149	ALBANY, N.Y.	149	ALBANY, N.Y.
150	ALBANY, N.Y.	150	ALBANY, N.Y.

1. FLOOD STATEMENTS, ACCORDING TO COMMUNITY PAPER NO. 4000004461, DATED JUNE 2, 2000 OF THE NATIONAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD RESPONSE PROGRAM, STATE THAT A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS EXTENDING TO BE WITHIN THE 100 ANNUAL FLOOD ZONE (100-YEAR FLOOD), WITH NO HAZAR FLOOD ELEVATIONS ESTABLISHED.

2. THE BASIS OF REWARDING IS BASED ON THE COMMUNITY STATEMENT (NORTH CENTRAL ZONE 43282 STATE OF TEXAS).

3. THE SUBJECT TRACT HAS PROXIMATE TO FUTURE-TO-HAZARD RISK, AS A PHASE II IN FINAL PAPER.

4. SURVEY EXTINCT LOTS SHOWING PROXIMA ARE APPROPRIATE.

5. CURRENT EXTINCT LOTS SHOWING PROXIMA ARE APPROPRIATE.

6. ALL LOTS SHOWING PROXIMA ARE WITHIN COMMUNITY STATEMENT (NORTH CENTRAL ZONE 43282 STATE OF TEXAS).

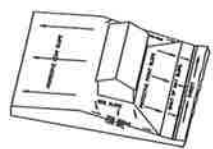
7. ALL CORNERS ARE ONE-HALF INCH HIGH PINK WITH YELLOW CAP STAMPED "1/2" SET UNLESS OTHERWISE NOTED.

8. THE NATION SYSTEM IS OWNED AND OPERATED BY BEAR CORP STEAM, CABLE, UTILITY DISTRICT (SIXES).

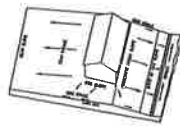
9. "1" SHALL MAINTENANCE AGREEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION OF CLOVIS FOR THE MAINTENANCE OF THE HOMEOWNERS ASSOCIATION FOR THE MAINTENANCE ALONG THE COMMON FENCE LINE OF ELEVATION AND LANDSCAPE AND/OR.



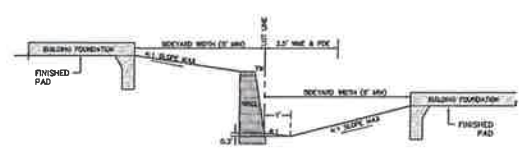
LOT GRADING TYPE A



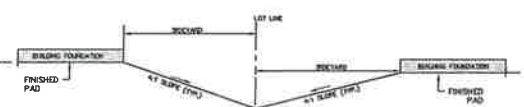
LOT GRADING TYPE B



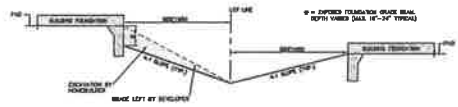
LOT GRADING TYPE C



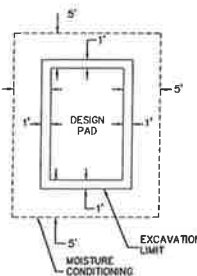
TYPICAL SECTION OF SIDEYARD SWALE W/ WALL  
N.T.S.



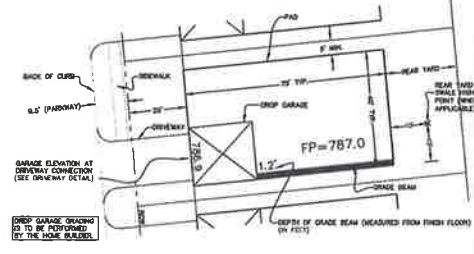
TYPICAL SECTION OF SIDEYARD SWALE  
N.T.S.



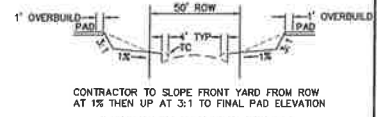
TYPICAL SECTION OF SIDEYARD SWALE W/ DROPPED GRADE BEAM  
N.T.S.



EXCAVATION NOTES:  
1. CONTRACTOR TO BUILD PAD 1' BEYOND DESIGN PAD.  
2. CONTRACTOR TO MOISTURE CONDITION 5' BEYOND PAD PER GEOTECH RECOMMENDATIONS.



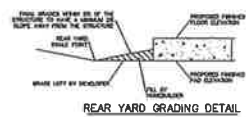
SAMPLE PAD (PLAN VIEW)  
N.T.S.



TYPICAL GRADING CROSS SECTION  
N.T.S.



DRIVEWAY DETAIL  
N.T.S.



REAR YARD GRADING DETAIL  
N.T.S.

1

2

GRADING NOTES

1. SOILS WATER POLLUTION PREVENTION PLAN (SWPPP) TO BE COMPLETELY IMPLEMENTED PRIOR TO ANY GRADING WORK.
2. GRADING SHALL NOT EXCEED CITY-TO-LOT DRAINAGE CAPACITY UNLESS APPROVED BY CITY OR DISTRICT ENGINEER DURING DESIGN AND CONSTRUCTION.
3. RETAINING WALLS TO BE PLACED EXTERIOR TO THE SIDEYARD SWALE UNLESS OTHERWISE NOTED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE THROUGHOUT THE SITE FROM ALL OTHER AREAS.
5. SPECIFICATIONS FOR CONSTRUCTION AND TESTING FOR EXCAVATION AND FILLING ON PRIVATE LOTS SHALL BE PROVIDED BY THE PROJECT'S GEOTECHNICAL ENGINEER. SPECIFICATIONS FOR CONSTRUCTION AND TESTING FOR EXCAVATION AND FILLING ON PUBLIC LOTS SHALL BE PROVIDED BY THE ENGINEERING AGENCY. IN THE EVENT OF A DISCREPANCY BETWEEN THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS AND THE AGENCY'S SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE GEOTECHNICAL ENGINEER'S SPECIFICATIONS FROM THE AGENCY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING TESTING OF THE EXCAVATION AND FILLING WITH THE AGENCY'S TESTING LABORATORY. IF THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE TESTING LABORATORY, THE SELECTED TESTING LABORATORY SHALL BE APPROVED BY THE AGENCY.
7. RETAINING WALLS 4' IN HEIGHT MAY REQUIRE A RETAINING POINT FROM THE BUILDING INSPECTION DEPARTMENT. CONTRACTOR TO CONSULT RETAINING WALLS OVER 4' IN HEIGHT HAVE TO BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF TEXAS.
8. RETAINING WALLS 4' OR GREATER SHALL BE SHOWN ON THIS PLAN FOR LOCATION AND ELEVATION PURPOSES ONLY. STRUCTURAL, STABILITY ENGINEERING OF THE RETAINING WALLS ARE NOT PART OF THE DESIGN RESPONSIBILITY OF JBI PARTNERS.
9. SEE LANDSCAPE PLANS FOR HARDSCAPE SIDEYARD SWALE LOCATIONS AT THE RETAINING WALLS.
10. ANY SLOPES GREATER THAN 3:1 SHALL BE REVIEWED BY THE AGENCY'S GEOTECHNICAL ENGINEER FOR STABILITY PURPOSES. ALL SLOPES ARE DESIGNED AT A MAXIMUM OF 4 HORIZONTAL TO 1 VERTICAL UNLESS OTHERWISE NOTED.
11. IF PARTICULARS ARE RESPONSIBLE FOR SURFACE OR SUB-SURFACE GEOTECHNICAL AND SOIL RECOMMENDATIONS OF BUILDING FOUNDATIONS, SLOPES, TERRACES, OR OTHER EXCAVATIONS FROM GRADE ELEVATIONS SHOWN AND FOR POSITIVE DRAINAGE PURPOSES ONLY. JBI PARTNERS SHALL NOT BE RESPONSIBLE FOR FAILURES ASSOCIATED WITH SOIL EXPANSION, SETTLEMENT, SOIL FAILURE, SUBSIDENCE, OR ANY OTHER ACCIDENTAL CONDITION.
12. THE RETAINING WALL CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SIDEYARD SWALE AND FENCE TO COORDINATE THE CONSTRUCTION OF ANY IMPROVEMENTS AFFECTING THE RETAINING WALLS.
13. SEE ALPHA TESTING REPORT DATED 08-07-2020 FOR GEOTECHNICAL ENGINEER REPORT.
14. TYPICAL PAD SIZES ARE 30'X40', 40'X50', 50'X60'.

REMARKS:  
1. 10' WIDE WALL IN THE CENTER OF NORTH PARCEL ADJACENT TO THE CENTER LINE OF MARKET ROAD NO. 8 APPROXIMATELY 720 FEET WEST AND 24 FEET SOUTH OF THE CENTER LINE INTERSECTION OF FARM TO MARKET ROAD NO. 8 AND COUNTY ROAD NO. 976. ELEVATION = 586.25.  
2. 10' WIDE WALL IN THE CENTER OF NORTH PARCEL ADJACENT TO THE CENTER LINE OF MARKET ROAD NO. 8 APPROXIMATELY 850 FEET EAST AND 1360 FEET NORTH OF THE CENTER LINE INTERSECTION OF FARM TO MARKET ROAD NO. 8 AND COUNTY ROAD NO. 976. ELEVATION = 586.25.

DESIGNED BY	CW
CHECKED BY	MD & JD
DATE	08/07/2020
PROJECT NO.	2020-001
DATE	11/11/2020

**JBI PARTNERS**  
2121 Mowbray Road  
Suite 300  
Columbus, Texas 75008  
817.248.7405  
18180 N. F-420  
Ft. Worth, TX 76116

GRADING PLAN DETAILS Elvon, Phase 1A City of Lavan ETJ, Collin County, Texas	SHEET NO. 2.16
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November 16, 2020

Mark D. Hill, PE  
Consulting City Engineer  
12160 N. Abrams Road, Suite 508  
Dallas, TX 75243

**RE: Elevon Phase 1A Final Plat Comments  
JBI Project No. MAT031A**

Mr. Hill,

JBI received your comments via email from on October 27<sup>th</sup> regarding our submittal for the construction plans and final plat for Elevon Phase 1A located in the City of Lavon ETJ. After our submittal we have modified the name of the subdivision from "Elavon" to "Elevon". Below is a summary of how each comment is addressed:

**General**

1. The Elevon Phase 1A property is entirely in the City of Lavon ETJ.
2. The Elevon, Phase 1B property is entirely in the City of Nevada ETJ.
3. Elevon Phase 1A is included in the Abston Hills MUD 1-A boundary. After the MUD is approved by the TCEQ and created the Phase 1B area that is in the Nevada ETJ will be added to the MUD.

**Final Plat**

4. The final plat has been updated to show the current ownership of Petro Hunt, LLC on the owners dedication and within the legal description.
5. There is a proposed land closing on December 4<sup>th</sup> that will modify the ownership of the plat. Since the plat is going before the city on November 24<sup>th</sup> we have modified the plat to reflect the current ownership and will update the plat accordingly prior to having a preconstruction meeting which will be post closing.

**Construction Plans**

**Existing Conditions**

6. A copy of the wetlands study we had prepared is included in this submittal. The ponds in question were deemed to be non-jurisdictional.

**Paving Plan & Profile**

7. We are referencing the City of Lavon Standard pavement sections. We have a few streets that are 60' ROW that will be 37'B-B. There is a discrepancy between the City of Lavon Std. details and the City of Lavon General Notes. We are showing the paving to be 4,000 psi per the notes.
8. Steve Foster at GP&L is having a consultant provide a summer time full load analysis so he can tell us the lowest elevation the wire will hang. JBI went and surveyed the wire and have provided that note on the paving profiles where appropriate.
9. An agreement with Steve Lenart for Lakepointe is being drafted and easements will be provided prior to construction. The onsite easements for future phases of Elevon will also be provided prior to construction.
10. A temporary culdesac is proposed on the Lakepointe property and an easement will be granted for access, utility, and drainage rights.
11. The culdesac radii have been updated to be 48'.



**Grading Plan**

- 12. Grading outside of the platted area will be through letter agreement.
- 13. The flood study for Bear Creek is being updated to accommodate the layout changes and proposed grading and is part of this resubmittal.
- 14. Noted, a drainage easement will be provided.
- 15. Grading for Storm Sewer B4's grade to drain has been added.
- 16. Noted, we were trying to include all of the grading improvements into one set for the ease of not having a part of the picture missing. On the Overall Grading Sheet layout it is denoted that those are part of Elevon Phase 1B.
- 17. The agreement between Elevon and Lakepointe will be provided and easements for the detention area on both properties have been drafted.
- 18. A copy of the preliminary Geotech report is provided. A final Geotech report is in the works. Drilling was completed in the last couple of weeks.

**Erosion Control Plans**

- 19. The velocity and flowrate out of the skimmers has been added. The skimmer size was based off of a 36-hour drawdown time.

**Drainage Calculations**

- 20. We updated the Basin A calculations to match the Basin B calculations using the inlet capacity formulas from the City of Denton. We have gone back through and updated the inlet sizes based on the updated calculations.

**Storm Plan & Profile**

- 21. Laterals on Sheet 5.09 have been updated to include the flow in the pipes which updates the flow calculations.
- 22. We have removed the laterals on Sheet 5.14. Those laterals will be built in the future. We are building the main line over to the detention pond to avoid a grade to drain channel through the site and through the GP&L easement.
- 23. Rip rap sizing and dimensions have been added to the plans.
- 24. The rip rap has been added to the profiles.
- 25. The profile has been extended to show the extent of the grade to drain.
- 26. Noted.

**Water & Sanitary Sewer Plan**

- 27. The typical detail has been modified to show a 4-inch service.
- 28. Noted.

**Sanitary Sewer Basin Map**

- 29. Updated development name.
- 30. The residential density has been updated in the table.
- 31. The development name has been updated and spelling corrected.
- 32. Noted.

**Sanitary Sewer Profiles**

- 33. The manhole at 3+86.24 SS OS-01 has been updated per the comments.

**Signage and Lighting Plan**

- 34. Noted. We have also included an exhibit showing the locations of the mail boxes. The plan is preliminary and being sent to a consultant. We will coordinate the street light plan with the mail box plan.



We are continuing to work through plan comments from BCSUD, NTMWD, and GP&L. Any plan changes resulting from their comments will be incorporated into the plans and provided to the City of Lavon. We would like to move the project forward to obtain City Council approval of the plat as we continue to work towards all agency approvals.

Sincerely,

*Daniel Dewey*  
Daniel Dewey, P.E.  
JBI Partners, Inc.

VICTOR L. ACUY, P.E.  
RICHARD A. DORMIER, P.E.  
JOHN D. GATTIS, A.I.A.  
MARK D. HILL, P.E.  
DAMIR LULO, P.E.  
MICHAEL K. STACEY, P.E.  
LARRY J. FREEMAN, P.E.

October 27, 2020

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

Re: Elavon, Phase 1A, 319 Lots, 11 open space, 80.566 Acres  
Final Plat

Dear Ms. Dobbs:

As requested, we have provide a review of the Final Plat dated October 2, 2020 and Engineering Plans dated October 8, 2020 as prepared by JBI Partners, Inc. for the above referenced property. The property is south of FM 6 and east of LakePointe. Our comments are as follows:

#### GENERAL

1. The portion of the property being developed is entirely within the City of Lavon ETJ.
2. Phase 1B is located within the City of Nevada ETJ. Phase 1A access to FM 6 is through Phase 1B.
3. This development is part of the Abston Hills Municipal Utility District No. 1-A.

#### FINAL PLAT

4. The title block lists Petro Hunt, LLC as the Owner of the property, but the Owner's Certificate identifies D.R. Horton as the Owner.
5. The dedication statement identifies the plat should meet Collin County development regulations. Since this is within the City of Lavon ETJ, County development regulations are not applicable.

#### ENGINEERING PLANS

#### EXISTING CONDITIONS

6. There are several ponds identified to be mucked and filled. These ponds are identified as wetlands per the National Wetlands Survey. The Developer should provide a copy of the mitigation plan and approval /permit for removal of these wetlands.

#### PAVING PLAN & PROFILE

7. The typical street section meets the City Standard for a 31' residential street in a 50' ROW.
8. We recommend that the lowest wire elevation be shown in the profile when crossing the GP&L Easement.

9. In several locations improvements extend beyond the platted boundary (e.g. barricade, drainage). These are typically for future extension. Any construction activities performed beyond the platted boundary will require written permission from the adjacent landowner.
10. On the west end of New Dawn Drive, a cul-de-sac, permanent or temporary will be required for emergency vehicles.
11. Per Fire Code, cul-de-sac radius shall be a minimum 48' (96' Diameter).

#### GRADING PLAN

12. Grading activities extend beyond the platted boundary. Any construction activities performed beyond the platted boundary will require written permission from the adjacent landowner.
13. In the area adjacent to the creek there appears to be grading activities that extend into the 100-year flood plain. These grading activities do not appear to be accounted for in the Flood Study – Bear Creek Tributary 1 Watershed, dated May 18, 2020 as prepared by HydroLink Engineering, LLC.
14. A drainage channel is shown at the end of Sunglow Way. A drainage easement should be provided since this is outside the platted boundary.
15. Grading for Storm Sewer B4 outfall should be shown.
16. Grading Plan Sheets 13 and 14 (2.13 and 2.14) reference Elavon Phase 1A and these are within Elavon Phase 1B.
17. Detention Pond A is shown to be a joint detention pond with LakePointe. A copy of any agreements for this joint detention basin should be provided to the City. Maintenance of the pond should be clearly identified.
18. The Grading Notes on Sheet 2.16 reference a Geotechnical Engineers Report. A copy should be provided to the City for its records.

#### EROSION CONTROL PLAN

19. The sedimentation basin details are missing flow and velocity data on the outlet structure.

#### DRAINAGE CALCULATIONS

20. It appears that the sizing of the inlets allows carryover. We recommend that carryover be 0 cfs at intersections and less than 1.0 cfs elsewhere. The Engineer should consider lengthening inlets to minimize carry over.

#### STORM PLAN & PROFILE

21. On Sheet 5.09, the laterals have incomplete data.



22. On Sheet 5.14, there are 3 laterals shown that do not appear on the plan sheets or calculations.
23. At the outfalls, we recommend that the rip rap area be dimensioned to facilitate construction activities. Calculations/methodology for rip-rap sizing should be provided.
24. The extent of the rip-rap on outfalls should be shown in the profiles.
25. On Sheet 5.22, we recommend that the extent of the "grade to daylight" be shown on the profile.
26. The City Standard Details for storm sewer are included in the plans.

#### WATER & SANITARY SEWER PLAN

27. The typical utility detail shows a 6" sanitary sewer service. The Engineer should verify.
28. City Standard details for sanitary sewer are included in the plans.

#### SANITARY SEWER BASIN MAP

29. The development name in the "Use" column should be updated.
30. The "Residential Flow Density" has the incorrect units in the table.
31. The development name in the drawing is misspelled.
32. The total peak flow for this development, including future phases, is 929,000 gallons per day. This represents the City standard 225 gal/service/day and a 4.0 peak factor.

#### SANITARY SEWER PROFILES (Offsite)

33. The manhole at Sta 3+86.24 SS OS-01 should be sealed due to its proximity to the creek. In addition, the City requires gator wrap or equal on manholes adjacent to creeks or floodplains. The manhole rim elevation should be 24" above final grade.

#### SIGNAGE & LIGHTING PLAN

34. A streetlight should be located at all mailbox cluster locations.

This concludes our review of the above referenced Final Plat and Engineering Plans. A copy of the applicable sheets with markups, is attached for your use.

Ms. Kim Dobbs  
Elavon Ph 1-A, Final Plat  
October 27, 2020  
Page 4 of 4

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

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

Sincerely,  
FREEMAN-MILLICAN, INC.

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

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

CC: David Carter, Mike Jones, Danny Anthony, John Marlin, Daniel Dewey, P.E.

F:\17024 - LAV General Servies\9 - Review\Elavon\Elavon Ph 1A - Final Plat - Rev 0.docx




## CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166  
Office 972-843-4220 – Inspection 972-853-0855  
Email: [leann.mcclendon@cityoflavon.org](mailto:leann.mcclendon@cityoflavon.org)

### PLAT APPLICATION

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

Company Making Submission		Property Owner	
Name: <u>          JBI Partners          </u>		Name: <u>          Petro-Hunt, L.L.C.          </u>	
Address: <u>          2121 Midway Rd, Suite 300          </u>		Address: <u>          2121 Cedar Springs Rd, Suite 600          </u>	
City/State/Zip: <u>          Carrollton/TX/75006          </u>		City/State/Zip: <u>          Dallas/TX/75201          </u>	
Phone #: <u>          972.738.0243          </u> Fax #: <u>          N/A          </u>		Phone # <u>          214.880.8400          </u> Fax # <u>          N/A          </u>	
Authorized Person: <u>          Daniel Dewey, PE          </u>		Authorized Person: <u>          Alan Bain          </u>	
Type of Submission		Check List of Items Submitted	
<input type="checkbox"/> Preliminary Plat		<input checked="" type="checkbox"/> (two) full size sets of plats (24x36)	
<input checked="" type="checkbox"/> Final Plat <span style="float: right;">Oct 8, 2020</span>		<input type="checkbox"/> (two) full size construction sets (24x36) N/A	
<input type="checkbox"/> Re-Submittal		<input checked="" type="checkbox"/> (one) half size sets of plats (11x17)	
<input type="checkbox"/> Construction Plans		<input checked="" type="checkbox"/> (ten) half size sets of plats with final submission (11x17)	
<input type="checkbox"/> Other		<input checked="" type="checkbox"/> (one) PDF plats (on separate CD's) USB drives	
		<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)	
Pricing			
Preliminary Plat: C*D*		\$500.00 plus \$5.00 per lot (Plus engineer review costs)	
Final Plat: C*D*		\$500.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)	
Re-Plat: C*D*		\$325.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)	
Public Infrastructure Inspection: C*E*		4 percent of project or Cost (whichever is greater)	
<small>C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required. D* A deposit of \$500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation. E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.</small>			
<b>NOTICE TO APPLICANT:</b> Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.			
Authorized Representative (Printed Name) <u>          Daniel Dewey          </u>		Authorized Representative (Signature) 	
		Date: <u>          Oct. 8, 2020          </u>	
To be completed by the City			
In Takers Name:			
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:			



## CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - Inspection 972-853-0855  
Email: [leann.mccleendon@cityoflavon.org](mailto:leann.mccleendon@cityoflavon.org)

### PLAT APPLICATION

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

## Authorization of Representation

Date: 11-11-19

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Petro-Hunt, 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 John Marlin to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Alan Bain, Vice President  
Signature (Owner)

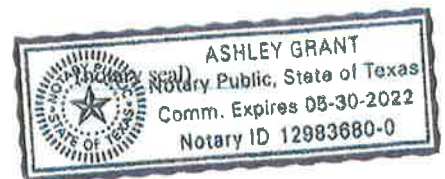
\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of Texas  
County of Dallas

Before me, the undersigned authority, appeared Alan Bain,  
on this the 11th day of November, 2019.

Ashley Grant  
Notary Public in and for Dallas County, Texas







## CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: [leann.mcclendon@cityoflavon.org](mailto:leann.mcclendon@cityoflavon.org)

### PLAT APPLICATION

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

## Declaration of Ownership

Date: 11-11-19

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Petro-Hunt, 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.

Alan Bain, Vice President

Signature (Owner)

Signature (Owner)

Signature (Owner)

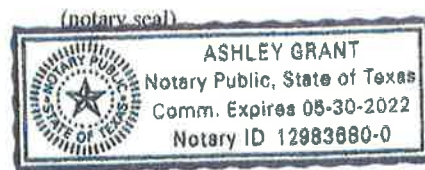
The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Alan Bain,  
on this the 11th day of November, 20 19.

Ashley Grant

Notary Public in and for Dallas County, Texas





## NOTES:

1. FLOOD STATEMENT, ACCORDING TO COMMUNITY PLAN, NO. 4000, HAS BEEN REVIEWED BY THE FEDERAL LAND MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND THE NATIONAL FLOOD INSURANCE PROGRAM ZONE "X" (AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD FLOOD ZONE) HAS BEEN DETERMINED TO BE WITHIN THE 100-YEAR FLOOD FLOOD ZONE (100-YEAR FLOOD) WITH NO DRAIN FLOOD ELEVATION DETERMINED.
2. THE BASES OF CHANGES BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4000 STATISTICAL PLANE COORDINATES, MANSU).
3. THE SUBJECT TRACT HAS FRONTAGE TO FARM-TO-MARKET ROAD NO. 8 VIA PHASE 1B FINAL PLAT.
4. SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
5. CITY LINES SHOWN HEREON ARE APPROXIMATE.
6. ALL LOTS SHOWN HEREON WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY ARE APPROXIMATE.
7. ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "88" SET UNLESS OTHERWISE NOTED.
8. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (80340).
9. ALL WALL MAINTENANCE EASEMENT IS DEDICATED TO THE HOMEOWNERS ASSOCIATION OF ELEVON FOR THE MAINTENANCE OF THE HOMEOWNERS ASSOCIATION OF ELEVON FOR THE MAINTENANCE OF ELEVON AND LAVERGNE EASEMENT.

**MINDED HOUSE.** THE WYOMING CASABENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. PLANS (SUCH AS DRIVEWAYS, FENCES), POSTS NO DEEPER THAN TWO FEET INTO THE GROUND, AND LANDSCAPING, TREES AND NORMAL LANDSCAPING PLANTS (NO TREES) THAT EXCEED 10 FEET IN HEIGHT ARE ALLOWED. HOWEVER, THE NEIGHBOR ASSUMES NO RESPONSIBILITY FOR DAMAGE RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE MINDED PERIMETER. ANY COST FOR REPAIR FOR DAMAGE TO THE PERIMETER SHALL BE PAID BY THE HOMEOWNER. THE HOMEOWNER'S ACTION OR INACTION ON OWNER WILL BE THE RESPONSIBILITY OF THE HOMEOWNER. CONSTRUCTION OF PERMANENT

## FINAL PLAT

## ELEVON, PHASE 1A

319 RESIDENTIAL LOTS  
11 OPEN SPACE LOTS  
PART OF ABSTON HILLS

BEING 80.586 ACRES OUT OF  
THE SAMUEL M. RANIER SURVEY, ABSTRACT NO. 740,  
CITY OF LAVON, ETL,  
COLLIN COUNTY, TEXAS

NAME	COMPANY	PHONE	DEVELOPER
5443 Knoll Trail, Suite 130 Dallas, Texas 75248	MA PARTNERS, LLC	(972) 715-8449	

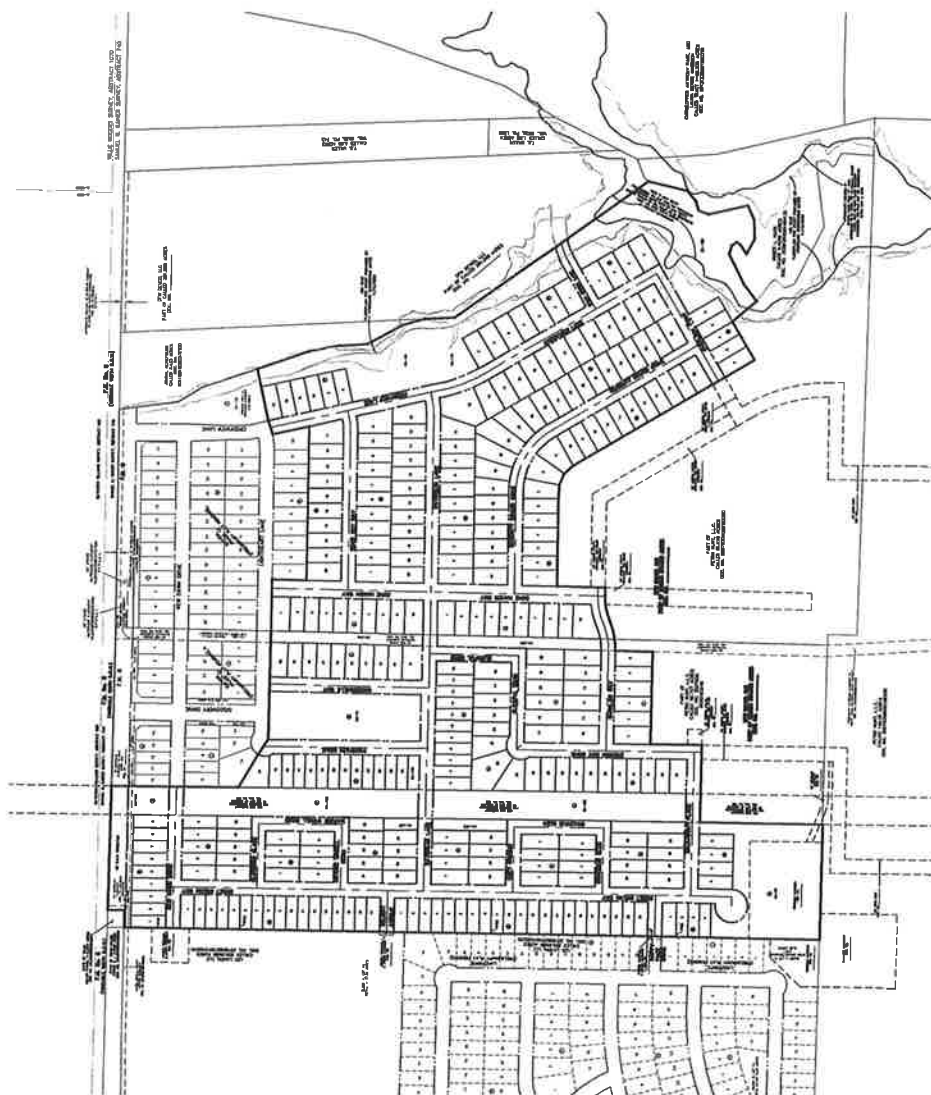
Contact: John Martin  
 PETRO HUNT, LLC  
 2101 Cedar Springs Rd., Suite 600  
 Dallas, Texas 75201  
 (214) 880-8595  
 CURRENT OWNER

Contact: Alan Bain  
**LEI PARTNERS, INC.**  
 2121 Midway Road, Suite 300  
 Carrollton, Texas 75006  
 (972) 248-7676  
 SURVEYOR/ENGINEER

Contact: Chris Wall, P.E.  
 TSP# No. F-430 TSP# No. 10079000

November 04, 2020

2-1-10045







DUNE TABLE					
NO.	LENGTH	DEPTH	WINDSPEED	WIND DIRECTION	WAVE HEIGHT
01	10.00	10.00	10.00	10.00	10.00
02	10.00	10.00	10.00	10.00	10.00
03	10.00	10.00	10.00	10.00	10.00
04	10.00	10.00	10.00	10.00	10.00
05	10.00	10.00	10.00	10.00	10.00
06	10.00	10.00	10.00	10.00	10.00
07	10.00	10.00	10.00	10.00	10.00
08	10.00	10.00	10.00	10.00	10.00
09	10.00	10.00	10.00	10.00	10.00
10	10.00	10.00	10.00	10.00	10.00
11	10.00	10.00	10.00	10.00	10.00
12	10.00	10.00	10.00	10.00	10.00
13	10.00	10.00	10.00	10.00	10.00
14	10.00	10.00	10.00	10.00	10.00
15	10.00	10.00	10.00	10.00	10.00
16	10.00	10.00	10.00	10.00	10.00
17	10.00	10.00	10.00	10.00	10.00
18	10.00	10.00	10.00	10.00	10.00
19	10.00	10.00	10.00	10.00	10.00
20	10.00	10.00	10.00	10.00	10.00
21	10.00	10.00	10.00	10.00	10.00
22	10.00	10.00	10.00	10.00	10.00
23	10.00	10.00	10.00	10.00	10.00
24	10.00	10.00	10.00	10.00	10.00
25	10.00	10.00	10.00	10.00	10.00
26	10.00	10.00	10.00	10.00	10.00
27	10.00	10.00	10.00	10.00	10.00
28	10.00	10.00	10.00	10.00	10.00
29	10.00	10.00	10.00	10.00	10.00
30	10.00	10.00	10.00	10.00	10.00
31	10.00	10.00	10.00	10.00	10.00
32	10.00	10.00	10.00	10.00	10.00
33	10.00	10.00	10.00	10.00	10.00
34	10.00	10.00	10.00	10.00	10.00
35	10.00	10.00	10.00	10.00	10.00
36	10.00	10.00	10.00	10.00	10.00
37	10.00	10.00	10.00	10.00	10.00
38	10.00	10.00	10.00	10.00	10.00
39	10.00	10.00	10.00	10.00	10.00
40	10.00	10.00	10.00	10.00	10.00
41	10.00	10.00	10.00	10.00	10.00
42	10.00	10.00	10.00	10.00	10.00
43	10.00	10.00	10.00	10.00	10.00
44	10.00	10.00	10.00	10.00	10.00
45	10.00	10.00	10.00	10.00	10.00
46	10.00	10.00	10.00	10.00	10.00
47	10.00	10.00	10.00	10.00	10.00
48	10.00	10.00	10.00	10.00	10.00
49	10.00	10.00	10.00	10.00	10.00
50	10.00	10.00	10.00	10.00	10.00
51	10.00	10.00	10.00	10.00	10.00
52	10.00	10.00	10.00	10.00	10.00
53	10.00	10.00	10.00	10.00	10.00
54	10.00	10.00	10.00	10.00	10.00
55	10.00	10.00	10.00	10.00	10.00
56	10.00	10.00	10.00	10.00	10.00
57	10.00	10.00	10.00	10.00	10.00
58	10.00	10.00	10.00	10.00	10.00
59	10.00	10.00	10.00	10.00	10.00
60	10.00	10.00	10.00	10.00	10.00
61	10.00	10.00	10.00	10.00	10.00
62	10.00	10.00	10.00	10.00	10.00
63	10.00	10.00	10.00	10.00	10.00
64	10.00	10.00	10.00	10.00	10.00
65	10.00	10.00	10.00	10.00	10.00
66	10.00	10.00	10.00	10.00	10.00
67	10.00	10.00	10.00	10.00	10.00
68	10.00	10.00	10.00	10.00	10.00
69	10.00	10.00	10.00	10.00	10.00
70	10.00	10.00	10.00	10.00	10.00
71	10.00	10.00	10.00	10.00	10.00
72	10.00	10.00	10.00	10.00	10.00
73	10.00	10.00	10.00	10.00	10.00
74	10.00	10.00	10.00	10.00	10.00
75	10.00	10.00	10.00	10.00	10.00
76	10.00	10.00	10.00	10.00	10.00
77	10.00	10.00	10.00	10.00	10.00
78	10.00	10.00	10.00	10.00	10.00
79	10.00	10.00	10.00	10.00	10.00
80	10.00	10.00	10.00	10.00	10.00
81	10.00	10.00	10.00	10.00	10.00
82	10.00	10.00	10.00	10.00	10.00
83	10.00	10.00	10.00	10.00	10.00
84	10.00	10.00	10.00	10.00	10.00
85	10.00	10.00	10.00	10.00	10.00
86	10.00	10.00	10.00	10.00	10.00
87	10.00	10.00	10.00	10.00	10.00
88	10.00	10.00	10.00	10.00	10.00
89	10.00	10.00	10.00	10.00	10.00
90	10.00	10.00	10.00	10.00	10.00
91	10.00	10.00	10.00	10.00	10.00
92	10.00	10.00	10.00	10.00	10.00
93	10.00	10.00	10.00	10.00	10.00
94	10.00	10.00	10.00	10.00	10.00
95	10.00	10.00	10.00	10.00	10.00
96	10.00	10.00	10.00	10.00	10.00
97	10.00	10.00	10.00	10.00	10.00
98	10.00	10.00	10.00	10.00	10.00
99	10.00	10.00	10.00	10.00	10.00
100	10.00	10.00	10.00	10.00	10.00

NOTES:

- 1) FLOOD STATEMENT, ACCORDING TO COMMUNITY PANEL, NW 4800000000, DATED JUNE 5, 1990, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAY, A MAJOR FLOODING OCCURRING IN THIS PROPERTY IS WHEN BACKED FLOOD ZONE "A" (MAJOR DETERMINED TO BE WITHIN THE 100-YEAR FLOOD CHANNEL FLOOD ZONE "B" WHEN BACK FLOOD DETERMINED).
- 2) THE BASIS OF REASON IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
- 3) THE SUBJECT TRACT HAS FRONTAGE TO FARMS-TO-HARVEST ROAD NO. 8 MA PHASE 10 FINAL PLAT.
- 4) SURVEY STRAIGHT LINES SHOWN HEREON ARE APPROXIMATE.
- 5) CITY ETL LINES SHOWN HEREON ARE APPROXIMATE.
- 6) ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY
- 7) ALL CORRIDORS ARE ONE-HALF INCH HIGH BIRD WITH YELLOW CAP STAMPED "48" SET UNLESS OTHERWISE NOTED.
- 8) THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSDH)
- 9) ALL WALL MOUNTINGS ELEVATION IS REFERENCED TO THE ADJACENT ASSOCIATION OF ELEVATION FOR THE BENEFIT OF THE ADJACENT HOMEOWNER FOR MAINTENANCE ALONG THE CORRIDOR FENCE LINE OF SECTION 10 AND LAKEVIEW ADDITION.

319 RESIDENTIAL LOTS 319 COMMERCIAL LOTS 319 INDUSTRIAL LOTS PART OF DISTRICT NO. 1-A MUNICIPAL UTILITY DISTRICT NO. 1-A	BEING 0.6568 ACRES OUT OF SECTION 36, T. 10N., R. 10E., EAST 1/4, SECTION 36, TRACT NO. 740, CITY OF LAYTON, TEXAS, COLLIN COUNTY, TEXAS	DEVELOPER (972) 715-6449	CURRENT OWNER (214) 890-8395	SURVEYOR/ENGINEER (972)248-7671
MAA PARTNERS, LLC 15443 Kneil Trail, Suite 130 Dallas, Texas 75244 Contact: John Heath	PETRO HUNT, LLC 2010 Cedar Springs Rd., Suite 600 Dallas, Texas 75201 Contact: Alan Bobb	JB PARTNERS, INC. 21717 Wilsey Road, Suite 300 Correllia, Texas 75008 Contact: Chris Wall, P.E.		







## CITY OF LAVON Agenda Brief

**MEETING: December 1, 2020**

**ITEM: 6 – B**

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**Item:**

Discussion and action regarding Resolution No. **2020-12-01** approving and authorizing the Mayor to execute an agreement with the City of Nevada to adjust the extraterritorial jurisdiction boundary in the vicinity of the Elevon, Phase 2B addition; and providing an effective date.

**Background:**

In 2009, the Cities of Garland, Wylie, Rockwall and Nevada signed a Interlocal Boundary and ETJ Contract that assigned areas of what was once the City of Garland's extraterritorial jurisdiction (ETJ) among the four cities. In the agreement, the City of Lavon and City of Nevada share an ETJ line that is 500 feet from the center of FM 6. In February, Mayor Sanson and staff met with Nevada Mayor Kinnard and their consultants to discuss the shared ETJ line. The 2009 Contract contemplates that occasionally cities may need to adjust the boundaries and set out provisions to do so.

**Excerpts from the 2009 Interlocal Boundary and ETJ Contract**

**2.03 Boundaries.** The Cities covenant and agree that from and after the approval and execution of this Boundary Contract by each of the respective Cities, the boundaries in the depicted area of the respective corporate limits and ETJ of Lavon, Nevada, Wylie and Rockwall as to the dealings between these Cities shall be those shown on the attached Boundary Maps. The Cities covenant and agree that no City shall assert any police powers or other governmental powers, nor annex property or expand ETJ, into any area depicted on the, Boundary Maps as being within another City's corporate limits, boundaries or ETJ without such City's written consent. A City may otherwise expand its ETJ in accordance with state law; however, in no event may a City's ETJ include an area shown on the Boundary Map to be within the corporate boundaries or ETJ of any other City, without such City's written consent.

**2.06 Resolution of Boundary and ETJ Disputes.** The Cities acknowledge that the boundaries and ETJ depicted on the attached Boundary Maps are not described by metes and bounds and are approximates. The Cities agree to determine and establish such boundaries depicted on the attached Boundary Maps along property lines where possible and to use their best efforts to resolve issues relating to the fixing or setting of the exact location of the boundaries and ETJ consistent with the Boundary Maps. If the Cities are unable to resolve issues related to the location of the boundaries and ETJ shown on the Boundary Maps, the affected Cities shall submit such disputes to Garland for resolution. The decision of the Garland City Council as to such disputes shall be final.

**4.14 Amendment.** No amendment, modification, or alteration of the terms of this Boundary Contract shall be binding unless it is in writing, dated subsequent to the date of this Boundary contract, and duly approved and executed by the authorized representative of each of the Cities to this Boundary Contract; however, Cities may adjust mutual boundaries with other cities without the written consent of any of the other parties to this Boundary contract.

On May 5, 2020 in response to a request from the developer, the City Council approved an agreement to adjust the ETJ boundary located in the Elevon, Phase 1A addition.

On November 19, 2020, the developer requested that the City of Lavon and City of Nevada again adjust the ETJ boundary to correspond with proposed lot lines in preliminary plats of Elevon, Phases 2A and 2B. For a number of reasons, not the least of which is efficient service delivery, cities will normally agree to place an ETJ line along property lines in order to avoid properties being split between two jurisdictions.

The proposed adjustment is consistent with the adjustment previously agreed upon and the agreement is in the same basic format.

***Staff Notes:***

The City Attorney has reviewed the proposed agreement and approval is recommended.

**Attachments:**

- 1) Proposed Resolution and Agreement
- 2) Correspondence from Elevon
- 3) Boundary Map, 2009 Interlocal Boundary and ETJ Contract

**CITY OF LAVON, TEXAS**

**RESOLUTION NO. 2020-12-01**

Second ETJ Boundary Agreement – City of Nevada

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A SECOND AGREEMENT WITH THE CITY OF NEVADA TO ADJUST THE EXTRATERRITORIAL JURISDICTION BOUNDARY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City Council of the City of Lavon, Texas (“City”) has determined that it is in the best interest of the citizens of the City for the City to agree to an adjustment of the extraterritorial jurisdiction boundary between the City of Lavon and the City of Nevada.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, THAT:**

SECTION 1: Recitals Incorporated. The findings recited above are incorporated as if fully set forth in the body of this Resolution.

SECTION 2: Authorization to Execute. The Mayor of the City is hereby authorized and directed, on behalf of the City Council of Lavon, Texas, to execute an agreement with the City of Nevada to adjust the extraterritorial jurisdiction boundary, a copy of which is attached hereto as Exhibit “A”.

SECTION 3: This Resolution shall take effect immediately upon its passage.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas on the 1<sup>st</sup> day of May 2020.

---

Vicki Sanson  
Mayor

ATTEST:

---

Rae Norton  
City Secretary



## **EXHIBIT A**

### **Second Boundary Adjustment Agreement**

STATE OF TEXAS §

COUNTY OF COLLIN §

**SECOND BOUNDARY ADJUSTMENT AGREEMENT BETWEEN  
THE CITIES OF LAVON AND NEVADA**

**WHEREAS**, the City of Lavon, Texas (“Lavon”), is a Type A, General Law municipality created pursuant to state law, and located in Collin County, Texas; and

**WHEREAS**, the City of Nevada, Texas (“Nevada”), is a Type A, General Law municipality created pursuant to state law, and located in Collin County, Texas; and

**WHEREAS**, both Lavon and Nevada (collectively, “Parties”) are empowered to enter into agreements concerning their respective extraterritorial jurisdiction (“ETJ”) boundaries and corporate limit boundaries by, but necessarily limited to, the authority granted them pursuant to Chapter 791 of the Texas Government Code, known as the Interlocal Cooperation Act, to enter into agreements with one another to perform governmental functions such as the determination of ETJ boundaries and corporate limit boundaries; and

**WHEREAS**, the Parties are empowered pursuant to Section 43.031 of the Local Government Code to make mutually agreeable changes in the boundaries of areas that are less than 1,000 feet in width; and

**WHEREAS**, the Parties desire to identify a mutually agreeable extraterritorial jurisdiction boundary between the two communities, and provide a mechanism designed to ensure, to the extent legally permissible, that both cities have agreed upon boundaries upon which they can rely so that each city may have certainty in its respective planning and development decisions for these areas; and

**WHEREAS**, the property owner has requested and the Parties agree that it is in the best interests of the residents of their respective communities to establish a mutually agreeable extraterritorial jurisdiction boundary, and;

**WHEREAS**, the Parties have determined that this Boundary Adjustment Agreement Between the Cities of Lavon and Nevada (“Agreement”) is in each party’s best interests, as well as in the best interests of their respective citizens.

**NOW, THEREFORE**, for and in consideration of the mutual promises and covenants herein made and the benefits to each party resulting here from, and the recitals set forth above which are

made contractual provisions of this Agreement, Lavon and Nevada do hereby contract, covenant and agree as follows with respect to the properties made subject to this Agreement:

**SECTION 1. FINDINGS INCORPORATED.**

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

**SECTION 2. TERM.**

This Agreement shall become effective upon the date of the last party to execute this Agreement and shall remain in effect in perpetuity, to the extent authorized by law, until and unless terminated by agreement of the parties.

**SECTION 3. AGREEMENT**

The Parties hereby agree to establish and recognize the new extraterritorial jurisdiction boundary delineated by the green boundary line as shown in *Exhibit A* as attached hereto.

**SECTION 5. MISCELLANEOUS PROVISIONS.**

The following miscellaneous provisions are a part of this Agreement:

A. The persons signing this Agreement on behalf of the cities have been duly authorized and empowered to do so. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

B. This Agreement may not be assigned. It embodies the entire agreement between the parties and may not be amended except in writing.

C. In the event that one or more of the provisions contained in this Agreement for any reason shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

D. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

E. This Agreement shall supersede and replace any and all prior agreements between the parties regarding the matters addressed in this Agreement to the extent of any conflict

between this Agreement and any such prior agreements.

DRAFT



**EXECUTED** this the \_\_\_\_ day of \_\_\_\_\_ 2020.

**ATTEST:**

**CITY OF LAVON, TEXAS**

\_\_\_\_\_  
Rae Norton, City Secretary

\_\_\_\_\_  
Vicki Sanson, Mayor

DRAFT

**EXECUTED** this the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

**ATTEST:**

**CITY OF NEVADA, TEXAS**

\_\_\_\_\_  
Judy Hill, City Secretary

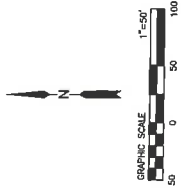
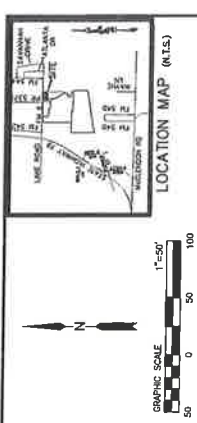
\_\_\_\_\_  
Trace Kinnard, Mayor

DRAFT

**SECOND BOUNDARY ADJUSTMENT AGREEMENT BETWEEN  
THE CITIES OF LAVON AND NEVADA**

**EXHIBIT A**

DRAFT



WILLIE ROGERS SURVEY, ABSTRACT 107C  
SAMUEL M. RAINER SURVEY, ABSTRACT

A-1070  
A-955

APPROXIMATE LOCATION OF WATERLINE EASEMENT  
TO LAVON WATER SUPPLY CORPORATION  
DOC. NO. 94-0092416  
R.P.R.C.T.

F.M. No. 6  
(VARIABLE WIDTH R.O.W.)



ETJ LINE ADJUSTMENT  
AGREEMENT  
ELEVON PHASE 2A (NEVADA) &  
ELEVON PHASE 2B (LAVON)





November 19, 2020

The Honorable Vicki Sanson  
Mayor of Lavon  
PO Box 340  
120 School Road  
Lavon, Texas 75166

The Honorable Trace Kinnard  
Mayor of Nevada  
424 E FM 6  
Nevada, Texas 75173

Dear Mayor Sanson and Mayor Kinnard:

The preliminary plats for Elevon Phase 2A was submitted to the City of Nevada and Elevon Phase 2B was submitted to the City of Lavon on November 12 for review. At the time of submittal we had followed the guidelines of the previous Boundary Adjustment Agreement Between the Cities of Lavon and Nevada and positioned the line splitting Block B and carried the line through Block A between lots 14 and 15. It was brought to our attention by the City of Lavon that in the event that police service and fire service is ever split between Nevada and Lavon it would be better to not have homes on the same street be in different jurisdictions. Thus, we are proposing to modify the line per the ETJ Line Adjustment Agreement exhibit attached. The line would split Block B and then run north and run between lots 10 and 11 of Block A. All lots along Moonwake Drive will be within the Nevada ETJ and all lots along Ramble Road will be within the Lavon ETJ.

If you have any questions, please do not hesitate to call me at 972-738-0243.

Sincerely,

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

Daniel Dewey, PE  
Partner/Vice President  
JBI Partners

RECEIVED  
NOV 19 2020  
CITY OF LAVON





## CITY OF LAVON

### Agenda Brief

**MEETING:** December 1, 2020

**ITEM:** 6 - C

**Item:**

Discussion and action regarding acceptance of the public infrastructure for the Bear Creek Amenity Center and Bridge Addition.

**Background:**

The developer of the Bear Creek Amenity Center and Bridge Addition recently completed construction of the public infrastructure improvements. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

*Code Excerpt*

**City of Lavon Code of Ordinances**

**Chapter 9 Planning and Development Regulations**

**Sec. 6 Record Drawings (As-Built Plans)**

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

The developer has committed to complete minor outstanding items related to the project.

**Financial Implication:**

There is none.

**Staff Notes:**

The City Engineer has recommended acceptance of the subdivision infrastructure subject to provisions outlined in his November 24, 2020 letter.

**Attachments:** 1) Final Plat  
2) City Engineer Letter

VICTOR L. ACUY, P.E.  
RICHARD A. DORMIER, P.E.  
JOHN D. GATTIS, A.I.A.  
MARK D. HILL, P.E.  
DAMIR LULO, P.E.  
MICHAEL K. STACEY, P.E.  
LARRY J. FREEMAN, P.E.

November 24, 2020

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

Re: Bear Creek Amenity Center and Bridge  
Final Acceptance

Dear Ms. Dobbs:

The above project includes the extension of Presidents Blvd to the Bear Creek Ph 3 development, including the new bridge over Bear Creek, and a new amenity Center. Presidents Blvd and the associated bridge are public improvements. The amenity center is a private project without public infrastructure.

The public improvements have been completed and are available to be placed into service.

The items below are to be noted as part of the acceptance of these public improvements:

1. There is a crack at mid-span of the bridge. Per the attached correspondence from Lakes Engineering, the City's bridge inspector, dated November 19, 2020, this crack is acceptable but subject to monitoring for any future repairs.
2. The current "No Parking Zone" as established by the No Parking signs, has been verified by the Engineer of Record as to be acceptable per the attached correspondence dated November 24, 2020.
3. Some areas around the bridge and Presidents Blvd, specifically the east side, are to have additional landscaping as part of the amenity center project. This will have to be completed prior to issuance of a CO for the amenity center.

**We recommend acceptance of the public improvements for this project.**

Please contact us if you may have any questions or comments regarding this recommendation.

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

Sincerely,  
FREEMAN-MILLICAN, INC.



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

Attachments

Cc: David Carter

F:\17024 - LAV General Servies\9 - Review\Bear Creek Amenity & Bridge\Bear Creek Bridge - Final Acceptance.docx

RECEIVED

NOV 24 2020

CITY OF LAVON





November 19, 2020

Delivered via E-mail: kim.dobbs@cityoflavon.org

Kim Dobbs  
City Administrator/City Secretary  
PO Box 340  
120 School Road  
Lavon, TX 75166

**Subject: Presidents Blvd. Crossing Bear Creek & Presidents Blvd. Extension -  
Recommended Project Acceptance**

Dear Ms. Dobbs:

Through our involvement with the project and inspection, we find that the bridge and roadway were built in substantial compliance with the contract plans and specifications. We recommend that the City accept the project as completed when the contractor completes the remaining, minor, punch list items.

The City Engineer has inquired about one specific location on the bridge deck, midspan, that has a single transverse crack extending the full width of the superstructure. The Engineer of Record (EOR), LJA Engineering, was informed and asked to respond to the concern. The TxDOT Specifications, Standards, and Concrete Repair Manual cited by the EOR indicates that the crack in question is expected at that location and is currently within tolerance which requires no remedial action. We take no exceptions to their findings.

Our recommendation is to monitor the crack in pattern, width, and condition over the 2-year warrantee period provided by the contractor. The crack width is currently measured, as of the date of this letter, less than 0.02 inches. Should the single crack width increase, any new cracking form, or the crack condition deteriorate, then the bridge deck should be re-evaluated at that time to determine any required remedial action.

If you have any questions, comments, or concerns, please feel free to contact us.

Sincerely,  
LAKES ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Chris Meszler", is written over the typed name.

Christopher Meszler, P.E.  
Texas Director of Engineering

CC: Mark Hill, Freeman-Millican Inc.

RECEIVED

NOV 19 2020

CITY OF LAVON



6060 N Central Expressway, Suite 440, Dallas, Texas 75206  
t 469.621.0710 LJA.com TBPE F-1386

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November 24, 2020

Mr. Mark D. Hill, PE  
Freeman-Millican, Inc.  
12160 N. Abrams Road, Suite 508  
Dallas, Texas 75243

Re: Presidents Blvd. Bridge Signage  
NT800-0022

Dear Mr. Hill,

This letter serves as formal notice that as Engineer of Record for the President's Boulevard Extension Civil Construction Plans, Sheet 17, Striping and Signage Plan dated March 26, 2019, the no parking signage as currently installed matches the design intent of the City-approved construction plans.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin Kessler', written over a light blue horizontal line.

Kevin Kessler, PE  
Senior Project Manager

[illegible][illegible]



## CITY OF LAVON Agenda Brief

**MEETING: December 1, 2020**

**ITEM: 6 – D**

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**Item:**

Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

**Background:**

This standing item is continued on the agenda to allow for the City Council to discuss and act without delay on updates relating to COVID-19 orders and regulations.

**REGULATORY UPDATE**

On November 23, 2020, Governor Abbott and DSHS jointly announced the state's Vaccine Distribution Plan. The plan includes prioritizing healthcare workers and frontline workers, including first responders and municipal employees in critical roles.

Also on November 23, 2020, the Texas Restaurant Association in partnership with the Governor announced the Holiday Comfort Food Care Package Program (CFCP) to provide meals for at risk families. Families in need of food assistance through the program can get information here. A press release and message provided to local restaurants on November 25 is included in the packet.

This link to the Office of Governor's website provides information regarding orders, proclamation, press releases and updates: <https://gov.texas.gov/coronavirus-executive-orders>.

The Governor's Office website contains a TDEM [link to testing locations](#) that indicates at this time the closest testing sites to Lavon are in Wylie and Rockwall.

The City Attorney continues to monitor the Orders and commentaries to ensure that the City regulations in the form of Ordinance No. 2020-04-01 and Ordinance No. 2020-04-05 are sufficient and appropriate. The severability clauses in the city's ordinances contemplate provisions that may be precluded by updated Orders and Proclamations.

**CASE REPORT UPDATE**

As reported at the last meeting, the Collin County Commissioners determined that the County would no longer provide jurisdiction updates on the Collin County Dashboard. Upon staff's request, Collin County Commissioner Cheryl Williams was able to provide a link to a daily report for Lavon's case count. The report does not provide the level of detail that was previously provided on the dashboard.



On November 25, 2020, the [Collin County Daily Report by City](#) indicated that the zip code for 75166 has:

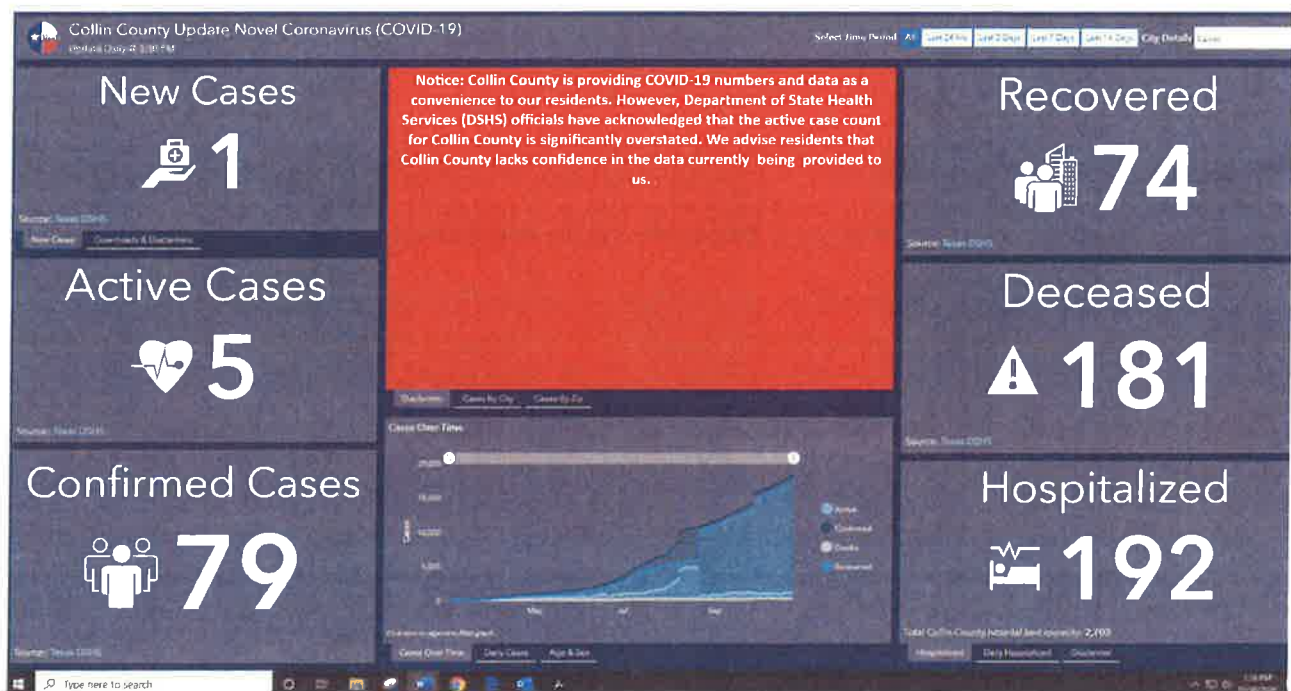
**Cases Reported :**

Ages 0-20	19
Ages 21-40	44
<u>Ages 41-90</u>	<u>52</u>
Total cases	115

Total number of cases recovered: 96

The positive case variances in the reporting was part of the reliability issue that the Commissioners expressed that they found with TDSHS recordkeeping.

Compared to the October 30, 2020 Dashboard posting:



## OPERATIONS UPDATE

City Hall and the Police Department continue regular operations while the buildings remain closed for public entry.

From December 9, 2020 through December 15, 2020, the Community Room at City Hall will be open to the public as an early voting location for the December 19, 2020 special election. The Community Room at City Hall will be an Election Day polling place on December 19, 2020.

City administrative offices remain closed to the public with appointments available as needed. For the Comprehensive Plan Kick-Off Meeting, the staff is making arrangements for a videoconference meeting format with a shared screen.

As previously directed by the City Council and as allowed by the Public Utilities Commission, the Utility Billing Department is preparing notices for customers with delinquent accounts to notify them that disconnections will resume in January. The notice will offer customers the opportunity to contact Utility Billing to discuss their account status. At this time, notices have not been sent to customers pending direction that may be revisited depending on national Coronavirus initiatives and mandates.

COVID-19 revenues and expenditures are being monitored and planning for fund utilization is ongoing.

## **PROGRAMS UPDATE**

The Lavon Economic Development Corporation's second \$20 Coupon Program for Lavon residents/businesses is in progress. Coupons were included in residents' utility bills that were mailed in November. For renters and customers who receive e-bills-only, the coupons were directly mailed.

A letter to local government officials from the Texas Restaurant Association is included in the packet. Staff would like to discuss possible options for supporting local restaurants.

The City of Lavon Website COVID-19 page provides a quick link and can be found on the top bar of the city website and here <https://cityoflavon.com/covid-19/>.

**Attachments:** 1) Press Release – Holiday Comfort Food Care Packages  
2) Texas Restaurant Association letter  
3) Message sent to Sonic, Burgers Chile Loco, Domino's, and El Rodeo

## Office of the Texas Governor | Greg Abbott

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[Home](#) [News](#) Governor Abbott Announces Holiday Comfort Food Care Packages For Texas Youth And Families ()

# Governor Abbott Announces Holiday Comfort Food Care Packages For Texas Youth And Families

November 23, 2020 | Austin, Texas | [Press Release](#)

*Care packages also support local restaurants previously closed due to COVID-19*

Governor Greg Abbott today announced the Holiday Comfort Food Care Package (CFCP) program, in partnership with the Texas Restaurant Association, to provide holiday meals for at-risk youth and families in communities across Texas, while also supporting local restaurants. The program, [a reboot of the CFCP program that began in March 2020](#) to support restaurants that limited or closed services due to COVID-19, encourages Texans to purchase a holiday meal for a family in need while patronizing their favorite restaurant. Each care package contains enough food to feed a family of 5 to 6 and will be delivered to the recipients' home. The program benefits children, youth, and families served by the Texas network of Family and Youth Success Programs (formerly called Services to At-Risk Youth), select Boys and Girls Clubs, select CASA (Court Appointed Special Advocate) programs and agencies that serve child sex trafficking victims.



"The Holiday Comfort Food Care Package program will provide holiday meals for our most vulnerable youth and families, while giving Texans another way to support local restaurants and their fellow Texans experiencing hardships due to COVID-19," said Governor Abbott. "Thank you to the generous Texans across the state for stepping up during this holiday season to provide meals to families in need."

"This program continues to be a win for communities and restaurants across Texas," said Emily Williams Knight, Ed.D., President and CEO of the Texas Restaurant Association. "By harnessing the generosity of Texans, customers can support their communities and their favorite restaurants at the same time. Holidays are difficult for some people, and by extending this program into and beyond the holiday season, we can ensure that our Texas communities will be taken care of."

The Holiday Comfort Food Care Package program utilizes the following steps:

- 1. Participating restaurants list CFCPs on their online ordering system for customers to purchase on behalf of at-risk families and youth in the community.
- 2. Customers add CFCPs to their orders and purchase.
- 3. Participating service providers identify families and shelters who have the most need and work with participating restaurants to get the meals delivered.

Restaurants interested in participating in the program can sign up on the [Texas Restaurant Association website](#).

Families in need of food can find additional help online: <https://www.211texas.org/>

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**Office of the Texas Governor**  
P.O. Box 12428  
Austin Texas 78711  
(512) 463-2000

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[f](#)[t](#)[You Tube](#)[in](#)[ig](#)[••](#)





***We Are  
Your Voice***

November 19, 2020

Dear Texas Mayors, Councilmembers, County Judges, and Commissioners:

Texas restaurants are at a critical stage in their journey to survive the economic fallout created by COVID-19. Eight months ago, restaurant dining rooms were abruptly closed to bend the curve, and despite purchasing business interruption insurance, they received no compensation for weeks of lost revenue, spoiled product, and other losses. After dining rooms were allowed to gradually reopen, we saw a slight rebound in sales during the late summer, but those gains were largely offset by rising operating costs as restaurants continue to purchase safety equipment and reconfigure their operations to comply with COVID-19 health regulations that protect employees and customers. Now we face a winter when outdoor dining will be limited, holiday parties will be cancelled, and concerning health trends will further depress sales.

Without significant government assistance, Texas will see another spike in permanent restaurant closures, job losses, and food insecurity. The Paycheck Protection Program (PPP) was a lifeline for many, but that was an eight-week Band-Aid for a pandemic that has already lasted eight months. Projections indicate that, without additional relief, we stand to lose over 20,000 restaurants across the state. Even more concerning, small, independent and family-owned restaurants that make up the heart of our communities are at greatest risk.

Restaurants greatly appreciate the quick action of local leaders earlier this year to respond to the pandemic and help restaurants. For example, many local governments created new outdoor dining opportunities, which helped restaurants serve more guests and keep employees on payroll in spite of indoor capacity caps. Nearly three-quarters of full-service operators offer outdoor dining and report that it constitutes 44% of their overall revenue. Unfortunately, colder weather is about to make outdoor dining much more difficult, creating the need for additional support at this critical time.

We continue to urge Congress to pass another COVID-19 relief bill that will fund a second round of PPP loans, restaurant-specific relief, stimulus payments for American families, and state and local support so you have the tools you need to respond to this pandemic. Unfortunately, most observers agree another bill is unlikely to pass until 2021, by which time we could lose thousands of local restaurants. For this reason, we're calling on you to lean in once again to support restaurants over the coming months.

Some areas where your support would make a real difference include:

#### **Messaging**

- Please focus on behavior and not spaces. The CDC recently [warned](#), "small household gatherings are an important contributor to the rise in COVID-19 cases." We must all redouble our efforts to follow safety protocols like masks, social distancing, and enhanced sanitation in every setting.
- Incorporate #SupportSafeDining into your communications with the public and the media. Remind your community that dining with your family in a restaurant that is following all of the COVID-19 safety protocols is far better than gathering at home with extended family and friends where the protocols are easily abandoned.

#### **Austin**

3300 N Interstate 35  
Suite 610  
Austin, TX  
78705  
(512) 457-4100

#### **Dallas**

11830 Webb Chapel Rd  
Suite 1200  
Dallas, TX  
75234  
(972) 671-4372

#### **Houston**

550 Wescott  
Suite 380  
Houston, TX  
77007  
(713) 802-1200

#### **San Antonio**

6800 Park Ten Blvd  
Suite 154E  
San Antonio, TX  
78213  
(210) 734-7663

**TXRestaurant.org**

- With so many holiday parties and travel plans cancelled, encourage businesses and families to repurpose the money they would traditionally spend on these gatherings to purchase gift cards or take-out from local restaurants. Holidays are usually a critical time for the industry to generate revenue, and there are still many ways to safely support local businesses.
- Highlight the good actors. Enforcement data from the Texas Alcoholic Beverage Commission consistently shows restaurants have incredibly high levels of compliance with the statewide COVID-19 safety protocols, and yet, the media narrative often highlights the rare bad example.
- There is no stronger voice in a community than yours and communicating these ideas from your bully pulpit will make a difference.

### **Regulatory Relief**

- Continue to encourage expanded outdoor dining, curbside pick-up, and other restaurant reconfigurations by streamlining permit processes and waiving fees.
- Allow restaurants to use public spaces such as parking spots and empty convention centers as much as possible.
- Work with the fire marshal to help restaurants more easily deploy heaters and other weatherproofing.
- Also, please avoid creating new regulatory burdens that are not strictly necessary to promote public health and safety while restaurants recover.

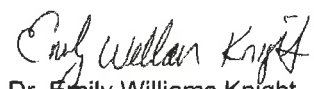
### **Financial Help**

- Use CARES Act funding or other revenue to provide grants to help restaurants prepare for colder weather and reconfigure their business model.
- Look for opportunities to waive fees and taxes, or to give restaurants more time to make payments.
- Hire local restaurants and caterers to feed first responders, vulnerable communities, and healthcare workers whenever possible.

Restaurants know we face a long and gradual recovery, but local initiatives like these can make the difference for thousands of small businesses that will survive if given the opportunity. Please consider implementing these and other ideas to support your local restaurants, and please do not hesitate to reach out to us if we can answer questions, collaborate, or help your office in any way. We want to partner with all of our elected officials to bend the curve and rebuild our local economies.

Thank you for your service to our communities, and for your consideration of these proposals.

Sincerely,

  
 Dr. Emily Williams Knight  
 President & CEO  
 Texas Restaurant Association

## Kim Dobbs

---

**From:** Kim Dobbs  
**Sent:** Wednesday, November 25, 2020 12:33 PM  
**To:** [clavissanti28@yahoo.com](mailto:clavissanti28@yahoo.com)  
**Subject:** Comfort Food Care Packages - Texas Restaurant Association



Greetings,

Yesterday the City of Lavon received this announcement about a food care program. Please check it out!

Yesterday (November 23), the Texas Restaurant Association in partnership with the Governor's Office announced the [Holiday Comfort Food Care Package Program](#) (CFCP) to provide meals for at risk families. The program, intended to support restaurants that limited or closed services due to COVID-19, encourages Texans to purchase a holiday meal for a family in need while patronizing their favorite restaurants. Families in need of food assistance through the program can get information [here](#).

As part of the program, participating restaurants offer CFCPs for patrons to purchase on behalf of families and youth in need. Each care package contains enough food to feed a family of 5 to 6 and will be delivered to recipients' homes. The program is a partnership between the Governor's Public Safety Office, the Texas network of Family and Youth Success Programs (formerly called Services to At-Risk Youth), Favor Delivery, and the Texas Restaurant Association.

Restaurants participating in the CFCP program can be found [here](#). If you are a restaurant offering a Comfort Food Care Package, [fill out this form](#) to add your restaurant to the growing list.

Residents can show support by ordering from local restaurants and sending a meal to a family in need.

If you sign up to participate, let us know and the City will promote your involvement on the City's social media. A report on the program will be shared with the City Council at their meeting on December 1, 2020.

Please don't hesitate to contact me if you would like to discuss.

Best regards and Happy Thanksgiving,

**Kim Dobbs**  
City Administrator  
City of Lavon  
972-843-4220