

CITY OF LAVON
ORDINANCE NO. 2025-10-03

Planned Development Zoning – Elevon Section 2, Ph 2F

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 RESIDENTIAL USES ON 52.033 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, IDENTIFIED AS ELEVON, SECTION 2, PHASE 2F, GENERALLY LOCATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E, 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 established in Ordinance No. **2022-02-08**, generally situated south of and adjacent to the NETEX right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E, 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, 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
Exhibit "E"	Parks, Open Spaces, and Trails

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.

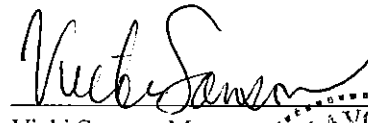
SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from 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.

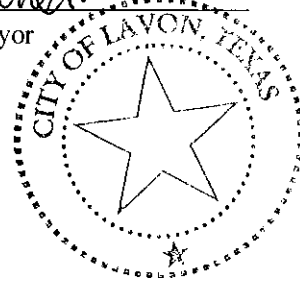
SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), 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.

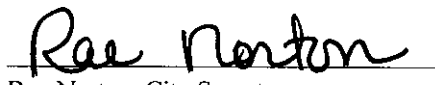
SECTION 10. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of October 2025.


Vicki Sanson, Mayor



ATTEST:


Rae Norton, City Secretary

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EXHIBIT "A" - DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

THENCE along the east line of said 429.321 acre tract as follows:

South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavan, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner | the northwest right-of-way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.75 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.51 feet, and whose chord bears South 27 degrees 23 minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavan as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:

North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavan as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:

South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

THENCE along the north line of said Lot 7X as follows:

South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavan as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavan as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

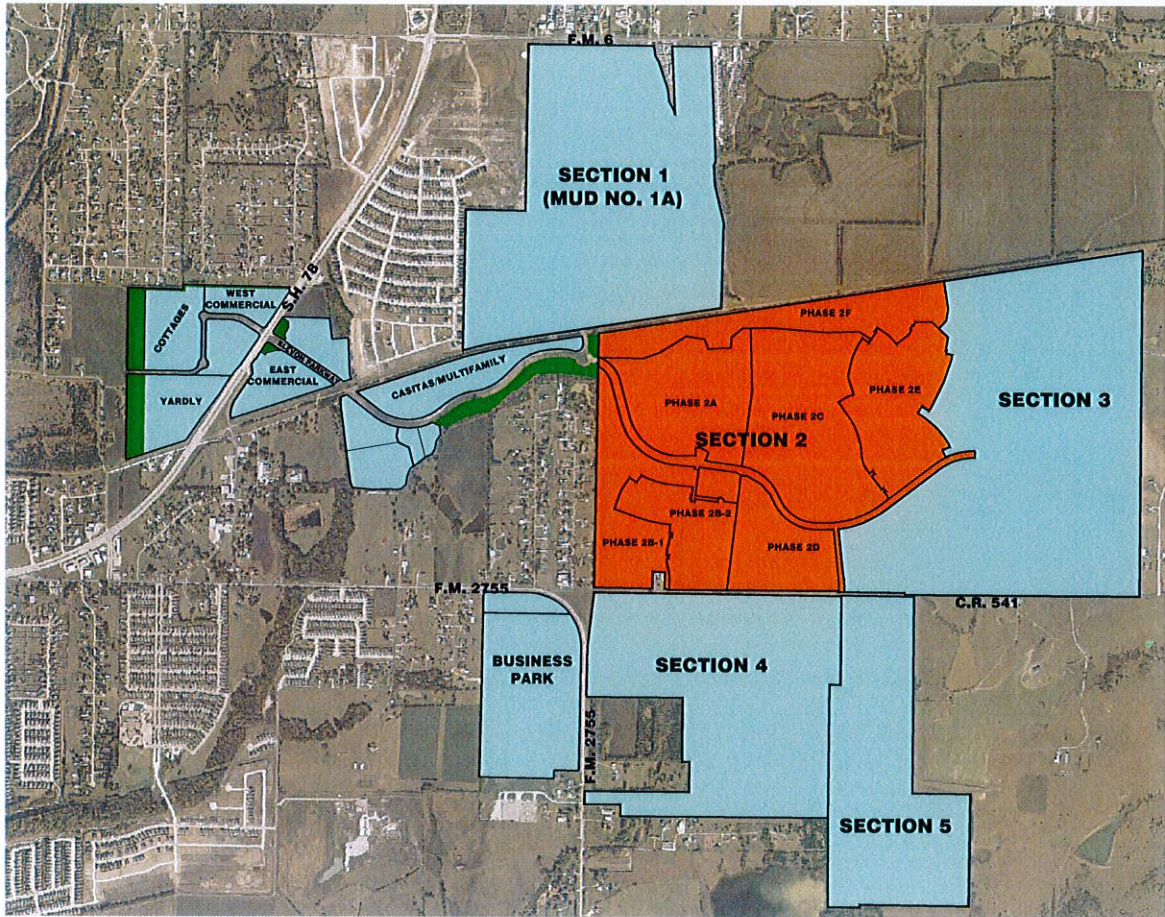
THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 acres of land.

BASIS OF BEARING:

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

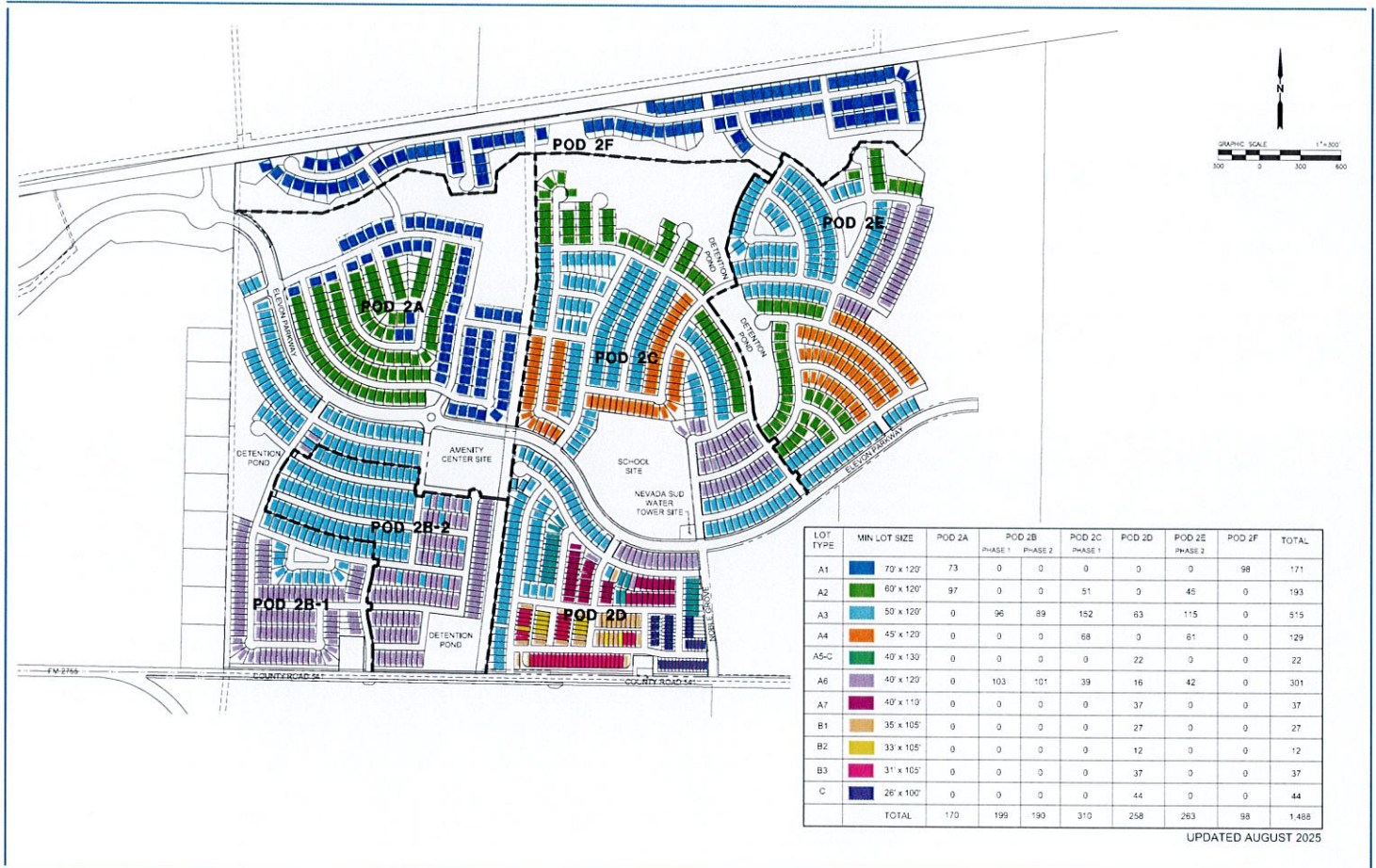
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EXHIBIT “B” - DEPICTION



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EXHIBIT “C” – CONCEPT PLAN



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EXHIBIT “D” – DEVELOPMENT STANDARDS

EXHIBIT D. DEVELOPMENT STANDARDS

D.1. DEFINITIONS

D.1.1. PROPERTY

Area of land described and detailed in *Exhibit A – Location Map*, *Exhibit B – Legal Description*, and *Exhibit C – Concept and Lot Type Plan*.

D.1.2. LOT COVERAGE

Percentage of area covered by impervious surface of structure foundations.

D.1.3. COURTYARD DETACHED DWELLING

Single family detached lot types required to have a portal and architectural wall which creates an outdoor living space between the main living area and the front entry element. The garage can either be attached or detached from the main living area, no more than 50 percent of the Courtyard Detached Dwellings can have an attached garage at any stage of permitting. Applicant shall provide this permitted garage percentage for the Property with each Courtyard Detached Dwelling permit application (or set of permit applications).

D.1.4. AMENITY CENTER

A site within the Property that shall include, at a minimum: air-conditioned space, swimming pool(s), and family lifestyle-oriented facilities.

D.2. CONFLICTS

In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City's Zoning Ordinance, this Ordinance shall control. In the event of a conflict between this Ordinance and the Development Agreement applicable to the Property, the Development Agreement shall control. Any amendments to the Development Agreement applicable to the Property that could conflict with this Ordinance shall be considered with an associated rezoning request to amend this Ordinance accordingly with all applicable procedural considerations as required by the Zoning Ordinance.

D.3. EXHIBITS

The Property shall generally conform with *Exhibit C – Concept and Lot Type Plan*, *Exhibit D – Development Standards*, and *Exhibit E – Parks/Open Space*.

D.4. RESIDENTIAL

The following regulations shall apply to tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan*:

D.4.1. LOCATIONS AND TYPES

The locations of park/open space area shall be as generally depicted on *Exhibit C – Concept and Lot Type Plan* and as reflected in the following section (Lot Type Adjustments).

D.4.2. LOT TYPE ADJUSTMENTS

The following shall be permitted by Administrative Modification, upon submittal to the City Administrator or her designee and associated review, without a rezoning request (i.e. the change change(s) can be processed administratively by the City Administrator or her designee without consideration by the Planning and Zoning Commission and City Council):

- The number of lots per Lot Type shall be permitted to deviate within five percent of each Lot Type's total allocated in the *Lot Type Count Table* below.
- Lot Type adjustments that exceed the five percent threshold of change but that increase lot sizes and/or decrease the total number of lots within a particular Lot Type beyond five percent shall be permitted. Lot Types larger than Lot Type A1 (in minimum lot size, minimum lot width, and minimum lot depth) are permitted to be added under this Administrative Modification, with associated revised exhibits and the addition of associated standards, as long as all other compliance is achieved and maximum lot coverage is established at 50 percent for the new Lot Type(s).
- Any changes to Lot Types per this standard shall generally conform to the other standards and exhibits included herein and shall not adversely or substantially change or affect access, circulation, parks/open space, pedestrian or trail connections, amenities, and/or engineering related items as determined by the City Administrator or her designee. The original total number of lots approved in the PD was 1,389. The count has been amended to 1,488 to include the added tract (Phase 2F).

A rezoning request will be required for consideration and any potential approval of Lot Type adjustments not meeting the aforementioned provisions. Appeals of decisions of this Administrative Modification standard shall be considered by rezoning request.

D.4.2.1. LOT TYPE COUNT TABLE

A1	A2	A3	A4	A5-C	A6	A7	B1	B2	B3	C
171	193	515	129	22	301	37	27	12	37	44
Lot Count Total: 1,488										

D.4.3. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

Single Family Detached Dwelling
Home-based Business within a SF Dwelling
Single Family Attached – Townhome
Courtyard Detached Dwelling
Duplex
Real Estate Model Home
Accessory Structure with Restrictions
SF Swimming Pool
SF Hobby Shed
SF Tennis Court
Temporary Concrete Batch Plant*
Temporary Buildings Incidental to Elevon's Infrastructure Construction**

**Temporary Concrete Batch Plants serving the Development are permitted, subject to City Engineer approval and conditions upon application, and must be removed once construction of the development is completed. Should the location be proposed to change, a new application shall be required.*

*** Temporary Buildings Incidental to Elevon's Infrastructure Construction, including temporary construction, development, and sales trailers, are permitted until the Elevon Development is completed, subject to City Engineer approval and conditions upon application, and must be removed once construction of the development is completed. Should the location be proposed to change, a new application shall be required.*

D.4.4. DIMENSIONAL STANDARDS

Tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Lot Type	A1	A2	A3	A4	A5-C	A6	A7
Total Lots	171	193	515	129	22	301	37
Minimum Lot Area	8,400 sf	7,200 sf	6,000 sf	5,400 sf	4,800 sf	4,800 sf	4,400 sf
Minimum Lot Width	70'	60'	50'	45'	40'	40'	40'
Minimum Lot Width of Corner Lots	70'	60'	50'	45'	40'	40'	40'
Minimum Lot Depth	120'	120'	120'	120'	120'	120'	110'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	10'	10'	10'	10'	8'	10'	10'
Maximum Lot Coverage	75%	75%	75%	75%	75%	75%	75%
Maximum Main Structure Height	40'	40'	40'	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'	30'	30'	30'

**Air conditioning units and similar mechanical equipment, such as heat pumps, solar collecting equipment, or pool equipment may be installed within the residential side yard setback but shall not be installed within three feet of any side yard fencing, air conditioning unit/pad, or mechanical equipment of an adjacent home or structure.*

Lot Type	B1	B2	B3	C
Total Lots	27	12	37	44
Minimum Lot Area	3,675 sf	3,465 sf	3,255 sf	2,600 sf
Minimum Lot Width	35'	33'	31'	26'
Minimum Lot Width of Corner Lots	35'	33'	31'	26'
Minimum Lot Depth	105'	105'	105'	100'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	3'	3'	3'	10'
Maximum Lot Coverage	75%	75%	75%	75%
Maximum Main Structure Height	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'

**Air conditioning units and similar mechanical equipment, such as heat pumps, solar collecting equipment, or pool equipment may be installed within the residential side yard setback but shall not be installed within three feet of any side yard fencing, air conditioning unit/pad, or mechanical equipment of an adjacent home or structure.*

Where Standards are not specified, Residential tracts shall comply with the Zoning Ordinance as applicable.

D.4.5. DESIGN STANDARDS

Tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan* (designated with the 11 colored and symbolized Lot Types) shall comply with the following Design Standards:

D.4.5.1. GARAGES

Garages may be front, side or rear facing.

For Courtyard Detached Dwellings (Lot Type A5-C):

- The garage can either be attached or detached from the main living area, but no more than 50 percent of the Courtyard Detached Dwellings shall have an attached garage at any stage of permitting. Developer shall provide this permitted garage percentage with each Courtyard Detached Dwelling permit application (or set of permit applications).
- Garage doors shall include one or more of the following: accent hardware, windows, wood or wood-like texture, or other architectural features.

D.4.5.2. ARCHITECTURE

Adjacent houses shall not have the same floor plans and elevations.

If the same or similar plans and elevations are used for two or more houses, then the following standards also apply:

(a) If such houses are on the same side or opposite side of the street, they shall not be within three lots of each other (i.e. a minimum of two intervening lots shall be between);

and

(b) If the houses have the same or similar floor plans but different elevations *and* are on the same side or opposite sides of the street, they shall not be within two lots of each other (i.e. a minimum of one intervening lot between).

D.4.5.3. FENCING

For Courtyard Detached Dwellings (Lot Type A5-C):

- Masonry columns are required at the front corners of the fence.
- The front fence shall be a six-foot privacy fence and shall match the architectural elements of the building façade.

D.5. ELEMENTARY SCHOOL & BALL FIELDS

The following regulations shall apply to the tract designated as "School Site" on *Exhibit C – Concept and Lot Type Plan*:

D.5.1. PERMITTED USES

The following use is permitted, and any uses not listed are not permitted:

Educational Facility - Public
Community Recreational Use
Public Parks and Playgrounds
Public Recreational Facilities

D.5.2. DIMENSIONAL STANDARDS

The tract designated as Elementary School & Ball Fields on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Total Lots	1
Minimum Lot Area	10,000 sf
Minimum Lot Width	100'
Minimum Lot Depth	100'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard Corner	25'
Minimum Rear Yard Setback	25'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'
Maximum Accessory Structure Height	40'

Where Standards are not specified, the Elementary & Ball Fields tract shall comply with the Zoning Ordinance as applicable.

D.6. AMENITY CENTER

The following regulations shall apply to the tract designated as "Amenity Center Site" on *Exhibit C – Concept and Lot Type Plan*:

D.6.1. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

Amenity Center
Bakery/confectionery Retail Establishment*
Community Recreational Use*
Community Swimming Pool*
Open Space Preserves*
Public and Private Parks and Playgrounds*
Public and Private Recreational Facilities*
Restaurant*
Retail Sales*
SF Swimming Pool*
SF Tennis Court*

**Permitted only when associated with/connected to an established Amenity Center as secondary use of tract.*

D.6.2. DIMENSIONAL STANDARDS

The tract designated as "Amenity Center Site" on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Total Lots	1
Minimum Lot Area	2,600 sf
Minimum Lot Width	26'
Minimum Lot Width of Corner Lots	26'
Minimum Lot Depth	100'
Minimum Dwelling Unit Area	1,100 sf
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	5'

Minimum Side Yard Corner	5'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	75%

Where Standards are not specified, the Amenity Center Site tract shall comply with the Zoning and Subdivision Ordinances as applicable.

D.7. PARK/OPEN SPACE

The following regulations shall apply to tracts designated as Open Space Areas on *Exhibit C – Concept and Lot Type Plan* and as further detailed on *Exhibit E – Parks/Open Space*:

D.7.1. LOCATIONS AND TYPES

The locations and types of parks/open space areas shall be as generally depicted on *Exhibit E – Parks/Open Space*.

D.7.2. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

SF Swimming Pool
SF Tennis Court
Community Recreational Use
Community Swimming Pool
Golf Course
Open Space Preserves
Public and Private Parks and Playgrounds
Public and Private Recreational Facilities

D.7.3. DIMENSIONAL STANDARDS

The following dimensional standards shall apply:

The minimum park/open space area for the Property shall be 60 acres. In order for the open space to be counted towards meeting the minimum requirement, each area must be at least 0.25 acres in size or contain natural features such as creeks, varied topography, or stands of trees, or contain recreational elements (i.e. hike & bike trail, etc.), as well as being readily accessible to the residents through sidewalks and with parking as applicable.

The three areas labeled “Pocket Park” on *Exhibit E – Parks/Open Space* shall be a minimum of .5 acres (1/2 an acre) and shall be the approximate size as stated on the Exhibit.

D.7.4. DESIGN

For each pocket park:

- Pocket parks shall have street frontage on at least two sides.
- A minimum five-foot sidewalk or trail shall be provided around the perimeter of each space, adjacent to streets. The sidewalk or trail should also meander through the pocket park as practicable.
- Shaded areas for seating shall be provided.
- Benches for seating shall be provided.

For each park/open space:

- Trails shall be provided per *Exhibit E – Parks/Open Space*.

Where Standards are not specified, Park/Open Space tracts shall comply with the Zoning and Subdivision Ordinances.

D.8. WATER TOWER

The following regulations shall apply to the tract designated as “Nevada SUD Water Tower Site” on *Exhibit C – Concept and Lot Type Plan*:

D.8.1. PERMITTED USE

The following use is permitted, and any use not listed is not permitted:

Wind energy, utility, or telecommunication tower (i.e. water tower)

D.8.2. DIMENSIONAL STANDARDS

The following dimensional standards shall apply:

Total Lots	1
Minimum Lot Area	10,000 sf
Minimum Lot Width	80'
Minimum Lot Depth	80'
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	5'
Minimum Side Yard Corner	10'
Minimum Rear Yard Setback	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	200'

D.8.3. DESIGN

Aesthetically pleasing screening, consistent with the character of Elevon design and the Lake Connector Corridor, shall be provided around the Water Tower Site.

The screening shall be six feet tall and constructed with one or a combination of the following:

Brick, stone, board-on-board cedar fencing. Board-on-board cedar fencing shall not comprise more than 50 percent of screening materials.

ORDINANCE NO. 2025-10-03

EXHIBIT “E” – PARKS, OPEN SPACES, AND TRAILS

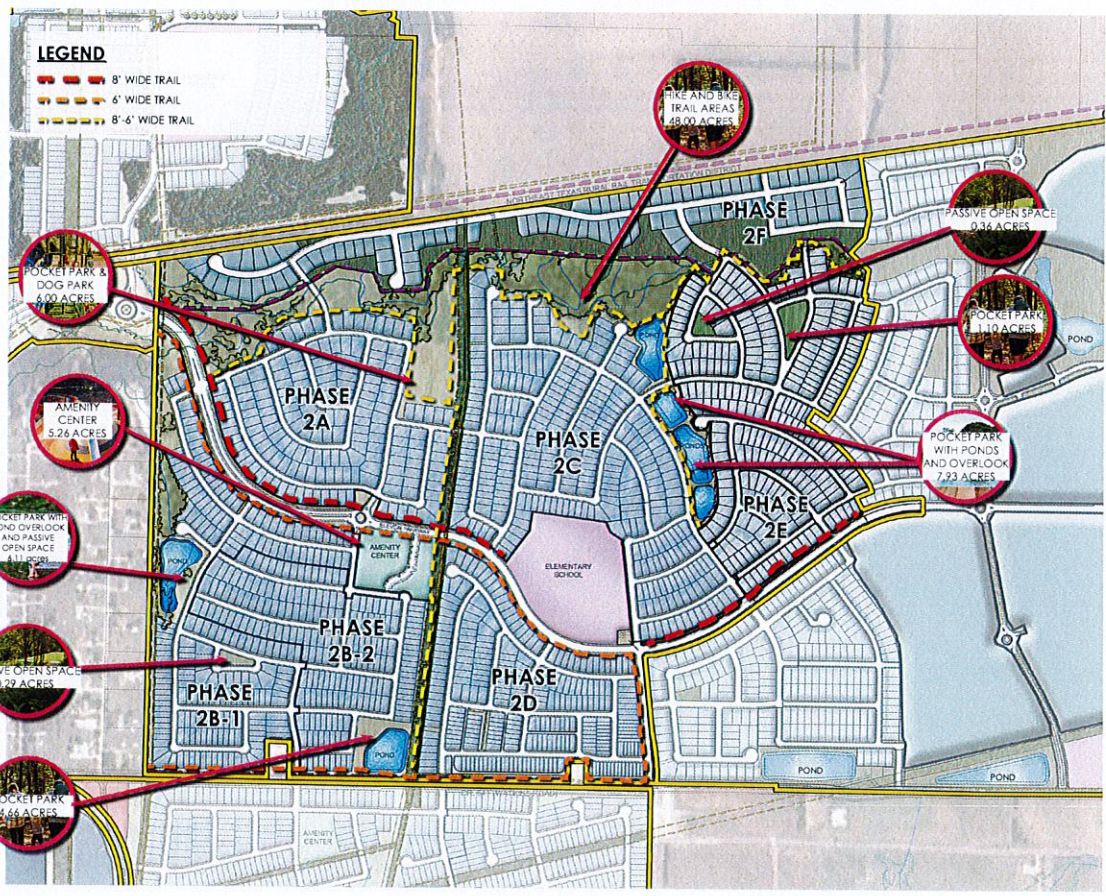


EXHIBIT E - PARKS, OPEN SPACES AND TRAILS