CITY OF LAVON ORDINANCE NO. <u>2021-10-04</u>

Planned Development Zoning - Trails of Lavon

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING A PLANNED DEVELOPMENT FOR RESIDENTIAL AND COMMERCIAL USES ON 205.503 ACRES OF LAND IDENTIFIED AS PART OF THE DRURY ANGLIN SURVEY, A-2, TRACT 74, 68 AND THE S A ROBERTS SURVEY, A-773, TRACT 3 (CCAD PROP ID 1249928, 1249982, AND 1291872), COLLIN COUNTY, TEXAS; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF \$2,000 PER DAY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the owners have submitted an application to change the zoning from Temporary Agricultural (A) to Planned Development (PD) District consisting of 653 residential lots and a 10-acre commercial lot on 205.503 acres of land identified as part of the Drury Anglin Survey, A-2, Tract 74, 68 and the S A Roberts Survey, A-773, Tract 3 (CCAD Prop ID 1249928, 1249982, and 1291872), Collin County, Texas, situated south of Crestridge Meadows and Bear Creek Phases 3, 4, and 5, west of Meadowcreek Estates, northeast of the intersection of CR 484 and CR 483, and southwest of the intersection of CR 484 and CR 485; and

WHEREAS, this proposed zoning change is in accordance with the adopted Comprehensive Plan of the City of Lavon; and

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

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

SECTION 1. INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 DEFINITIONS

Definitions shall be those contained in the City of Lavon Code of Ordinances, Article 9.03 ZONING ORDINANCE, Division 3. "Definitions", as amended unless specifically defined herein.

SECTION 3. AMENDMENT

A. That the Comprehensive Zoning Ordinance and the Official Zoning Map of the City of Lavon are hereby amended to reflect the action taken herein. Specifically, the Zoning Classification

for and the Zoning Map depicting the property, described in "Exhibit A" attached hereto, are hereby changed to incorporate the Concept Plan, attached hereto as "Exhibit B", and the Zoning Uses and Design Regulations attached hereto as "Exhibit C".

- **B.** That the granting of the Planned Development (PD) Zoning Classification to the property described in "Exhibit A" attached hereto, is subject to the regulations of the City of Lavon excepting the following Special Conditions:
 - 1) The entire tract shall be developed generally in accordance with the Concept Plan, attached hereto and made a part hereof as "Exhibit B".
 - 2) The entire tract shall be developed generally in accordance with the Zoning Development Standards attached hereto and made a part hereof as "Exhibit C".
- C. That Article 9.03 ZONING ORDINANCE of the City of Lavon Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

SECTION 4. SAVINGS

That all rights and remedies of the City of Lavon are expressly saved as to any and all violations of the provisions of any Ordinances regulating, affecting, or relating to zoning, land use and/or development which have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such Ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5. CUMULATIVE REPEALER

That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 6. SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 7. PENALTY

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

Ordinance creates a threat to the public safety, the City may bring suit in the District Court to enjoin such violation and may exercise all available remedies as allowed by law.

SECTION 8. PUBLICATION

The City Secretary of the City of Lavon is hereby directed to publish the Caption, Penalty and Effective Date of this Ordinance as required by Section 52.011 of the Texas Local Government Code.

SECTION 9. EFFECTIVE DATE

That this Ordinance shall be in full force and effect from and after its date of passage, in accordance with law, and it is so ordained.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 19th day of October 2021.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY

PARCEL 1

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas and being all of a called 30.000 acre tract of land described as Parcel No. 1 – Tract 5 – Monkey Run West and all of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas, and also being all of a called 0.55 acre tract of land described in a Warranty Deed to O'Reda Boyd McCartney, as recorded in Volume 2262, Page 152 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Tract 6, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said Tract 6 and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said Tract 6 and the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6;

THENCE South 1°11'56" West, departing the southerly line of said Crestridge Meadows Phase 1 and along the easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6, being on the southerly line of a called 90 acre tract of land described in a deed to Roy Brian Webb, as recorded in Volume 4761, Page 200 of the Official Public Records of Collin County, Texas;

THENCE South 86°58'25" East, continuing along the easterly line of said Tract 6 and along the southerly line of said 90 acre tract, a distance of 59.71 feet to a 1/2 inch iron rod found for the southerly northeast corner of said Tract 6, common to the northwest corner of Meadow Creek Estates, as recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE South 1°01'04" West, departing the southerly line of said 90 acres, along the easterly line of said Tract 6 and the westerly line of said Meadow Creek Estates, passing at a distance of 2765.15 feet a 1/2 inch iron rod found for the southwest corner of said Meadow Creek Estates, being on the northerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found, and continuing along the same course and crossing said County Road No. 483, for a total distance of 2825.15 feet to a mag nail set in the approximate centerline of said County Road No. 483, and on the northerly line of a 60 foot wide right-of-way dedicated in the plat of Caddo Creek Estates, as recorded in Cabinet Q, Page 137 of the Plat Records of Collin County, Texas;

THENCE North 88°52'26" West, along the approximate centerline of said County Road No. 483 and the northerly line of said 60 foot wide right-of-way dedication, a distance of 263.30 feet to a mag nail set for the northwest corner of said 60 foot wide right-of-way dedication;

THENCE South 0°24'43" East, continuing the approximate centerline of said County Road No. 483 and along the west line of said 60 foot wide right-of-way dedication, a distance of 9.91 feet to a mag nail set for the northeast corner of a called 38.87 acre tract of land described as Sixth Tract in a deed to Lumpkin Family Partnership, Ltd., as recorded in Instrument No. 98-0114379 of the Land Records of Collin County, Texas;

THENCE North 89°37'23" West, departing the westerly line of said 60 foot wide right-of-way dedication, continuing along the approximate centerline of said County Road No. 483, and along the northerly line of said 38.87 acre tract and the northerly line of a called 292.141 acre tract of land described as Tract 2 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, a distance of 93.64 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a tangent curve to the right having a central angle of 30°21'31", a radius of 600.00 feet, a chord bearing and distance of North 74°26'37" West, 314.21 feet;

THENCE in a northwesterly direction, with said curve to the right, continuing along the southerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 317.92 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a reverse curve to the left having a central angle of 10°50'27", a radius of 800.00 feet, a chord bearing and distance of North 64°41'04" West, 151.14 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 151.37 feet to a PK nail with washer stamped "Jones Carter" found for the southeast corner of aforesaid 0.55 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of 32°28'27", a radius of 800.00 feet, a chord bearing and distance of North 85°15'11" West, 447.38 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, and along the southerly line of said 0.55 acre tract, an arc distance of 453.42 feet to a PK nail with washer stamped "Jones Carter" found for a northwest corner of said Tract 2, common to the southwest corner of said 0.55 acre tract, same being on the southerly line of said Tract 6;

THENCE South 76°01'59" West, continuing along the approximate centerline of said County Road No. 483 and along the southerly line of said Tract 6, a distance of 174.67 feet to a mag nail set for the southwest corner of said Tract 6, being in aforesaid County Road No. 484;

THENCE North 1°04'28" East, departing the approximate centerline of said County Road No. 483, along the westerly line of said Tract 6, the easterly line of a called 35.191 acre tract of land described as Tract 1 in said deed to Bear Camp Residential, LP, and along said County Road No. 484, a distance of 1216.68 feet to a mag nail set for the northeast corner of said Tract 1, common to the southeast corner of aforesaid Tract 5;

THENCE North 88°54'08" West, departing the approximate centerline of said County Road No. 483 and the westerly line of said Tract 6, along the southerly line of said Tract 5 and the northerly line of said Tract 1, a distance of 1175.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract 5;

THENCE North 1°44'46" East, departing the northerly line of said Tract 1, along the westerly line of said Tract 5, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract 1 in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the

Official Public Records of Collin County, Texas, and continuing along the same course and along the easterly line of said Tract I, passing at a distance of 1040.21 feet a 5/8 inch iron rod found for witness, and continuing along the same course, for a total distance of 1070.21 feet to a mag nail set for the northwest corner of said Tract 5, common to the northeast corner of said Tract I, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the northerly line of said Tract 5 and the centerline of said County Road No. 485, a distance of 1170.83 feet to a mag nail set for the northeast corner of said Tract 5, being on the westerly line of said Tract 6 and in the centerline of said County Road No. 484;

THENCE North 1°29'36" East, along the westerly line of said Tract 6 and the centerline of said County Road No. 484, a distance of 1026.04 feet to the POINT OF BEGINNING and containing 140.551 acres (6,122,385 square feet) of land, more or less.

PARCEL 2

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being the remainder of a called 90 acre tract of land described as Tract 1 (Lavon Place) in a Special Warranty Deed to Roy Brian Webb and Andrea Kay Campbell, as recorded in Volume 4761, Page 200 of the Land Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northeast corner of said 90 acre tract, common to an ell corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE South 2°49'59" East, along the easterly line of said 90 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas, same being on the westerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found;

THENCE South 0°33'28" West, continuing along the easterly line of said 90 acre tract, along the westerly line of said 57.075 acre tract and the westerly right-of-way line of said County Road No. 483, a distance of 1473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 90 acre tract, common to the northerly southwest corner of said 57.075 acre tract being on the Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE North 89°18'33" West, departing the westerly right-of-way line of said County Road No. 483, along the southerly line of said 90 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2327.88 feet to a 1/2 inch iron rod found for the northwest corner of said Meadow Creek Estates, common to the southerly northeast corner of a called 112.5 acre tract of land described as Parcel No. 1 – Tract 6 – Monkey Run East in a Partition Deed to O'Reda Boyd McCartney, as recorded in Volume 816, Page 651 of the Deed Records of Collin County, Texas;

THENCE North 86°58'25" West, continuing along the southerly line of said 90 acre tract and along a northerly line of said Tract 6, a distance of 59.71 feet to a 1/2 inch iron rod found for an ell corner of said Tract 6;

THENCE North 1°11'56" East, departing the southerly line of said 90 acre tract and along an easterly line of said Tract 6, a distance of 892.93 feet to a 1/2 inch iron rod found for the northerly northeast corner of said Tract 6, being on the northerly line of said 90 acre tract and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes of Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas;

THENCE North 76°51'00" East, along the northerly line of said 90 acre tract and the southerly line of said 75.249 acre tract, a distance of 1088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of said 92.267 acre tract;

THENCE North 76°50'07" East, continuing along the northerly line of said 90 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to the POINT OF BEGINNING and containing 64.952 acres (2,829,296 square feet) of land, more or less.

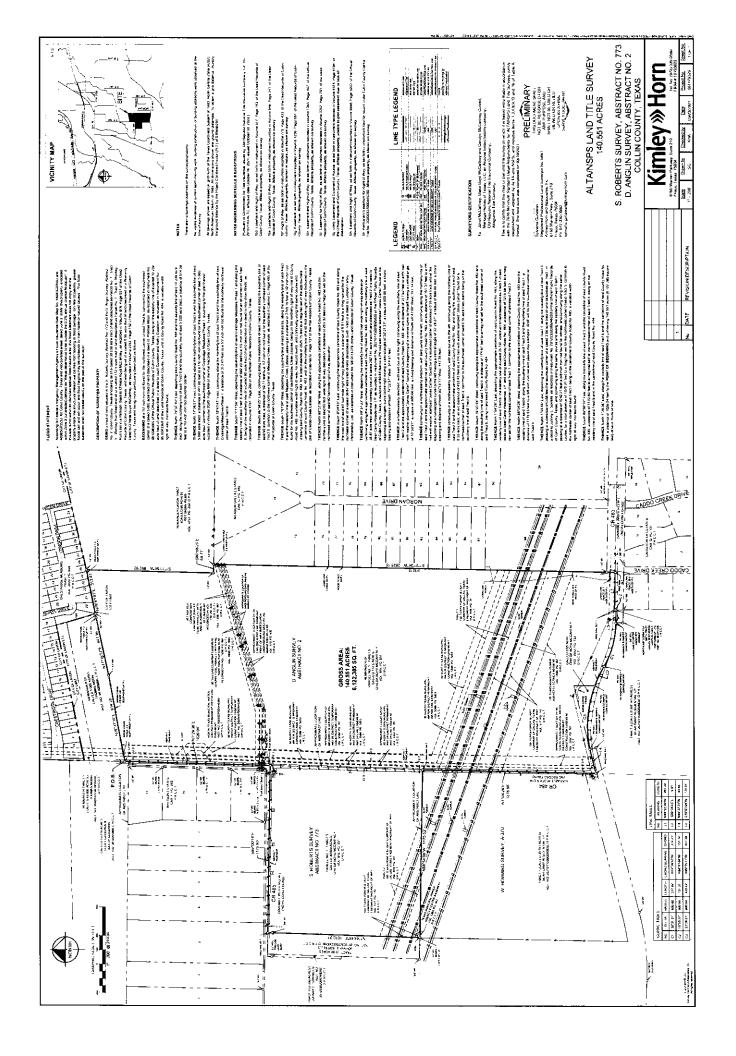
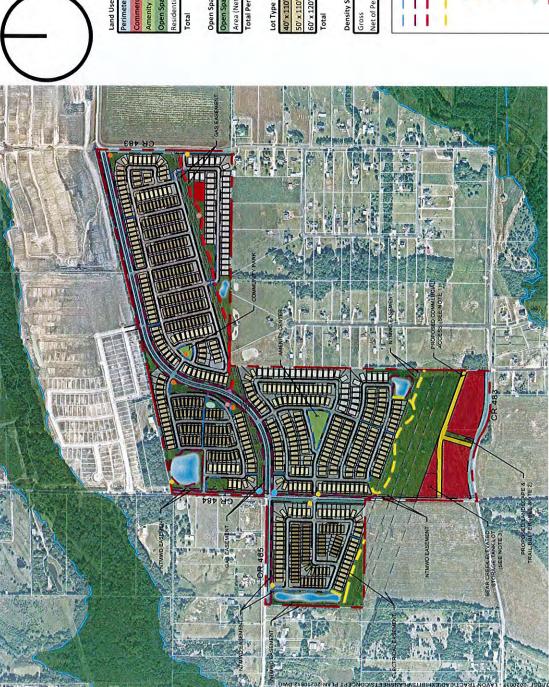
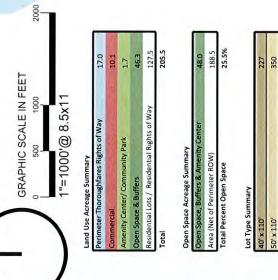


EXHIBIT B CONCEPT PLAN





Total 651

Density Summary (Units per Acre) 3.2
Net of Perimeter ROW 3.4

74

STORES

Net of Perimeter ROW

LEGEND

SCONGRETE SIDEWALK

MENADERING TO CONCRETE TRAIL

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1, ACCESS VIA PUBLIC R.O.W. OR FIRE LANE SHALL BE PROVIDED THROUGH COMMERCIAL TRACT AS GENERALLY SHOWN. EXACT LOCATIONS AND ALIGNMENTS TO BE DETERMINED AT TIME OF SITE PLANNING OF THE COMMERCIAL TRACT.

2. A LANDSCAPE AND TRAIL BUFFER SHALL BE PROVIDED CONNECTING OR 483 TO OPEN SPACE NORTH OF COMMERCIAL TRACT AS GENERALLY SHOWN. EXACT LOCATION AND DIMENSIONS SHALL BE DETERMINED AT TIME OF SITE PLANNING FOR THE COMMERCIAL TRACT.

3. THE BEAR CREEK ELEVATED STORAGE TANK LOT SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL OF AN ASSOCIATED PLAT AND DETAILED SITE PLAN, INCLUDING SCREENING AND LANDSCAPING. 4. THE TRAILS AND SIDEWALKS DEPICTED HEREON, ARE THOSE THAT SHALL BE CONSTRUCTED BY THE DEVELOPER. THE HOME BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 5' SIDEWALK ALONG THE STREET FRONTAGE OF ALL RESIDENTIAL LOTS AT THE TIME OF HOME CONSTRUCTION

Kimley)) Hor 1345s Nee Road, Two Galleria Office Town Sust Too Dalas, Texas 75240 State of Texas Registration No. F.238 State of Texas Registration No. F.238 State of Texas Registration No. F.238 State of Texas Registration No. F.238

PLOTTED BY DWG WAME LASTS AND DWG WAME SAVED September 2021

Frails of Lavon

CONCEPT PLAN

Exhibit B

9/10/2021 2:59 PM CERQUEIRA JOSEPH

EXHIBIT C DEVELOPMENT STANDARDS

The Development shall meet the standards in the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

1. Concept Plan:

The property shall generally be developed in accordance with the Concept Plan, Exhibit B, the Conceptual Landscape Plan, Exhibit C-1, and the Amenities Exhibit, Exhibit C-2.

Approval of the Concept Plan shall constitute approval of the lot and street configurations with regards to lot mix and maximum street and/or block lengths.

2. Commercial District:

The commercial district shall conform to the provisions set forth in the Zoning Ordinance, as may be amended, with a base Zoning District of Retail (R).

An approximately one-acre lot within the commercial district may be dedicated to Bear Creek Special Utility District for use for an elevated storage tank in conjunction with an associated plat for the area and a detailed site plan, including screening and landscaping subject to review and approval by the City Engineer.

3. Residential District:

The residential district shall conform to the provisions set forth in the Zoning Ordinance, as may be amended, with a base Zoning District of Single Family – 4 (SF-4), except as follows:

Lot Mix

Lot Size	Minimum Number of Lots	Maximum Number of Lots 227	
40' Lots	N/A		
50' Lots	N/A	350	
60' Lots	74	N/A	

This Space Intentionally Left Blank

Lot Regulations

	60' Lots	50' Lots	40' Lots
Minimum Lot Area	7,200 square feet	5,500 square feet	4,400 square feet
Minimum Lot Width 1	60 feet	50 feet	40 feet
Minimum Lot Depth	120 feet	110 feet	110 feet
Minimum Front Yard/Garage Setback	20 feet	20 feet	20 feet
Minimum Rear Yard	20 feet	10 feet	10 feet
Minimum Side Yard on Interior Lots ²	5 feet	5 feet	5 feet
Minimum Side Yard on Street Side of Corner Lots ^{3, 4}	15 feet	15 feet	15 feet
Maximum Lot Coverage⁵	65%	65%	65%
Maximum Building Height	35 feet	35 feet	35 feet
Minimum Dwelling Area	1,800 square feet	1,500 square feet	1,200 square feet

¹ Lot widths shall be measured at the front building line. Along arcs, the lot width shall be measured as the length of the tangent at front building line.

4. Drainage & Detention Standards:

Drainage & detention shall be provided in accordance with the Subdivision Regulations and the Zoning Ordinance, as may be amended, except as follows:

- Lots shall drain surface runoff from an individual lot to public Right-of-Way or to a drainage system contained in an associated drainage easement.
- The Property shall provide on-site detention facilities sized to prevent an increase in offsite downstream storm water flows above existing conditions in the 100-year storm event. Detention shall be designed and evaluated for

² Air conditioning units may be installed within side yard setback but shall not be installed within 3' of either side yard privacy fencing or the air conditioning unit/pad of an adjacent home.

³ Except for key lots, which shall match the front yard of the adjacent lot. A key lot shall mean any corner lot in which the street side of said lot is adjacent to front yard of the lot it rears to.

⁴ Side entry garages shall adhere to a 20' setback.

⁵ Exclusive of sidewalks and driveways

only the 100-year storm event. Detention ponds shall be designed as an amenity to the community and will be wet ponds with a fountain.

 Amenities, Landscape, & Open Space Requirements:
 Amenities and landscaping shall conform to the Conceptual Landscape Plan, Exhibit H, and the Amenities Exhibit F.

Open Space

- The Property shall provide open space at a minimum of 20% of the development acreage net of perimeter and arterial right-ofway dedications including all required landscape buffers, block end caps, amenity centers, community parks, easement corridors, and detention/retention areas as generally reflected on the Concept Plan and Conceptual Landscape Plan. The provided open space shall satisfy all required landscape area requirements and parkland dedication requirements of the development. The open space percentage shall be measured as a cumulative of the entire development and not on a phase by phase basis.
- An amenity center shall be constructed prior to issuance of the 250th home building permit at the location generally reflected on the Concept Plan and Conceptual Landscape Plan. The amenity center shall include, at a minimum, the following elements:
 - Swimming Pool
 - · Children's Pool Area
 - · Restroom Building
 - Playground
 - Shade Structure
- A community park shall be constructed prior to the issuance of the 500th home building permit at the location generally reflected on the Concept Plan and Conceptual Landscape Plan. The park shall include, at a minimum, the following elements:
 - Playground
 - Shaded Picnic Structure
 - Event Lawn
 - Site Furniture
- Two pocket parks shall be constructed at the time of development of the associated phase that they are within at the locations generally reflected on the Concept Plan and Conceptual Landscape Plan. One pocket park shall be an active park with landscape berms and slides within a manicured lawn area. The second pocket park shall be an open play area with a cedar shaded picnic structure and site furniture.
- Perimeter Arterial Open Space
 - A minimum 15-foot landscape buffer shall be provided along CR 484, CR 485, and CR 483 between the right-of-way and the property line of any adjacent residential lots. The 15' landscape

buffer may include areas encumbered by existing easements on the property. The 15' landscape buffer shall include one (1) large canopy tree (min 3" caliper at planting as defined below) generally placed every 40 feet except where an existing easement may not allow for it.

 A 6' brick screening wall with masonry columns shall be required where residential lots are adjacent to CR 484, CR 485, and CR 483. Masonry columns shall be placed at all ends and changes in direction with a maximum 100' spacing on centers along tangents and curves.

Residential Lot Landscaping

- At least one (1) large canopy tree (min 3" caliper at planting as defined below) shall be provided in the front yard of every lot. Corner Lots shall have one (1) additional large canopy tree (min 3" caliper at planting) in the side yard outside of the sight visibility triangle.
- Fencing shall be of consistent design patterns and high-quality materials throughout the development. Each lot shall have either:
 1) a 6-foot board-by-board wooden fence and consistent stain or
 2) wrought-iron or tubular steel fencing. A/C equipment shall be
 - behind the front fence line and screened from the street with shrubs if wrought iron fences are utilized.

Lake Connector Corridor:

The median of County Road 485 through the Project shall be designed to be a green infrastructure-type design that provides the following elements:

- At median ends, focal points shall be created that include varied plant forms, textures, and foliage in addition to flowers in a Green Infrastructure design. Plants shall be coordinated with repeating groupings to form an overall pattern. Related elements, such as mulches, boulders, river rock, and/or unique lake oriented design elements shall be included if possible. Enhanced pedestrian crosswalks at intersections around the Amenity Center and Community Park. An enhanced pedestrian crosswalk may include one of the following: striping, stamped/stained concrete, or pavers.
- For the medians that are not designated as focal points, shade trees shall be planted in a uniform line and repeated in species type for uniform texture and pattern. The same tree species shall not span more than ten trees in a row.
- Enhanced planting design shall be placed at all logo columns, sign monuments, and art features along the frontage of County Road 485.

7. Community Enhancement:

Community enhancement features shall be installed throughout the Property at the general locations shown on the Conceptual Landscape Plans. The features shall include, but are not limited to, the following:

 Four art features that shall be custom designed and be made of metal and/or stone including a general theme and logo to designate the Lake Connector Corridor.

- Enhanced pedestrian crosswalks at intersections around the Amenity Center and Community Park. An enhanced pedestrian crosswalk may include one of the following: striping, stamped/stained concrete, or pavers.
- Two pedestrian nodes along the trail system.
- One trail head that shall include a water fountain, small cedar shade structure, bench and pet waste station.

8. Tree Preservation & Mitigation:

- The property has limited existing tree coverage and the required/proposed tree plantings are anticipated to exceed the caliper inches of removed trees. As such, all requirements for tree preservation and mitigation shall be considered satisfied.
- Existing trees three-inch caliper and above shall be preserved to the
 extent possible in open spaces adjacent to ponds. Trees will be allowed to
 be removed to accommodate required detention pond volumes and
 detention pond outfalls. Tree preservation fencing located at the drip line
 shall be required throughout construction.
- A large canopy tree includes: Live Oak, Red Oak, Bur Oak, Chinquapin Oak, Bald Cypress, Cedar Elm, Southern Magnolia, Chinese Pistache, Pecan Texas Ash, Eastern Red Cedar, or otherwise as approved by the City Manager or designee.

9. Cluster Mailboxes:

Mailboxes for residents shall be clustered throughout the community according to United States Postal Service guidelines. The mailboxes shall be a black Classic Cluster Box with Crown Cap and Pillar Pedestal mounted on a concrete pad. The mailboxes shall be located in the side yards of corner lots or in open spaces between back of curb and sidewalk.

10. Non-Repetition of Building Form:

The same house elevation may not be duplicated within three (3) lots on the same side of street and within three (3) lots on the opposite side of street.

11. Building Standards:

The minimum masonry requirement for the exterior façades of all buildings is permitted up to 90% of the total façade. For the purposes of this, the masonry requirement shall be limited to full width brick, natural stone, cast stone, and cementaceous fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) or decorative pattern stucco.

EXHIBIT C -1 DEVELOPMENT STANDARDS – CONCEPTUAL LANDSCAPE AND PARKS, TRAILS, AND OPEN SPACES PLAN

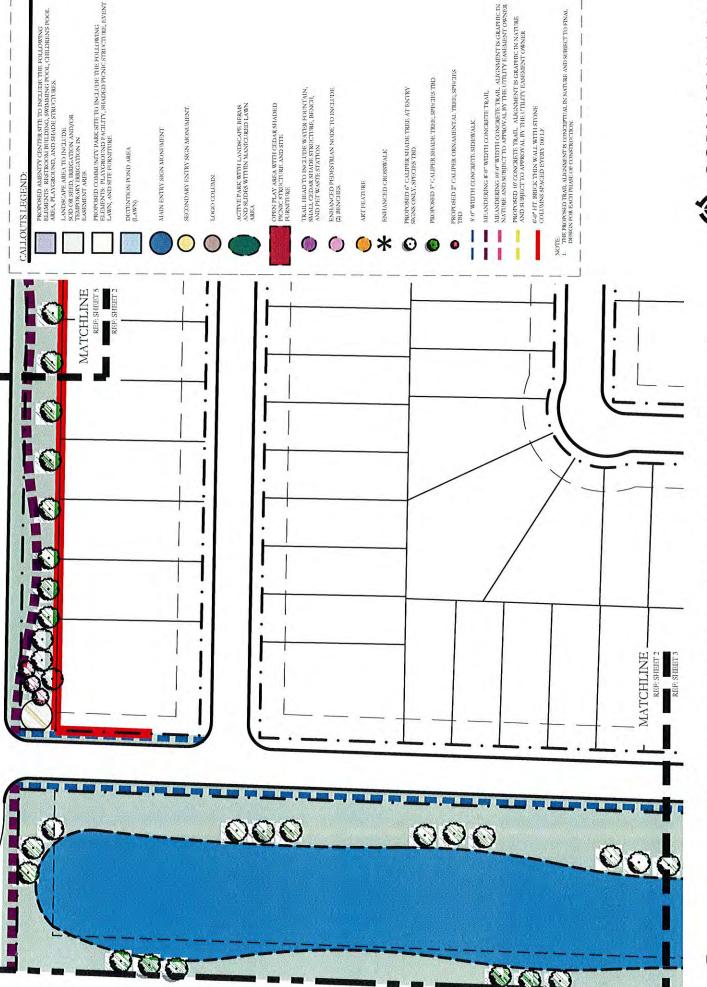


9720 COIT ROAD SUITE 221-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO,COM

Lavon, Texas

SCALE: 1" = 500'-0"

NORTH



LANDSCAPE AREA TO INCLUDE

SOD OR SEED, IRRIGATION AND/OR TEMPORARY IRRIGATION IN EASEMENT ARES.

TRAIL HEAD TO INCLUDE WATER FOUNTAIN, SMALL CEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION

PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES TBD.

MEANDERING 8'-0" WIDTH CONCRETE TRAIL.

PROPOSED 10' CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.

64-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE: THE PROPOSED TRAIL ALGNAENT S CONCEPTIAL IN NATURE AND SUBJECT TO FINAL DISIGN FOR EACH PLASE OF CONSTRUCTION.

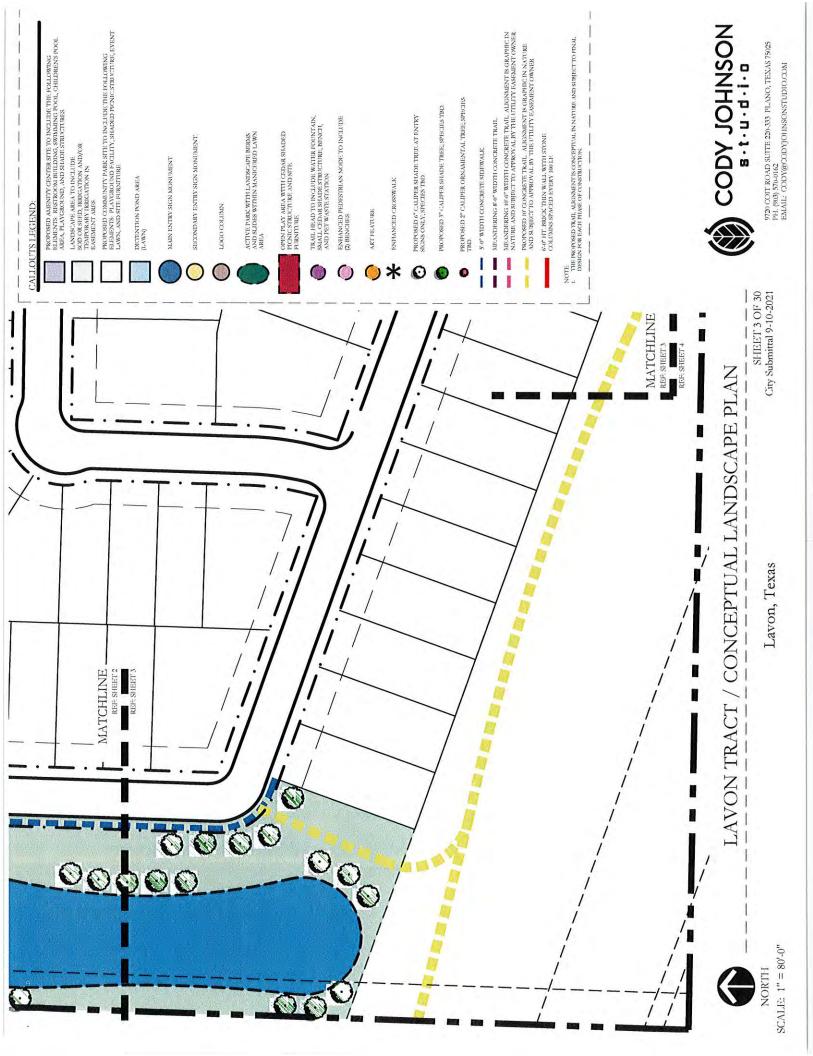
LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

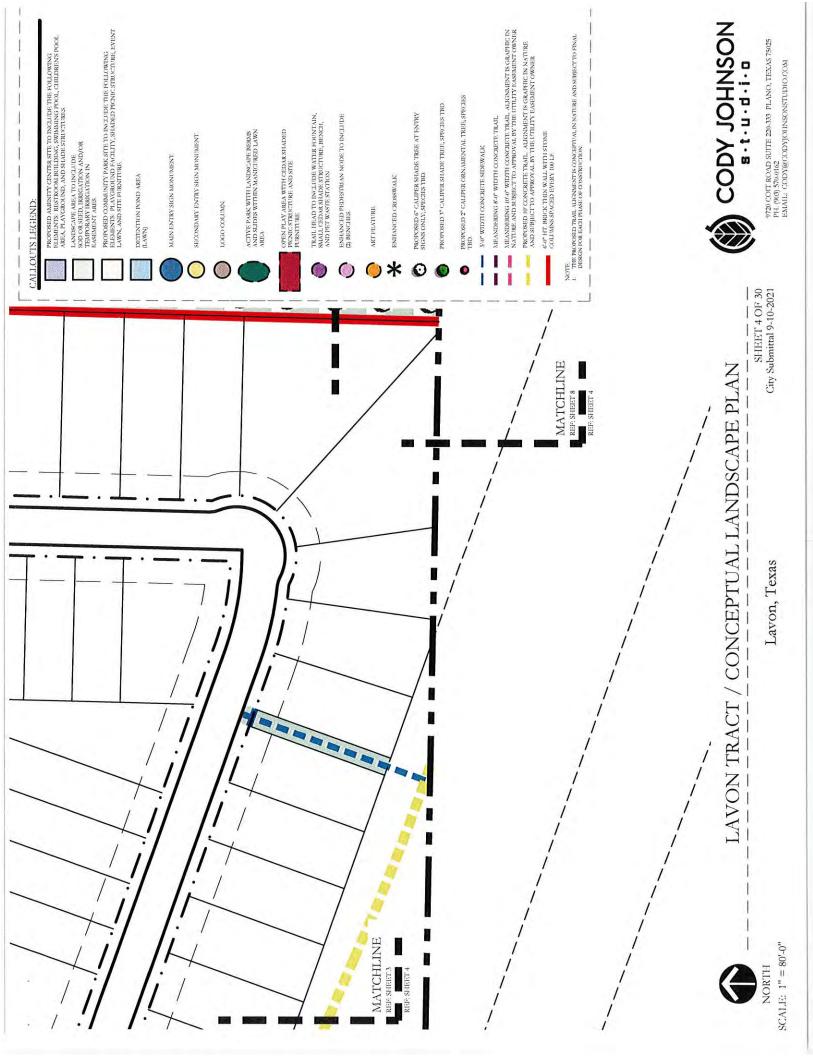
Lavon, Texas

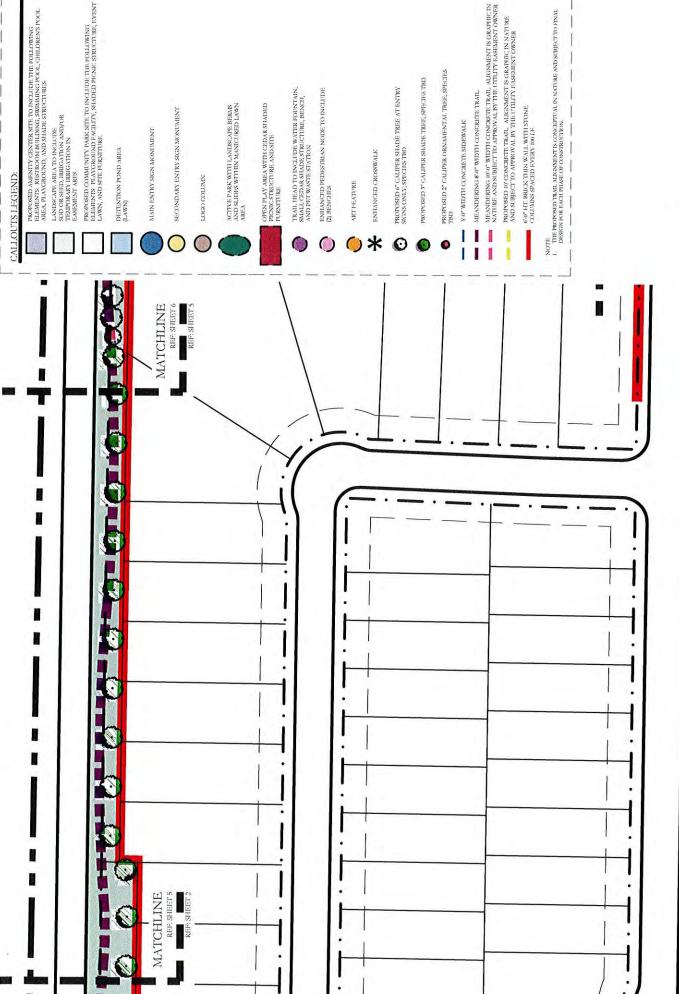


9720 COLT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH, (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SCALE: 1" = 80'-0" NORTH







LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN



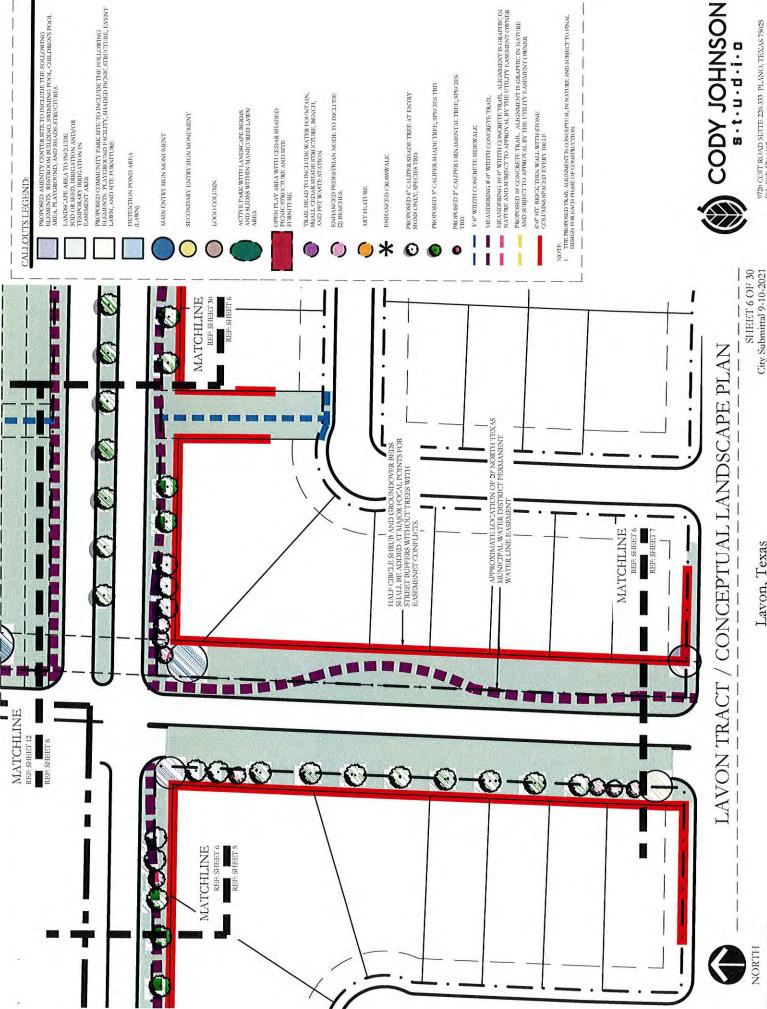
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH, (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

Lavon, Texas

SCALE: 1" = 80'-0" NORTH

City Submittal 9-10-2021

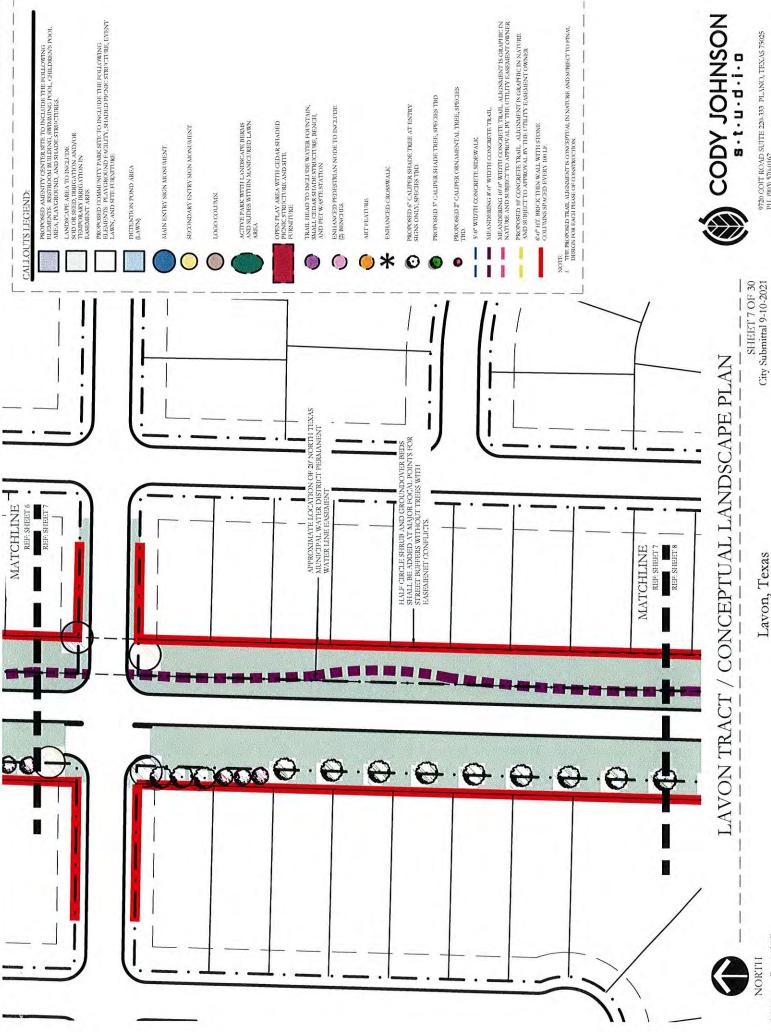
SHEET 5 OF 30



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

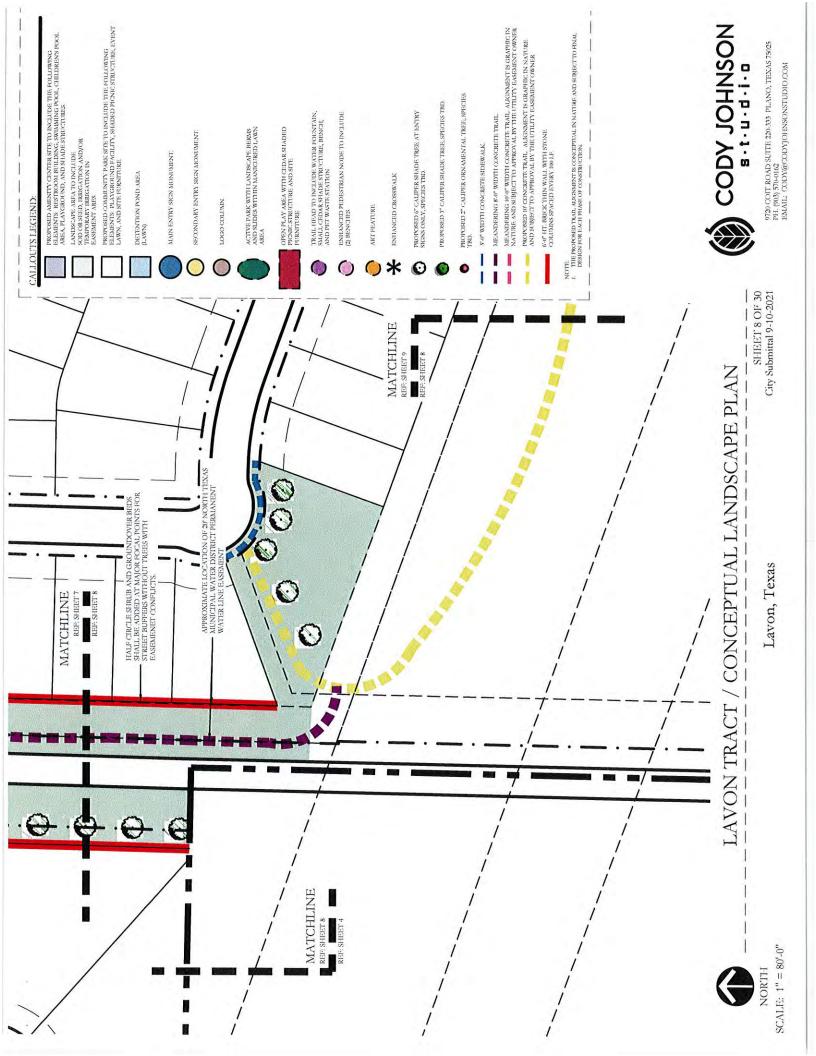
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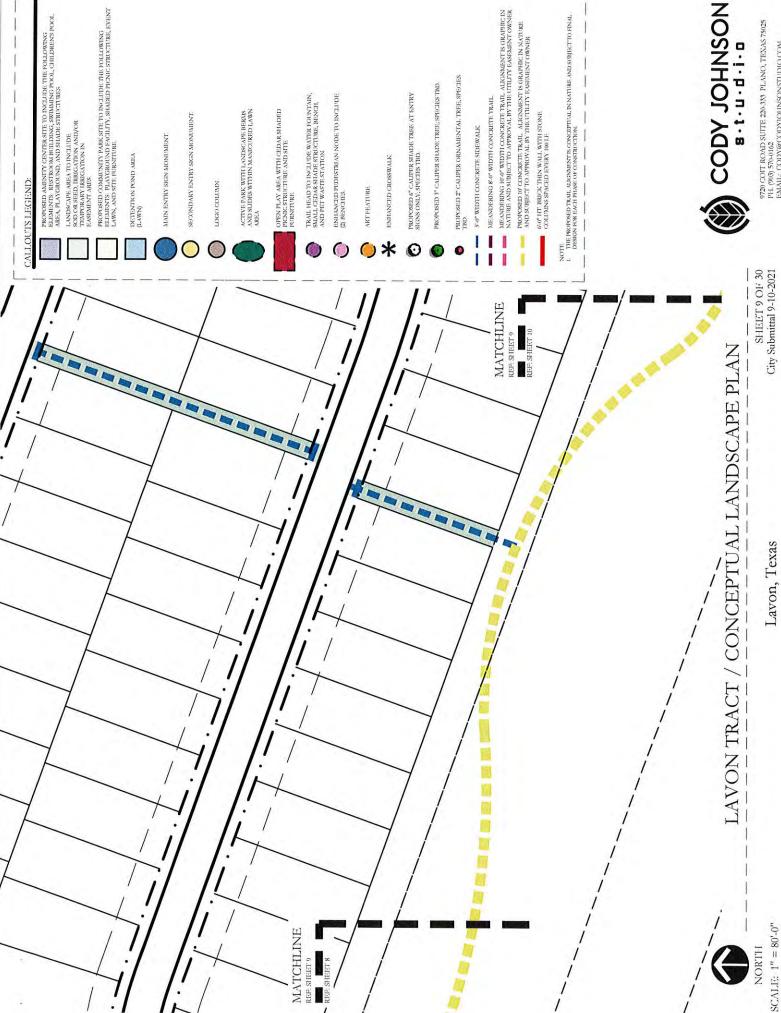
Lavon, Texas



9720 COIT ROAD SUITE 221-333 PLANO, TEXAS 75025 PH (903) 571-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SCALE: 1'' = 80'-0''

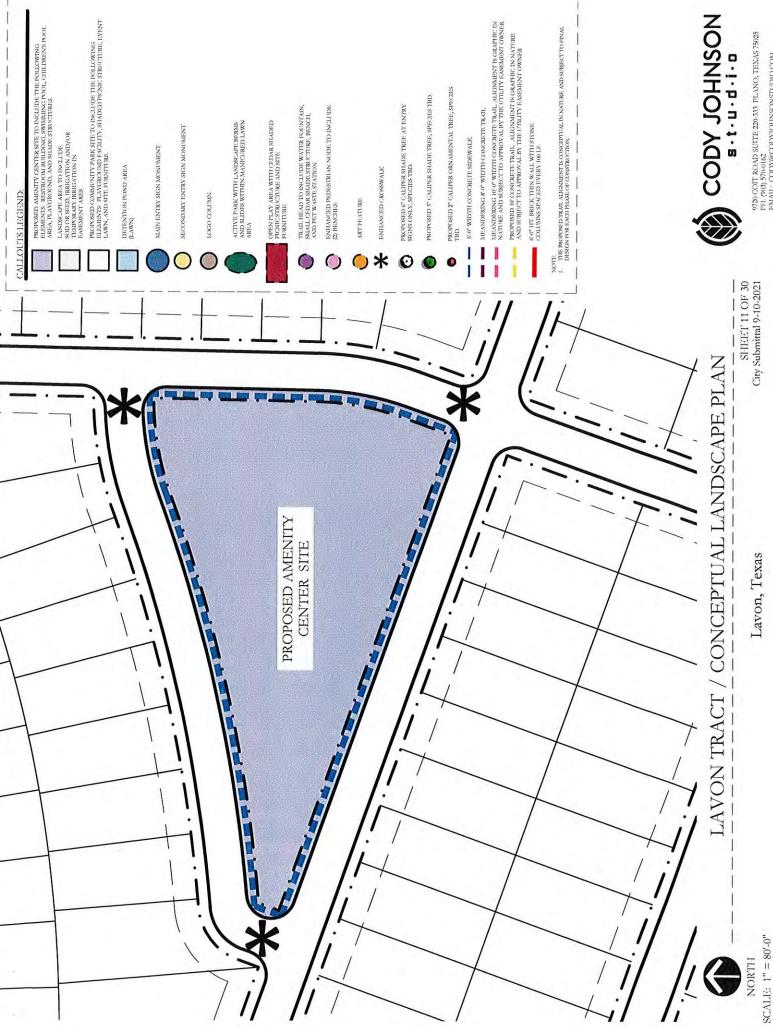




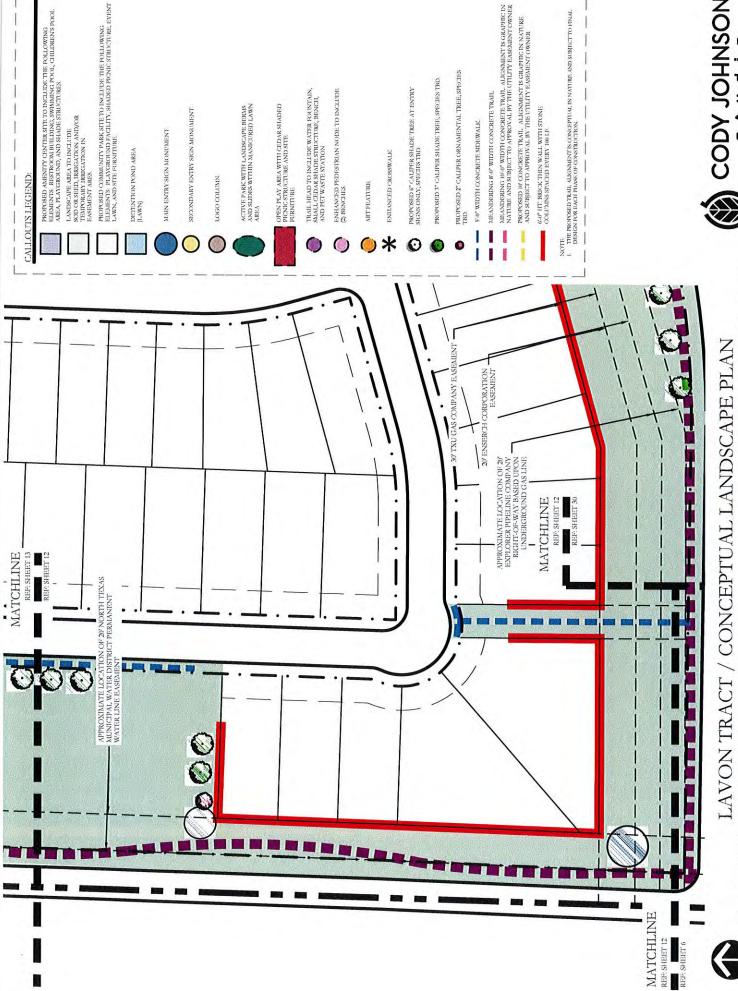
9720 COIT ROAD SUITE 220.333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH, (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



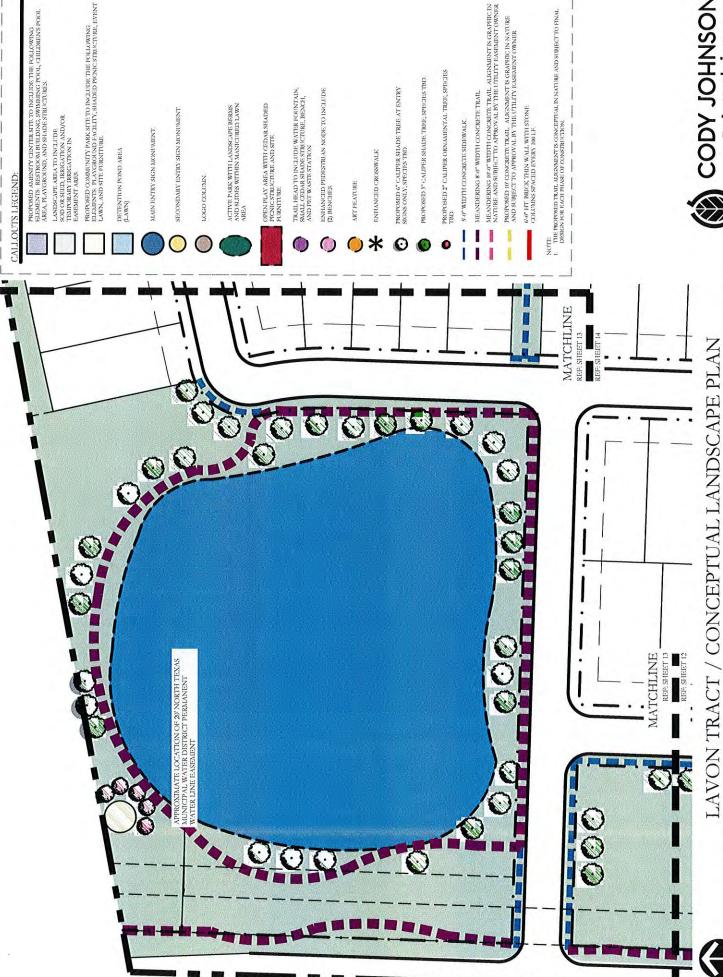
CODY JOHNSON

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SHEET 12 OF 30 City Submittal 9-10-2021

Lavon, Texas

SCALE: 1'' = 80'-0''NORTH



CODY JOHNSON 8 · t · u · d · i · o

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SHEET 13 OF 30 City Submittal 9-10-2021

Lavon, Texas

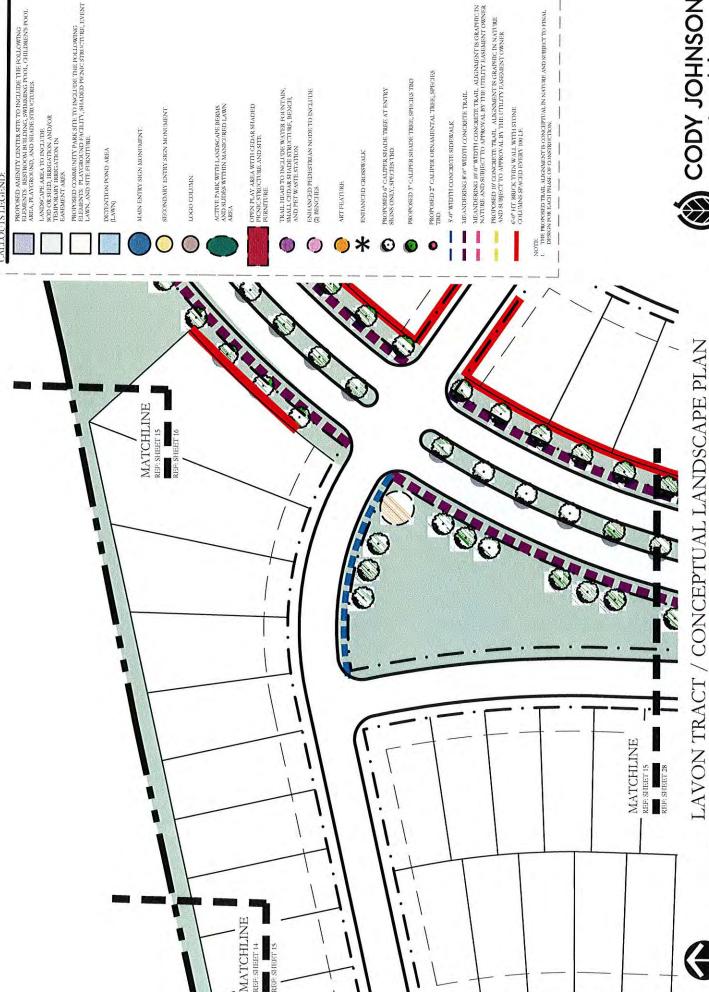
SCALE: 1'' = 80'-0''NORTH



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SCALE: 1" = 80'-0"

Lavon, Texas



CALLOUTS LEGEND:

SECONDARY ENTRY SIGN MONUMENT.

ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA

OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE

ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.

PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.

5'-0" WIDTH CONCRETE SIDEWALK

MEANDERING 10-0" WIDTH CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER PROPOSED 19' CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.

6-0" HT. BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF.

NOTE:

1. THE PROPOSED TRAIL ALIGNMENT IS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL, DESIGN FOR EACH PLANE OF CONSTRUCTION.

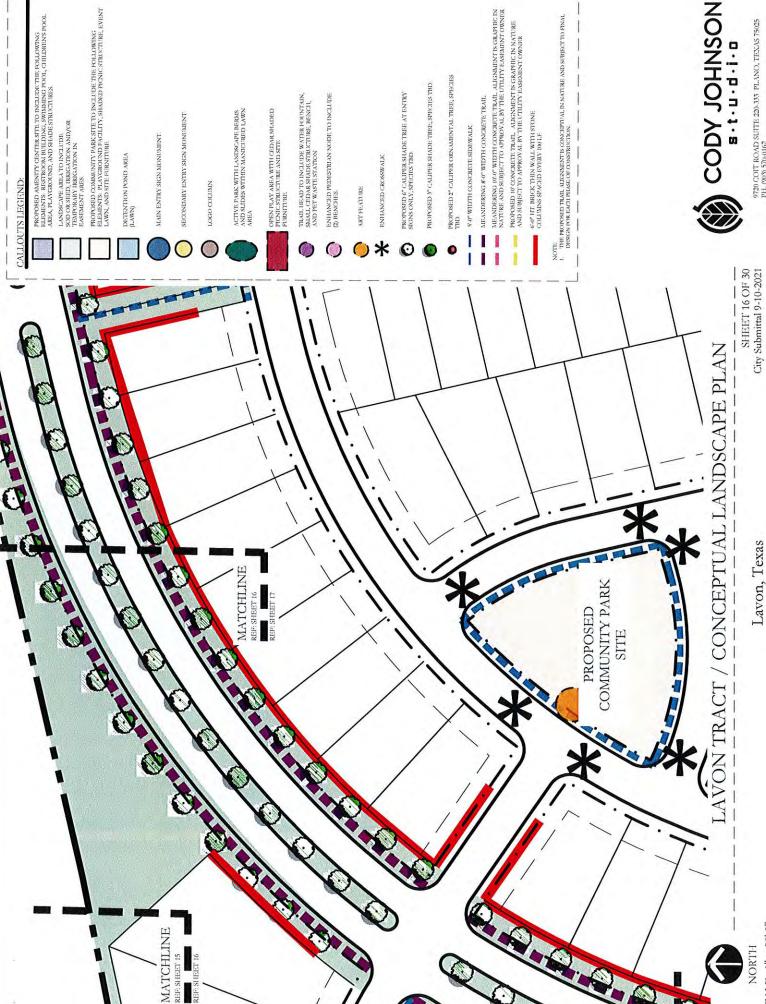
CODY JOHNSON

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SHEET 15 OF 30 City Submittal 9-10-2021

Lavon, Texas

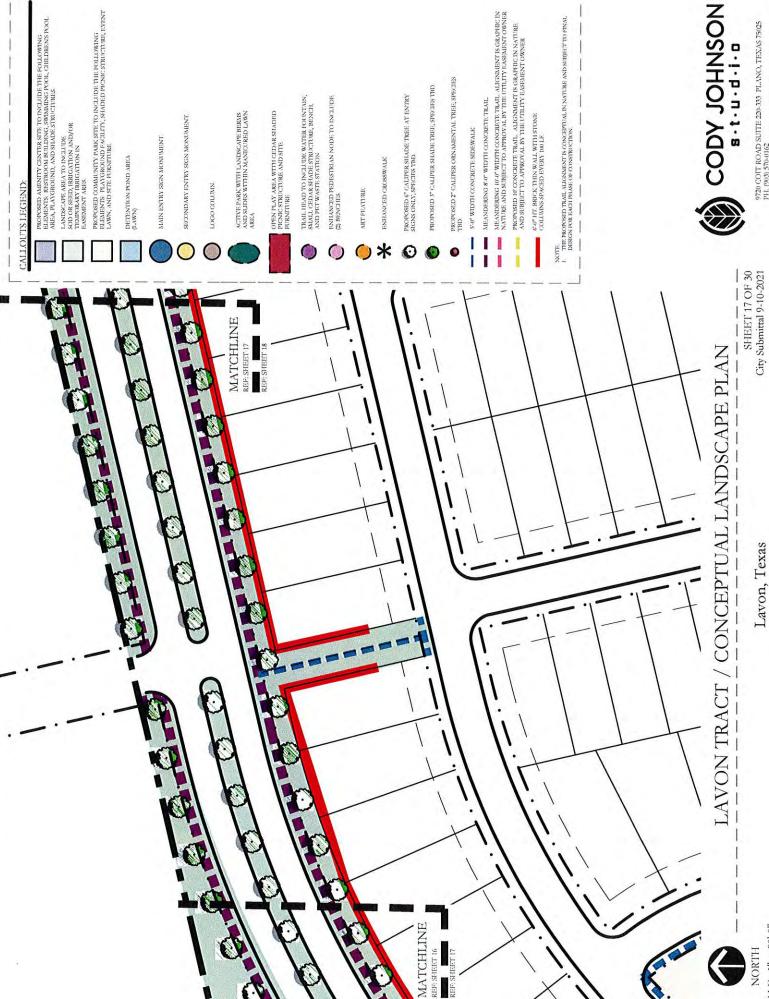
SCALE: 1" = 80'-0" NORTH



PROPOSED 10' CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASENIENT OWNER.

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 574-0162 EAIAIL: CODY@CODYJOHNSONSTUDIO.COM

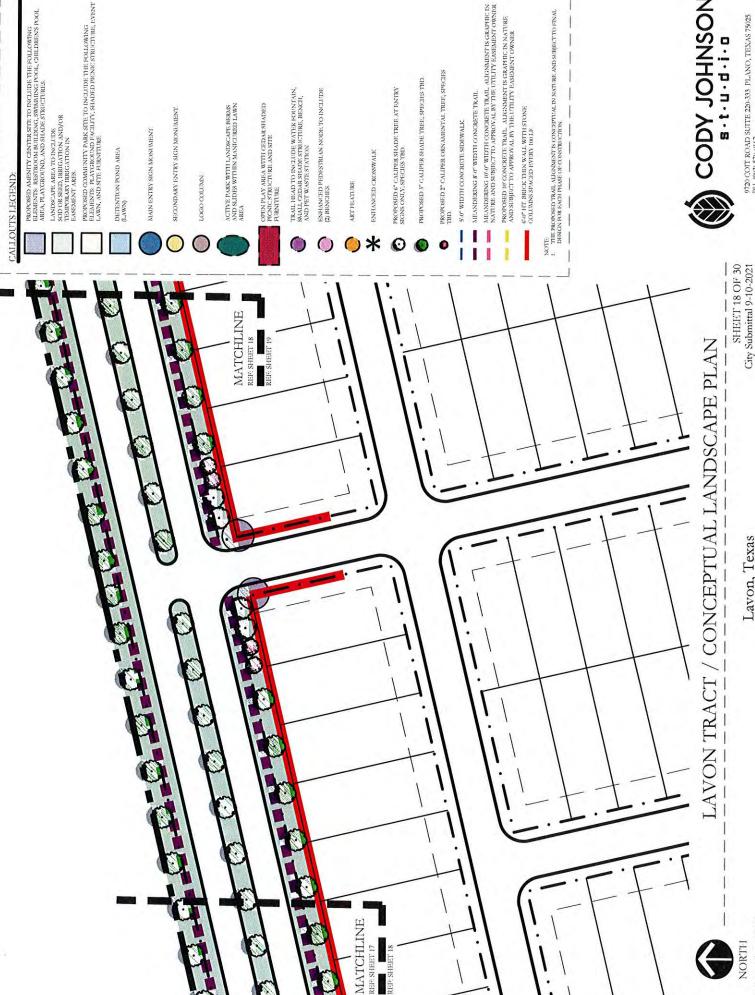
SCALE: 1'' = 80' - 0''NORTH



NOTE:
1. THE PROPOSED TRAIL ALGENAENT IS CONCEPTUAL IN NATURE AND SHIJECT TO FINAL,
DESCON FOR EACH PLANS: OF CONSTRUCTION.

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH, (903) 570-0162 EMAIL: CODY(@CODY)OHNSONSTUDIO.COM

SCALE: 1'' = 80'-0''NORTH



ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA

TRAIL HEAD TO INCLUDE WATHER FOUNTAIN, SMALL GEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION.

PROPOSED 10' CONCRETE TRAIL. ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.

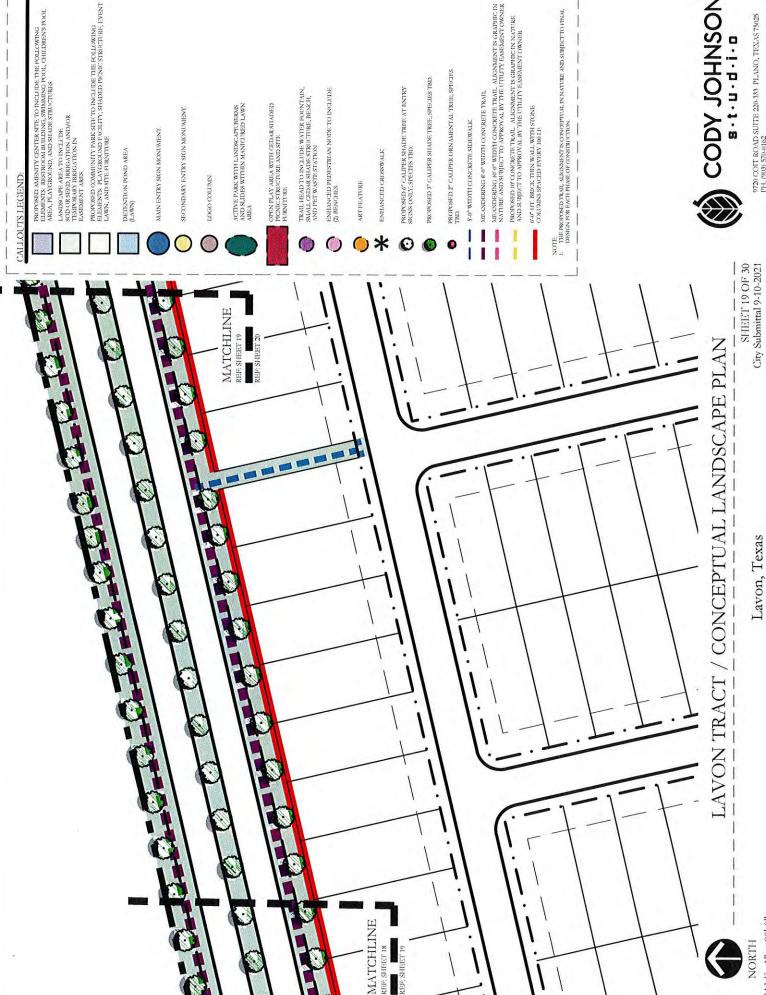
NOTE:
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CODY JOHNSON

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SCALE: 1" = 80'-0" NORTH

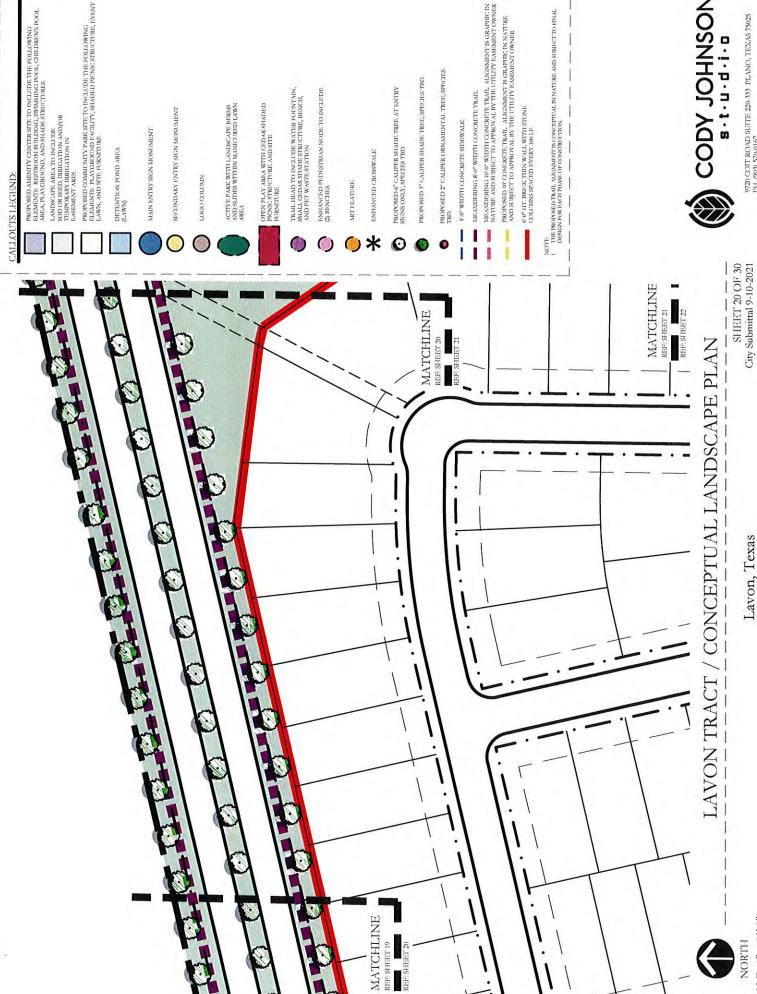
Lavon, Texas



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9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SCALE: 1'' = 80'-0''



MEANDERING 8-0" WIDTH CONCRETE TRAIL

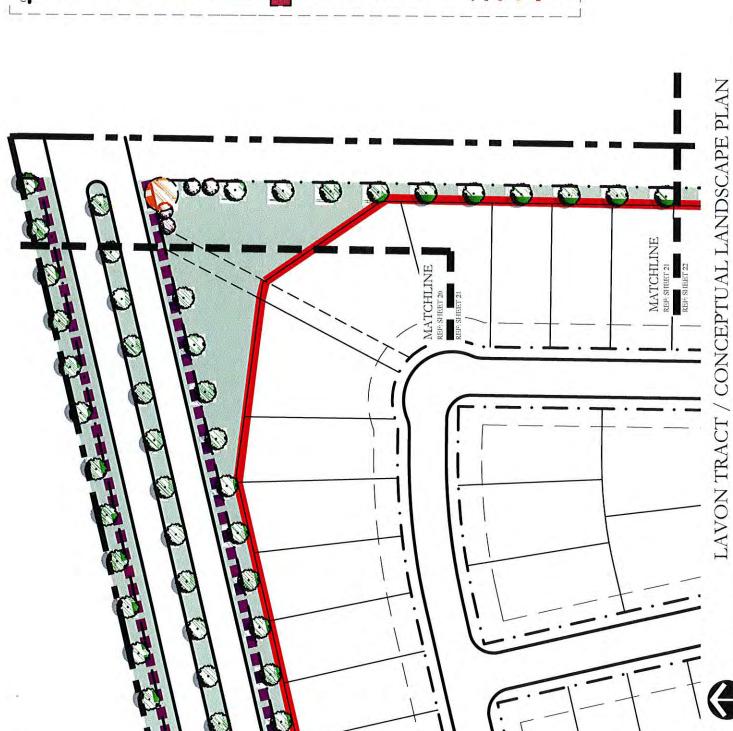
PROPOSED 10' CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.

NOTE: I THE PROPOSED TRAIL ALGAMENT'IS CONCERTIVAL IN NATURE AND SUBJECT TO FINAL. DESCON FOR EACH PLANE OF CONSTRUCTION.

CODY JOHNSON

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY(@CODY(IOTNSONSTUDIO.COM

SCALE: 1" = 80'-0"



CALLOUTS LEGEND:

PROPOSED AMENITY CENTER SITE TO INCLUDE THE FOLLOWING ELEMENTS. RESTROOM BUILDING, SWIMMING POOL, CHILDREN'S POOL KEA, PLAYGROUND, AND SHADE STRUCTURES.

LANDSCAPE AREA TO INCLUDE SOD OR SEED, IRRIGATION AND/OR TEAPORARY IRRIGATION IN EASEMENT ARES,

PROPOSED COMMUNITY PARK SITE TO INCLUDE THE FOLLOWING ELEMENT PLANSFORD FACILITY, SHADED PICKICSTRICTHER, EVENT LAWA, AND SITE HORNITHE

DETENTION POND AREA (LAWN)

MAIN ENTRY SIGN MONUMENT

SECONDARY ENTRY SIGN MONUMENT.

LOGO COLUMN.

ACTIVE PARK WITH LANDSCAPE BERMS AND SLIDES WITHIN MANICURED LAWN AREA



TRAIL HEAD TO INCLUDE WATTER FOUNTAIN, SMALL, GEDAR SHADE STRUCTURE, BENCH, AND PET WASTE STATION OPEN PLAY AREA WITH CEDAR SHADED PICNIC STRUCTURE AND SITE FURNITURE

ENHANCED PEDESTRIAN NODE TO INCLUDE (2) BENCHES.

ART FEATURE

ENHANCED GROSSWALK

PROPOSED 6" CALIPER SHADE TREE AT ENTRY SIGNS ONLY, SPECIES 118D.

PROPOSED 3" CALIPER SHADE TREE, SPECIES TBD.

PROPOSED 2" CALIPER ORNAMIENTAL TREE, SPECIES

S.O" WIDTH CONCRETE SIDEWALK

ALEANDERING 10°-0" WIDTH CONCRETE TRAIL, ALIGNMENT IS GRAPHEC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER MEANDERING 8'-0" WIDTH CONCRETE TRAIL

PROPOSED 19' CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER. 6-0" ITT BRICK THIN WALL WITH STONE COLUMNS SPACED EVERY 100 LF. NOTTE

THE PROPOSED TRAIL, AJGGNAIDT R GONGEPTIAL IN NATURE AND SUBJECT TO FINAL
DISECT FOR EACH PLANE OF CONSTRUCTION.

CODY JOHNSON s.t.u.d.i.o

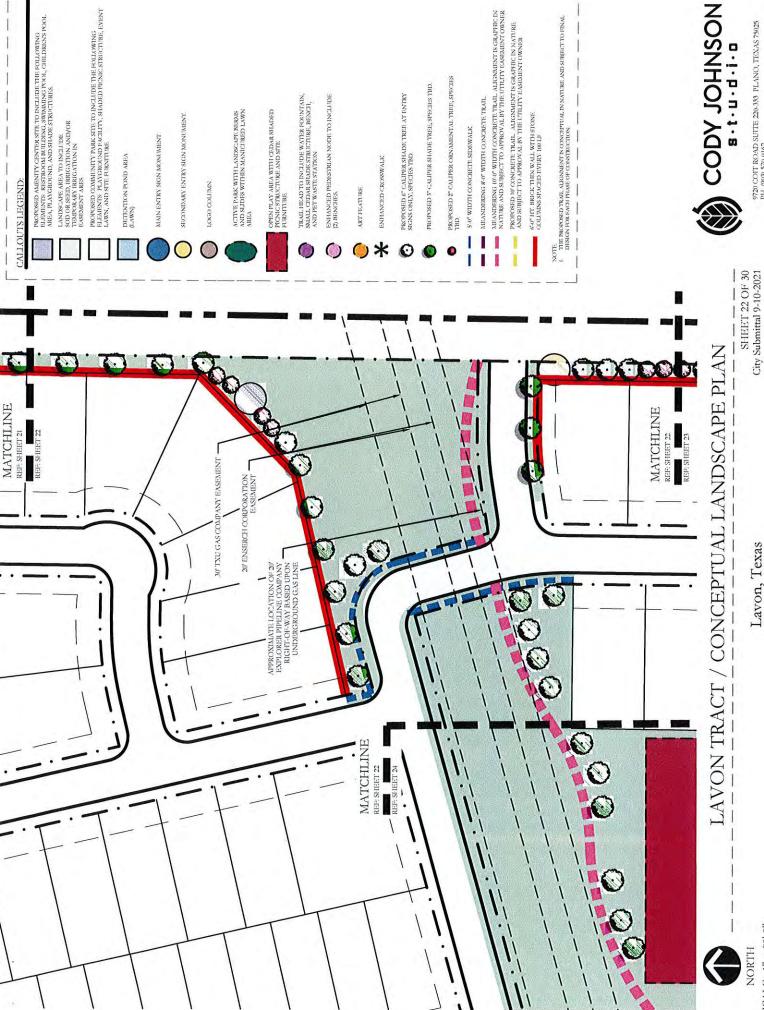
9720 COIT ROAD SUITE 221-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SHEET 21 OF 30 City Submittal 9-10-2021

Lavon, Texas

NORTH

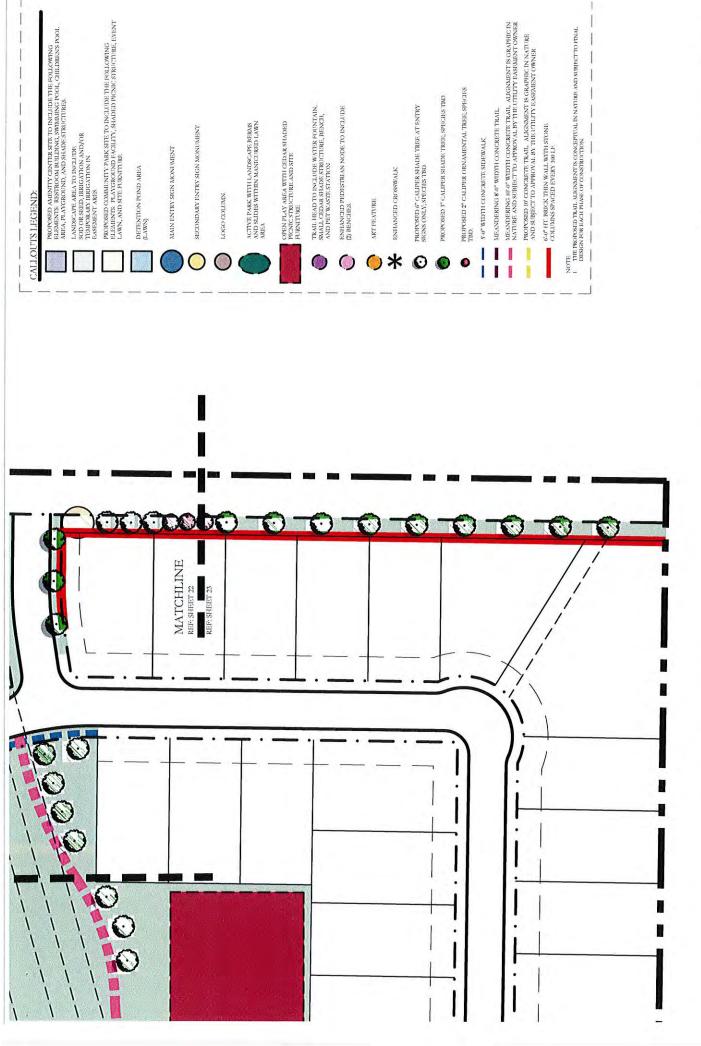
SCALE: 1" = 80'-0"



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

Lavon, Texas

SCALE: 1" = 80'-0" NORTH

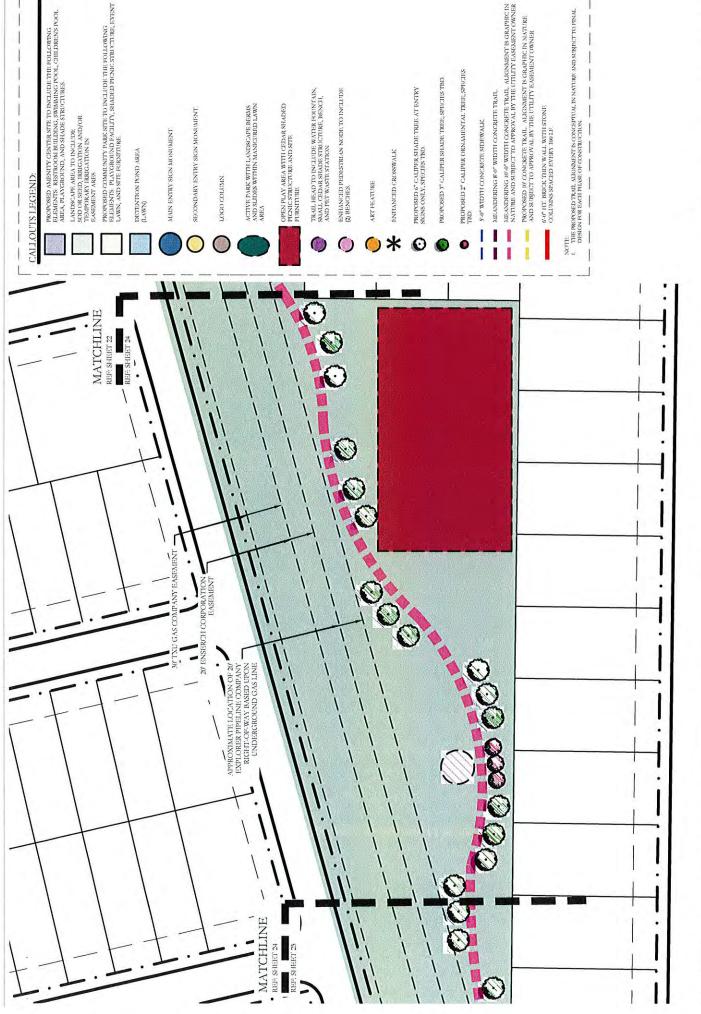


LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

CODY JOHNSON

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PIL (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

NORTH SCALE: 1" = 80'-0"



LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

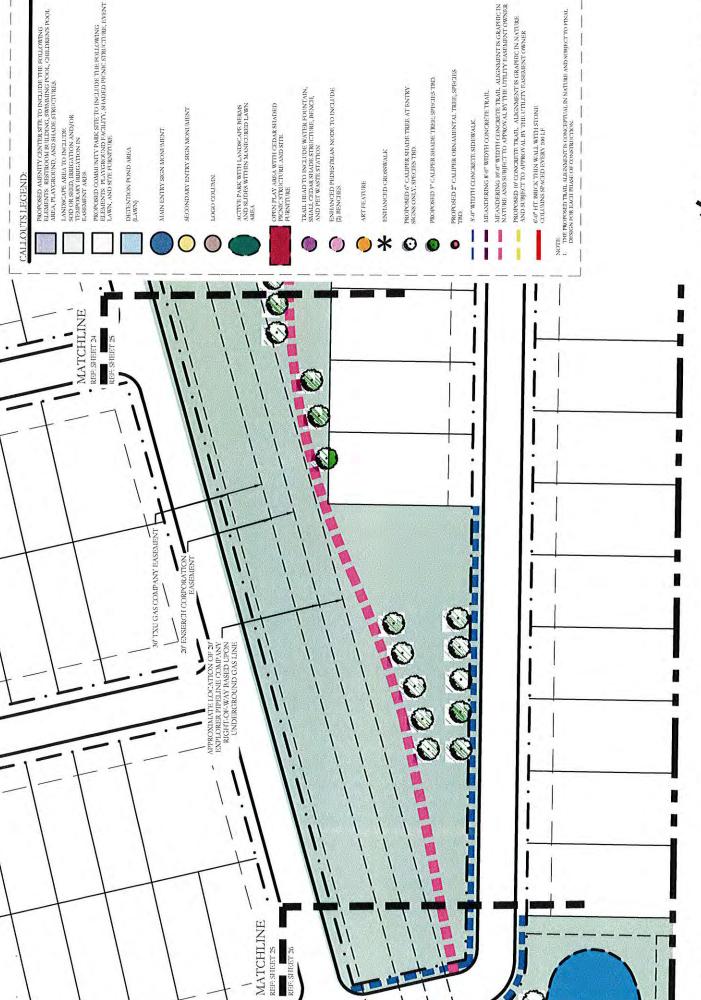
Lavon, Texas

SHEET 24 OF 30 City Submittal 9-10-2021



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH, (903) 570-0162 EMAIL: CODY(@CODY)OHNSONSTUDIO.COM

NORTH SCALE: 1" = 80'-0"



5:0" WIDTH CONCRETE SIDEWALK.

NOTE: 1. THE PROPOSED TRAIL ALIGNAENT'S CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DISSON FOR EACH PURSE OF CONSTRUCTION.

LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

NORTH

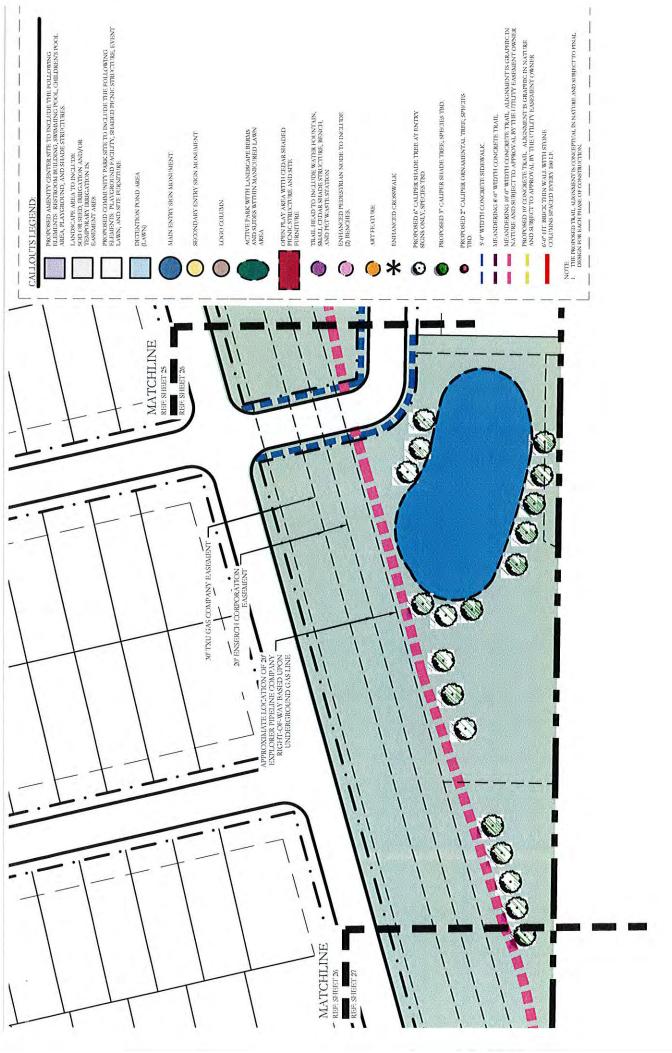
SCALE: 1" = 80'-0"

Lavon, Texas

SHEET 25 OF 30 City Submittal 9-10-2021

CODY JOHNSON

9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHINSONSTUDIO.COM



LAVON TRACT / CONCEPTUAL LANDSCAPE PLAN

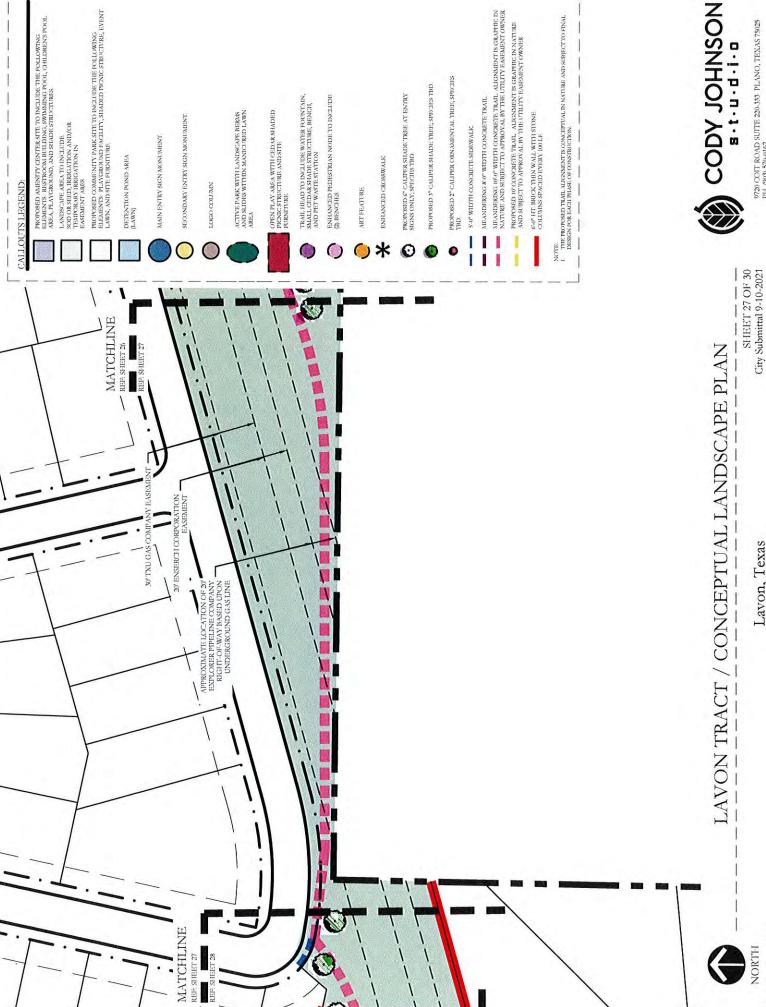
Lavon, Texas

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SHEET 26 OF 30 City Submittal 9-10-2021



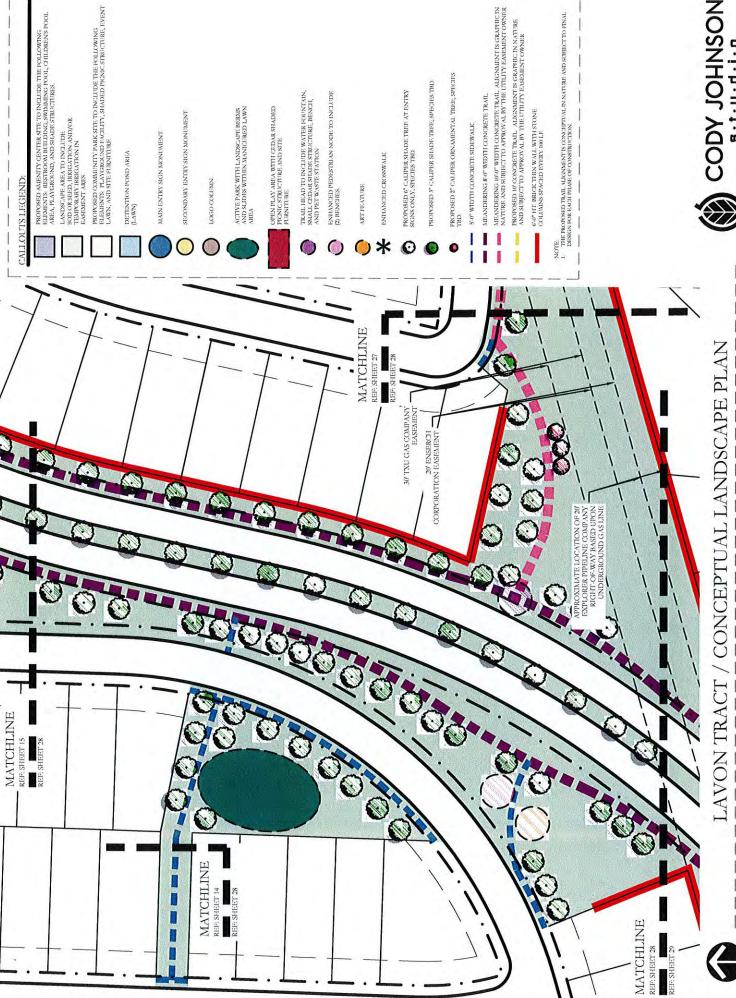
9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



9720 COIT ROAD SUITE 22)-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

Lavon, Texas

SCALE: 1'' = 80'-0''



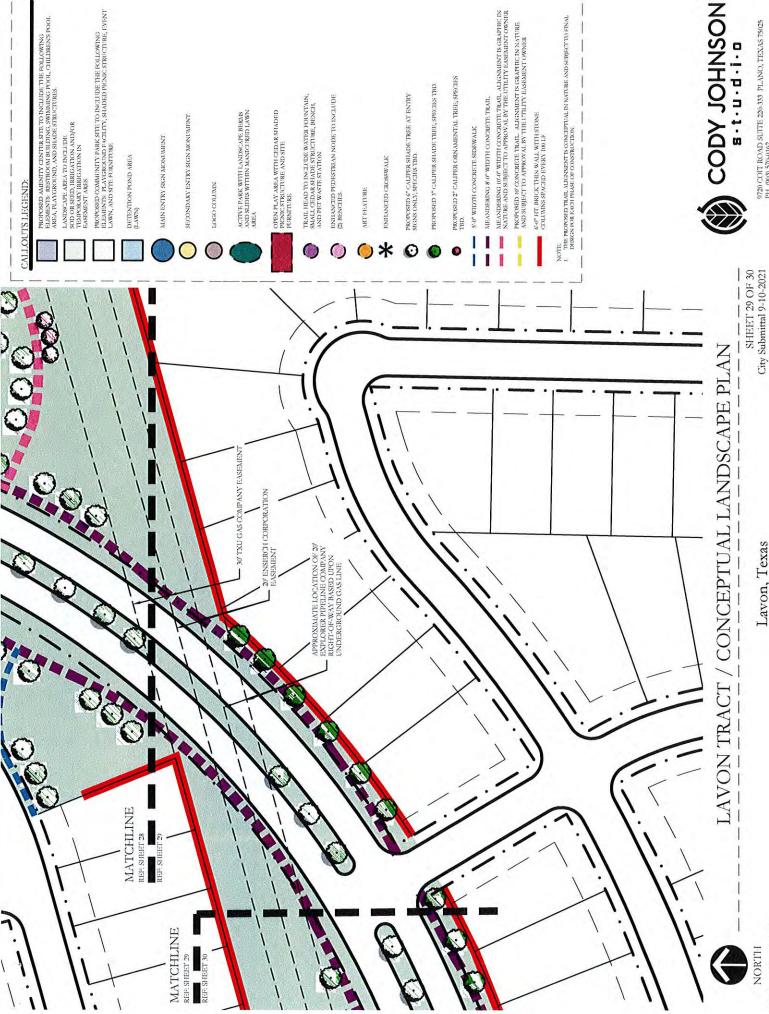
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9720 COIT ROAD SUITE 221-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SHEET 28 OF 30 City Submittal 9-10-2021

Lavon, Texas

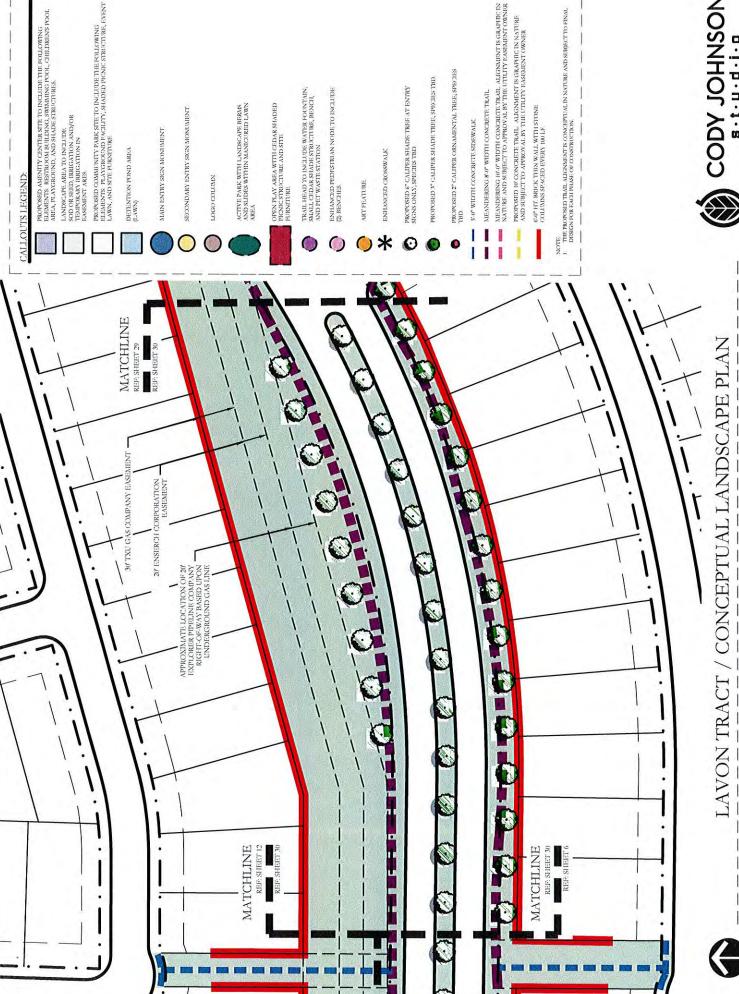
SCALE: 1" = 80'-0" NORTH



9720 COIT ROAD SUITE 220-333 PLANO, TEXAS 75025 PH. (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

Lavon, Texas

SCALE: 1" = 80'-0"



PROPOSED 10' CONCRETE TRAIL, ALIGNMENT IS GRAPHIC IN NATURE AND SUBJECT TO APPROVAL BY THE UTILITY EASEMENT OWNER.

NOTE: I. THE PROPOSED TRAIL ALGENAEVETS CONCEPTUAL IN NATURE AND SUBJECT TO FINAL DISGNER FOR EACH PLANS OF CONSTRUCTION.

CODY JOHNSON

9720 COIT ROAD SUITE 221:333 PLANO, TEXAS 75025 PH, (903) 570-0162 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

SHEET 30 OF 30 City Submittal 9-10-2021

SCALE: 1" = 80'-0" NORTH

Lavon, Texas

EXHIBIT C-2 DEVELOPMENT STANDARDS – AMENITIES

An amenity center shall be provided at the location generally reflected on the Concept Plan. The amenity center shall be platted with Phase 1 of the development and completed prior to the issuance of PID Bonds for the second improvement area within the PID. The amenity center shall include, at a minimum, the following elements:

- Swimming Pool
- Children's Pool Area
- Restroom Building
- Playground
- Shade Structure

A community park shall be provided at the location generally reflected on the Concept Plan. The park shall be platted with Phase 3 of the development. The park shall include, at a minimum, the following elements:

- Playground
- Shade Structure
- Event Lawn
- Site Furniture