

CITY OF LAVON, TEXAS
ORDINANCE NO. 2022-04-03

2022 Comprehensive Plan Update

AN ORDINANCE OF THE CITY OF LAVON, TEXAS ADOPTING THE 2022 COMPREHENSIVE PLAN; ANALYZING POPULATION, ECONOMIC AND FINANCIAL TRENDS; DESCRIBING IMPLEMENTATION TOOLS; PROVIDING MAPS DESCRIBING PROPOSED FUTURE LAND USES AND RECOMMENDED LAND USE POLICIES; PROVIDING A MASTER THOROUGHFARE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved Ordinance No. 2013-11-01 adopting the City of Lavon's Comprehensive Plan on November 5, 2013; and

WHEREAS, the City Council approved Ordinance No. 2019-11-05 adopting the City of Lavon's Community Vision Assessment and amending the 2013 Comprehensive Plan on November 19, 2019; and

WHEREAS, the Comprehensive Plan is the City of Lavon's general guide for making decisions about growth and development; and

WHEREAS, the 2022 Comprehensive Plan includes provisions on land use, housing, parks and community services, economic development, transportation, urban design, arts and culture, public safety, environmental quality, municipal facilities, and related municipal functions; and

WHEREAS, it is the City Council's intent to regularly review and update the Comprehensive Plan to maintain its relevance; and

WHEREAS, on March 22, 2022, the Planning and Zoning Commission conducted a public hearing on the 2022 Comprehensive Plan and recommended that the City Council adopt the plan; and

WHEREAS, the City Council conducted a public hearing on the 2022 Comprehensive Plan on April 19, 2022, at which the public was given the opportunity to give testimony and present written evidence; and

WHEREAS, a copy of the of the 2022 Comprehensive Plan is on file in the City Secretary's Office, is available on the City's website; and

WHEREAS, the 2022 Comprehensive Plan includes a Character Framework providing for future land uses and community design, a Master Thoroughfare Plan update, and the following chapters:

1. Chapter 1 – Introduction & Plan Context
2. Chapter 2 – Economic & Fiscal Vitality
3. Chapter 3 – Design Framework
4. Chapter 4 – Utilities, Facilities, & Service
5. Chapter 5 – Implementation & Monitoring; and

WHEREAS, the Planning and Zoning Commission and the City Council, in compliance with the laws of the State of Texas, have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council is of the opinion and finds that said the 2022 Comprehensive Plan should be adopted;

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

Section 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 2. The 2022 Comprehensive Plan of the City of Lavon is adopted as set out in Exhibit A attached and incorporated as if contained herein. A copy of the 2022 Comprehensive Plan of the City of Lavon is on file in the City Secretary's Office and available at www.cityoflavon.com.

Section 3. The City of Lavon 2022 Comprehensive Plan supersedes and replaces the previously approved and amended Comprehensive Plan.

Section 4. 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. 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. 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. 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 April 2022.

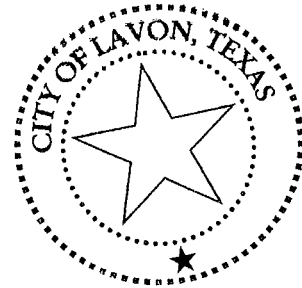
Vicki Sanson

Vicki Sanson., Mayor

ATTEST:

Rae Norton

Rae Norton, City Secretary



ORDINANCE NO. 2022-04-03

EXHIBIT A

COMPREHENSIVE PLAN



LAVON COMPREHENSIVE PLAN



CITY OF LAVON, TEXAS
ADOPTED: APRIL 19, 2022





ACKNOWLEDGEMENTS

A special thanks to the Community of Lavon: thank you for helping create this Comprehensive Plan to guide our future.

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

Bradley Tiegs - Seat 1
Deborah Nabors - Seat 2
Cynthia Coker - Seat 3
Mike Smith - Seat 4
David Rosenquist - Chair, Seat 5
Vicki Sanson - Mayor, Council Liaison

CITY COUNCIL

Vicki Sanson - Mayor
John Kell - Council Place 1
Mike Cook - Council Place 2
Kay Wright - Council Place 3
Ted Dill - Council Place 4
Mindi Serkland - Council Place 5

CITY STAFF

Kim Dobbs, City Administrator
Rae Norton, City Secretary

CONSULTANT TEAM

Abra Nusser, AICP - Peloton Land Solutions
Madeleine Bonney - Peloton Land Solutions
Madison Graham, AICP - Kimley-Horn
Mark Hill, P.E. - Freeman-Millican
Jody Short, P.E., PTOE - Lee Engineering



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LETTER FROM THE MAYOR



Mayor Vicki Sanson

Lavon is a special place, home to a collection of deeply passionate people who take great pride in our community. Reflecting on where Lavon started and where it is headed makes me hopeful and excited to see our burgeoning city begin its next chapter.

In June 2019, Lavon's City Leadership embarked on an extensive community-wide engagement process to define Lavon's future Vision and planning priorities. Our educational and visioning activities helped identify our City's current conditions, community perceptions, opportunities for growth, as well as potential challenges to the City's future success.

This Vision establishes a framework for bold and strategic growth. Using feedback and insights gleaned from all of the engagement opportunities, which included the Lavon Community Survey, Envision Lavon, the City Leadership Workshop, stakeholder interviews, and more, our community was able to create a clear Vision and strategies to help us achieve our goals. Contained herein is the framework for our city's success and prosperous future.

The Lavon Comprehensive Plan is an essential step to realizing the potential of our unique city. I am grateful to the entire Lavon community for showing up to create and support this planning effort. Join me in making our future a reality by living out our shared Vision!

Sincerely,

Vicki Sanson



CITY COUNCIL



Vicki Sanson - Mayor



*John Kell - Mayor Pro Tem,
Council Place 1*



Mike Cook - Council Place 2



Kay Wright - Council Place 3



Ted Dill - Council Place 4



Mindi Serkland - Council Place 5

CHAPTER 1

INTRODUCTION & PLAN CONTEXT



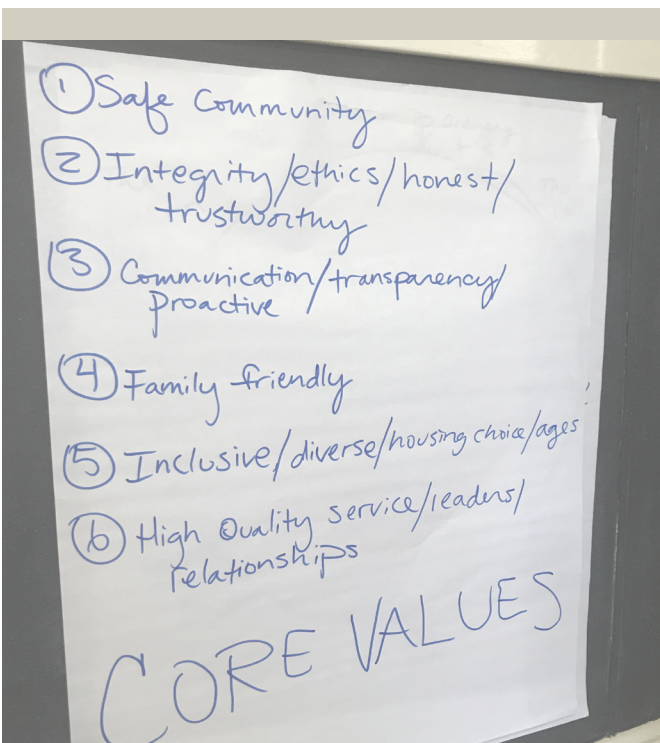
- INTRODUCTION & PURPOSE
- LAVON & THE REGION
- POPULATION GROWTH
- PLAN HIERARCHY & RELEVANCE
- COMMUNITY ENGAGEMENT
- VISION STATEMENT

INTRODUCTION & COMPREHENSIVE PLAN PURPOSE

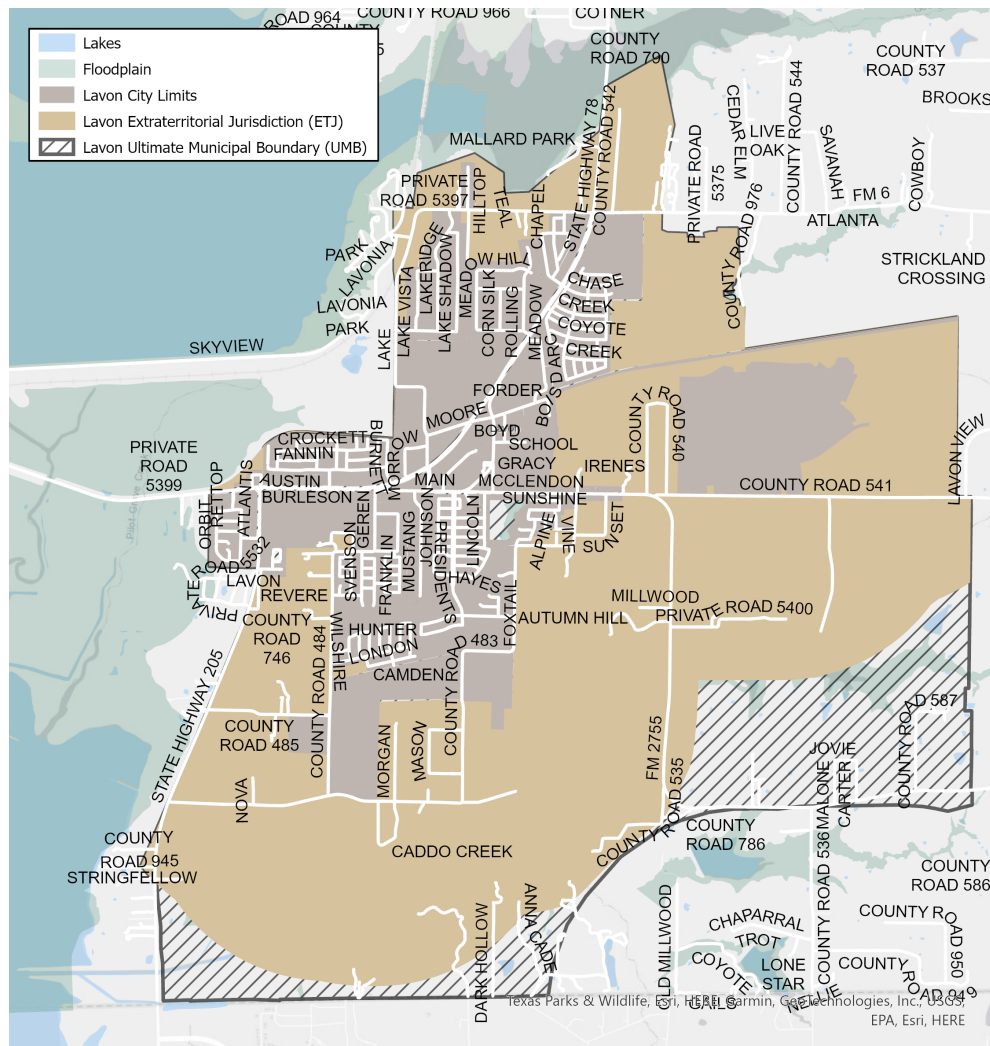
The purpose of the Lavon Comprehensive Plan is to reflect a Vision used to guide development, growth, and key decisions. The Comprehensive Plan was created using community feedback, including surveys, public forums, stakeholder interviews, discussions with elected and appointed officials, and design focus groups. The feedback received throughout the planning process was used to address the multiple components and topics of the Comprehensive Plan, including land use, housing, parks and recreation, mobility and transportation, natural features, and more.

The last full comprehensive plan was completed in 2013, and since then, the population and development of Lavon has steadily increased. The Community Vision Assessment (CVA), an update to the 2013 Comprehensive Plan, consisting of key foundational components to prepare the city for growth was completed in 2019. This Plan continues the CVA with more details to address the needs of the city for the next 20 years.

The Comprehensive Plan was developed using a Design Thinking method, consisting of understanding the unique strengths and weaknesses of the community and ultimately leading to a working result. After truly listening to the community, problems were defined, and the community consulted with possible solutions and visions for addressing these problems. Ideas were created, and the resulting solutions were tested to ensure they were correct for the community and would move the city closer to the Vision.



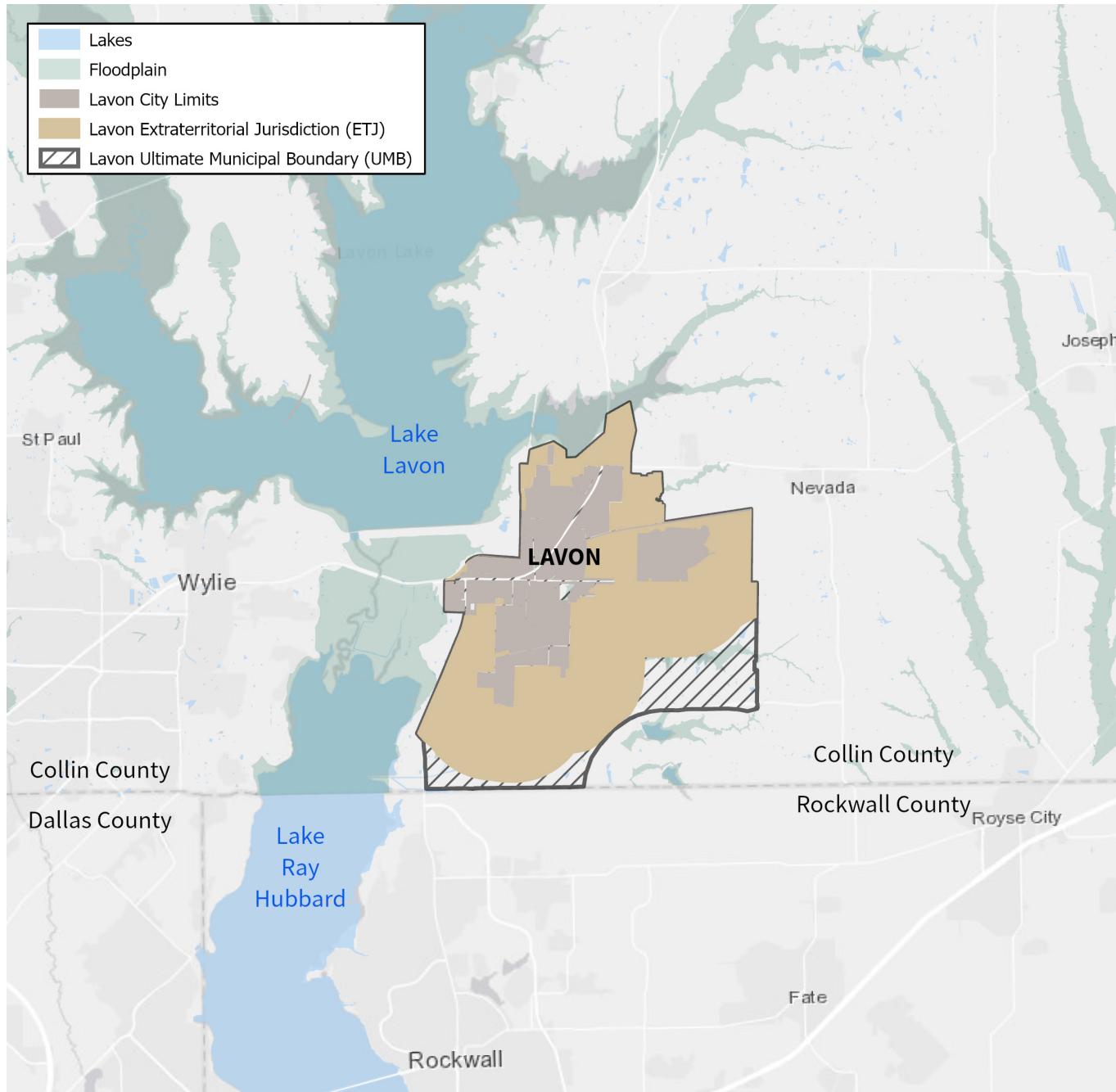
LAVON PLANNING AREA



The City Limits are the official boundary of Lavon, but the Planning Area stretches beyond these. The study area is composed of three boundaries – the City Limits (shown in grey), the Extraterritorial Jurisdiction (ETJ shown in khaki), and Potential Future Lavon (shown in grey stripe). Each is associated with Lavon but have some aspects that are governed differently than the other, in accordance with State law.

Lavon cannot zone outside of the City Limits per Texas law, so the ETJ and Potential Future Lavon are not protected by zoning regulations. Potential Future Lavon includes both the ETJ and the Ultimate Municipal Boundary (UMB) area, which has been established through Mutual Boundary Agreements with adjacent cities. Unlike residents in Potential Future Lavon, residents within the City Limits enjoy City services (ex. trash, emergency services, infrastructure provisions, and maintenance, etc.) and can also vote in City elections, among other benefits. Although the annexation and incorporation of Potential Future Lavon (including the ETJ) is not guaranteed, as developments come in and properties owners see the benefits to being a part of Lavon’s new Vision, annexation and zoning can be accomplished incrementally over time, in many areas. Therefore, the Planning Area extends to the UMB to ensure that Lavon is taking the proper steps to plan for its future.

LAVON & THE REGION



The City of Lavon is located in southeast Collin County, near the Collin-Rockwall County Line, and is an approximately 45-minute drive northeast of Dallas. The adjacent cities of Wylie, Rockwall, Fate, and Royse City are located within an approximate five-mile radius of the City's Extraterritorial Jurisdiction (ETJ) and provide much of the shopping, dining, and entertainment options to Lavon residents. Lavon's proximity to Lake Lavon and Lake Ray Hubbard make it desirable for those who wish to utilize the parks, trails, and waterfronts maintained by the U.S. Army Corps of Engineers (U.S.A.C.E), and the city of Dallas respectively, also provide exciting economic development opportunities.

POPULATION GROWTH

Collin County's population is projected to be as high as 2.1 million people by 2045, up from almost 1.1 million in 2021 (Texas Demographic Center). It is anticipated that the City of Lavon will continue to follow the trends of Collin County and the Dallas-Fort Worth Metroplex in terms of population growth and economic expansion.

Lavon has experienced significant in-migration over the past 20 years. In 2000, Census data showed a population of 387 people, and by 2020 the population had reached 4,469 people. With an estimated population of 5,649 in 2022, the newcomers to Lavon are generally younger families with children that have a median household income of \$88,480. Approximately 31 percent of Lavon has a college degree. Approximately half of Lavon's residents are Generation Z or Millennials, born between 1981 to 2016.

From 2010 to 2020, the City of Lavon saw an 84 percent increase in population (US Census, 2010 & 2020). As of January 2022, the number of single-family residential lots currently in various stages of development is 7,578. These lots are located within large subdivisions such as Crestridge Meadows, Bear Creek, Elevon, Trails of Lavon, Grand Heritage, and LakePointe.

Applying the average household size of approximately three people (per Census and ESRI) to the additional 7,578 single family residential lots under various states of development in January 2022, an additional 22,848 people in Lavon could be added within the next five to 10 years.

There are significant areas of Lavon still undeveloped or being utilized for agricultural uses. This fact, in conjunction with the State of Texas continuing to limit powers of cities to annex or control their ETJ, as well as potential future multi-family development, means that Lavon could conceivably be 25,000 people by 2032. This significant level of growth is despite Lavon's efforts to establish a low-density vision for most areas of the city.

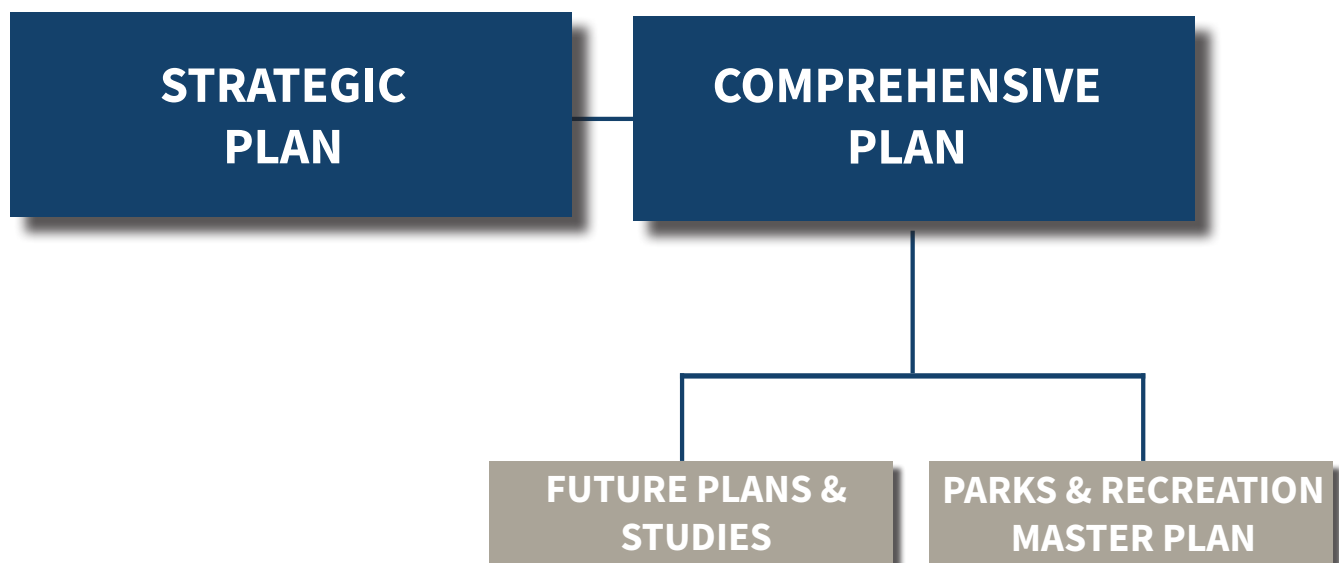


PLAN HIERARCHY & RELEVANCE

Multiple plans and documents are used throughout cities, some relying on the direction of others, while some work congruently. The Comprehensive Plan is one of the leading plans used to guide everyday decisions of the city.

Utilizing community feedback and direction from City Council, the 2019-2021 Strategic Plan was developed with two-year goals, creating a foundation of topics to address in the Comprehensive Plan. The Strategic Plan is a document that is used in harmony with the Comprehensive Plan, guiding the Vision and direction of other plans. All of Lavon’s plans are connected, but each may be at different levels to direct policies and actions.

The Parks and Recreation Master Plan is an example of a document that is complementary to the Comprehensive Plan, built using the strategies and actions found within the Comprehensive Plan to provide additional detail on a specific topic: in this case, parks and recreation. The Comprehensive Plan sets citywide policies, while other plans are more focused, addressing smaller areas of the city or specific topics. Future plans and studies, some of which are recommended in the Actions in this Plan, should be on the horizon to continue the valuable planning and design work that Lavon is doing to influence the quality and vibrancy of its future.



COMMUNITY ENGAGEMENT METHODS

**2019
LAVON
COMMUNITY
SURVEY**

**2019
LEADERSHIP
WORKSHOP**

**2019
ENVISION
LAVON**

**STAKEHOLDER
INTERVIEWS**

**DESIGN
FOCUS
GROUPS**

**COMPREHENSIVE
PLAN ADVISORY
COMMITTEE**

**2021
PARKS &
RECREATION
SURVEY**

**2021
ON-DEMAND
COMMUNITY
FORUM**

COMMUNITY FEEDBACK: 2019 LAVON COMMUNITY SURVEY

The City of Lavon conducted an online Community Survey in 2019, administered and analyzed by the Consultant Team, to gather feedback and ideas on the topics Lavon residents would like to prioritize and to identify perceived strengths, weaknesses, opportunities, and challenges/threats for Lavon. A total of 477 Lavon residents took the survey and shared over 6,500 unique/write-in comments. Provided below are highlights of the feedback:

Key Takeaways

- The city has been experiencing a large in-migration of new residents over the past few years.
- Overall, residents are positive about the city, but there are rising expectations of amenities, economic development, and infrastructure.
- Residents are concerned about maintenance of infrastructure and flooding and drainage issues.
- Although residents identified small town feel, open space, and scenery as strengths, they are also interested in a more urbanized and amenitized Lavon with more shopping, dining, and entertainment options.
- (*below) Economic development and growth development were top themes in each of the four categories below. Residents like the development that has happened so far but would like to see more. Consult the Community Survey Report for more details.

TEN FEEDBACK THEMES

1. Economic Development
2. Parks and Recreation
3. Emergency Services & Safety
4. Streets
5. Amenities
6. Growth and Development
7. Infrastructure & Drainage
8. Activities & Events
9. Small Town Feel
10. Trails & Walkability



Strengths

Emergency Services
Growth & Development*
Small Town Feel
Safety
Scenery & Open Space



Weaknesses

Economic Development*
Lack of Amenities
Streets
Drainage & Flooding
Infrastructure



Opportunities

Economic Development*
Parks & Recreation
Trails & Walkability
Road Improvements
Activities & Events



Challenges

Growth & Development*
Infrastructure Related
Fiscal or Economic Vitality
Lack of Mobility
Drainage & Flooding

COMMUNITY FEEDBACK: ENVISION LAVON

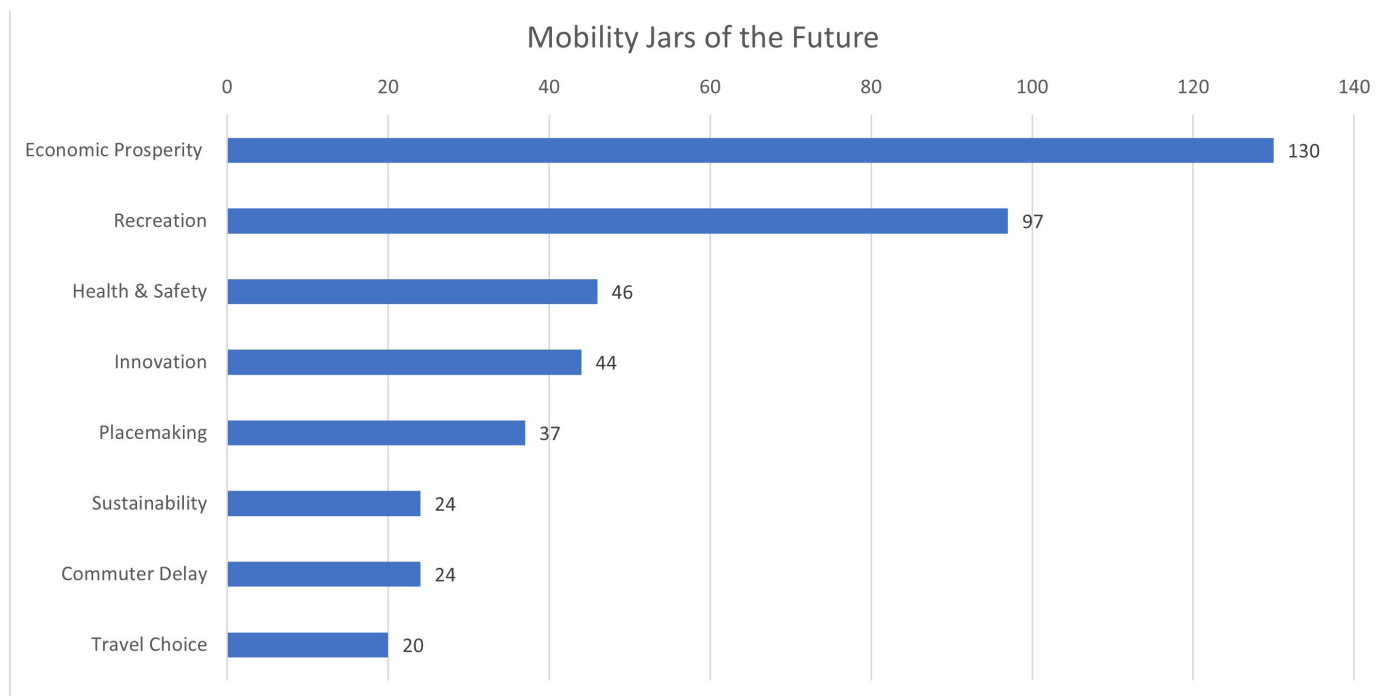
On September 7, 2019, members of the Lavon community attended Envision Lavon, a public community forum, to collaborate on a variety of interactive and educational activities designed to gain insight on topics including housing, mobility, and economic development. Short summaries of the engagement stations are provided below and on the following two pages:

STUDY AREA MAP

Lavon residents expressed repeated surprise at how small the City Limits of Lavon were and that the city did not have frontage on Lake Lavon.

MOBILITY JARS OF THE FUTURE

The community voted Economic Prosperity and Recreation as the top two mobility priorities in Lavon's future. Economic Prosperity was defined as: "Promote economic growth through strategic investments in transportation networks that meet the needs of the 21st century and beyond." Recreation was defined as: "Provide fun and engaging mobility opportunities for enjoyment, sightseeing, and/or fitness."



COMMUNITY FEEDBACK: ENVISION LAVON (CONTINUED...)

LAVON ON THE COVER

The City Leadership Retreat included a visioning activity where participants made a draft cover of a magazine for Lavon in year 2040. Those themes were summarized in a mockup for the community to view, and the covers from the Retreat were also available to look at.

VISION FRAMEWORK & GOALS

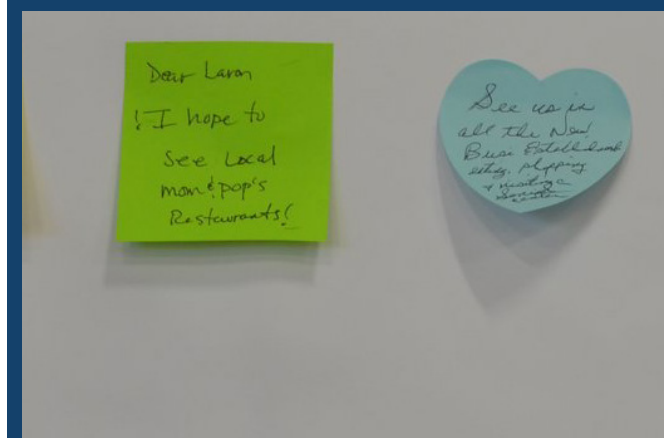
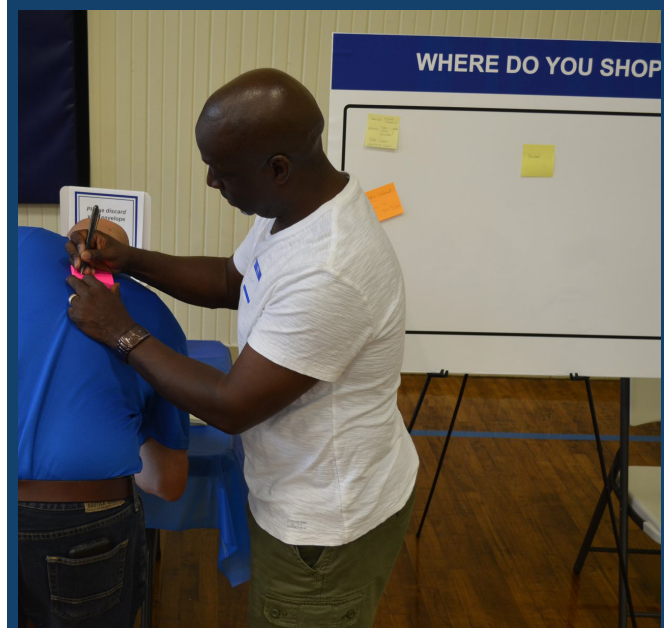
Residents reviewed and shared feedback on Lavon's draft Core Values, nine two-year goals, and a 25-year goal/mission statement. Feedback was positive and supportive of the draft Vision Framework. Participants also weighed in on a 10th two-year goal which revolved around economic development and led to: "Update economic development tools and strategies."

WHERE DO YOU SHOP?

The feedback reflected that most residents are traveling outside of the city for everyday shopping and dining, and Lavon has the opportunity to capture more sales tax spending, especially from Wylie, Garland, and Rockwall.

POSTS TO THE FUTURE

Lavon residents would like to have walkable areas, similar to a Downtown, more new businesses and shopping, and most importantly, to have a good time in Lavon. Other comments mentioned ensuring that proper planning is taking place and that safety remains important.



COMMUNITY FEEDBACK: ENVISION LAVON (CONTINUED...)



MAP CHAT

Current and future developments and key features were identified through discussion with residents, the planning team, and City leaders. Collaboration on key properties created draft concepts for updates to the Future Land Use Plan.

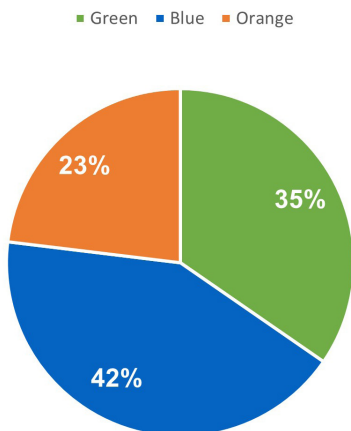


LAVON HAS CHOICES

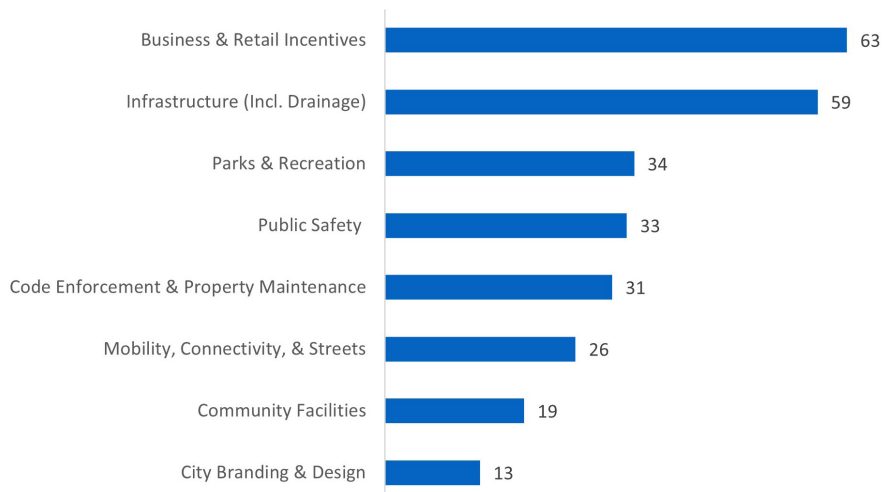
A more urbanized Lavon received the most votes, and residents selected Business and Retail Incentives and Infrastructure as their top two spending categories.

The activity illustrated that most residents in Lavon are generally open to the idea of paying a little more in taxes and/or supporting other funding or revenue mechanisms (ex. bond program and/or multi-family), to pay for quality of life improvements and attract businesses to the city.

Total Number of Coins Packs



Spending Priorities



COMMUNITY FEEDBACK: INTERVIEWS & DESIGN FOCUS GROUPS

STAKEHOLDER INTERVIEWS

The Stakeholder Interviews were held to create conversation and obtain additional feedback from key members of the community. During these meetings, additional opportunities and desires for Lavon were discussed.

Recurring themes:

1. The need for local shopping, eating, and entertainment.
2. The need for Main Street destinations & development.
3. The need for improved and increased recreational opportunities.

FEEDBACK THEMES

1. NEED LOCAL SHOPPING, EATING, ENTERTAINMENT
2. MAIN STREET DESTINATION/DEVELOPMENT
3. INCREASE RECREATION OPPORTUNITIES & LAKE EMPHASIS
4. MEET BASIC NEEDS OF THE CITY
5. PARTNER WITH OTHERS (ISD, EDC, ETC.)
6. UNDERSTAND TRANSPORTATION NEEDS/PLANNING FOR GROWTH.
7. DIVERSIFY THE TAX BASE.
8. COMMUNITY AND HOMETOWN FEEL IS IMPORTANT.

DESIGN FOCUS GROUPS

The Design Focus Groups were utilized to obtain additional feedback from the community. During these meetings, additional desires for the community were discussed.

Recurring themes:

1. Diverse housing types are needed.
2. Recreation upgrades are needed.
3. Growth is coming to Lavon.

FEEDBACK THEMES

1. DIVERSE HOUSING TYPES ARE GREAT AND THERE IS SIGNIFICANT DEMAND
2. RECREATION IS NEEDED; TRAILS ARE A PRIORITY; CONNECTED PARKS AND RECREATION IS BENEFICIAL
3. SURROUNDING AREAS ARE FILLING; MORE GROWTH IS HEADED TOWARD LAVON
4. IDENTIFYING INFRASTRUCTURE NEEDS AND PLANNING AHEAD IS IMPORTANT.
5. COORDINATION WITH COLLIN COUNTY AND TXDOT IS IMPORTANT AND CHALLENGING
6. PARTNERSHIPS WITH THE PRIVATE SECTOR AND OTHER ENTITIES CAN BE BENEFICIAL.

COMMUNITY FEEDBACK: ADDITIONAL METHODS

There were additional community engagement events used in the process of gathering feedback that contributed to creation of this Comprehensive Plan. All of the feedback received during these events was documented, analyzed, and utilized in guiding the planning process. These additional methods include:

2019 LEADERSHIP WORKSHOP

During the 2019 Leadership Retreat, City Leadership reviewed community feedback, developed the Vision Framework, identified a 25-year goal and 10 two-year goals, discussed the need to explore parks and recreation needs and opportunities, and identify future city personnel and facilities that would be needed for Lavon's growing population (among other initiatives).

COMPREHENSIVE PLAN ADVISORY COMMITTEE (CPAC)

The Comprehensive Plan Advisory Committee (CPAC), comprised of members of Lavon's Planning and Zoning Commission, was responsible for the providing critical feedback and direction during the creation of this Plan. The feedback received from CPAC contributed significantly to the refinement of this Plan and its ultimate implementation.

2021 PARKS AND RECREATION SURVEY

The Parks and Recreation Survey was provided for resident response from May 15 to June 5, 2021.

There was more than double a healthy response rate for a city of Lavon's size. Highlights include:

- 84% saw the need for additional parks.
- 77% saw the need for additional trails.
- 50% saw the need for additional community events within Lavon.

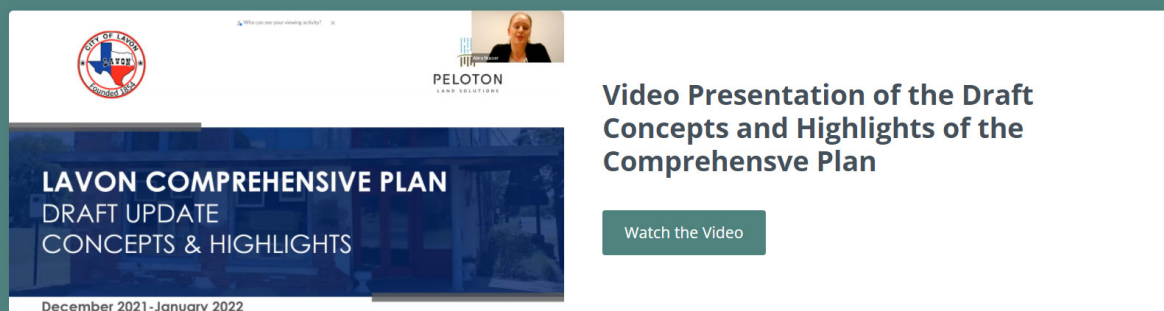
2021 ON-DEMAND COMMUNITY FORUM

The On-Demand Community Forum was another strategy used in gathering feedback from members of the community. This forum was open to the public and encouraged those who may not have had the time to attend an in-person meeting to contribute important feedback that was needed to create this Plan.

2021 On-Demand Community Forum

Draft update Comprehensive Plan Concepts and Highlights

Please review the video and PDF's below. Let us know if you have any questions or comments below (in the section with the black background), even if your comment is that you love the direction we are headed!



The screenshot shows a web interface for the 2021 On-Demand Community Forum. At the top, there are logos for the City of Lavon and Peloton Land Solutions. Below the logos, there is a video player titled "LAVON COMPREHENSIVE PLAN DRAFT UPDATE CONCEPTS & HIGHLIGHTS" with a date range of "December 2021 - January 2022". To the right of the video player, there is a section titled "Video Presentation of the Draft Concepts and Highlights of the Comprehensive Plan" with a "Watch the Video" button.



The screenshot shows a web interface for the 2021 On-Demand Community Forum. At the top, there are logos for the City of Lavon and Peloton Land Solutions. Below the logos, there is a section titled "LAVON COMPREHENSIVE PLAN" with a date range of "December 2021 - January 2022". To the right of this section, there is a section titled "PDF of the Draft Concepts and Highlights of the Comprehensive Plan".

COMMUNITY FEEDBACK: OVERALL THEMES



Economic Development

The community underscored economic development and growth as Lavon's greatest opportunities and would like the City to focus on attracting more shopping, dining, and amenities. The community recognizes that a bond program or other revenue generators/funding mechanisms will be required to achieve the level of urbanization and amenities they want.



City Identity

The community wants to keep and enhance the small town feel, a family-friendly community, and capitalize on its proximity to two major lakes for recreation and lake-oriented activities. Despite having no frontage on the area's two largest lakes, being in such close proximity gives Lavon the opportunity to establish a unique identity and brand features that can give residents and visitors a special experience and contribute to Lavon's economic development.



Special Places

Residents are looking for a sense of place and connection. The community would welcome walkable, mixed-use centers with walking or biking connections to other city destinations.



City Services & Infrastructure

Lavon is a safe place, and as the city grows, residents would like to make the appropriate public safety investments to maintain their high quality of emergency services. The community would also like to prioritize improvements to the city's streets, mobility, and drainage infrastructure and would like to see an increased investment in parks, community facilities, and code enforcement.



Unified Vision

The community was in agreement with the draft Vision Framework and Two-Year Goals presented at Envision Lavon (which ended up being incorporated in the Strategic Plan) indicating that the Lavon community is open to growth and refinement of city services and planning.

VISION STATEMENT

The City of Lavon's location, access, and available land make it poised for growth and success for years to come. Using feedback from the planning process, Lavon's future development and character can be guided by the community's Vision as established through the 2019 Strategic Plan and refined through the Comprehensive Plan process.

VISION STATEMENT 25-YEAR GOAL

The City of Lavon will be a quaint and walkable, lake-oriented destination, full of vibrant neighborhoods and complemented by shopping and dining opportunities and family-oriented amenities. Our community's safety will be our top priority and will continue to be the city's biggest strength. Our brand will be communicated through what we say, the actions we take, the relationships we build, and our city's physical design. Lavon will be the place anyone would want to live, work, invest, and visit and the place where your neighbors are your friends.

CHAPTER 2

ECONOMIC & FISCAL VITALITY



- WHAT WE HEARD
- PEOPLE OF LAVON: MARKET CONTEXT
- COMMUNITY DIFFERENTIATORS
- STRATEGIES & ACTIONS

WHAT WE HEARD

As development continues to move into Lavon, the community has taken notice, and there is excitement about the potential Lavon holds over the coming years. Local shopping, dining, and entertainment is highly desired, and the lack thereof has resulted in community members spending valuable dollars in neighboring cities instead of Lavon.

Economic development, along with a similar theme of "growth and development," were top strengths, weaknesses, opportunities, and challenges/threats in the 2019 Community Survey. Feedback noted the following:

- (1) New businesses are great,
- (2) The desire for having a grocery store while also noting wanting to attract select popular chain restaurants,
- (3) More shopping, dining, and entertainment can bring Lavon more success, and
- (4) Without tax base diversification with more commercial uses and destinations, there are concerns of fiscal sustainability through economic stresses, both acute and longer term.



PEOPLE OF LAVON: MARKET CONTEXT



Shown below and on the following page is a set of demographic-related data gathered from ESRI in 2022 for the Lavon Planning Area. *The data reflects a strong family-oriented group of people with lifestyles and spending that include entertainment, sports, and recreational leisure, consistent with community-identified opportunities relating to lake-oriented amenities and destinations.*

PEOPLE OF LAVON

ESRI QUICK FACTS

Data from ESRI in 2022 based on the Lavon Planning Area, which includes the City Limits, ETJ, and Potential Future Lavon.

Tapestry Segments

 4C Middleburg 1,015 households	53.7% of Households	▼
 7A Up and Coming Families 875 households	46.3% of Households	▼

See next page for descriptions

EMPLOYMENT



68%
White Collar



21%
Blue Collar



11%
Services

2.4%

Unemployment Rate

KEY FACTS

5,649

Estimated Population
(ESRI)

37.5

Median Age



3.0

Average Household Size

\$88,480

Median Household
Income

ANNUAL LIFESTYLE SPENDING



\$2,906
Travel



\$83
Theatre/Operas
/ Concerts



\$114
Movies/Museums/
Parks



\$73
Sports Events



\$7
Online
Games

ANNUAL HOUSEHOLD SPENDING



\$2,418
Apparel &
Services



\$195
Computers &
Hardware



\$4,355
Eating Out



\$6,074
Groceries



\$7,159
Health Care

PEOPLE OF LAVON: MARKET CONTEXT (CONTINUED)

"MIDDLEBURG"

ESRI Tapestry Segmentation Market Profile for Middleburg:

“Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.”

- “Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children’s toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.”

"UP AND COMING FAMILIES"

ESRI Tapestry Segmentation Market Profile for Up and Coming Families:

“Up and Coming Families is a market in transition—residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.”

- “Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight-lifting, to taking a jog or run.”

COMMUNITY DIFFERENTIATORS

In Lavon's economic development efforts, identifying what can make Lavon unique compared to other communities is of utmost importance. Lavon has some distinguishing features to build from including its proximity to Lake Lavon and Lake Ray Hubbard, its natural features and greenbelts, its rural and small town feel, and its potential development areas. Moving forward, Lavon should explore a variety of economic development strategies to ensure its successful future.

Economic Development Policies to Pursue:



Design and brand the city to communicate Lavon's identity.

Design and install multi-functional green infrastructure, branded streetscape, and public art on Highway 78 and other key corridors, especially with new construction and reconstruction.

Create walkable nodes, prominent gateways, and wayfinding at major intersections and key destinations.

Leverage TxDOT, Collin County, and NCTCOG priorities and partnerships. Fund public art and beautification efforts within City Village and new arterial networks.

Marketing of new developments and improvements can contribute to attracting major employers and new businesses.



Develop and administer incentives and programs to attract the right development in the right places.

Provide sanitary sewer, drainage, roadway, and financial tools that can attract and facilitate new development.

Link roadway improvements with stormwater management strategies.

Prioritize capital improvements based on needs, catalyst/impact potential, and potential partnerships.

Continue to coordinate with Bear Creek Special Utility District as much as possible for capital improvements planning and to facilitate new development.



Create a lake-oriented tourism strategy that focuses on recreation, lake lifestyle, camping, and other elements.

Leverage proximity to Lake Lavon and Lake Ray Hubbard with targeted marketing and coordination with Parks and Recreation Master Plan improvements.

Fund walkable connections in strategic areas and in key corridors through grants, capital improvements, and/or partnerships that incorporate destination creation or support and a lake-oriented destination.

Partner with groups and the Lavon EDC to hold multiple events annually with nested brands reflecting a "lake vibe." Events such as the a monthly farmers/community market and a sip & stroll-type event can help foster business retention.

STRATEGIES & ACTIONS

STRATEGY: BRANDING & MARKETING	<ul style="list-style-type: none"> • ACTION: Create and adopt a Branding and Marketing Strategy to include elements from the Comprehensive Plan and Lavon’s competitive position. • ACTION: Create a Lavon Public Spaces Theming Package to include wayfinding, gateways, landscaping, and public art design elements.
STRATEGY: WALKABILITY & BIKEABILITY	<ul style="list-style-type: none"> • ACTION: Develop public trail standards and adopt associated ordinance updates accordingly. • ACTION: Adopt a Complete Streets policy to ensure walking and biking facilities are included with new street construction or street redesign.
STRATEGY: DESTINATIONS & TOURISM	<ul style="list-style-type: none"> • ACTION: Design and construct a large City park consistent with feedback and standards in the 2022 Parks and Recreation Master Plan. • ACTION: Solicit five potential destination retail, restaurant, and/or entertainment uses or developers for assessment of potential locations in Lavon consistent with Vision.
STRATEGY: INFRASTRUCTURE AS INCENTIVE	<ul style="list-style-type: none"> • ACTION: In partnership with the Lavon EDC, develop a set of location-based incentives to assist with extension and installation of catalytic infrastructure. • ACTION: Pursue CDBG grant funding for infrastructure-related initiatives in eligible areas needing improvement.
STRATEGY: DIVERSIFY THE TAX BASE	<ul style="list-style-type: none"> • ACTION: Rezone areas within the City Limits to be consistent with the new Design Framework. • ACTION: Hire a broker to work with EDC for ICSC to discuss the opportunities and vision for development in Lavon. • ACTION: Attract/recruit a grocer for a grocery store in Lavon.



CHAPTER 3

DESIGN FRAMEWORK



- WHAT WE HEARD
- EXISTING CONDITIONS

A. LAND USE & PLACEMAKING

- FUTURE LAND USE CONTEXT
- STRATEGIES & ACTIONS

B. MOBILITY & CONNECTIVITY

- MOBILITY & CONNECTIVITY CONTEXT
- MASTER THOROUGHFARE PLAN
- STRATEGIES & ACTIONS

DESIGN FRAMEWORK: WHAT WE HEARD

The community and stakeholders understand the uniqueness of being so near Lake Lavon and Lake Ray Hubbard and want to reflect its proximity to these recreational assets in its future design and destinations. The community and stakeholders are interested and excited to utilize the lakes, and the complementary natural areas that traverse Lavon, to its advantage.

Diverse housing is also desired and understood as necessary to support some of the amenities and initiatives identified in the Vision and for fiscal vitality. During Envision Lavon, participants primarily chose a more urbanized Lavon, including the addition of diverse housing types at select locations, to provide existing and future residents the ability to age in place in Lavon instead of moving to other areas that meet their needs. Diverse housing types were also discussed as providing critical revenue fuel for desired restaurants, shopping, and entertainment desired by the community.



DESIGN FRAMEWORK: WHAT WE HEARD (CONTINUED...)

At Envision Lavon, 77 percent of respondents expressed their desire to see a more urbanized Lavon with mixed-use developments and improved amenities. The community also expressed willingness to pay additional costs, generally, in order to get these improved amenities and recreational facilities.

Although this choice between additional funding and diverse housing illustrated that the community is supportive, it has also been emphasized that development should create a sense of place, be walkable, have family friendly amenities, and be well designed. Additionally, due to existing traffic challenges, and more population growth on the immediate horizon, the community has been clear that new development and housing that adversely impacts mobility within or near Lavon is not desirable and could be a threat to Lavon's future success.

Through listening and analysis during the planning process, lack of connections emerged as a leading cause of traffic congestion. As the city continues to grow, it will be important to implement potential mobility solutions, consistent with community feedback, to ensure efficient and pleasant experiences within the mobility network.

The community consistently expressed concern over the preservation of Lavon's rural nature and small town feel with significant growth on the way. The community would like to see that future decisions and new developments are not only compatible with what makes Lavon special, but that they also positively enhance what makes Lavon special.



**WELL-DESIGNED
AMENITIES,
SHOPPING, DINING, &
ENTERTAINMENT**



**DIVERSE HOUSING
TYPES TO FUND
PRIORITIES &
ENCOURAGE
RESIDENTS TO STAY
LONG TERM**



**MOBILITY SOLUTIONS
TO ADDRESS
CURRENT & FUTURE
TRAFFIC**

EXISTING CONDITIONS: EXISTING LAND USE (2019)

To effectively plan the future of Lavon, the existing conditions must be evaluated to identify opportunities and areas in need of preservation and sensitive transitions. The existing land uses within Lavon’s city limit and extraterritorial jurisdiction (ETJ) are primarily single-family residential and agricultural uses/open space. Housing character varies throughout the area with larger rural estates generally situated in the more rural areas of the city, and smaller lot homes being located closer to the city’s core.

With the continued growth of Lavon and surrounding areas, the presence and creation of master planned communities have become more common. These large communities are often on the edges of municipal boundaries and are created by use of special districts, which independently collect additional assessments to provide and maintain infrastructure, utilities, and amenities. In general, master planned communities are comprised of medium-to-high density, single-family residential and will sometimes contain low-intensity commercial and/or neighborhood services type development depending on the proximity to prominent thoroughfares and existing services.

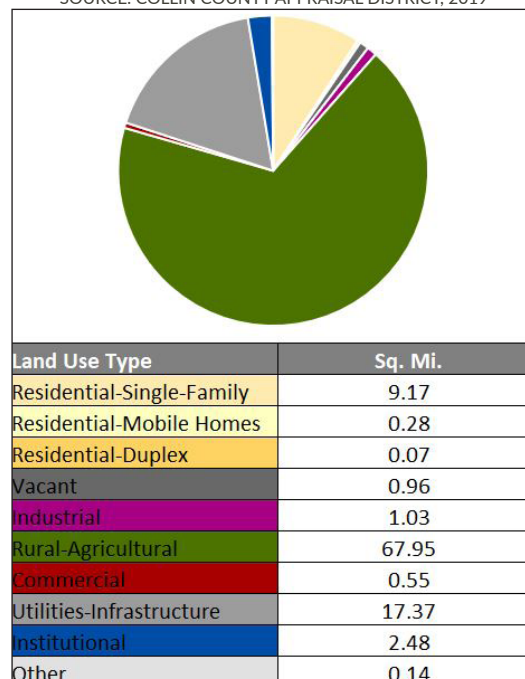
Many of these master planned communities include enhanced amenities like neighborhood parks, recreational facilities, and walking trails, while many of the older developments within Lavon do not have these components that have been provided and paid for by private developers.

Residential development within Lavon is generally located in larger subdivisions such as Lavon Farms, Crestridge Meadows, LakePointe, Bear Creek, and Grand Heritage. Commercial development within the city is located along major thoroughfares, such as State Highway 78 and State Highway 205. Lavon has limited neighborhood services, such as grocery stores, and there is a demand for entertainment and variety of eating destinations.

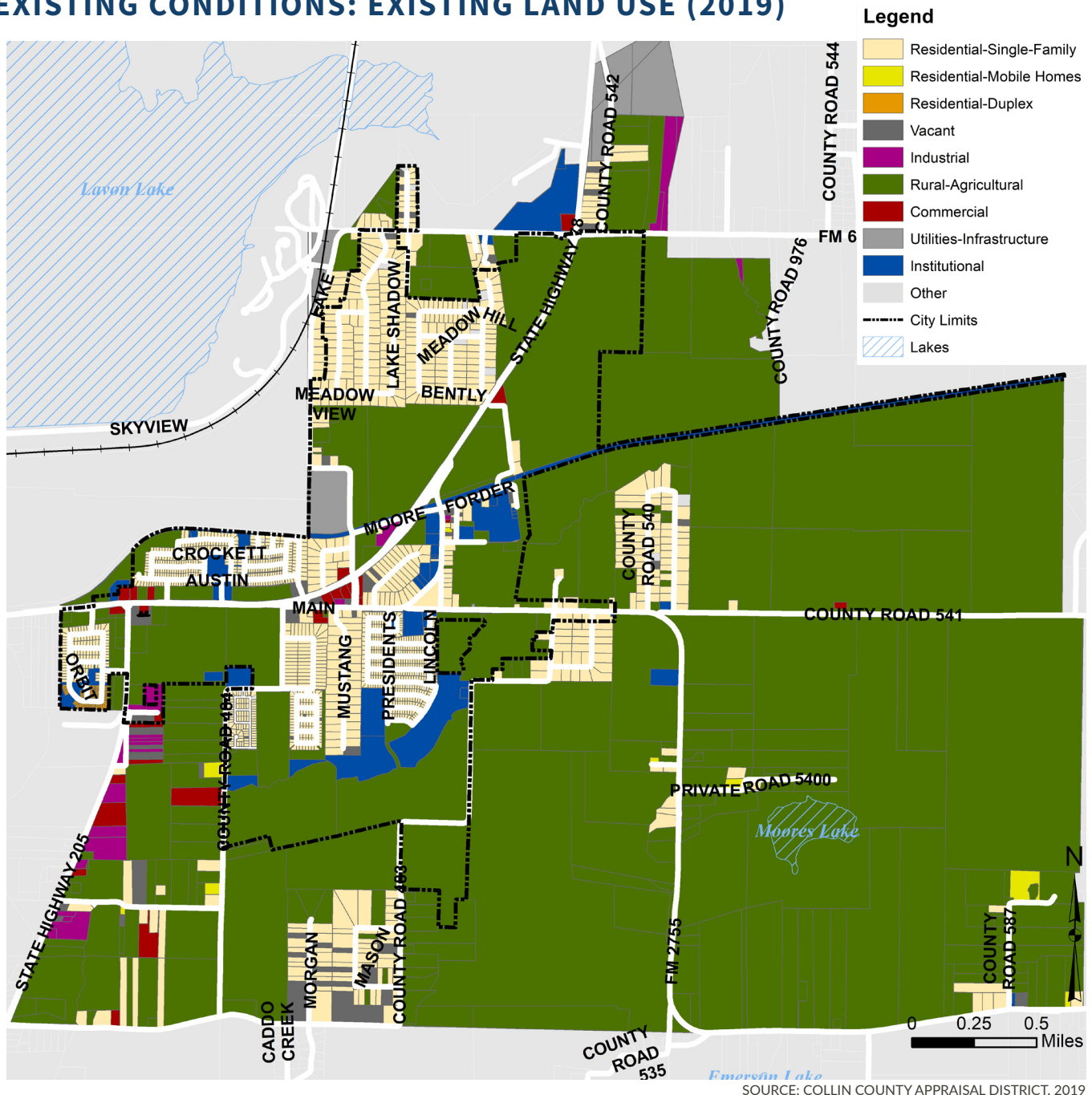


2019 EXISTING LAND USE BY AREA

SOURCE: COLLIN COUNTY APPRAISAL DISTRICT, 2019



EXISTING CONDITIONS: EXISTING LAND USE (2019)



The Lavon Planning Area contains mostly rural-agricultural land use. The majority of the area's commercial uses are located along major roads, including State Highway 78 and State Highway 205. Some of the challenges to support the expansion of commercial uses are the lack of public utility infrastructure and the lack of enough residential units in close proximity.

Lavon is beginning to see an increase in housing development, however, and is rapidly approaching the threshold of houses (i.e. dwelling units) to attract the level of commercial development the community desires.

Source: City of Lavon, 2022

EXISTING CONDITIONS: EXISTING ZONING

Zoning is critical to implementing the community's Vision and ensuring that the right mix of land uses are developed. Some existing land uses are not consistent with the current or proposed Future Land Use Plan (FLUP), but it is important that zoning regulations be updated to reflect the new FLUP to transition properties, over time, toward the Vision, when applicable. The majority of the land area within the City Limits is zoned for residential uses, including residential uses in planned developments. The planned developments also include other uses, such as commercial, and there are also several tracts zoned for retail uses.

There is a large amount of land that is undeveloped in the Lavon Planning Area. Working with future developments that are proposed is a great opportunity to preserve open space and provide recreational amenities. Vigilance and high standards can also give Lavon a competitive edge to market its natural features. Ensuring that future zoning is consistent with the Future Land Use Plan and other components to the Vision can be both an economic opportunity and a branding and marketing opportunity.

LAKEPOINTE

LakePointe is a master-planned community located in northeastern Lavon, along State Highway 78, and upon completion will contain almost 700 single-family residential lots, 216 multifamily units, and 25 acres of commercial.

TRAILS OF LAVON

Trails of Lavon is adjacent to the Bear Creek Subdivision, and includes almost 600 lots and 10 acres of commercial land that has been approved for development.

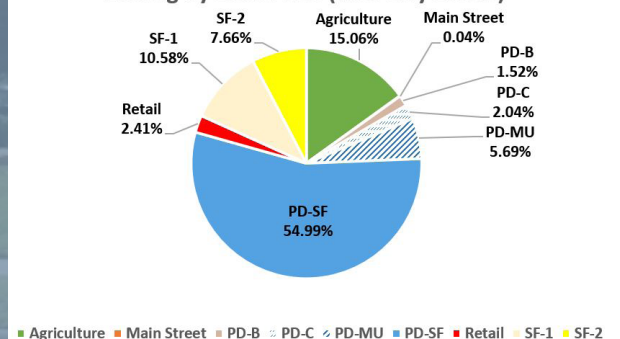
ELEVON

Elevon is a large master-planned community that is located on the eastern side of Lavon and will contain more than 4,000 residential lots, 749 multifamily units, and 286 acres of commercial development should it be developed as approved.

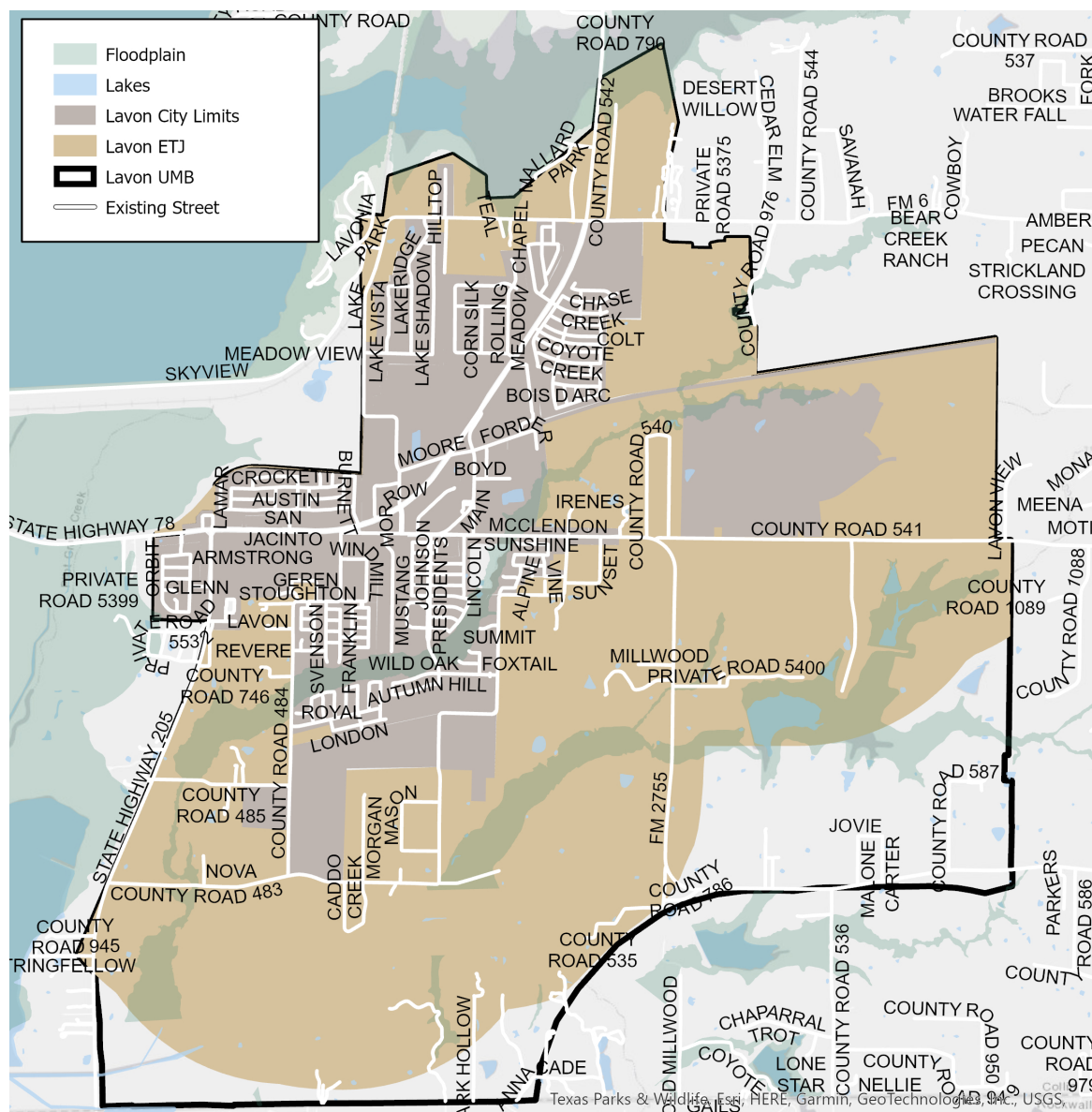
GRAND HERITAGE

Grand Heritage is a large master-planned community that spans from State Highway 78 in northwestern Lavon to State Highway 205 to the west. Grand Heritage was one of the first Planned Development zoned subdivisions to come to Lavon, with the first phase contributing over 1,200 new homes to the city. Included in this Planned Development is 27 acres of commercial and 113 acres of Flex, which could contribute to an additional 352 lots, 112 multifamily units, with the remainder being utilized for commercial should it be developed as approved.

Zoning by Land Area (% of City Limits)



EXISTING CONDITIONS: EXISTING STREET MAP



Lavon is served by four highways: State Highway 205 (SH 205), State Highway 78 (SH 78), Farm-to-Market Road 2755 (FM 6), and Farm-to-Market Road 6 (FM 6). The existing neighborhoods within Lavon are mostly separated from one another and do not have pedestrian and bicycle networks. The existing arterial network is comprised of two-lane, asphalt roads with bar ditches. North-South connectivity within Lavon and the surrounding area is currently limited by the lack of arterial and collector roadways, trails, and public transit, and the majority of residents rely on SH 205, SH78, and/or FM 6 to reach their destinations.

The Texas Department of Transportation (TxDOT) and Collin County both have plans for road expansions and improvements within Lavon and in its vicinity, and the City is actively coordinating with them to ensure that design is influenced by design consistent with community feedback and best practices.

EXISTING CONDITIONS: FACTORS INFLUENCING DESIGN FRAMEWORK



FEEDBACK & IDEAS

Fun & Unique
"Lake Vibe" Parks & Recreation
Hometown Feel



EXISTING DEVELOPMENT

Mostly Residential & Undeveloped
Limited Shopping, Dining, & Entertainment
Experiencing Traffic Pressures



PLANNED DEVELOPMENT

Thousands of Homes
Parks, Trails, & Amenity Centers
Limited Shopping, Dining, & Entertainment



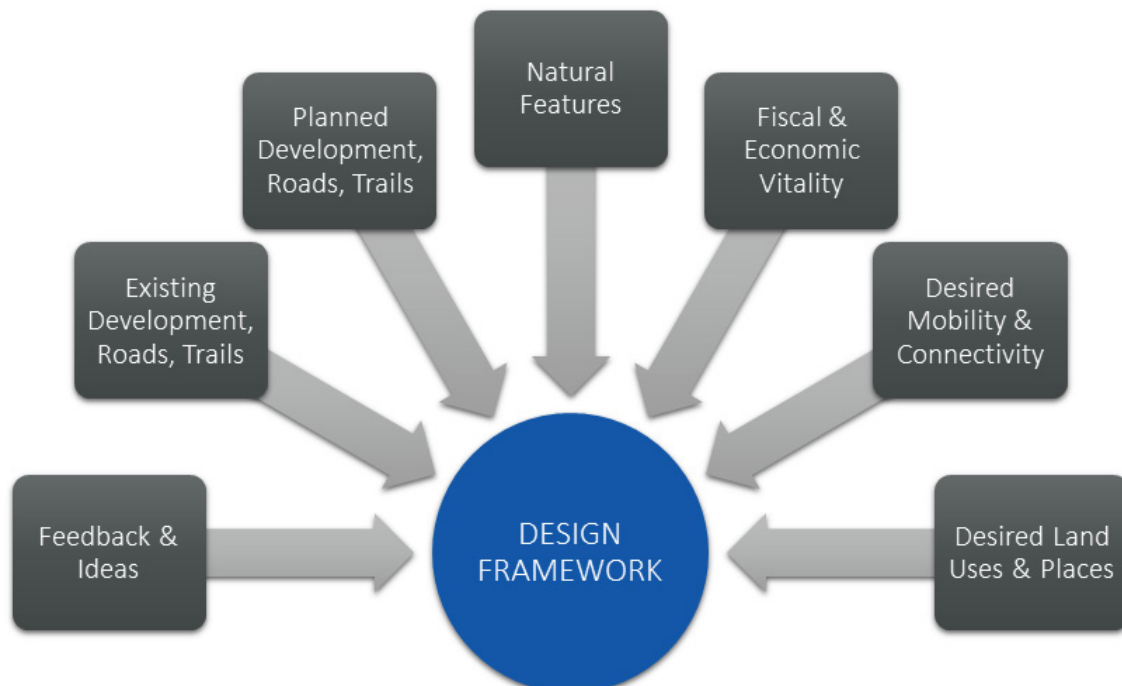
NATURAL FEATURES

Floodplains, Creeks, Streams, Ponds, & Lakes
Green Space, Trees, & Wildlife Habitat
Risk Management, Drainage, & Flood Prevention



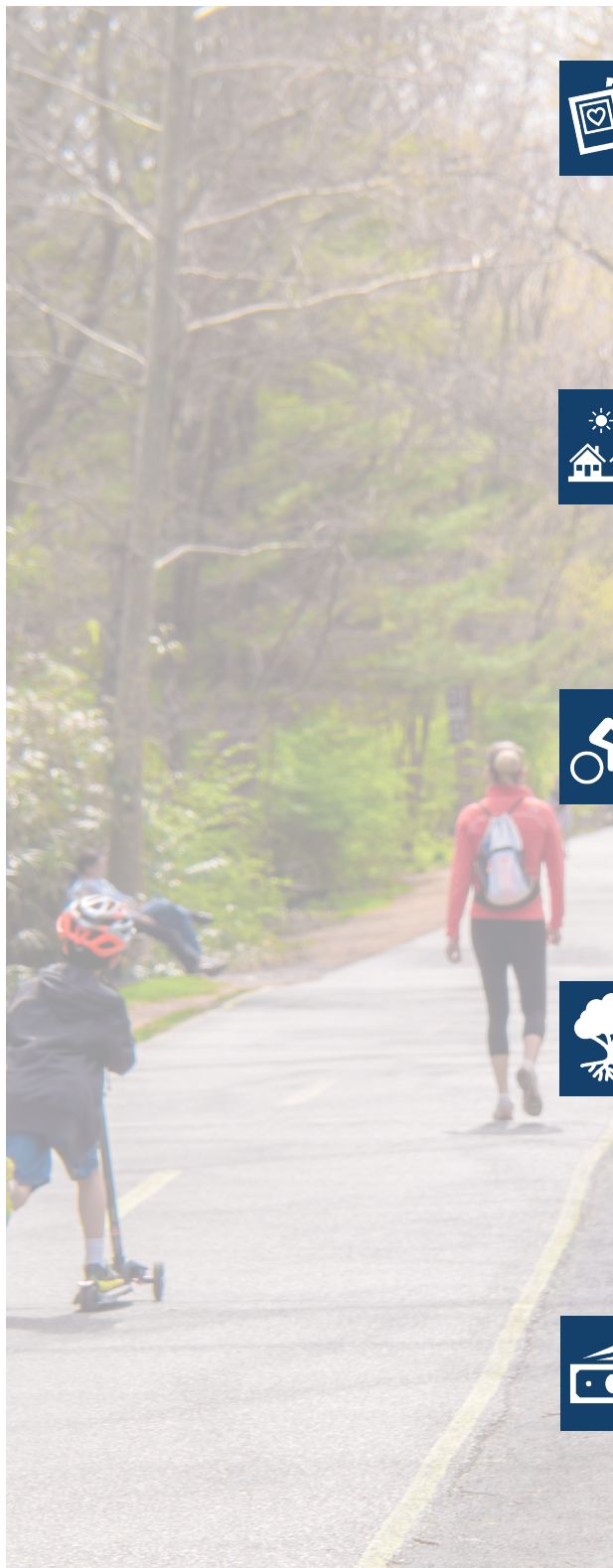
STREET NETWORK

Regional Traffic Patterns
Economic Prosperity & Recreation Priorities
Connections & Design



DESIGN FRAMEWORK

Lavon's Design Framework incorporates community feedback and applies it towards the creation of the guiding principles for growth management. These principles include, but are not limited to:



CHARACTER & DESIGN-BASED FUTURE LAND USE

- Height, Intensity, & Function based on Existing & Proposed instead of Just Use
- Intentional Low Density Design Mixed with Walkable Activity Nodes



EXISTING NEIGHBORHOOD PROTECTION

- Identifies Existing Neighborhoods as Future Land Use Designation for Safekeeping and Compatibility Standards



RECREATION

- Activates Floodplains and Large Easements with Trails, Trailheads, and Off-spots
- Provides Lake Connector Corridors



PROTECTION OF NATURAL SYSTEMS

- Preserves Floodplain as Nature through Future Designation
- Avoids Crossings of Ponds & Streams where Possible



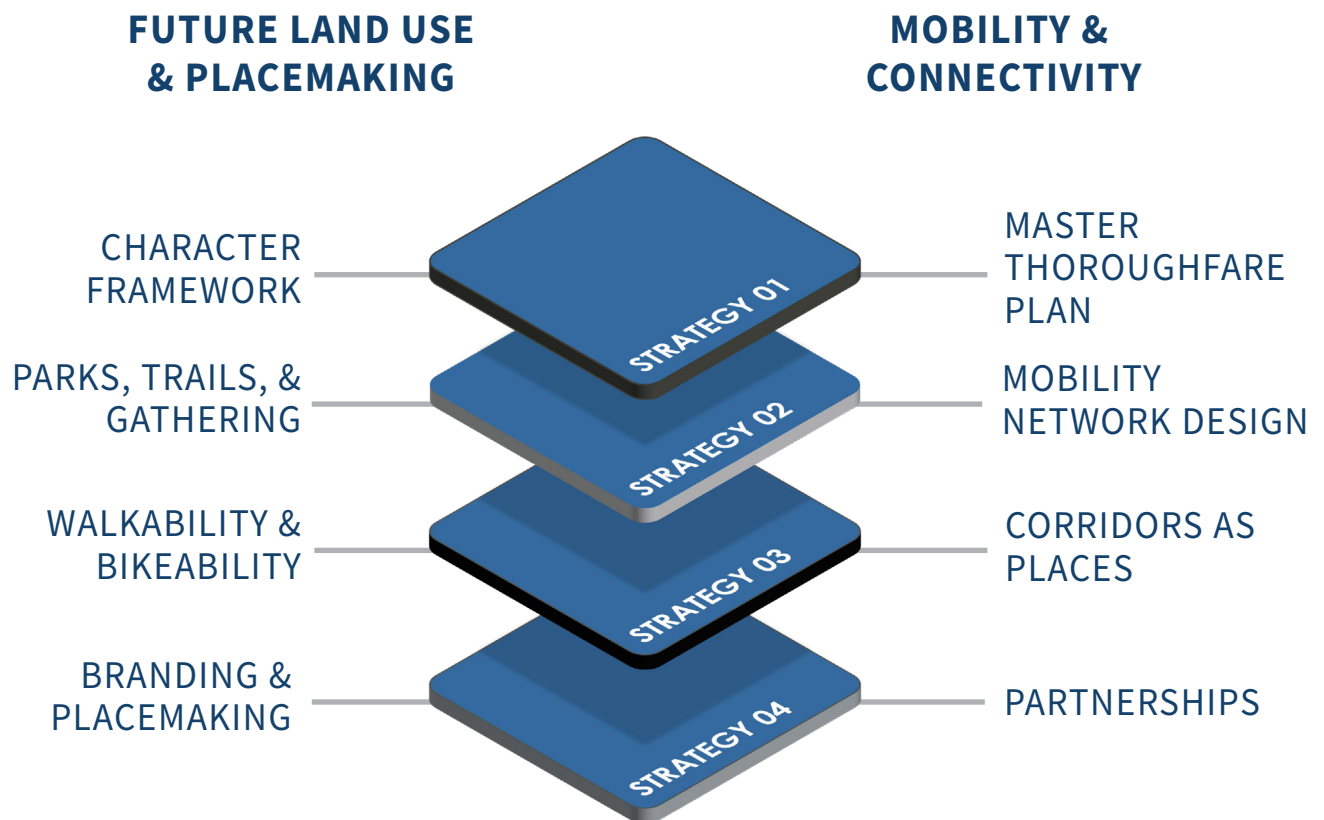
ECONOMIC PROSPERITY

- Recognizes Key Corridors for Sales Tax & Destination Dollars
- Brands Lavon with Unique Public Realm

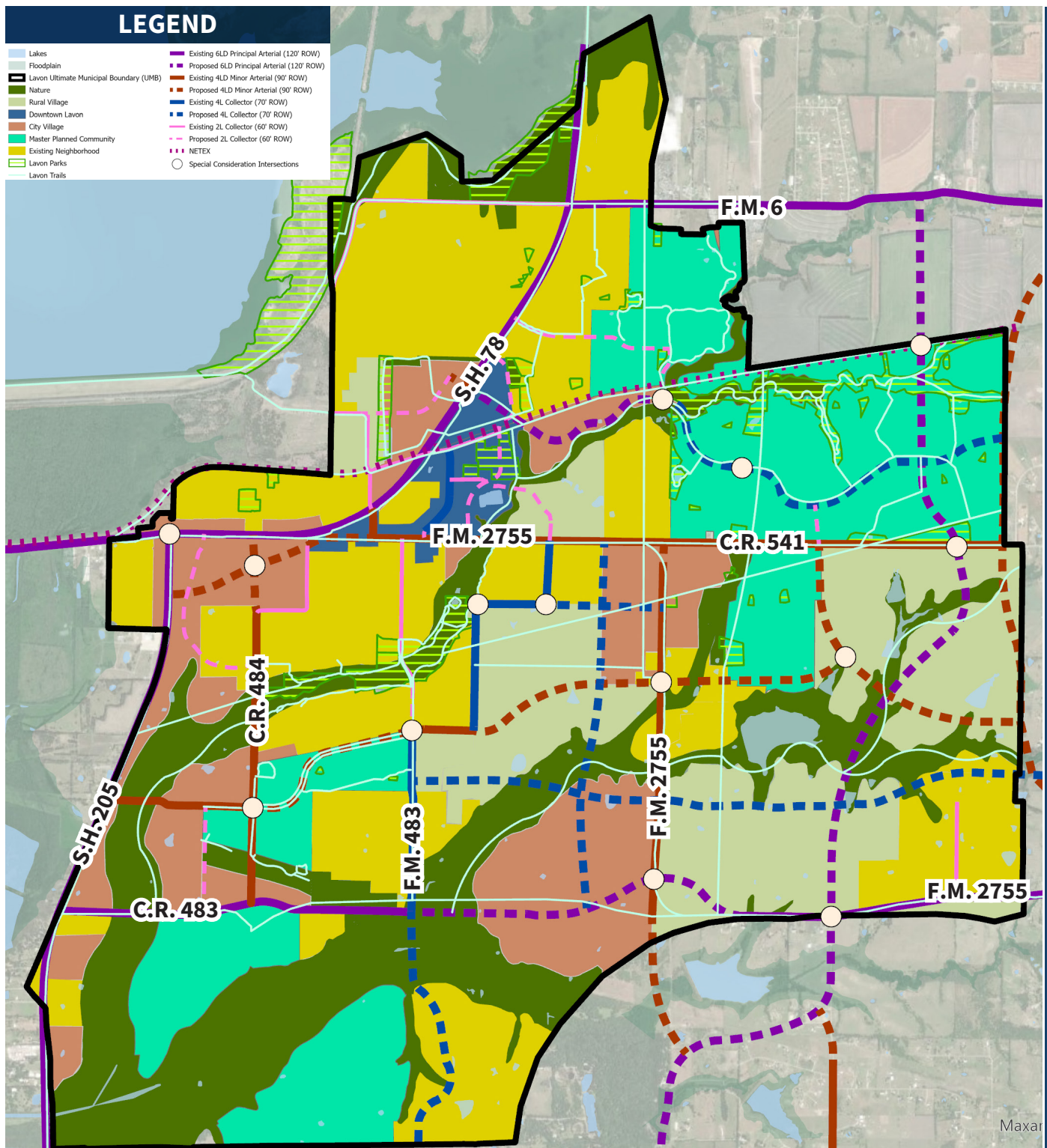
DESIGN FRAMEWORK

The Design Framework Map pictured on page 36 is comprised of the Character Framework, Master Thoroughfare Plan (MTP), and Parks and Trails. A description of the Character Framework Designations and Functional Classifications for the MTP shown on this map are located in the associated sections that follow.

This Design Framework was created following eight guiding strategies that relate to Future Land Use & Placemaking and Mobility & Connectivity. An overview of these strategies is provided in the diagram below, but each of these strategies are elaborated in the respective FLUP & MTP sections of this chapter.



DESIGN FRAMEWORK



Source: Peloton Land Solutions, 2022

DESIGN FRAMEWORK components



**FUTURE
LAND USE &
PLACEMAKING**

**MOBILITY &
CONNECTIVITY**

**PARKS &
TRAILS**

DESIGN FRAMEWORK: LAND USE & PLACEMAKING

The Character Framework is a tool to bring Lavon closer to its envisioned future and “sets the table” for economic development. It will encourage high quality developments consistent with the community's Vision. This plan is a Vision for Lavon for decades into the future; whereas four-story buildings may seem foreign now, there will be an extensive mobility network running through the Lavon Planning Area, the City will have more Staff, and things will evolve incrementally.

It’s important to note that although key intersections and special areas will be appropriate for increased heights, much of Lavon’s new development will be one-story. Not all properties will transition to be consistent with the Future Land Use Map, but many of them will over time.

FUTURE LAND USE & PLACEMAKING STRATEGIES:



CHARACTER FRAMEWORK: A design- and character-based map that identifies Character Designations to guide future development and improvement intensity, scale, and uses. This is an evolved concept from a Future Land Use Plan which places additional focus on design and integration with mobility and connectivity.



PARKS, TRAILS, & GATHERING: Parks, trails, and gathering spaces form the backbone of Lavon's future by providing shaded opportunities for destinations and connections between them.



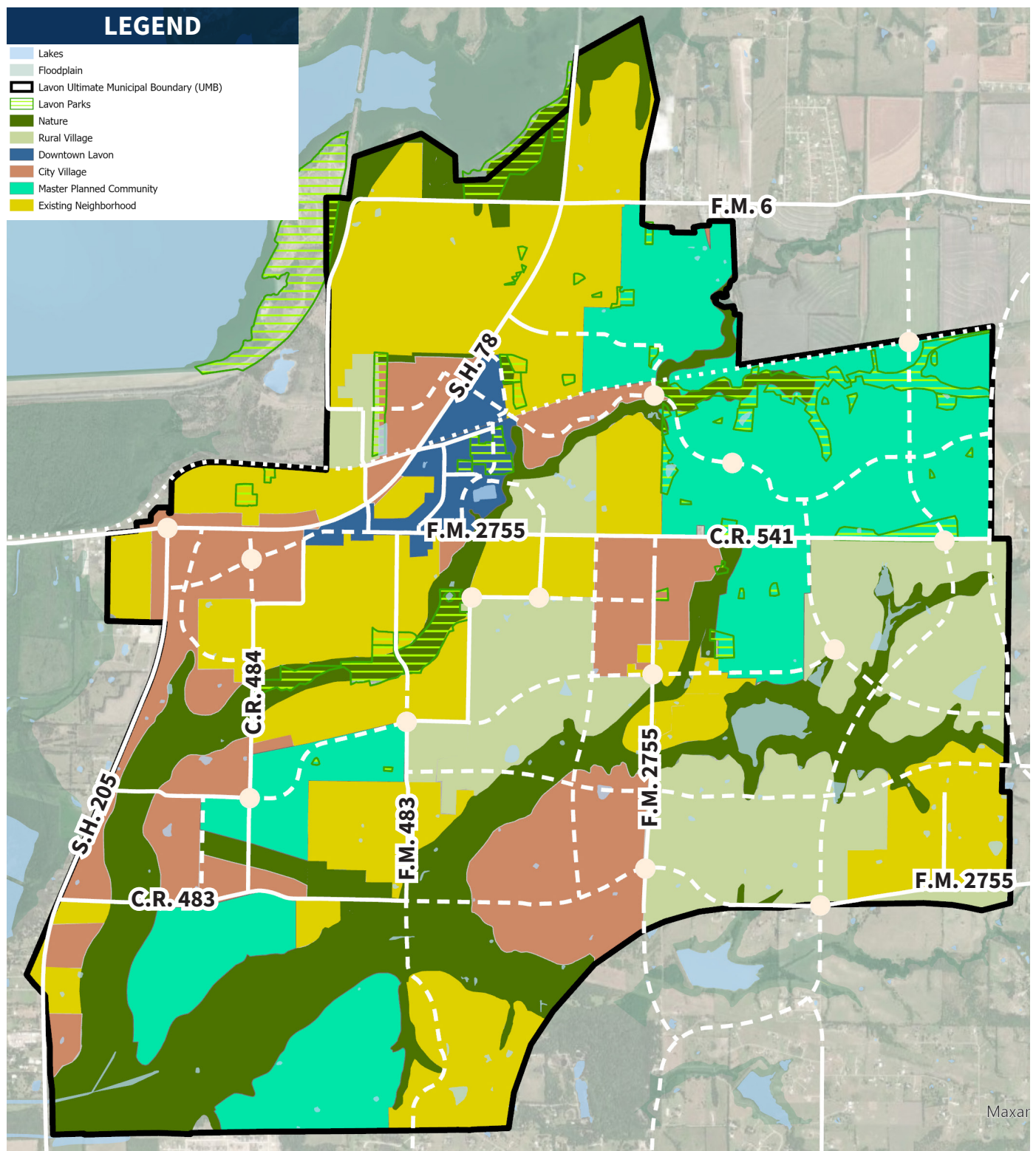
WALKABILITY & BIKEABILITY: Providing multi-modal design and connectivity within new areas and to improve existing ones is essential to creating new destinations, improving traffic, and mitigating future population impacts on the mobility network.



BRANDING & PLACEMAKING: The more effort Lavon puts toward making cohesive and strategic visual elements, theming, and tone to its improvements, messaging, and requirements, the better Lavon can make special places and be in a competitive position in the future.

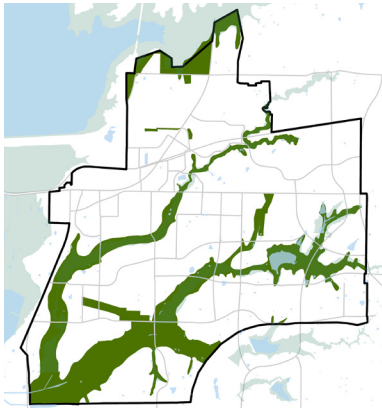
STRATEGY 1: CHARACTER FRAMEWORK

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



Source: Peloton Land Solutions, 2022

CHARACTER FRAMEWORK: NATURE



The Nature Character Designation preserves and enhances the existing ecological integrity of the land for scenic and functional assets

ANTICIPATED LAND USES

- Parks, trails, open space, ponds, creeks, and passive recreational uses
- Floodplain in neighborhoods or developments should be placed in Common Areas to be owned and maintained by a homeowner's association or comparable entity

DEVELOPMENT CHARACTERISTICS

- Hardscape and softscape elements should be designed with green infrastructure and Low Impact Design (LID) elements
- Branded wayfinding and trailhead signage should be incorporated
- Incorporate native plantings
- Enhancing and improving creeks, streams, and erosive conditions should be incorporated

CHARACTER FRAMEWORK: EXISTING NEIGHBORHOOD

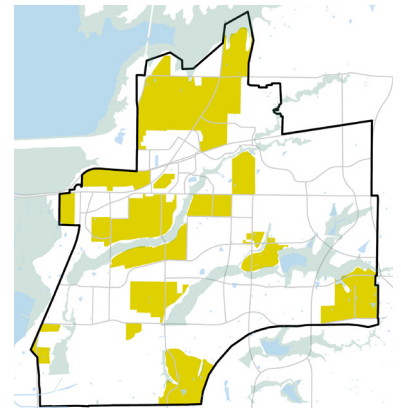


ANTICIPATED LAND USES

- Detached single family residential dwellings
- Neighborhood-compatible, low-intensity commercial uses such as coffee shops, offices, and/or services after buy-in from a neighborhood meeting or similar process
- Parks, open spaces, and small/quiet gathering spaces

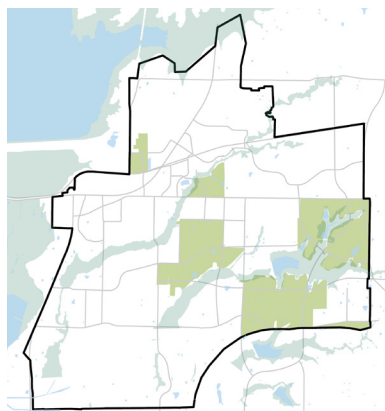
DEVELOPMENT CHARACTERISTICS

- Trail connections to adjacent neighborhoods, parks, open space, and introduction of new trails can improve walkability
- Consistency in height, setbacks, and scale to provide sensitive transitions to commercial or adjacent uses where applicable
- Architectural elements and style consistent with the existing homes in the neighborhood should be provided



The Existing Neighborhood Character Designation is comprised of groups of homes in established neighborhoods

CHARACTER FRAMEWORK: RURAL VILLAGE



The Rural Village Character Designation preserves the small town and rural feel of Lavon

ANTICIPATED LAND USES

- Low-intensity office, medical, and professional uses
- Rural residential estates, conservation development, and agritourism-related destinations
- Parks, trails, open space, and recreation

DEVELOPMENT CHARACTERISTICS

- Preserve the rural feel of Lavon by limiting the intensity of proposed uses, and providing compatible and needed services to the area
- Maximum two stories
- Residential development should be carefully planned around the natural character of the area, and focused on conservation of natural systems including creeks, lakes, floodplain, and open space

CHARACTER FRAMEWORK: MASTER PLANNED COMMUNITY

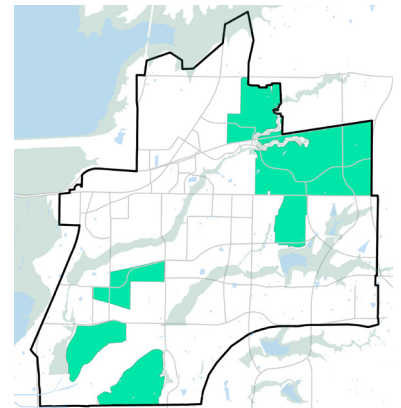


ANTICIPATED LAND USES

- Diverse housing types with commercial uses that are situated near key intersections or within walkable nodes
- Parks, trails, open space, and recreation
- Compatible and complementary commercial uses that support residential developments

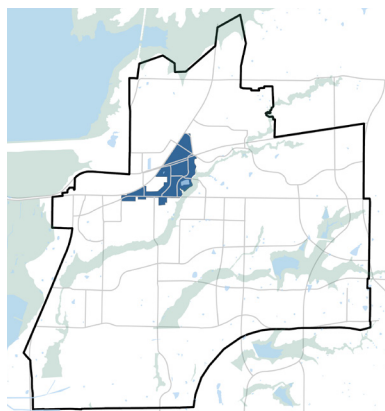
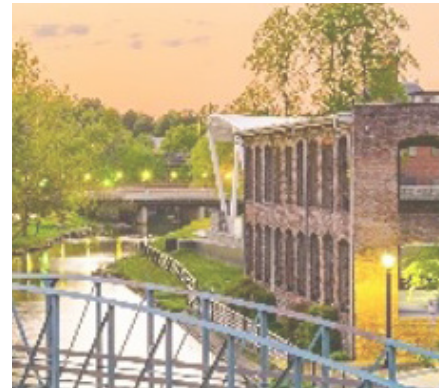
DEVELOPMENT CHARACTERISTICS

- Short blocks with significant recreational opportunities (parks, trails, and open space)
- Low gross density development that preserves natural areas with conservation development preferred
- Short blocks (maximum 750 feet long) with continuous pedestrian/biking system throughout
- Connected destinations and common areas



The Master Planned Community Character Designation is to encourage innovative neighborhood development with walkable nodes of common area and commercial uses

CHARACTER FRAMEWORK: DOWNTOWN LAVON



The Downtown Lavon Character Designation is the heart of Lavon, which will include an enhanced Main Street, a large community park/gathering space, and mixed uses

ANTICIPATED LAND USES

- Walkable mixture of arts, culture, makers/designers, and lake-oriented design
- Main Street-type uses such as entertainment, dining, shopping, residential, and office should be prioritized to contribute to Downtown Lavon becoming a regional destination
- Parks, trails, open space, and recreation

DEVELOPMENT CHARACTERISTICS

- City center-type development up to three stories with residential compatibility standards when adjacent to existing homes or neighborhoods
- Continuous block face development to create "Main Street Feel" with detached block forms where relevant or needed
- Mixed-use development with gathering spaces to promote walkability, and multi-modal traveling within Downtown Lavon designation area

CHARACTER FRAMEWORK: CITY VILLAGE

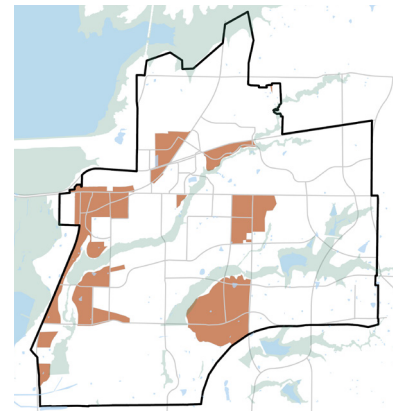


ANTICIPATED LAND USES

- Family-friendly and lake-oriented commercial uses and amenities
- Attached or multi-story residential uses when combined with ground floor commercial.
- Neighborhood-scale mixed-use developments with a vibrant mix of things to do, places to linger, and goods and services to buy

DEVELOPMENT CHARACTERISTICS

- Up to four stories with commercial uses; residential use-only structures up to two stories
- Residential compatibility standards when adjacent to existing homes or neighborhoods
- Walkable development with enhanced streetscape, extensive shade/weather protection, and multi-modal connections between properties



The City Village Character Designation provides a neighborhood-friendly mix of uses that are accessible to nearby residents and visitors alike

STRATEGIES & ACTIONS: LAND USE & PLACEMAKING

STRATEGY 1: CHARACTER FRAMEWORK

- ACTION: Revise the Code of Ordinances to remove minimum lot sizes and add maximum density standards to encourage preservation of natural features and allow for modern housing types.
- ACTION: Revise the Code of Ordinances and zoning to generally conform to the Character Framework.
- ACTION: Prepare and adopt a brief Downtown Lavon Master Plan, to be expanded/enhanced in the future with additional funding and momentum.

STRATEGY 2: PARKS, TRAILS, AND GATHERING SPACES

- ACTION: Revise the Code of Ordinances to require Parkland Dedication and Development to coordinate and implement the Parks and Recreation Master Plan.
- ACTION: Revise the Code of Ordinances to require public, shared, and private open spaces, with associated public access easements, to ensure that each new development has open space.
- ACTION: Complete other actions as identified in the Parks and Recreation Master Plan.

STRATEGIES & ACTIONS: LAND USE & PLACEMAKING (CONT...)

STRATEGY 3: BRANDING AND PLACEMAKING

- ACTION: Create and adopt a Branding Strategy to identify messaging, creative selling strategy, visual elements, and theming for physical improvements, new developments, economic development efforts, and public art (among other purposes).
- ACTION: Upon adoption of a Branding Strategy for Lavon, prepare Lake Connector Corridor Theming Standards.
- ACTION: Upon adoption of a Downtown Lavon Master Plan, create and adopt a Downtown Code that promotes diverse housing and building types, promotes walkability and supports related commercial uses consistent with an identified Community Vision.
- ACTION: Create a Downtown Lavon website, hashtag, and Facebook to be temporarily managed and curated by the Economic Development Corporation or a consultant.

STRATEGY 4: WALKABILITY & BIKEABILITY

- ACTION: Revise the Code of Ordinances to require a continuous pedestrian and bicycle system for new developments.
- ACTION: Revise the Code of Ordinances to require a minimum 15-foot public access easement through the end of a cul-de-sac, when appropriate, when cul-de-sac's are proposed.
- ACTION: Revise the Code of Ordinances to require any development screening or perimeter fencing to have pedestrian access gates every 750 feet (maximum). Perimeter fencing of residential projects is not preferred unless a dangerous slope or similar condition is present.
- *See also: actions in Mobility & Connectivity.*

DESIGN FRAMEWORK: MOBILITY & CONNECTIVITY

The existing streets were identified as the number three weakness in the 2019 Community Survey, and the lack of mobility as one of the top challenges. Participants were concerned about road conditions, traffic, and disconnect between communities.

During Envision Lavon for the Community Vision Assessment, participants voted Economic Prosperity and Recreation as the two top mobility priorities as roads are reenvisioned and built. Notes include roads providing fun and engaging opportunities along roadways, including connections to shopping, existing and future communities, and recreational uses along the way. During this survey, residents expressed their interest in walkable and bikeable accommodations to improve connectivity and provide additional recreational opportunities.

MOBILITY & CONNECTIVITY STRATEGIES:



MASTER THOROUGHFARE PLAN: The MTP includes conceptual alignments of existing and future roadways, their Functional Classifications, and locations of Special Consideration Intersections to guide future development and capital improvements.



MOBILITY NETWORK DESIGN: Street grid, Context-Sensitive Solutions (CSS), and Complete Streets are three components to designing a mobility network consistent with community feedback and best practices.



CORRIDORS AS PLACES: Public streets, sidewalks, and street edges represent the most significant areas of public experience in a city so treating them with lenses of function, beauty, and place can set Lavon apart in a great way.



PARTNERSHIPS: Working with the development community, property owners, Collin County, TxDOT, NCTCOG, and adjacent cities will be key to maximizing funds for public benefit and getting the most efficient improvements to mobility and connectivity over time.

MOBILITY & CONNECTIVITY: MASTER THOROUGHFARE PLAN

FUNCTIONAL CLASSIFICATIONS

are the groupings of roadway types by based on the service that they are intended to provide. The purpose of classifying roadway types is to identify the role that any particular street, bicycle, and pedestrian facilities will play in providing service within the mobility network.

In every trip, there are three distinct elements: the main movement, distribution and collection, and access. These three elements translate directly into the Functional Classifications used in the Master Thoroughfare Plan and are summarized to the right. With modern and safe design, as recommended with Strategies 2 and 3, Lavon's priorities of Economic Prosperity and Recreation can be realized. First, with the connections, second, with great design, and third, with funding to design, construct, and maintain.



ARTERIAL STREETS

create linkages between different points in the city, border neighborhoods, and serve as the main movement paths of vehicles from one side of the city to the other

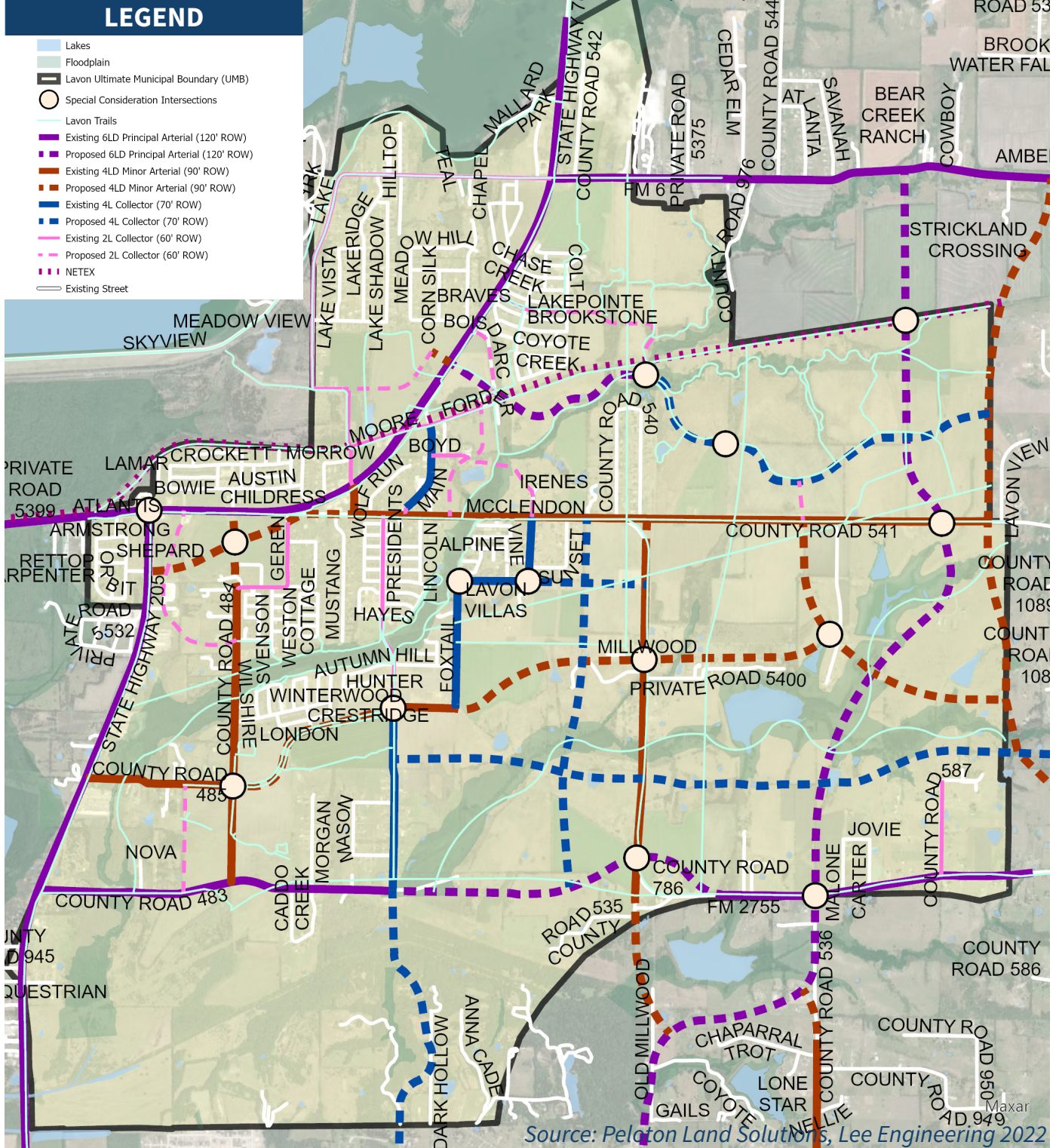
COLLECTOR STREETS

connect the local streets to the arterial network, with the primary function being to collect and distribute traffic

LOCAL STREETS

generally contained within neighborhoods and provide access and internal circulation while generally serving as the origin or destination in every trip

STRATEGY 1: MASTER THOROUGHFARE PLAN (MTP)



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

STRATEGY 1: MASTER THOROUGHFARE PLAN (MTP): FUNCTIONAL CLASSIFICATIONS

Principal Arterial (P6D) (120' ROW)

6 lanes (divided)

These streets are typically regional connectors that move the majority of traffic through an area. Principal Arterials have high annual daily traffic (ADT) and provide limited connections to local and residential streets, and destinations. S.H 205, S.H. 78, F.M. 6, and a portion of F.M. 2755 are the only existing Principal Arterials within the City of Lavon.

Minor Arterial (M4D) (90' ROW)

4 lanes (divided)

These streets typically have lower speed limits, less traffic, and less lanes than principal arterials. C.R. 541, C.R. 484, and the majority of F.M. 2755 are the only existing Minor Arterials in Lavon.

Major Collector (C4U) (70' ROW)

3 or 4 lanes (undivided)

Major collectors feature much lower speed limits than the arterial-type streets, but a higher numbers of connections to local and residential streets. These streets typically offer better connections to destinations for commuters and less traffic. C.R. 483 is currently the only existing Major Collector in Lavon.

Minor Collector (C2U) (60' ROW)

2 or 3 lanes (undivided)

These streets carry less traffic than major collectors and generally act as connectors between higher functional class streets and the local or residential streets.

Special Consideration Intersection

Roundabout or Enhanced Design

CONTEXT SENSITIVE SOLUTIONS (CSS)

No one roadway is the same as the other and each has different context. CSS takes the approach that the community should take part in collaborating on designs that are in developed areas to ensure that the design is appropriate for that particular area. Although the technical side of design will not be compromised, input can be received to incorporate feedback where applicable. For example, an off-street trail may be more appropriate than an on-street, separated bike lane in some areas, and that can be switched out.

CROSS SECTIONS

Future cross sections should include, at minimum, a sidewalk or trail on both sides of each road, trees to shade the sidewalk (or trail) on the street side, and bike accommodations or a paved shoulder (minimum six feet) on all sections.

STRATEGIES & ACTIONS - MOBILITY & CONNECTIVITY

STRATEGY 1: MASTER THOROUGHFARE PLAN

- ACTION: Revise the Code of Ordinances to include Street Design Standards generally consistent with the Functional Classifications.
- ACTION: Review and revise the Code of Ordinances as applicable to require dedication and construction of rights-of-way in accordance with the Master Thoroughfare Plan.
- ACTION: Revise the Code of Ordinances to require dedication of a public access easement and construction of a minimum eight-foot trail as a Public Improvement in accordance with the Design Framework and Parks and Recreation Master Plan, and as amended.
- ACTION: Create and adopt a Roadway Impact Fee (or similar) to include projects in the Capital Improvements Plan and additional roads identified on the Master Thoroughfare Plan.
- ACTION: Revise the Code of Ordinances to limit road new builds and widenings to a maximum of four lanes initially, unless development projections or a Traffic Impact Analysis predict higher usage of the roadway.

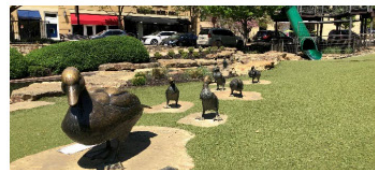
STRATEGY 2: MOBILITY NETWORK DESIGN

- ACTION: Revise the Code of Ordinances to require a base grid street network for all developments, with maximum block lengths of 750 feet, unless prohibited or constrained by environmental factors, safety standards, or to significantly enhance view corridors (subject to review and approval by the City Administrator or her designee).
- ACTION: Revise the Code of Ordinances to incorporate a requirement for Complete Streets that, at minimum, includes a minimum 10-foot, separated side path where possible for Collectors and above (including for all new greenfield development).
- ACTION: Revise the Code of Ordinances to require Context-Sensitive Solutions for roadway construction and reconstruction.

STRATEGIES & ACTIONS - MOBILITY & CONNECTIVITY (CONT...)

STRATEGY 3: CORRIDORS AS PLACES

- ACTION: Revise the Code of Ordinances to require development, streetscape, and public art consistent with Lake Connector Corridors as listed and illustrated below:
 - * Walkable, multi-story preferred (up to 3 stories at key intersections)
 - * Patio dining, outdoor amenities, gathering areas, lake-oriented design and public art



- ACTION: Revise the Code of Ordinances to require green infrastructure consistent with [iSWM standards](#) within medians and within parkways where practicable.

STRATEGY 4: PARTNERSHIPS

- ACTION: Continue to meet with TxDOT and Collin County quarterly to coordinate capital construction and incoming developments.
- ACTION: Explore the potential of starting a Keep Lavon Beautiful Program that can assist the City in applying for grants, in addition to leading and coordinating other beautification projects and initiatives.

CHAPTER 4

UTILITIES, FACILITIES, & SERVICES



- WHAT WE HEARD
- UTILITIES & TECHNOLOGY
- PARKS & RECREATION
- CITY FACILITIES & PERSONNEL
- RISK MANAGEMENT
- STRATEGIES & ACTIONS

WHAT WE HEARD

Infrastructure was a top three weakness and challenge identified in the 2019 Community Survey. Comments included concerns of drainage and flooding, roads and traffic, utilities, and fees charged from associated providers.

The community and stakeholders repeatedly note the need for infrastructure to adequately support the existing population, while also being able to support growth. Developers and key stakeholders noted the need for improvements to Lavon's infrastructure to support additional development consistent with the Vision.

Needs have also been on the radar of the City, since the initiation of the planning process in 2019 and before, for additional facilities and staffing. Residents of Lavon are already interested in expanded services and maintenance, in addition to high expectations for new development, amenities, and response times for Emergency Services.

CONTEXT: UTILITIES & TECHNOLOGY

SANITARY SEWER

Older areas of Lavon utilize onsite sewage facilities (e.g. septic tanks) for wastewater treatment. These areas are primarily along Main Street (Bus 78) and west of SH 78. All newer development is connected to the City's wastewater collection system. The City system collects and transports the wastewater to the city-owned Bear Creek Wastewater Treatment Plant, which is operated by the North Texas Municipal Water District (NTMWD). This facility, located east of CR 484 at Bear Creek, is planned for expansion within the next year to accommodate the population growth. In addition, a new wastewater treatment facility is under design to be constructed in the northern portion of the City adjacent to Bear Creek to serve a portion of the Elevon development. Additional facilities may be required to serve the Camp Creek area within the City's planning area. The City was a driving force in and participated in a Regional Treatment study with NTMWD. The study determined that it was not cost effective for a regional facility in the near-term, so the City plans to continue use of the existing and proposed wastewater treatment facilities. As the area continues to develop, a regional facility may be cost effective in the future and the City will evaluate that possibility for ultimate wastewater treatment.

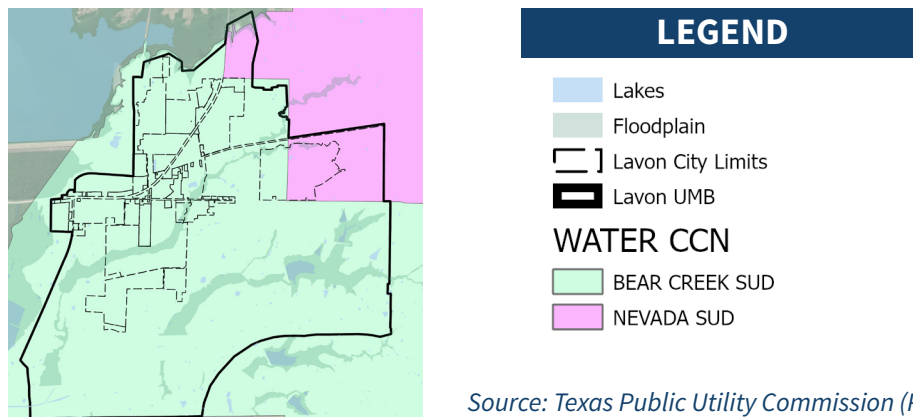
CONTEXT: UTILITIES & TECHNOLOGY (CONT...)

STORM SEWER & DRAINAGE

The purpose of stormwater and drainage infrastructure is to convey stormwater runoff away from buildings and other impervious surfaces to detention and retention structures, lakes, creeks, and other natural drainage features. Stormwater infrastructure can include curbs, gutters, drains, pipes, and collection systems. As Lavon continues to grow and increases its impervious surface (ex. pavement, buildings, etc.), it is important to maintain the efficiency of the natural features so that drainage and stormwater do not adversely affect property or lives. In addition, these natural areas can be used as opportunities for Lavon, including, but not limited to, natural trails and park space along creek corridors and recreational destinations near Lake Lavon and Lake Ray Hubbard.

WATER

The City does not own or maintain their own water services. Water services are provided by the Bear Creek Special Utility District (SUD), and a small portion of the Ultimate Municipal Boundary (UMB) is serviced by Nevada SUD. Bear Creek SUD is the process of making improvements to their water system with upgrades that include a new pump station, a two million gallon storage tank, and associated pipe, paving, electrical, and grading. This new pump station is located on the north side of County Road 484 and south of SH 78 in Lavon. As Lavon grows, portions of its UMB can be under both separate Water Certificates of Convenience and Necessity, or CCN's, which are Bear Creek SUD and Nevada SUD. This information is shown on the map below. As the outer area of Lavon develops, the service provider will depend on where the property is located and which CCN applies. Since Lavon currently does not maintain its own water system, it is more limited in its ability to incentivize or control the location of future development. The State of Texas continues to remove tools away from local toolboxes to prohibit the formation of new CCNs or special districts, such as Municipal Utility Districts (MUD's) or Special Utility Districts (SUD's) from forming in a city's ETJ.



Source: Texas Public Utility Commission (PUC), 2022

INTERNET

Access to high-speed and fiber internet is becoming more of a common request in growing communities and is now considered an essential component of infrastructure, both public and private. There is adequate fiber internet coverage, but there are still gaps in coverage. Each day, Lavon becomes one day closer to being a “high-speed connected community” inclusive of all residents and businesses. Crews are actively working to install fiber throughout Lavon.

CONTEXT: PARKS AND RECREATION

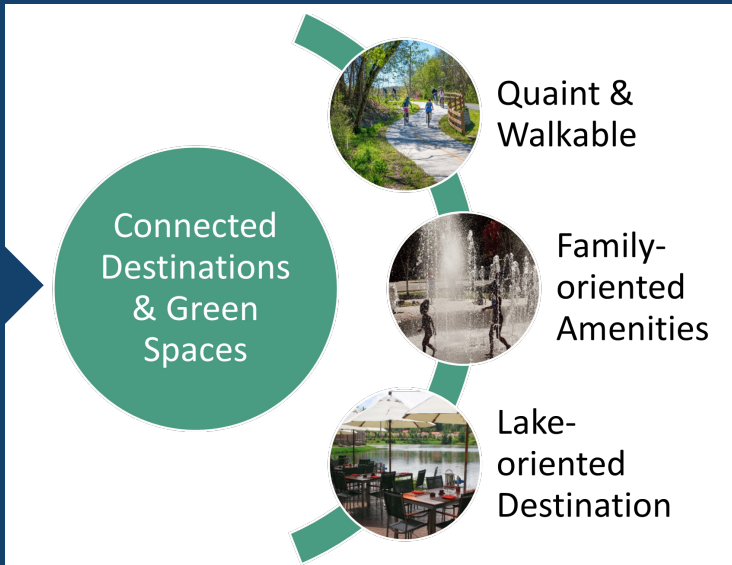
The Parks and Recreation System contains three City-owned and maintained parks: City Park, East Bear Creek Park, and West Bear Creek Park. In addition to the existing public parks, there are a few privately owned and maintained neighborhood parks, such as those in Grand Heritage and Grand Heritage at Bear Creek. There are also two playgrounds on the NeSmith Elementary School property located on Presidents Boulevard.

Trail connectivity is improving in Lavon, and trails are actively being installed with new development. The City has recently pursued grants for additional trail improvements. City Park and East Bear Creek Park both feature small trail loops, and there is additional trail/sidewalk that traverses both East and West Bear Creek Parks in certain areas. The remainder of the existing trails are located within existing subdivisions such as Grand Heritage, Bear Creek, Crestridge Meadows, LakePointe, and Lavon Farms, and are generally utilized by the residents who live there.

As of 2022, the list of City-run special events include: Easter Fun Day; Spring Small Business Bazaar; Fall Festival; Holiday Small Business Bazaar; Christmas Tree Lighting; National Night Out; X-Treme Green/Clean Up Day; Camp 9-1-1; and Babysitters Club-Training. In addition to this list of special events, the City also has a Community Room and Gymnasium at City Hall. The Community Room at City Hall, formerly the historic elementary school cafeteria, is a multipurpose room with kitchen amenities, as well as tables and chairs available. The Community Room offers plentiful counter space for serving as well as large windows providing views of the City Hall Park and Pavilion. The City Hall Gymnasium has been restored to near original condition. The Gymnasium has terraced seating, a stage, basketball hoops, and restrooms.

With the City expecting thousands of new homes in the next five to 10 years, Lavon has become increasingly focused on placemaking for quality of life, economic development, fiscal vitality, and other factors. The City recognizes the importance parks and recreation has in the minds of community members, as well as their relationship to the process of promoting pride and sense of place.










Shown on the following page is the map associated with the approved Parks and Recreation Master Plan System Vision. Although amendments may be reflected in the Parks and Recreation Master Plan in the future, the map shows the initially adopted version from February 2022 and reflects extensive addition of parks and trails in the community, as well as opportunities for additional parks and trails as new development comes in within other areas. In addition to the map, the Vision includes the components illustrated to the right.

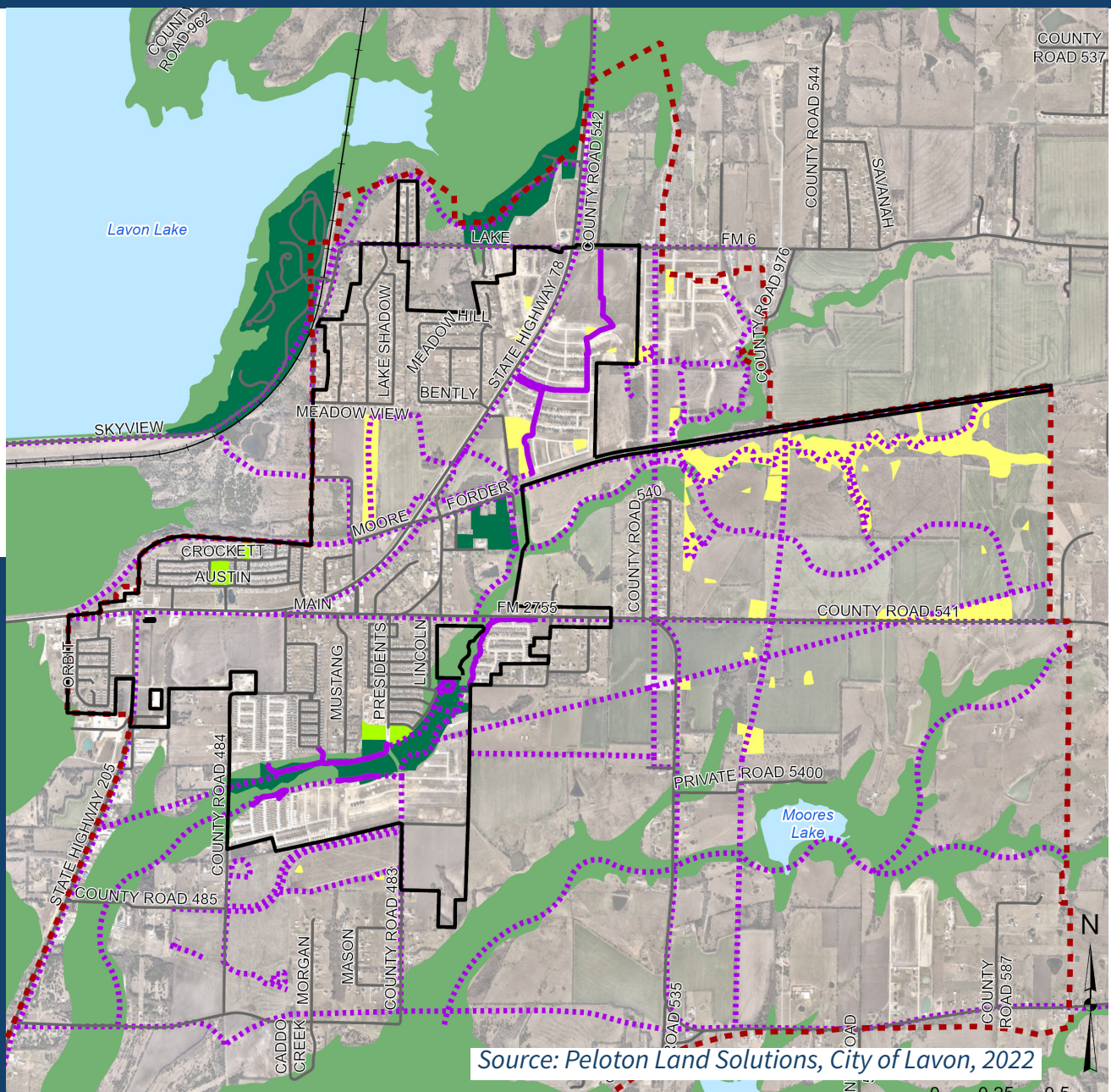


CONTEXT: PARKS AND RECREATION (CONT...)

PARKS AND RECREATION SYSTEM VISION MAP (FEBRUARY 2022)

Legend

- | | | |
|--|---|---|
|  City Limits |  Existing Trail |  Proposed Private Park |
|  Potential Future Lavon |  Proposed Trail |  Existing Public Park |
|  KCS Railway |  Existing Private Park |  Floodplain |



CONTEXT: CITY FACILITIES & PERSONNEL

City Hall is located at the intersection of Boyd Court and School Road and is one of the few existing city buildings within Lavon. In addition to City Hall, Lavon also has a Fire Station and Police Station which are located at the entrance of the Bear Creek Subdivision on Lincoln Avenue. Community members rated Safety and Emergency Services as a top Lavon strengths in the 2019 Community Survey. This speaks for the quality of Lavon's personnel and the current coverage of the services provided. Community members frequently express pride in the emergency services currently provided, noting that it is of utmost importance to maintain the level of service as growth continues.

Lavon is experiencing significant development pressure with over 5,500 homes approved at various stages of development, regardless of the City's existing abilities to serve the growth. As developments continue to be submitted within the Lavon Planning Area, with limited power of the City to control their intensity (as intended by the State of Texas), Lavon is in need of coordinating facilities and personnel to provide adequate levels of service in the short-, mid-, and long-term.

Residents are interested in a library, and financing, technology, and support of a library should be considered should Lavon become more urbanized in the future and have more capacity to fund, construct, and service a library. In the 2019-2021 Strategic Plan, City Council identified 10 two-year goals, and one of them was to "Identify future City personnel and facilities needed for the growing population." Among other components, the goal's action detailed the following: "Adequately preparing for and expanding staffing and services to provide not only emergency services, but also positions for operational functions, such as administration, communications, and code enforcement will be important to Lavon's quality of life moving forward. This goal can be accomplished by beginning to look at the following:

- Peer City Research (to Compare Staffing and Facilities of Other Cities)
- Capacity/Population Assessments (to Evaluate What May be Needed and When)
- Future Program Identification (to Establish What Programs and Services should be Planned for)

As of March 2022, the City Facilities and Personnel Assessment was scheduled for upcoming work once the Comprehensive Plan was adopted so this technical study is still needed to determine a phased strategy for servicing Lavon's rapidly growing land area, resident population, and non-residential development.



CONTEXT: RISK MANAGEMENT

In the 2019-2021 Strategic Plan, City Council identified 10 two-year goals, and one of them was to "Develop a Risk Management Strategy." Among other components, the goal's action detailed the following: "Safety remains a top priority in the community, and residents want to ensure that it remains that way. A Strategy will be created to consider what should be done to prepare Lavon for before, during, and after an emergency to increase resiliency to disruptions, disasters, and other events. The right services and programs, plans for typical situations, and Staff or partners to help guide Lavon will be identified. Prevention will be the top priority through all topics in the Risk Management Strategy. The Strategy will ensure that Lavon remains strong and prepared by thinking through and setting standards for:

- Emergency Services (Police, Fire, and Emergency Medical Services)
- Natural Disasters (ex. Flooding, Tornadoes, Wildfires, etc.)
- Technology and Cyber Attacks
- Responses/Protocols

The City of Lavon continuously improves its Emergency Services and takes proactive measures to reduce community risk. In 2020, the City received a promotion in its ISO (Insurance Services Office) Classification. The City continues to provide improvements in Emergency Services such as enhanced personnel and volunteers, strong Subdivision and Building Code requirements, and fire equipment upgrades. As of March 2022, the Risk Management Strategy was scheduled for upcoming work, once this Comprehensive Plan was adopted, so this technical study is still needed to determine next steps for risk-informed prevention, protection, and preparedness. Rapidly increasing risks across all categories necessitate this proactive Strategy to prevent loss of life, property, public assets, and ability to respond in times of crisis. As technology continues to advance and become weaponized, cities have become increasingly targeted by cyber attacks.

Multiple cities in Texas, including Lavon, continue to be targeted by cyber and ransomware attacks, as well as human-led violence, and natural disasters. Shown below are some categories of risks that should be evaluated during the Risk Management Strategy process and in the formulation of associated actions for the City to achieve.

Human

- Accidents
- Intentional or Violent Acts

Technological

- Information Technology
- Utility Outage or Collapse
- Critical Infrastructure Damage, Destruction, or Held Hostage
- Chain Interruption

Natural

- Atmospheric
- Hydrologic
- Other

According to cyber security leader Barracuda, "Cybercriminals use malicious software, delivered as an email attachment or link, to infect the network and lock email, data and other critical files until a ransom is paid. These evolving and sophisticated attacks are damaging and costly. They can cripple day-to-day operations, cause chaos, and result in financial losses from downtime, ransom payments, recovery costs, and other unbudgeted and unanticipated expenses."

As of August 2019, "Barracuda researchers analyzed that ... about 45 percent of the municipalities attacked had populations of less than 50,000 residents, and 24 percent had less than 15,000 residents. Smaller towns are often more vulnerable because they lack the technology or resources to protect against ransomware attacks."

STRATEGIES & ACTIONS

STRATEGY 1: UTILITIES & TECHNOLOGY

- ACTION: Enhance the City's GIS (Geographic Information System) by providing all existing utility lines, destinations, City facilities, and other pertinent public information on an online, interactive map for residents, businesses, and economic development purposes.
- ACTION: Create and adopt a Drainage and Natural Features Study to identify areas of potential improvement, future capital improvement opportunities, development standards (ex. green infrastructure and Low Impact Development) and priorities.
- ACTION: Upon adoption of the Drainage and Natural Features Study, create and adopt a associated drainage fees for development as applicable.
- ACTION: Revise the Code of Ordinances to require new developments to coordinate and install fiber infrastructure throughout all new and improved rights-of-way.
- POLICY: Continue to upgrade internet fiber in areas with needed capacity and service, including potential private or franchise partnerships.
- POLICY: Update the City's Capital Improvements Plan (CIP) every other year, as projects are completed.
- POLICY: Update utility master plans every five years.
- *See also: actions in Design Framework.*

STRATEGIES & ACTIONS

**STRATEGY 2:
PARKS & RECREATION**

- ACTION: Revise the Code of Ordinances to require public dedication and construction of parks, trails, trailheads, off-spots, and associated parking.
- ACTION: Hire a Parks and Recreation Coordinator to coordinate and lead City events, coordinate parks and recreation improvements, and manage grants and funding.
- ACTION: Revise the Code of Ordinances to require coverage in parks and trails level of service (quarter-mile buffers) as detailed in the Parks and Recreation Master Plan, and as amended.
- ACTION: Complete other actions as identified in the Parks and Recreation Master Plan.
- *See also: actions in Design Framework.*

**STRATEGY 3:
CITY FACILITIES & PERSONNEL**

- ACTION: Identify future City personnel and facilities needed for the growing population by completing a City Facilities & Personnel Assessment.
- POLICY: Continue to evaluate, prioritize, and secure funding for new Police facilities and new Fire Stations (or combination emergency services facilities) to provide service and coverage of newly developed areas.

**STRATEGY 4:
RISK MANAGEMENT**

- ACTION: Prepare a Risk Management Strategy to evaluate community risks and to determine next steps for risk-informed prevention, protection, and preparedness.

CHAPTER 5

IMPLEMENTATION & MONITORING



- KEY PARTNERS
- FINANCING
- USAGE, UPDATES, & AMENDMENTS
- ACTION PRIORITIZATION
- ACTION MATRIX

KEY PARTNERS

Key Partners play a major role in the implementation of highest and best use of this plan. Contributions from each individual in their respective capacity will ensure that the Vision and the goals of this Plan are ultimately pursued and realized. There are many individuals, groups, and organizations that contribute to a community's success.

LAVON ECONOMIC DEVELOPMENT CORPORATION (EDC)

Lavon's economic health and vitality is a critical element relating to the community and its future endeavors. For that reason, the Lavon Economic Development Corporation plays a critical role as a key partner to the City as it seeks to implement this Comprehensive Plan.

HOMEOWNERS ASSOCIATIONS (HOA'S)

Homeowners associations are important within communities because of the amenities and opportunities that they provide for residents. As large, master planned communities continue to build out, HOA's play a vital role in aesthetic maintenance, enforcement, and the education of new residents.

COMMUNITY INDEPENDENT SCHOOL DISTRICT (ISD)

Lavon is located in the Community Independent School District (ISD), which also encompasses the cities of Nevada, Copeville, and Josephine. Lavon currently has one school within the city limits (Nesmith Elementary). As the school district continues to expand and provide for additional capacity needs, Community ISD will continue to be a key member for the community.

COMMUNITY MEMBERS

The Comprehensive Plan was created using the input from the community and is reflective of the collective vision of its members. The community plays a large role in the future of Lavon and the successful implementation of this Plan. Community engagement will continue to be an important component as partnerships and programs emerge.

PROPERTY OWNERS/BUSINESS OWNERS

Property and business owners will play one of the largest roles in the transformation of the community. The city will have a vital role in assisting these partners in understanding how the vision in this Plan applies to each new development and how development should be a priority to successfully implement the plan.

FINANCING

PRIVATE DEVELOPMENT/PUBLIC-PRIVATE PARTNERSHIPS

Funding that comes from private development is an essential mechanism that can be emphasized due to the public infrastructure that is built during the process out of its nature and necessity. As the community develops, private entities tie into existing infrastructure and will work to address any existing capacity issues, and any that may arise. During this process, the city may engage with the development community to create partnerships on projects that will provide community-wide impact. These projects will not only include infrastructure improvements and implementation, but also development projects (ex. the Downtown Lavon area), public-private partnerships can facilitate the funding and/or delivering of assets that are important for the community.

PUBLIC GRANTS & PROGRAMS

Grant funding is an asset that can be tremendously valuable as a community seeks to accelerate development and economic growth. Public Grants and Programs support and encourage roadway infrastructure improvements, gateway/corridor projects, trail and open space improvements, and downtown development. Lavon should maximize its key partnerships and work to collaborate to understand grant funding and provide the necessary resources to the community to ensure that opportunities align with the Vision and goals of the Comprehensive Plan.

CAPITAL IMPROVEMENT PLAN (CIP)

Many initiatives within the public realm will require capital financing through a bond program (ex. purchase of parkland and commercial sites), certificates of obligation (COs), or other capital financing. Lavon has a CIP that will continue to provide opportunities to address existing infrastructure and plan for its future needs. The CIP considers the appropriate funding mechanisms to provide sustainable spending that appropriately prioritizes needs to meet the goals of the community. From a growth management perspective, it is essential to ensure the maintenance, reconstruction, and the expansion of infrastructure so the community is always positioned to meet its goals.

IMPACT FEES

A useful tool, through exactions, that can be utilized in providing for the construction or expansion of community off site capital improvements. Impact fees can help offset or reduce the amount of financial impact to the town as it relates to infrastructure improvements.

PARK DEDICATION & DEVELOPMENT

Another useful tool in providing for the construction or expansion of community off site capital improvements, are through requirements for park dedication and development. Park requirements can help to provide for parks and open space improvements and assist in meeting preservation goals.

USAGE, UPDATES, & AMENDMENTS

As Lavon continues to grow, it is essential to have the necessary tools to manage development in a way that aligns with the Vision, Strategies, and Actions of the Comprehensive Plan. By providing regular updates, the City will be able to remain resilient and relevant as it grows and the established actions are completed. If Lavon continues to experience significant growth, it is recommended that updates to the Plan be considered every three years, so that the Plan can continue to influence key decisions as they are made. Additionally, to ensure that the Comprehensive Plan remains relevant with development and growth trends. The Planning and Zoning Commission and City Council will conduct a review process of the Comprehensive Plan and its content every other year.

The Lavon Comprehensive Plan was carefully crafted using multi-faceted engagement processes and collaboration that involved key individuals, stakeholders, community members, and leaders of all levels. As updates to the Plan are made, community engagement will be essential to further that progress and ensure that the community's vision for the city is in alignment with the Comprehensive Plan. In addition, as the Comprehensive Plan is implemented, it will be essential to ensure that strong leadership is in place at all levels in order to help realize and sustain the Comprehensive Plan. Ensuring that updates to the plan capture feedback from multiple sources, are grounded in community input, and are administered through strong leadership will ensure that the city's vision remains relevant and is ultimately realized.





IMPLEMENTATION

ACTION

PRIORITIZATION

ACTION PRIORITIZATION

EFFECTIVE IMPLEMENTATION INVOLVES PRIORITIZING THE RIGHT THINGS TO GAIN MOMENTUM AND SET A SOLID FRAMEWORK FOR NEW DEVELOPMENT, REDEVELOPMENT, AND IMPROVEMENTS WITHIN LAVON.

Prioritization of the needed tasks, initiatives, and actions is important for guiding the Lavon's growth and prosperity, and ensuring that all future growth is in alignment with the Vision and Goals of the Comprehensive Plan. Provided below are the explanations regarding the actions listed on the following pages. Actions that are designated as short-term on the following pages are great candidates to begin the work of making Lavon's Vision a reality!

PRIORITIZATION COMPONENTS:

CONCEPTUAL COST	TIMEFRAME
<ul style="list-style-type: none">• Each action is provided with a conceptual cost between one and four dollar signs.• There is no exact range for each, and this categorization is for an illustrative guidepost only.	<ul style="list-style-type: none">• Short-term: within three years, by spring 2025.• Mid-term: within the next six years, by spring 2028.• Long-term: within the next 15-20 years, by spring 2042.• Actions can be completed sooner than the timeframe indicated should funding, partnerships, or relating context otherwise adjust ripeness for completion.

ACTION MATRIX

	ACTION ITEM	CONCEPTUAL COST	TIMEFRAME
2. ECONOMIC & FISCAL VITALITY	Create and adopt a Branding and Marketing Strategy to include elements from the Comprehensive Plan and Lavon's competitive position.	\$	SHORT-TERM
	Create a Lavon Public Spaces Theming Package to include wayfinding, gateways, landscaping, and public art design elements.	\$	SHORT-TERM
	Develop public trail standards and adopt associated ordinance updates accordingly.	\$	SHORT-TERM
	Adopt a Complete Streets policy to ensure walking and biking facilities are included with new street construction or street redesign.	\$	SHORT-TERM
	Design and construct a large City park consistent with feedback and standards in the 2022 Parks and Recreation Master Plan.	\$\$\$\$	LONG-TERM
	Solicit five potential destination retail, restaurant, and/or entertainment uses or developers for assessment of potential locations in Lavon consistent with Vision.	\$	SHORT-TERM
	In partnership with the Lavon EDC, develop a set of location-based incentives to assist with extension and installation of catalytic infrastructure.	\$	MID-TERM
	Pursue CDBG grant funding for infrastructure-related initiatives in eligible areas needing improvement.	\$	SHORT-TERM
	Rezone areas within the City Limits to be consistent with the new Design Framework.	\$	SHORT-TERM
	Hire a broker to work with EDC for ICSC to discuss the opportunities and vision for development in Lavon.	\$\$	MID-TERM
	Attract/recruit a grocer for a grocery store in Lavon.	\$\$	MID-TERM
3. LAND USE & PLACEMAKING	Revise the Code of Ordinances to remove minimum lot sizes and add maximum density standards to encourage preservation of natural features and allow for modern housing types.	\$*	SHORT-TERM
	Revise the Code of Ordinances and zoning to generally conform to the Character Framework.	\$*	SHORT-TERM
	Prepare and adopt a brief Downtown Lavon Master Plan, to be expanded/enhanced in the future with additional funding and momentum.	\$\$	MID-TERM
	Revise the Code of Ordinances to require Parkland Dedication and Development to coordinate and implement the Parks and Recreation Master Plan.	\$*	SHORT-TERM

*All Code of Ordinances revisions are marked as short-term, \$, but if completed together could be \$\$-\$\$\$.

ACTION MATRIX

	ACTION ITEM	CONCEPTUAL COST	TIMEFRAME
3. LAND USE & PLACEMAKING	Revise the Code of Ordinances to require public, shared, and private open spaces, with associated public access easements, to ensure that each new development has open space.	\$*	SHORT-TERM
	Complete other actions as identified in the Parks and Recreation Master Plan.	\$-\$\$\$\$	VARIES
	Create and adopt a Branding Strategy to identify messaging, creative selling strategy, visual elements, and theming for physical improvements, new developments, economic development efforts, and public art (among other purposes).	\$\$	MID-TERM
	Upon adoption of a Branding Strategy for Lavon, prepare Lake Connector Corridor Theming Standards.	\$\$	MID-TERM
	Upon adoption of a Downtown Lavon Master Plan, create and adopt a Downtown Code that promotes diverse housing and building types, promotes walkability and supports related commercial uses consistent with an identified Community Vision.	\$\$	MID-TERM
	Create a Downtown Lavon website, hashtag, and Facebook to be temporarily managed and curated by the Economic Development Corporation or a consultant.	\$	MID-TERM
	Revise the Code of Ordinances to require a continuous pedestrian and bicycle system for new developments.	\$*	SHORT-TERM
	Revise the Code of Ordinances to require a minimum 15-foot public access easement through the end of a cul-de-sac, when appropriate, when cul-de-sac's are proposed.	\$*	SHORT-TERM
	Revise the Code of Ordinances to require any development screening or perimeter fencing to have pedestrian access gates every 750 feet (maximum). Perimeter fencing of residential projects is not preferred unless a dangerous slope or similar condition is present.	\$*	SHORT-TERM
3. MOBILITY & CONNECTIVITY	Revise the Code of Ordinances to include Street Design Standards generally consistent with the Functional Classifications.	\$*	SHORT-TERM
	Review and revise the Code of Ordinances as applicable to require dedication and construction of rights-of-way in accordance with the Master Thoroughfare Plan.	\$*	SHORT-TERM

*All Code of Ordinances revisions are marked as short-term, \$, but if completed together could be \$\$-\$\$\$.

ACTION MATRIX

	ACTION ITEM	CONCEPTUAL COST	TIMEFRAME
3. MOBILITY & CONNECTIVITY	Revise the Code of Ordinances to require dedication of a public access easement and construction of a minimum eight-foot trail as a Public Improvement in accordance with the Design Framework and Parks and Recreation Master Plan, and as amended.	\$*	SHORT-TERM
	Create and adopt a Roadway Impact Fee (or similar) to include projects in the Capital Improvements Plan and additional roads identified on the Master Thoroughfare Plan.	\$\$	SHORT-TERM
	Revise the Code of Ordinances to limit road new builds and widenings to a maximum of four lanes initially, unless development projections or a Traffic Impact Analysis predict higher usage of the roadway.	\$*	SHORT-TERM
	Revise the Code of Ordinances to require a base grid street network for all developments, with maximum block lengths of 750 feet, unless prohibited or constrained by environmental factors, safety standards, or to significantly enhance view corridors (subject to review and approval by the City Administrator or her designee).	\$*	SHORT-TERM
	Revise the Code of Ordinances to incorporate a requirement for Complete Streets that, at minimum, includes a minimum 10-foot, separated side path where possible for Collectors and above (including for all new greenfield development).	\$*	SHORT-TERM
	Revise the Code of Ordinances to require Context-Sensitive Solutions for roadway construction and reconstruction.	\$*	SHORT-TERM
	Revise the Code of Ordinances to require development, streetscape, and public art consistent with Lake Connector Corridors as listed and illustrated in Chapter 3.	\$*	SHORT-TERM
	Revise the Code of Ordinances to require green infrastructure consistent with iSWM standards within medians and within parkways where practicable.	\$*	SHORT-TERM
	Continue to meet with TxDOT and Collin County quarterly to coordinate capital construction and incoming developments.	\$	ONGOING
	Explore the potential of starting a Keep Lavon Beautiful Program that can assist the City in applying for grants , in addition to leading and coordinating other beautification projects and initiatives.	\$	MID-TERM

*All Code of Ordinances revisions are marked as short-term, \$, but if completed together could be \$\$-\$\$\$.

ACTION MATRIX

	ACTION ITEM	CONCEPTUAL COST	TIMEFRAME
4. UTILITIES, FACILITIES, & SERVICES	Enhance the City's GIS (Geographic Information System) by providing all existing utility lines, destinations, City facilities, and other pertinent public information on an online, interactive map for residents, businesses, and economic development purposes.	\$\$	MID-TERM
	Create and adopt a Drainage and Natural Features Study to identify areas of potential improvement, future capital improvement opportunities, development standards (ex. green infrastructure and Low Impact Development) and priorities.	\$\$	SHORT-TERM
	Upon adoption of the Drainage and Natural Features Study, create and adopt a associated drainage fees for development as applicable.	\$	SHORT-TERM
	Revise the Code of Ordinances to require new developments to coordinate and install fiber infrastructure throughout all new and improved rights-of-way.	\$*	SHORT-TERM
	POLICY: Continue to upgrade internet fiber in areas with needed capacity and service, including potential private or franchise partnerships.	-	ONGOING
	POLICY: Update the City's Capital Improvements Plan (CIP) every other year.	-	ONGOING
	POLICY: Update utility master plans every five years.	-	ONGOING
	Revise the Code of Ordinances to require public dedication and construction of parks, trails, trailheads, off-spots, and associated parking.	\$*	SHORT-TERM
	Hire a Parks and Recreation Coordinator to coordinate and lead City events, coordinate parks and recreation improvements, and manage grants and funding.	\$\$	SHORT-TERM
	Revise the Code of Ordinances to require coverage in parks and trails level of service (quarter-mile buffers) as detailed in the Parks and Recreation Master Plan, and as amended.	\$*	SHORT-TERM
	Complete other actions as identified in the Parks and Recreation Master Plan. (cross reference)	\$-\$\$\$\$	VARIES
	Identify future City personnel and facilities needed for the growing population by completing a City Facilities & Personnel Assessment.	\$\$	SHORT-TERM

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ACTION MATRIX

	ACTION ITEM	CONCEPTUAL COST	TIMEFRAME
4. UTILITIES, FACILITIES, & SERVICES	POLICY: Continue to evaluate, prioritize, and secure funding for new Police facilities and new Fire Stations (or combination emergency services facilities) to provide service and coverage of newly developed areas.	-	ONGOING
	Prepare a Risk Management Strategy to evaluate community risks and to determine next steps for risk-informed prevention, protection, and preparedness.	\$\$	SHORT-TERM

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