

CITY OF LAVON
ORDINANCE NO. 2025-06-02

Planned Development Zoning – Elevon Section 5

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION FROM TEMPORARY AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR COMMERCIAL AND RESIDENTIAL USES ON 151.193 ACRES OF PROPERTY IN THE JAMES P. DAVIS SURVEY, ABSTRACT NO. 249, IDENTIFIED AS ELEVON, SECTION 5, GENERALLY LOCATED SOUTH OF AND ADJACENT TO CR 541 AND EAST OF ELEVON, SECTION 4 SITUATED IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING DESCRIBED IN EXHIBIT “A” AND MORE PARTICULARLY DEPICTED IN EXHIBIT “B”; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon (hereinafter referred to as “City”) is a Home Rule municipality organized under the Constitution and laws of the State of Texas; and

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

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

WHEREAS, owners of the Property hereinafter defined have submitted an application to change the zoning from Agricultural (A) to Planned Development (PD) District with base zoning of Retail (R), on a called 9.957-acre tract of land conveyed to Charles Stanley by deed recorded in Volume 775, Page 47, Deed Records, Collin County, Texas, generally located at 10332 CR 484 west of Traditions Drive, Lavon, Collin County, Texas, as described in **Exhibit “A”** and depicted in **Exhibit “B”** (the “Property”); and

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

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are applicable to commercial structures, and such standards substantially further the preservation of property values and the promotion of economic development within the City, establish the character of community development, and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a project; and

WHEREAS, the City's policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City's zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the owner and/or developer of the Property has consented in writing to the enforcement of the City's design and building materials standards within the planned development district and waived the statutory provisions in Chapter 3000, Texas Government Code; and

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

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

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

SECTION 2. Definitions. Definitions shall be those contained in the Zoning Ordinance, Division 3. "Definitions", as amended, unless specifically defined herein.

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning of the Property to Planned Development (PD), subject to all applicable City ordinances, specifically including the regulations applicable to Retail (R) zoning district, except as may be modified by this Ordinance, including regulations provided in the following exhibits, attached hereto and incorporated herein:

Exhibit "C"	Concept Plan
Exhibit "D"	Development Standards

SECTION 4. Zoning Map. The Zoning Map is hereby amended to reflect the established zoning classification designation made herein.

SECTION 5. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this

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

SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 9. Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 10. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 10th day of June 2025.



Vicki Sanson, Mayor

ATTEST:



Rae Norton, City Secretary †



ORDINANCE NO. 2025-06-02

EXHIBIT "A" - DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL CONTAINING 151.193 ACRES OF LAND IN THE JAMES P. DAVIS SURVEY, A-249, COLLIN COUNTY, TEXAS, BEING ALL OF A TRACT WHICH WAS CALLED 151.029 ACRES CONVEYED FROM RICKY A. PRICE, ET AL TO SANDSTONE LAVON PARTNERS, LTD, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20210728001520600, COLLIN COUNTY OFFICIAL PUBLIC RECORDS (CCOPR), SAID 151.193 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND SHOWN ON THE PLAT PREPARED BY 360 SURVEYING AS JOB NUMBER 2401-049, (BEARING BASIS: STATE PLANE COORDINATES, TEXAS NORTH CENTRAL 4202, NAD83, GRID)

BEGINNING AT A 1/2" IRON ROD FOUND (N: 7,056,241.69, E: 2,612,113.14) FOR SOUTHEAST CORNER, BEING THE SOUTHEAST CORNER OF SAID 151.029 ACRE TRACT AND A SOUTHWEST CORNER OF A TRACT WHICH WAS CALLED 408.035 ACRES CONVEYED FROM LAKE MARY INVESTMENTS AND PROPERTIES, LLC TO DFW COLLINS LAND AND PROPERTIES, INC., BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20170413000470060, CCOPR, FROM WHICH A 1/2" IRON ROD FOUND FOR AN INTERIOR CORNER OF SAID 408.035 ACRE TRACT BEARS: S82°05,41'E, 13.04 FEET;

THENCE N89°21'41"W, ALONG THE SOUTH LINE OF SAID 151.029 ACRE TRACT, AT 945.06 FEET PASS A 5/8" IRON ROD FOUND (N: 7,056,252.22, E: 2,611,168.14) FOR NORTHEAST CORNER OF A TRACT WHICH WAS CALLED 90.4320 ACRE, TRACT I, CONVEYED FROM PEGGY WALTON GREEN LIVING TRUST TO THE PEGGY WALTON MOORE INHERITANCE TRUST, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #20100512000477050, CCOPR AND CONTINUING ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 90.4320 ACRE TRACT FOR A DISTANCE IN ALL OF 1,579.81 FEET TO A POINT (N: 7,056,259.29, E: 2,610,533.43) FOR AN INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID 151.029 ACRE TRACT AND NORTHWEST CORNER OF SAID 90.4320 ACRE TRACT;

THENCE S00°20'50"W, 37.16 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 90.4320 ACRE TRACT TO A POINT (N: 7,056,222.13, E: 2,610,533.20) FOR A SOUTHEAST CORNER, BEING A SOUTHEAST CORNER OF SAID 151.029 ACRE TRACT AND A NORTHEAST CORNER OF A TRACT WHICH WAS CALLED 205.123 ACRES CONVEYED FROM JAMES HAYS WILLIAMS, ET AL TO RONNIE R. SMITH, ET AL, BY AN INSTRUMENT OF RECORD IN VOLUME 4538, PAGE 179, CCOPR;

THENCE N89°27'49"W, 462.42 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 205.123 ACRE TRACT TO A POINT (N: 7,056,226.46, E: 2,610,070.80) FOR SOUTHWEST CORNER, BEING THE SOUTHWEST CORNER OF SAID 151.029 ACRE TRACT AND AN INTERIOR CORNER OF SAID 205.123 ACRE TRACT;

THENCE N00°16'58"E, ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT, SAID 205.123 ACRE TRACT AND A TRACT WHICH WAS CALLED 24.896 ACRES CONVEYED FROM MARSHALL G. NORTON TO CAROLYN W. KERR, BY AN INSTRUMENT OF RECORD IN VOLUME 4538, PAGE 179, CCOPR TO A 1/2" IRON ROD FOUND (N: 7,057,381.16, E: 2,610,076.63) AND CONTINUING ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 24.896 ACRE TRACT FOR A DISTANCE IN ALL OF 1,288.00 FEET TO A 1/2" IRON ROD FOUND (N: 7,057,514.45, E: 2,610,077.16) FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID 24.896 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 28.07 ACRE, TRACT TWO, CONVEYED FROM RONALD W. BAZANELE, ET AL TO RONALD W. BAZANELE, ET AL, BY AN INSTRUMENT OF RECORD IN CLERKS FILE #2023000056453, CCOPR;

THENCE N00°48'56"E, 358.55 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 28.07 ACRE TRACT TO A 1/2" IRON ROD FOUND (N: 7,057,872.97, E: 2,610,082.26) FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID 28.07 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 20.005 ACRES CONVEYED FROM JAMES RAY BICKLE, ET AL TO PETRO-HUNT, L.L.C., BY AN INSTRUMENT OF RECORD IN VOLUME 5710, PAGE 3263, CCOPR;

THENCE N00°34'44"E, 432.71 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 20.005 ACRE TRACT TO A 1/2" IRON ROD FOUND (N: 7,058,305.66, E: 2,610,086.63) FOR AN ANGLE POINT, BEING THE NORTHEAST CORNER OF SAID 20.005 ACRE TRACT AND SOUTHEAST CORNER OF A TRACT WHICH WAS CALLED 173.739 ACRE, TRACT TWO, CONVEYED FROM THE MADDEN D. JENKINS AND MARGARETH H. JENKINS TRUST TO PETRO-HUNT, L.L.C., BY AN INSTRUMENT OF RECORD IN VOLUME 5569, PAGE 265', CCOPR;

THENCE N00°42'22"E, 1,138.75 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 173.739 ACRE TRACT TO A 1/2" IRON ROD FOUND (N: 7,059,444.32, E: 2,610,100.67) FOR A NORTHWEST CORNER, BEING A NORTHWEST CORNER OF SAID 151.029 ACRE TRACT AND AN INTERIOR CORNER OF SAID 173.739 ACRE TRACT;

THENCE S89°31'56"E, 159.29 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND (N: 7,059,443.02, E: 2,610,259.95) FOR AN INTERIOR CORNER, BEING AN INTERIOR CORNER OF SAID 151.029 ACRE TRACT AND A SOUTHEAST CORNER OF SAID 173.739 ACRE TRACT;

THENCE N00°32'43"E, 1,289.27 FEET CONTINUING ALONG SAID COMMON LINE TO A NAIL SET (N: 7,060,732.23, E: 2,610,272.23) FOR NORTHWEST CORNER, BEING THE NORTHWEST CORNER OF SAID 151.029 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 173.738 ACRE TRACT, LYING IN THE SOUTH RIGHT OF WAY (R-O-W) LINE OF COUNTY ROAD 541 (CR 541);

THENCE S89°17'53"E, 1,048.28 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND CR 541 TO A 5/8" IRON ROD SET (N: 7,060,719.39, E: 2,611,320.42) FOR NORTHEAST CORNER, BEING THE NORTHEAST CORNER OF SAID RESIDUE TRACT AND THE NORTHWEST CORNER OF SAID 408.035 ACRE TRACT;

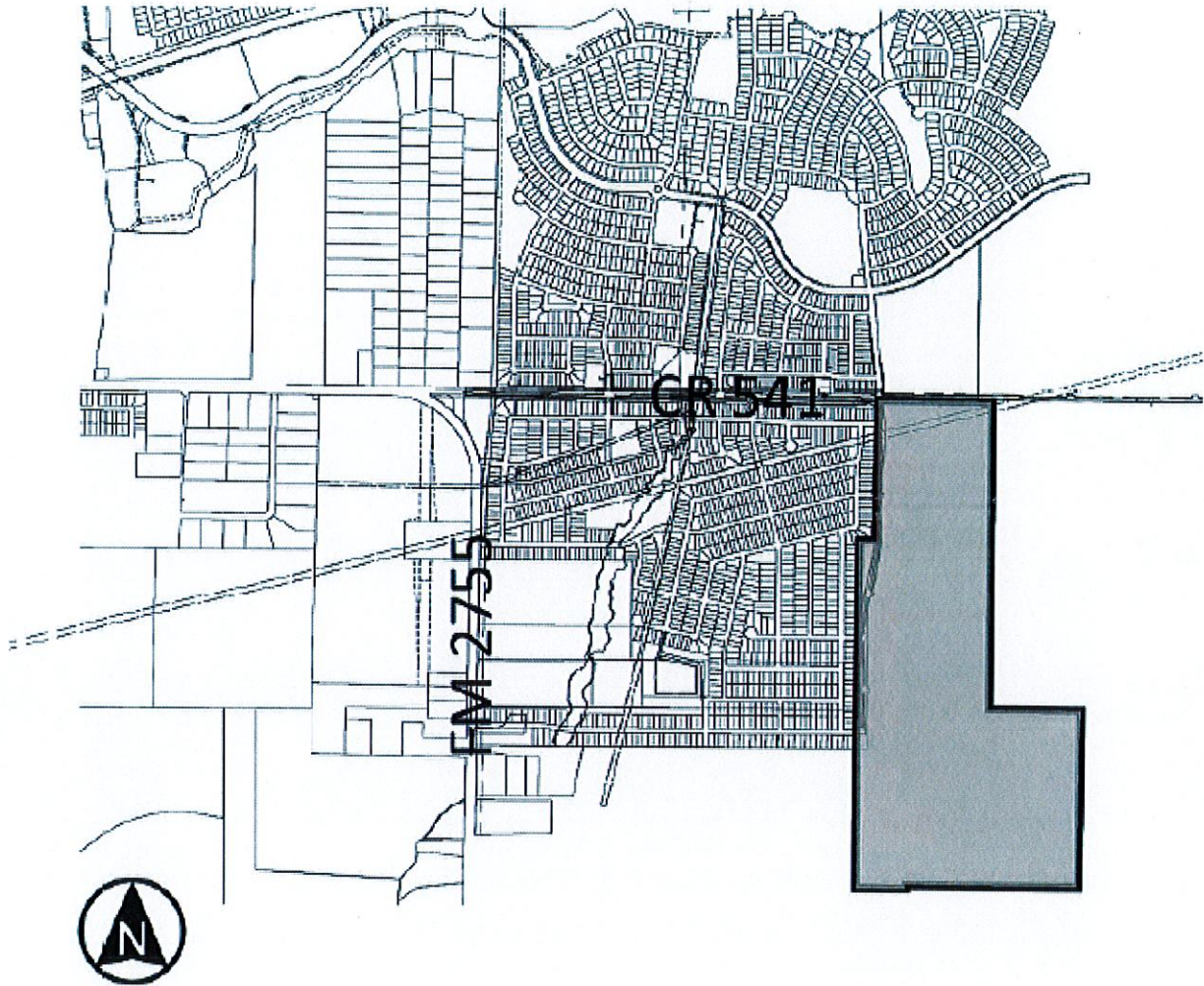
THENCE DEPARTING CR 541, S00°28'17"W, 2,846.99 FEET ALONG THE COMMON LINE OF SAID 151.029 ACRE TRACT AND SAID 408.035 ACRE TRACT TO A 1/2" IRON ROD FOUND (N: 7,057,872.49, E: 2,611,297.01) FOR AN INTERIOR CORNER, BEING INTERIOR CORNER OF SAID 151.029 ACRE TRACT AND A SOUTHWEST CORNER OF SAID 408.035 ACRE TRACT;

THENCE S89°16'43"E, 844.16 FEET CONTINUING ALONG SAID COMMON LINE TO A 1/2" IRON ROD FOUND (N: 7,057,861.87, E: 2,612,141.12) FOR A NORTHEAST CORNER, BEING A NORTHEAST CORNER OF SAID 151.029 ACRE TRACT AND AN INTERIOR CORNER OF SAID 408.035 ACRE TRACT;

THENCE S00°59'22"W, 1,620.42 FEET CONTINUING ALONG SAID COMMON LINE TO THE PLACE OF BEGINNING, CONTAINING 151.193 ACRES OF LAND, MORE OR LESS

ORDINANCE NO. 2025-06-02

EXHIBIT "B" - DEPICTION



NOT TO SCALE

ORDINANCE NO. 2025-06-02

EXHIBIT “C” – CONCEPT PLAN



* 1 VISITOR PARKING PER PATIO HOME UNIT
* FRONT YARD TREES REQUIRED BY HOA

ORDINANCE NO. 2025-06-02

EXHIBIT “D” – DEVELOPMENT STANDARDS

**Planned Development District
Development Standards**

ELEVON SECTION 5
Lavon, Texas

I. GENERAL PURPOSE AND DESCRIPTION

This Planned Development District ("PD") will allow for the development of a creative and unique subdivision on this specific tract of land. The development shall comply with the PD regulations outlined in this document. All regulations not specifically defined in this Planned Development District will be subject to the Lavon Code of Ordinances.

II. PROPERTY DESCRIPTION

The approximate 151.93-acre tract of land is located generally along the south side of Watkins Road, west of FM 2755 as shown on the Location Map, attached hereto as Exhibit A and more particularly described by metes and bounds, attached hereto as Exhibit B.

III. CONCEPT PLAN

A Conceptual Plan has been incorporated into this Article as Exhibit C, as a supporting visual representation of the text in this Article. Development within the District must generally comply with the Conceptual Plan, which may be amended.

IV. EXHIBITS

- A. Exhibit A – Location Map
- B. Exhibit B – Legal Description
- C. Exhibit C – Concept Plan
- D. Exhibit D – Patio Home Enlargement
- E. Exhibit E – Patio Home Graphic

V. DEVELOPMENT STANDARDS (GENERAL)

- A. Elevon Section 5 shall consist of a general Residential zone, and a Patio Home zone. The design and development of Elevon Section 5 shall generally conform to Exhibit C – Concept Plan.
- B. An associated plat similar to the concept plan depicted in Exhibit C, meeting the Lavon Code of Ordinances, shall be required to be filed with the County Clerk prior to the issuance of a Building Permit. Standards contained herein are not intended to reflect Subdivision Ordinance or engineering-related waivers of any type.
- C. Unless otherwise specified in this PD, development within Elevon Section 5 is governed by the Lavon Code of Ordinances, as amended. In the event of any conflict or inconsistency between these standards and the applicable City regulations, the terms and provisions of this ordinance and associated exhibits shall apply.

ELEVON SECTION 5 – PD REGULATIONS

- D. In the event of a conflict between the written text and the illustrations provided in this ordinance, the written text contained herein shall control.
- E. The following uses are permitted within Elevon Section 5:
 - a) Single family detached residential
 - b) Open Space
 - c) Dog Park
 - d) Commercial uses per the "Commercial Standards" section contained below.
- F. Pocket Park minimum Specifications:
 - a) A minimum size of 1/2 acre each.
 - b) Pocket parks shall have street frontage on at least two sides
 - c) A minimum five-foot sidewalk or trail shall be provided around the perimeter of the space adjacent to streets. The sidewalk may meander through the pocket park.
 - d) Shaded areas for seating shall be provided.
 - e) Benches for seating shall be provided.
 - f) Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.
- G. Elevon Section 5 Alley Street Type shall have a 28 feet wide R.O.W and a 24 feet wide pavement (f-f).
- H. An 8-foot trail shall be provided along CR 541. A 6 to 8-foot trail shall be provided within the 60-foot electrical easement.

B. DEVELOPMENT STANDARDS (SINGLE FAMILY)

- A. Dimensional Standards shall be in accordance with the Dimensional Standards table below.

Lot Type	Residential	Patio Homes
Minimum Front Yard Setback	10-feet	6-feet
Minimum Side Yard	5-feet	Minimum Side Yard with Neighboring Structure on Lot Zero Lot Line - 10'
		Minimum Side Yard With Neighboring Private Side Yard - 0'
Minimum Side Yard Corner Lot	10-feet	10-feet
Minimum Rear Yard Setback	10-feet	20-feet
Minimum Building Separation	10 feet	10 feet
Minimum Open Space Depth between Front of Structures on Mews		30 feet
Minimum Lot Width	40 feet	32 feet
Minimum Lot Depth	115 feet	95 feet
Maximum Lot Coverage (Impervious Surface of Building Foundations)	75%	75%
Maximum Main Structure Height	2 ½ Stories – 40 feet	2 Stories - 36 feet
Maximum Accessory Structure Height	30-feet	30-feet

ELEVON SECTION 5 – PD REGULATIONS

B. Patio Home Parking Requirements:

Minimum Parking	
Garage Parking	2 parking spaces
Unit Driveway Parking (Min. 20-feet from garage door to property line)	2 parking spaces
Guest Parking (Community)	1 parking space per dwelling unit

- Parking requirements shall not be double counted (i.e. double dip). A typical parking space is 9'x18'. Each parking requirement shall be provided off-street (outside of the public right-of-way).

C. Patio Home Fencing:

- a) Each home shall provide a private wrought iron fenced side yard. Artificial turf may be permitted to be used in the side yard if material specifications and maintenance program is provided for review, consideration, and approval by the City prior to installation. Height of private home fencing shall be between three and six feet tall.

D. Patio Home Building Architecture:

- a) Building Architecture shall provide four-sided architecture and at least two masonry materials on all facades that face a street or mews.
- b) The Patio homes shall be built in accordance with the graphics presented on Exhibits D & E in terms of style, quality, materials, color/palette, and cohesiveness.
- c) Architectural Diversity – Any house front elevation shall not be repeated on the houses adjacent to it on any side. A minimum of two distinct front elevations distinguished by color, materials, massing, composition, prominent architectural features such as door and window openings, porches, and roof lines shall be provided for each building type so that a minimum of four total styles are provided for the neighborhood, as depicted on the Exhibit E.
- d) 100% of the exterior materials will consist of any of the following materials: masonry, stucco or cementitious siding.
- e) Roof Pitch: the minimum roof pitch for all buildings shall be 4:12.
- f) Garage doors will face the alley.

VI. DEVELOPMENT STANDARDS (COMMERCIAL):

A. Uses:

- a) Permitted uses shall be in accordance with Table 2.1, attached.

B. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this Agreement for 10 years, unless otherwise identified below.

- b) Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required.
- c) Building Placement, Orientation and Site Design:
 1. Minimum Front Yard setback is 25 feet.
 2. Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
 3. Minimum Lot Area: 10,000 square feet.
 4. There is no Minimum Building Size.
 5. Maximum Height is 45 feet with the exception of hotel uses, which shall be 65 feet.





EXHIBIT E - PATIO
HOME GRAPHIC
(1 OF 3)

STAND is a registered trademark of STAND LLC. All other trademarks are the property of their respective owners. This drawing and specification are provided for informational purposes only and are not a contract. © 2024 STAND

07.19.2024



EXHIBIT E - PATIO
HOME GRAPHIC
(2 OF 3)

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07.19.2024

