# AGENDA
# NOVEMBER 26, 2024
# CITY OF LAVON
# PLANNING AND ZONING COMMISSION
# CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
# 6:30 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   *Members may identify community events, functions, and other activities.*
4. **CITIZENS COMMENTS**
   *Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request the items be placed on a future agenda or referred to city staff.*
5. **ITEMS FOR CONSIDERATION**

   **A.** Discussion and action regarding the minutes of the October 22, 2024 meeting.

   **B.** Public Hearing, discussion, and action regarding an application for a proposed amendment to Article 9.03 Zoning Ordinance of the City of Lavon Code of Ordinances to amend Ordinance No. **2022-10-03** that established the Planned Development regulations for commercial, business park and mixed uses in the Elevon development project, more specifically to amend the regulations for Land Use Parcel 8 and Land Use Parcel 9 to define the use of data center and amend associated screening, dimensional standards, building materials, and setback requirements on approximately 79.3 acres situated in the Drury Anglin Survey, Abstract No. 2, Tract 75, southwest of the intersection of FM 2755 (McClendon Road) and Watkins Road (CR 541), Lavon, Collin County, TX, (CCAD Property ID 2543097).

   1) Presentation of proposed amendment.
   2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
   3) Discussion and action regarding the proposed amendment.

   **C.** Discussion and action regarding the replat of Lot 29R, Block E, Lake Breeze Estates consisting of a single commercial lot on one acre northwest of the intersection of SH 78 and Oak Street, situated in the S. M. Rainer Survey, Abstract No. 740, Lavon, Collin County, Texas, (CCAD Property ID 2923357).

   **D.** Discussion and action regarding the final plat of the Watercross Townhomes Addition consisting of four lots and one common area lot on 6.448 acres out of the Samuel M. Rainer Survey, Abstract No. 740 situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage Road, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2798568).

   **E.** Discussion and action regarding the preliminary plat of the Elevon Section 4 Addition consisting of 1,016 residential lots, 2 commercial lots, 1 amenity center lot, 1 wastewater treatment plant lot, and 29 common area lots on 220.879 acres out of the Drury Anglin Survey, Abstract No. 2, and the James P. Davis Survey, Abstract No. 249, situated adjacent to and southeast of the intersection of FM 2755 (McClendon Road) and CR 541 (Watkins Road), in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2543098, 1287164, 1287173, 1287182, 2137095, and 2137096).

   **F.** Staff report regarding Planning and Zoning Commission recommendations to the City Council.

6. **SET FUTURE MEETINGS AND AGENDAS**
   *Board Members and staff may request items be placed on a future agenda or request a special meeting.*

   - Meeting – Wednesday December 18, 2024

## 7. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 p.m. on November 22, 2024.

/ Rae Norton/

Rae Norton, City Secretary

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, Any action regarding such matters will be conducted in Open Session.

**MINUTES**
**OCTOBER 22, 2024**
**CITY OF LAVON**
**PLANNING AND ZONING COMMISSION**
**REGULAR MEETING**
**6:30 PM**

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ATTENDING: JEFF COX, SEAT 1
DEBORAH NABORS, VICE CHAIR, SEAT 2
BRAD TIEGS, SEAT 3
TRAVIS JACOB, SEAT 4
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

1. **MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
   - October 21 – November 1, 2024 Early Voting at Lavon City Hall
   - December 6, 2024 Christmas Tree Lighting and Sip & Shop
   - December 14, 2024 LFD Breakfast with Santa
4. **CITIZEN COMMENTS**

   There were no citizen comments.
5. **ITEMS FOR CONSIDERATION**

   **A. Discussion and action regarding the Minutes of the September 24, 2024, meeting.**

   **MOTION: APPROVE THE MINUTES OF THE SEPTEMBER 24, 2024, MEETING.**
   MOTION MADE: NABORS
   SECONDED: TIEGS
   APPROVED: UNANIMOUS

   **B. Public Hearing, discussion and action regarding a proposed waiver of Section 9.02.003 (g)(2)(D) of the City of Lavon Code of Ordinance, Subdivision Code submitted by Kimley-Horn on behalf of GRBK Edgewood, L.L.C. relating to the implementation of the City's Standard Construction Details in the Nicholson Ranch Addition, more specifically to the installation of SDR-26 vs SDR-35 pipe and manholes without corrosion protection additives.**

   **Presentation of proposed amendment.**

   Kim Dobbs, City Manager, presented information regarding the proposed waiver of the Subdivision Code related to the installation of SDR-26 vs SDR-35 in some circumstances and manholes without corrosion protection additives.

   **PUBLIC HEARING to receive comments regarding the proposed waiver.**

   At 6:39 p.m., Mr. Rosenquist opened the public hearing. There being no comments, the public hearing was closed at 6:40 p.m.

   **Discussion and action regarding the proposed waiver.**

The City Engineer advised that the proposed waiver is more common than not, satisfies minimum requirements of the Texas Commission on Environmental Quality, and recommended approval. Commissioners discussed the proposed waiver and options relating to recommendations.

**MOTION: AFFIRM THE FINDINGS SET OUT IN THE SUBDIVISION CODE, SECTION 9.02.010(b)(1-4) AND RECOMMEND APPROVAL OF A WAIVER OF SECTION 9.02.003 (G)(2)(D) OF THE CITY OF LAVON CODE OF ORDINANCE, SUBDIVISION CODE SUBMITTED BY KIMLEY-HORN ON BEHALF OF GRBK EDGEWOOD, L.L.C. RELATING TO THE IMPLEMENTATION OF THE CITY'S STANDARD CONSTRUCTION DETAILS IN THE NICHOLSON RANCH ADDITION, MORE SPECIFICALLY TO PERMIT THE INSTALLATION OF SDR-26 VS SDR-35 PIPE IN CERTAIN CIRCUMSTANCES AND MANHOLES WITHOUT CORROSION PROTECTION ADDITIVES.**

**MOTION MADE:** **NABORS**
**SECONDED:** **ROSENQUIST**
**FAILED:** **2-3**
**FOR (NABORS, ROSENQUIST)**
**AGAINST (COX, TIEGS, JACOB)**

**C. Discussion, and action regarding an application from JBI on behalf of M.A. Partners for the site plan and landscape plan for Marine Grove Park on approximately 7.113 acres in Elevon West Commercial Addition Phase 1 on Lot 2, Block A and on approximately 7.086 acres in Elevon West Commercial Addition Phase 2 on CA1, Block B north and south of Villas Drive, Lavon, Collin County, Texas (CCAD Property IDs 2898014 and 2868715).**

Ms. Dobbs presented information regarding the application including location exhibits. Ruben Graciano, JBI Partners, provided details regarding the site plan.

**MOTION: RECOMMEND APPROVAL OF THE APPLICATION FROM JBI ON BEHALF OF M.A. PARTNERS FOR THE SITE PLAN AND LANDSCAPE PLAN FOR MARINE GROVE PARK ON APPROXIMATELY 7.113 ACRES IN ELEVON WEST COMMERCIAL ADDITION PHASE 1 ON LOT 2, BLOCK A AND ON APPROXIMATELY 7.086 ACRES IN ELEVON WEST COMMERCIAL ADDITION PHASE 2 ON CA1, BLOCK B NORTH AND SOUTH OF VILLAS DRIVE, LAVON, COLLIN COUNTY, TEXAS.**

MOTION MADE: TIEGS
SECONDED: NABORS
APPROVED: UNANIMOUS

**D. Discussion and action regarding a preliminary plat of the Elevon, Section 2, Phase 2F Addition consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated 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 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).**

Ms. Dobbs presented information regarding the preliminary plat including location exhibits and noted that the property is in the extra territorial jurisdiction of Lavon.

**MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE ELEVON, SECTION 2, PHASE 2F ADDITION CONSISTING OF 98 RESIDENTIAL LOTS AND 6 COMMON AREA LOTS ON 52.063 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 GENERALLY SITUATED 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 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER APPROVAL.**

MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS

**E. Discussion and action regarding the preliminary plat of the Watercross Townhomes Addition consisting of four lots and one common area lot on 6.448 acres out of the Samuel M. Rainer Survey, Abstract No. 740 situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage Road, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2798568).**

Ms. Dobbs provided information regarding the preliminary plat and noted that the property is in the extra territorial jurisdiction of Lavon. Mr. Cox expressed concern about drainage from the project affecting his property on Hilltop Drive.

**MOTION: RECOMMEND APPROVAL OF A PRELIMINARY PLAT OF THE WATERCROSS TOWNHOMES ADDITION CONSISTING OF FOUR LOTS AND ONE COMMON AREA LOT ON 6.448 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 SITUATED WEST OF THE LAKE BREEZE ADDITION, SOUTH OF GAGE ROAD IN THE VICINITY OF 2343 GAGE ROAD, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEERS APPROVAL.**

MOTION MADE: NABORS
SECONDED: TIEGS
APPROVED: 3-1-1
FOR (NABORS, ROSENQUIST, TIEGS)
AGAINST (JACOB)
ABSTAIN (COX)

**F. Staff report regarding Planning and Zoning Commission recommendations to the City Council.**

Ms. Dobbs updated the commission.

**6. SET FUTURE MEETINGS AND AGENDAS**

Regular meeting on November 26, 2024

**THE MEETING WAS ADJOURNED AT 7:13 P.M.**

**DULY PASSED AND APPROVED** on this 26th day of November 2024.

_____
David Rosenquist, Chairman

Attest:

_____
Rae Norton, City Secretary

# CITY OF LAVON
# Agenda Brief

**MEETING: November 24, 2024** **ITEM: 5 - B**

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**Item:**

Public Hearing, discussion, and action regarding an application for a proposed amendment to Article 9.03 Zoning Ordinance of the City of Lavon Code of Ordinances to amend Ordinance No. **2022-10-03** that established the Planned Development regulations for commercial, business park and mixed uses in the Elevon development project, more specifically to amend the regulations for Land Use Parcel 8 and Land Use Parcel 9 to define the use of data center and amend associated screening, dimensional standards, building materials, and setback requirements on approximately 79.3 acres situated in the Drury Anglin Survey, Abstract No. 2, Tract 75, southwest of the intersection of FM 2755 and Watkins Road (CR 541), Lavon, Collin County, TX (CCAD Property ID 2543097).

1) Presentation of proposed amendment.
2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
3) Discussion and action regarding the proposed amendment.

## Application Information

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

**Applicant:** Lovett Industrial

**Representative:** James Yu

**Location:** Southwest of the intersection of FM 2755 and Watkins Road (CR 541)

**Description:** 79.3 acres situated in the Drury Anglin Survey, Abstract No. 2, Tract 75
City of Lavon, Collin County, Texas

**Current Zoning:** Planned Development (PD)

**Request**: Modifications to the PD

## Request Details

The proposed zoning change application seeks to amend the Planned Development District regulations adopted by Ordinance No. **2022-10-03** for the commercial, business, park, and mixed uses in Elevon on Land Use Parcel 8 and Land Use Parcel 9, referred to as the Business Park. The applicant proposes to further define the use of data center, include it in Land Use Parcel 8, and to amend associated screening, dimensional standards, building materials, and setback requirements on approximately. Except as

proposed for amendment, the provisions of Ordinance No. **2022-10-03** govern the development of the property.

**Background:**

The proposed application is consistent with the Future Land Use Plan and the Comprehensive Plan.

The applicant agreed to include a provision in the amendment requiring that existing trees and vegetation along any property boundary that is adjacent to properties zoned or used for residential uses shall be preserved.

The applicant has provided a concept plan for the proposed layout for development of the parcel as well as a conceptual architectural elevation of structures anticipated to be developed. Neither the concept plan nor conceptual building elevation are part of the proposed amendment and are provided to illustrate the plans.

Prior to development, an approved site plan and landscape plan will be required.

The requisite public hearing notice was published in the newspaper and posted on the website and zoning change signs were placed on the property. In accordance with state and local laws, twenty-five (25) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices have been returned in favor of or opposition to the proposed amendment.

***Staff Notes:***

Approval is recommended.

**Attachments**:

1. Application
2. Location exhibits
3. Neighbor notices
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

# Request for a Change in
# Zoning District Classification

**Complete and submit via MyGov at www.cityoflavon.com**

Lovett Industrial — Applicants Name

11/22/24 — Date

James Yu — Representative or Agent

972-489-5570 — Phone Number

3811 Turtle Creek Blvd #1050 — Street

Dallas, TX 75219 — City, State, Zip

17000 FM 2755, Lavon, TX 75166 — Location of Property

Part of the Drury Anglin Survey, Abstract #2 and part of called Tract One of Petro-Hunt LLC — Legal Description of Property

Planned Development — Current Zoning

Check which zoning category you wish to change to:

- ☐ Residential Single Family – 1-acre (SF-1)
- ☐ Residential Single Family – 2 (SF-2)
- ☐ Residential Single Family – 4 (SF-4)
- ☑ Planned Development (PD)
- ☐ Special or Conditional Use Permit
- ☐ Retail (R)
- ☐ Main Street (M)
- ☐ Business Park (B)
- ☐ Other: _____

Signature of Applicant or Representative: _____

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For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____

# Authorization of Representation

Date: 11/22/24

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, _____, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Lovett Industrial to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

_____
Signature (Owner)

_____
Signature (Owner)

_____
Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared _____,

on this the _____ day of _____, 20___.

(notary seal)

_____

Notary Public in and for _____ County, Texas

# Declaration of Ownership

Date: _____

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, _____, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

_____
Signature (Owner)

_____
Signature (Owner)

_____
Signature (Owner)

The State of Texas
County of _____

Before me, the undersigned authority, appeared _____,

on this the _____ day of _____, 20___.

(notary seal)

_____

Notary Public in and for _____ County, Texas

**CITY OF LAVON**

**ORDINANCE NO. 2024-12-_____**

Planned Development Zoning – Elevon Business Park - Amendment

**AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING THE ZONING REGULATIONS ON APPROXIMATELY 79.3 ACRES OF LAND, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" AND DEPICTED IN EXHIBIT "A"; 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, Texas (hereinafter referred to as "**City**") is a Home Rule Municipality operating under the 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,** the City Council approved Ordinance No. **2022-10-03** setting out Planned Development District regulations for Elevon Commercial, Business Park, and Mixed Use areas; and

**WHEREAS**, owners of the Property hereinafter defined have submitted an application to amend the regulations adopted by Ordinance No. **2022-10-03** on approximately 79.3 acres of land, generally located as depicted on **Exhibit "A"** and as legally described in **Exhibit "B"** (the "**Property**"); and

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

**WHEREAS**, the Zoning Ordinance may incorporate design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings, and such standards substantially further the preservation of property values and the promotion of economic development within the City, and 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 development project; and

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**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 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 amend the zoning of the Property as established in Exhibit C, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

**SECTION 4. 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 5. 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 6. 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

DRAFT

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

**SECTION 8. 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 9. Publication and Effective Date.** That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

**DULY PASSED and APPROVED** by the City Council of the City of Lavon, Texas, on this _____ day of _____, 20_____.

_____
Vicki Sanson, Mayor

**ATTEST:**

_____
Rae Norton, City Secretary

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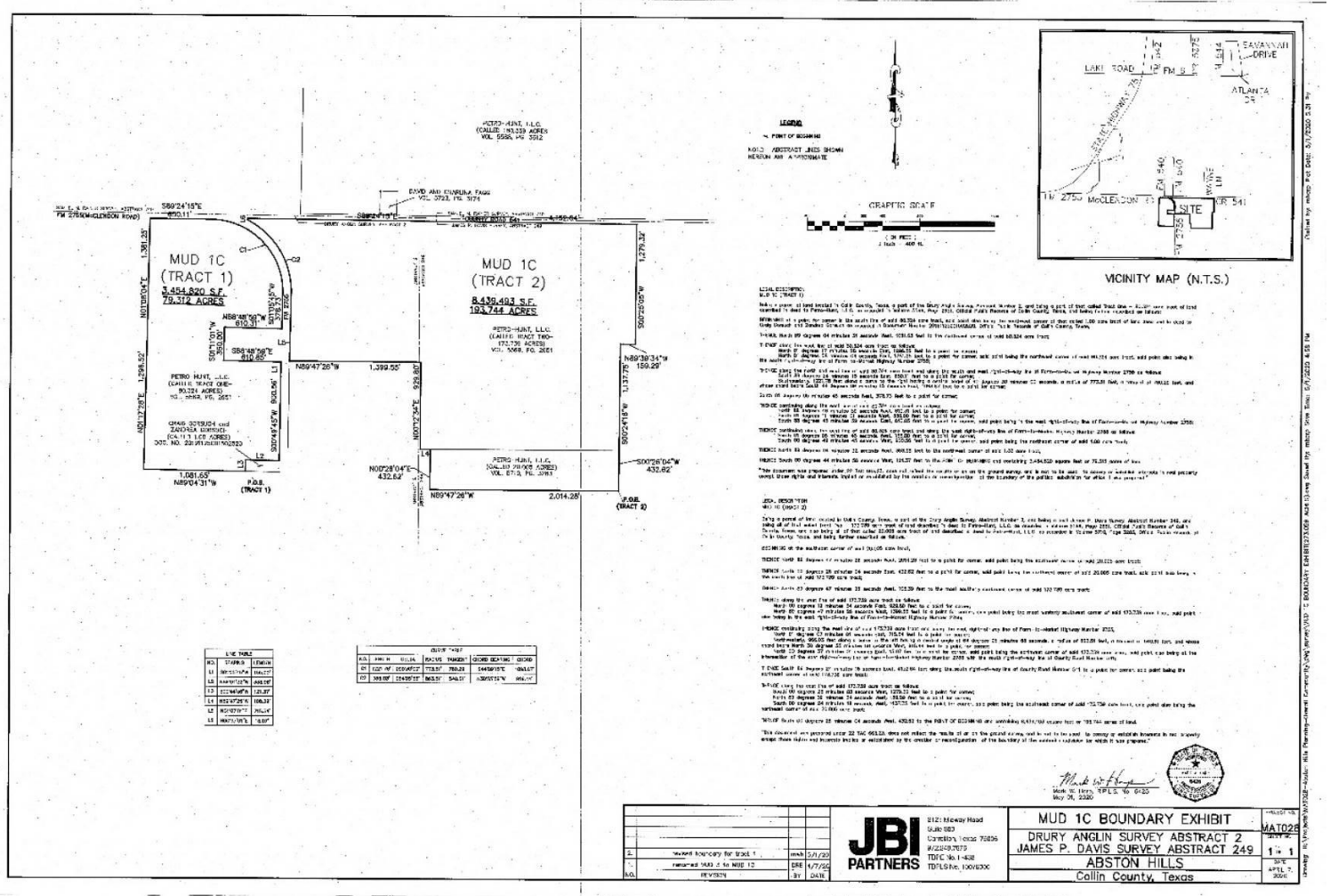
# TABLE OF CONTENTS

to be updated accordingly


EXHIBIT A. LOCATION MAP 5
EXHIBIT B. LEGAL DESCRIPTION 6
EXHIBIT C. CONCEPT PLAN 14
EXHIBIT D. DEVELOPMENT STANDARDS 15
- Definitions 15
- Conflicts 15
- Exhibits 15
- General Standards 16
  - Parks/Open Space 16
  - Compatibility Screening 16
  - Multi-family 18
  - Non-residential 21
- LAND USE PARCEL 1 34
- LAND USE PARCEL 2 40
- LAND USE PARCEL 3 43
- LAND USE PARCEL 4 46
- LAND USE PARCEL 5 49
- LAND USE PARCEL 6 51
- LAND USE PARCEL 7 51
- LAND USE PARCEL 8 54
- LAND USE PARCEL 9 56

EXHIBIT E. PARKS/OPEN SPACE 59
EXHIBIT F. PRIMARY ENTRY FEATURE 60
EXHIBIT G. CITY OF LAVON CODE OF ORDINANCE EXCERPTS 10-18-2022 62


## EXHIBIT A. LOCATION MAP


MUD 1C
(TRACT 1)
3,454,820 S.F.
79.312 ACRES
MUD 1C
(TRACT 2)
8,439,493 S.F.
193.744 ACRES
PETRO-HUNT, L.L.C.
(CALLED TRACT ONE-
80.224 ACRES)
VOL. 5068, PG. 2651
PETRO-HUNT, L.L.C.
(CALLED TRACT TWO-
112.720 ACRES)
VOL. 5068, PG. 2651
PETRO-HUNT, L.L.C.
(CALLED 210.0978 ACRES)
VOL. 5713, PG. 2061
CHAD STEPHEN and
ZACHERA BARNES
(CALLED 5.113 ACRES)
DOC. NO. 2019102810102202
DAVID AND SHARON A. FAGG
VOL. 3723, PG. 5174
S89°24'15"E
810.11'
N89°47'26"W
1,399.55'
N89°39'34"W
159.29'
S00°26'05"W
1,279.32'
S00°26'04"W
432.62'
N89°47'26"W
2,014.28'
N89°04'31"W
1,081.65'
P.O.B.
(TRACT 1)
P.O.B.
(TRACT 2)
N00°28'04"E
432.62'
S89°48'26"E
810.65'
S89°48'26"E
350.00'
S00°11'01"W
350.00'
S00°48'54"W
1,298.52'
N00°27'26"E
1,298.52'
N00°27'34"E
929.00'
S00°48'54"W
1,137.75'
S00°48'54"W
929.00'
N00°27'34"E
1,301.85'
S89°24'15"E
810.11'
FM 2755(McCLENDON ROAD)
BOULDIN CREEK
LEGEND
POINT OF BEGINNING
GRAPHIC SCALE
VICINITY MAP (N.T.S.)
LAKE ROAD
FM 3
SAVANNAH DRIVE
ATLANTA ST
McCLENDON ST
FM 2755
FM 540
IRVINE LN
KR 541
SITE
LINE TABLE
CURVE TABLE
Revised boundary for tract 1
removed MUD 2 to MUD 1C
REVISIONS
Mark W. Ivey, RPLS, No. 6420
May 26, 2020
JBI PARTNERS
8121 Mesley Road
Suite 980
Carrollton, Texas 75006
972.248.7070
TBPE No. 11432
TBPLS No. 10018300
MUD 1C BOUNDARY EXHIBIT
DRURY ANGLIN SURVEY ABSTRACT 2
JAMES P. DAVIS SURVEY ABSTRACT 249
ABSTON HILLS
Collin County, Texas
PROJECT NO.
MAT028
SHEET NO.
1 OF 1
DATE
APRIL 7, 2020

# EXHIBIT B. LEGAL DESCRIPTION

**LEGAL DESCRIPTION**
**(79.312 ACRES)**

Being a parcel of land located in Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being a part of that called Tract One – 80.324 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a point for corner in the south line of said 80.324 acre tract, said point also being the southwest corner of that called 1.00 acre tract of land described in deed to Craig Gorsuch and Zandrea Gorsuch as recorded in Document Number 20191125001502520, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 31 seconds West, 1081.65 feet to the southwest corner of said 80.324 acre tract;

THENCE along the west line of said 80.324 acre tract as follows:
North 01 degrees 17 minutes 28 seconds East, 1296.52 feet to a point for corner;
North 01 degrees 08 minutes 04 seconds East, 1381.25 feet to a point for corner, said point being the northwest corner of said 80.324 acre tract, said point also being in the south right-of-way line of Farm-to-Market Highway Number 2755;

THENCE along the north and east line of said 80.324 acre tract and along the south and west right-of-way line of Farm-to-Market Highway Number 2755 as follows:
South 89 degrees 24 minutes 15 seconds East, 650.11 feet to a point for corner;
Southeasterly, 1221.78 feet along a curve to the right having a central angel of 90 degrees 30 minutes 00 seconds, a radius of 773.51 feet, a tangent of 780.29 feet, and whose chord bears South 44 degrees 09 minutes 15 seconds East, 1098.67 feet to a point for corner;

South 01 degrees 05 minutes 45 seconds West, 378.73 feet to a point for corner;

THENCE continuing along the east line of said 80.324 acre tract as follows:
North 88 degrees 48 minutes 59 seconds West, 610.31 feet to a point for corner;
South 01 degrees 11 minutes 01 seconds West, 350.00 feet to a point for corner;
South 88 degrees 48 minutes 59 seconds East, 610.85 feet to a point for corner, said point being in the west right-of-way line of Farm-to-Market Highway Number 2755;

THENCE continuing along the east line of said 80.324 acre tract and along the west right-of-way line of Farm-to-Market Highway Number 2755 as follows:
South 01 degrees 05 minutes 45 seconds West, 155.00 feet to a point for corner;
South 00 degrees 49 minutes 45 seconds West, 900.56 feet to a point for corner, said point being the northeast corner of said 1.00 acre tract;

THENCE North 89 degrees 04 minutes 32 seconds West, 358.98 feet to the northwest corner of said 1.00 acre tract;

THENCE South 00 degrees 44 minutes 56 seconds West, 121.37 feet to the POINT OF BEGINNING and containing 3,454,820 square feet or 79.312 acres of land.

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# EXHIBIT C. DEVELOPMENT STANDARDS

## LAND USE PARCEL 8

The following regulations shall apply to the tract designated as **LAND USE PARCEL 8** on **Exhibit C – Concept Plan.**

1.3.52 Uses

Permitted uses shall be in accordance with the development standards below.

1.3.53 Development Standards: Development shall be in accordance with the standards established in the Business Park District (B) or the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.53.1 Maximum Building Size: 30,000 square feet.

- Should a larger building be proposed, a Conditional Use Permit shall be required. All Conditional Use Permit (CUP) Applications shall follow the guidelines set forth in Sec. 9.03.211 (Conditional Use) of the Zoning Ordinance, and as amended, and shall be reviewed by the City Administrator, or their designee, for completeness. Failure by the applicant to provide all required information shall constitute grounds for refusal for processing and review. Once the Application has been deemed complete, the Planning and Zoning Commission shall hold a Public Hearing to provide a recommendation to City Council. Following the Commission's recommendation, City Council shall hold a Public Hearing and approve, approve with conditions, or deny the conditional use permit, per the review criteria stated above.
- The maximum building size restriction does not apply to a data center.

1.3.53.2 Building Placement, Orientation and Site Design:

- ~~Minimum Front Yard setback is 25 feet~~
- 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. There is no Minimum Building Size.
- ~~Maximum Height is 45 feet (45') with the exception of hotel uses, which shall be 65 feet (65') and 85 feet (85') for data center uses. Proximity slope shall be provided: for the first 50 feet (50') adjacent to single family residential, the maximum height shall be 30 feet (30').~~
- Data Center Standards: The following standards shall apply to Data Center uses.
    - Landscape Buffers: A minimum 15-foot-wide landscape buffer shall be provided adjacent to FM 2755 and McClendon Road. All street rights-of way and shall be maintained as permanent green space. Said

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landscape buffer shall be comprised of, at a minimum, the following materials:

- Shade Trees: Shade trees shall be 3 caliper inches in size, measured 12" above the planting surface, at the time of planting
- Ornamental Trees: Ornamental trees shall be 2 caliper inches in size at the time of planting.

- Screening
  - A minimum six foot (6') tall screening wall shall be provided along the side and rear property lines. In addition to the building materials prescribed herein, the screening wall may be constructed of tilt wall concrete.
  - Evergreen shrubs that are at least three feet in height at time of planting and spaced no further apart than 3 feet on center shall be placed along any property boundary that is adjacent to properties zoned or used for residential uses. The screening shall form a continuous, unbroken, solid visual screen 6 feet in height within 2 years after time of planting.
  - Existing trees and vegetation, located along any property boundary that is adjacent to properties zoned or used for residential uses, shall be preserved.
- The structures may be built using tilt wall construction. If the structures are built using this method, a diversity of patterns and/or designs shall be placed on the surface of the walls.
- Open spaces that are visible from the public street shall qualify as open spaces required in Section 1.3.5 Plazas and Open Spaces.
- For secured data center uses, the Non-Residential requirements of Section 1.3.4 Plazas and Open Spaces and Section 1.3.4.31 Open Space Connectivity will only be implemented where reasonably feasible or possible.
- Utility lines internal to the site and not visible from the public street may be above ground.

1.3.54 Location and Types

The location of **LAND USE PARCEL 8** shall be as generally depicted on **Exhibit C – Concept Plan.**

1.3.55 Permitted Uses

1.3.55.1 The following uses are permitted:

- Amenity Center
- Amusement Establishment
- Automobile Fueling Station*
- Automobile Service Establishment*
- Bakery/Confectionary Retail Establishment
- Bed and Breakfast*
- Building Material Sales
- Business Service and Sales
- Car Wash*

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- Church or Place of Worship
- Commercial Greenhouse or Nursery
- Commercial Recreational Use
- Community Swimming Pool
- Country Club
- Data Center** Data Center is defined as data processing center (hyperscale) facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located or the land and other related or associated uses, buildings or structures such as utility buildings; private utility facilities; office; buildings for support staff; warehousing for logistics, storage and/or other similar uses; cafeteria; guardhouse; diesel storage tanks; fuel storage for emergency generators; water storage tanks; security fencing; and other structures, improvements and appurtenances. Any accessory uses to a Data Center use shall be in direct relation to or support of the primary Data Center use.
- Day Care and Education Facility (Privately-owned)
- Dog Park*
- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Alcohol: mixed beverage sales (on-premises consumption)
- Alcohol: wine and malt beverage sales (on-premises consumption)
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)*
- Alcohol: brewpub (on- and/or off-premises consumption)*

1. Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).

- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Golf Course
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services

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- Merchandise Rental
- Municipal Uses
- Nursery, Garden, Landscape Materials Sales
- Nursing Home or Assisted Living Facility
- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves
- Personal Services
- Pet Grooming and Care Services*
- Pharmacy
- Private Clubs and Organizations (indoor)*
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- Technical Service and Sales
- Vehicle Parking Garage
- Veterinarian Service, Animal Clinic*

**Conditional Use*

1.3.56 Dimensional Standards

The tract designated as **LAND USE PARCEL 8** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

| **Dimensional Standard** | |
|---|---|
| Minimum Front Yard Setback | 25'/100' for data center |
| Minimum Side Yard Setback | 25'/100' for data center |
| Minimum Side Yard corner | 25'/100' for data center |
| Minimum Rear Yard Setback | 25'/100' for data center |
| Maximum Lot Coverage | 75% |
| Maximum ~~Main~~ Structure Height | ~~45'/65'/85'~~<br>65' for hotel use<br>85' for data center use |
| ~~Maximum Accessory Structure Height~~ | ~~40'~~ |
| ** Proximity slope shall be provided for the first 50 feet (50') adjacent to single-family residential, the maximum height shall be 30 feet (30').* | |

# LAND USE PARCEL 9

The following regulations shall apply to the tract designated as **LAND USE PARCEL 9** on **Exhibit C – Concept Plan.**

1.3.57 Uses

Permitted uses shall be in accordance with the development standards below.

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1.3.58 Business Park Development Standards: Development shall be in accordance with the standards established in the Business Park District (B) in the City's Code of Ordinances as it exists on the date of the adoption of this ordinance, and as provided in Exhibit G attached hereto, for 9 years, unless otherwise identified below.

1.3.59 Site Design, Building Placement, Orientation and Process Controls:

- Service doors for loading or for auto or similar service shall not face a public street unless screened.
- Landscape Buffers: A minimum 15-foot-wide landscape buffer shall be provided adjacent to FM 2755. All street rights-of way and shall be maintained as permanent green space. Said landscape buffer shall be comprised of, at a minimum, the following materials:
- ~~Buffer Vegetation:~~
    - Shade Trees: Shade trees shall be 3 caliper inches in size, measured 12" above the planting surface, at the time of planting
    - Ornamental Trees: Ornamental trees shall be 2 caliper inches in size at the time of planting.
- Data Center Standards: The following standards shall apply to Data Center uses.
    - Screening
        - A minimum six foot (6') tall screening wall shall be provided along the side and rear property lines. In addition to the building materials prescribed herein, the screening wall may be constructed of tilt wall concrete.
        - Evergreen shrubs that are at least three feet in height at time of planting and spaced no further apart than 3 feet on center shall be placed along any property boundary that is adjacent to properties zoned or used for residential uses. The screening shall form a continuous, unbroken, solid visual screen 6 feet in height within 2 years after time of planting.
        - Existing trees and vegetation, located along any property boundary that is adjacent to properties zoned or used for residential uses, shall be preserved.
    - The structures may be built using tilt wall construction. If the structures are built using this method, a diversity of patterns and/or designs shall be placed on the surface of the walls.
    - Open spaces that are visible from the public street shall qualify as open spaces required in Section 1.3.5 Plazas and Open Spaces.
    - For secured data center uses, the Non-Residential requirements of Section 1.3.4 Plazas and Open Spaces and Section 1.3.4.31 Open Space Connectivity will only be implemented where reasonably feasible or possible.
    - Utility lines internal to the site and not visible from the public street may be above ground.

1.3.60 Location and Types

The location of **LAND USE PARCEL 9** shall be as generally depicted on **Exhibit C – Concept Plan**.

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1.3.61 Permitted Uses

1.3.61.1 The following uses are permitted:

- Alcohol: mixed beverage sales (on-premises consumption)
- Alcohol: wine and malt beverage sales (on-premises consumption)
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: manufacturing and distribution (on- and/or off-premises consumption)*
- Alcohol: brewpub (on- and/or off-premises consumption)*

    1. Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in Division 10 (use regulations).

- Animal-related Medical, Grooming or Boarding
- Auto, Tool or Equipment Rental*
- Business Service and Sales
- Commercial Cleaning or Laundry Plant*
- Data Center** Data Center is defined as data processing center (hyperscale)facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators and mechanical and electrical yards), and equipment used for the transformation, transmission, distribution and management of electricity (including private substations), internet-related equipment, data communications connections, private communication towers, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located or the land and other related or associated uses, buildings or structures such as utility buildings; private utility facilities; office; buildings for support staff; warehousing for logistics, storage and/or other similar uses; cafeteria; guardhouse; diesel storage tanks; fuel storage for emergency generators; water storage tanks; security fencing; and other structures, improvements and appurtenances. Any accessory uses to a Data Center use shall be in direct relation to or support of the primary Data Center use.
- Federal, State or City Owned or Controlled Facilities
- Hospital
- Information Data Processing
- Information Distribution, Publication, Production
- Information Telecommunication, Sellers
- Insurance
- Light Manufacturing Clean
- Manufacturing – Appliance, Instrument, Controller

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- Manufacturing – Device, Parts, Vehicles
- Manufacturing – Die, Tooling, Equipment, Machinery*
- Materials Bending, Cutting, Machining, Molding, Welding*
- Medical Office
- Medical or Scientific Laboratory*
- Municipal Uses
- Open Space
- Packing of Parts and Materials Previously Manufactured
- Parts Assembly, Materials Sorting Previously Manufactured
- Personal Services
- Pharmacy
- Professional, Scientific, and Technical Services
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Restaurant
- Retail Sales
- Storage of Flammable Liquids and Materials*
- Studios: Photo, Music, Art, Health, Etc.
- Technical Service and Sales
- Trade Contractor Office and Dispatch
- Truck Repairs and Service*
- Warehousing and Distribution Facilities*
- Wholesale Enterprises without Materials Storage and Distribution

**Conditional Use*

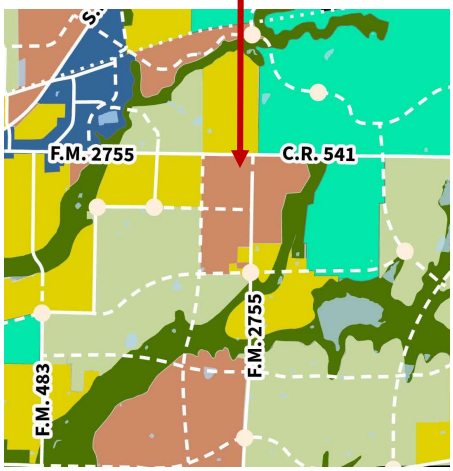
1.3.62 Dimensional Standards

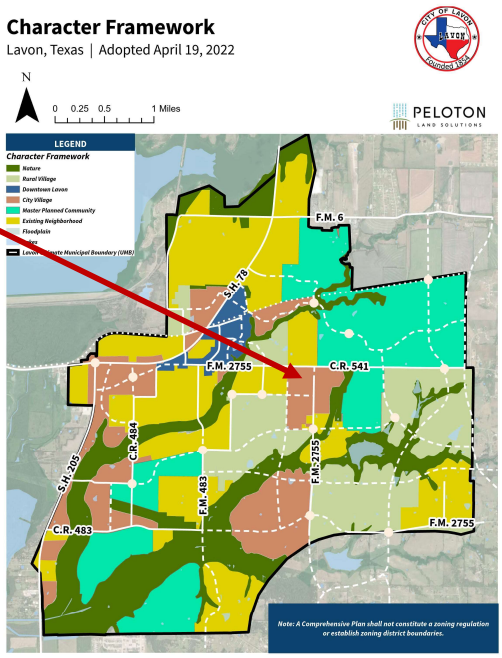
The tract designated as **LAND USE PARCEL 9** on **Exhibit C – Concept Plan** shall comply with the following Dimensional Standards:

| **Dimensional Standard** | |
|---|---|
| Minimum Front Yard Setback | 25’/100’ for data center |
| Minimum Side Yard Setback | 25’/100’ for data center |
| Minimum Side Yard corner | 25’/100’ for data center |
| Minimum Rear Yard Setback | 25’/100’ for data center |
| Maximum Lot Coverage | 75% |
| Maximum ~~Main~~ Structure Height | 45’~~/65’/85’~~<br>65’ for hotel use<br>85’ for data center use |
| ~~Maximum Accessory Structure Height~~ | ~~40’~~ |
| ** Proximity slope shall be provided for the first 50 feet (50') adjacent to single-family residential, the maximum height shall be 30 feet (30').* | |

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## Future Land Use Plan

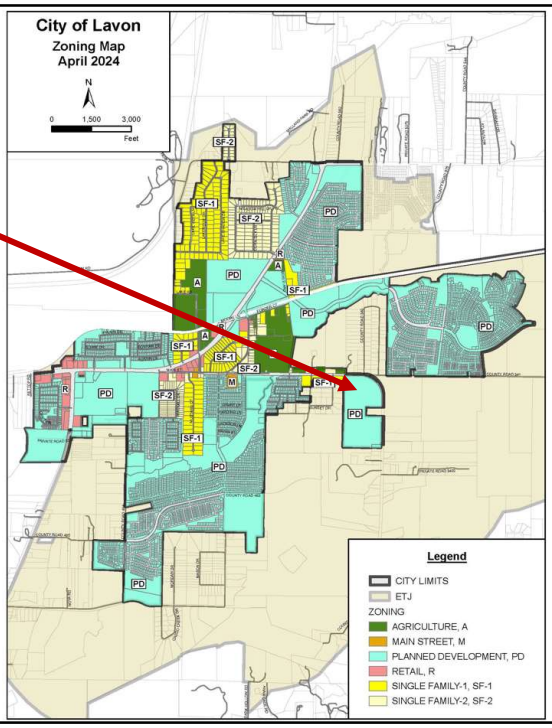


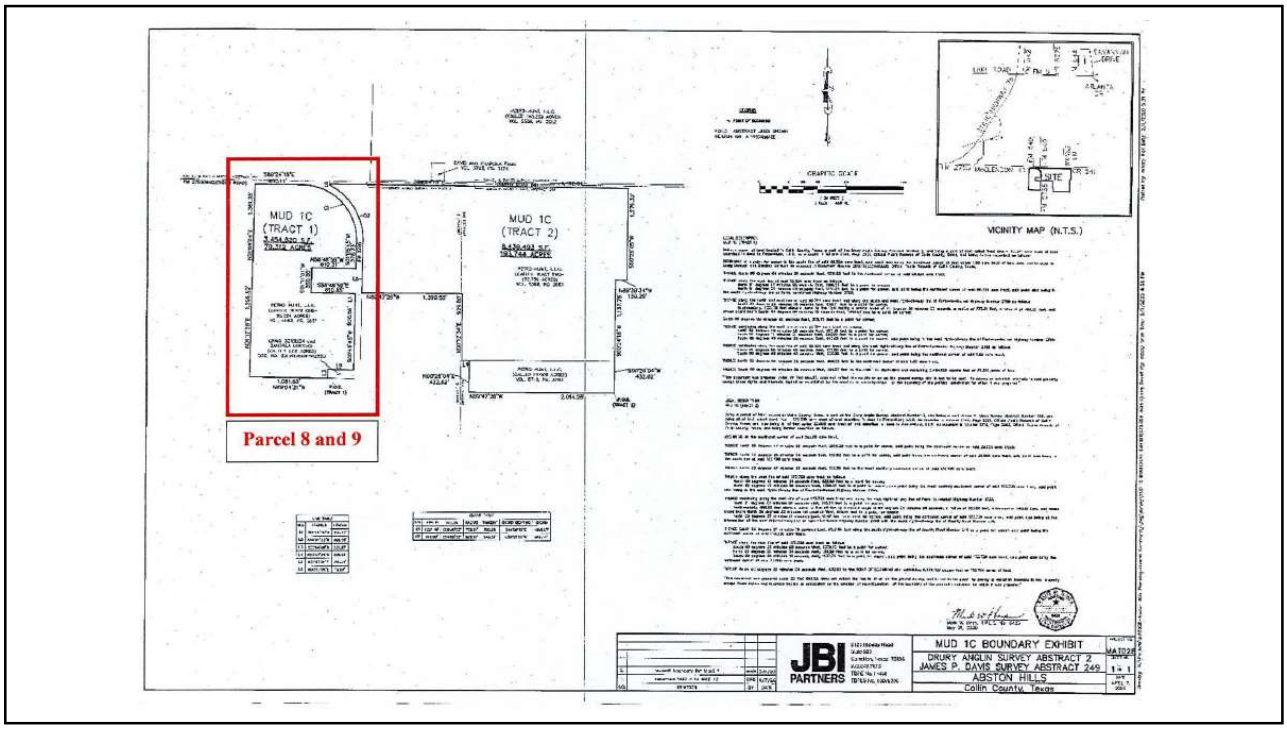

4

## Zoning Map

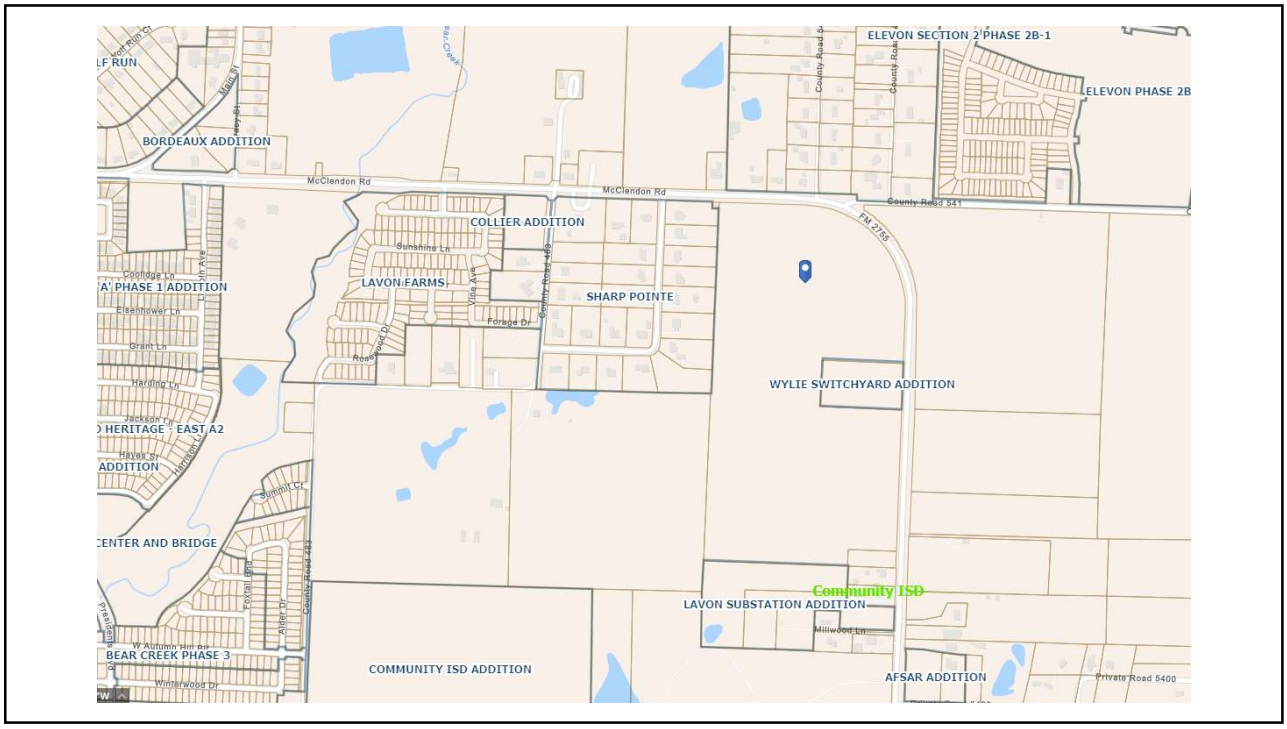


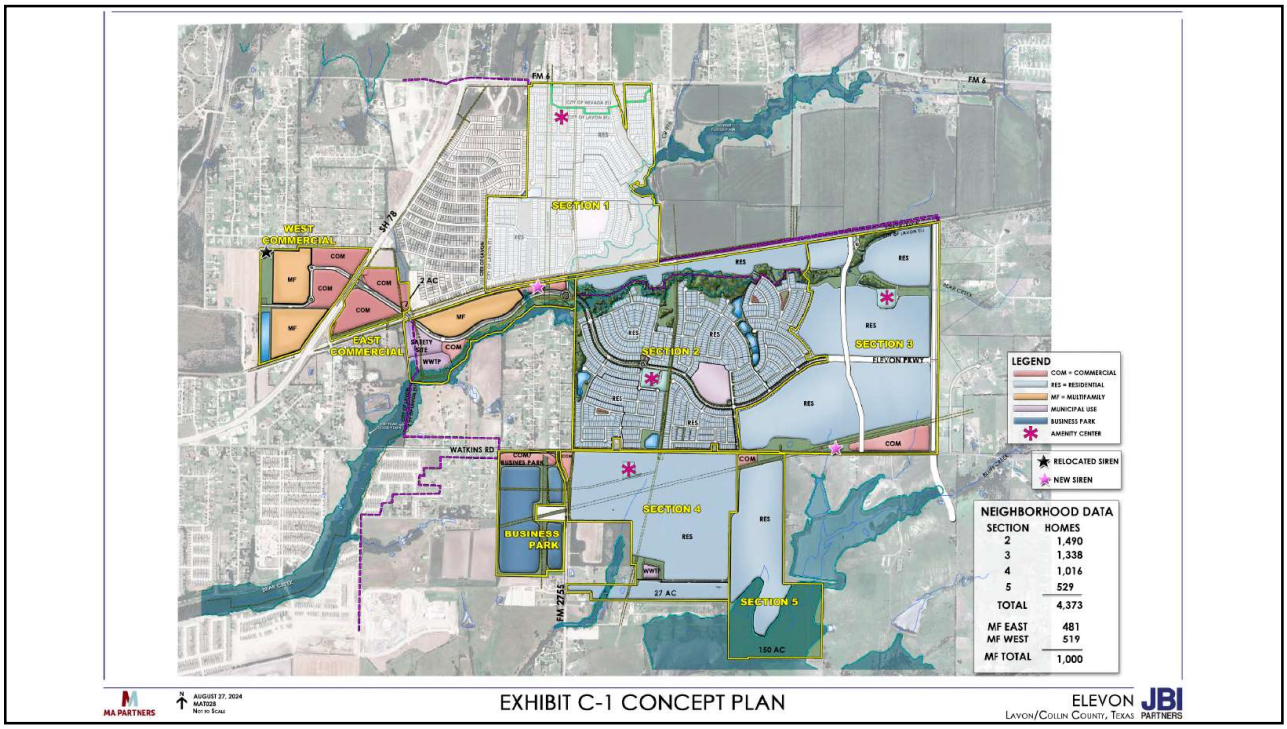

5


MUD 1C
(TRACT 1)
MUD 1C
(TRACT 2)
Parcel 8 and 9
VICINITY MAP (N.T.S.)
SITE
JBI PARTNERS
MUD 1C BOUNDARY EXHIBIT
DRURY ANGLIN SURVEY ABSTRACT 2
JAMES P. DAVIS SURVEY ABSTRACT 249
ABSTON HILLS
Collin County, Texas

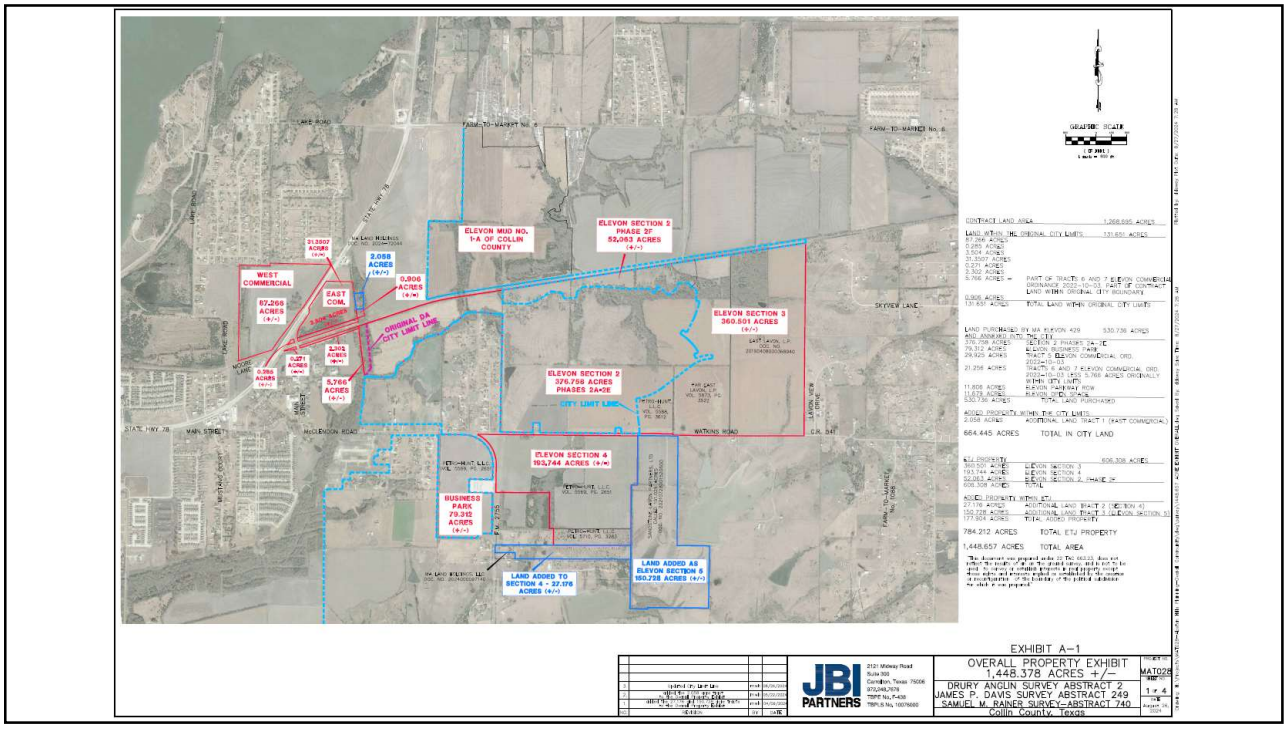
6


ELEVON SECTION 2 PHASE 2B-1
ELEVON PHASE 2B
BORDEAUX ADDITION
McClendon Rd
COLLIER ADDITION
LAVON FARMS
SHARP POINTE
WYLIE SWITCHYARD ADDITION
County Road 541
FM 2755
Community ISD
LAVON SUBSTATION ADDITION
COMMUNITY ISD ADDITION
AFSAR ADDITION
BEAR CREEK PHASE 3
Private Road 5400

7


WEST COMMERCIAL
EAST COMMERCIAL
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
BUSINESS PARK
ELEVON PKWY
WATKINS RD
FM 2755
FM 6
SH 78
3 AC
27 AC
150 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
AUGUST 27, 2024
MA7028
NOT TO SCALE
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

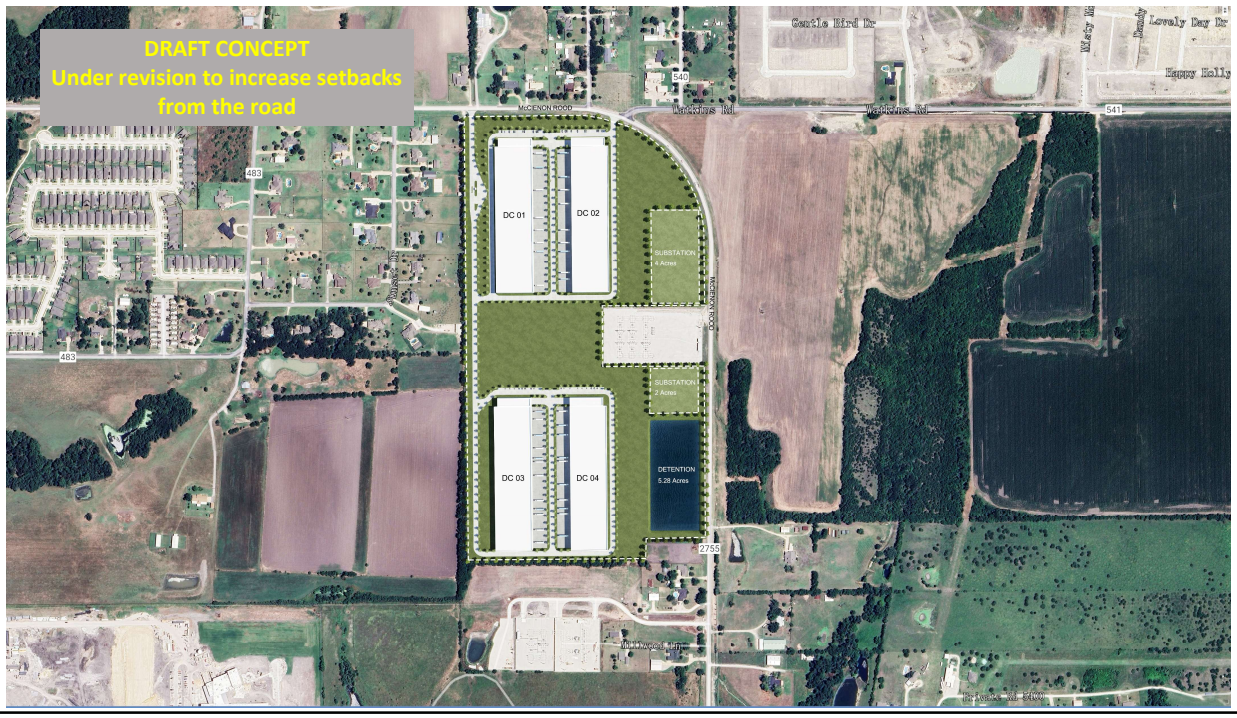
8


ELEVON MUD NO. 1-A OF COLLIN COUNTY
ELEVON SECTION 5 PHASE 2F 52.063 ACRES
ELEVON SECTION 3 360.501 ACRES
ELEVON SECTION 2 376.758 ACRES PHASES 2A-2E
ELEVON SECTION 4 193.744 ACRES
BUSINESS PARK 79.312 ACRES
LAND ADDED TO SECTION 4 - 27.176 ACRES
LAND ADDED AS ELEVON SECTION 5 150.728 ACRES
WEST COMMERCIAL 87.266 ACRES
EAST COM. 3.504 ACRES
2.088 ACRES
0.906 ACRES
2.302 ACRES
0.271 ACRES
0.386 ACRES
5.766 ACRES
ORIGINAL DA CITY LIMIT LINE
CITY LIMIT LINE
FARM-TO-MARKET No. 6
LAKE ROAD
MOORE LANE
MAIN STREET
McCLENDON ROAD
WATKINS ROAD
SKYVIEW LANE
LAVON NEW ROAD
STATE HWY 78
FM 2755
EXHIBIT A-1
OVERALL PROPERTY EXHIBIT
1,448.378 ACRES +/-
DRURY ANGLIN SURVEY ABSTRACT 2
JAMES P. DAVIS SURVEY ABSTRACT 249
SAMUEL M. RAINER SURVEY-ABSTRACT 740
Collin County, Texas
JBI PARTNERS
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-439
TBPLS No. 10076600
MAT028
1 of 1

9


Bear Creek Special Utility District
Dodson Elementary

10


DRAFT CONCEPT
Under revision to increase setbacks from the road
DC 01
DC 02
DC 03
DC 04
SUBSTATION
4 Acres
SUBSTATION
2 Acres
DETENTION
5.28 Acres
Gentle Bird Dr
Lovely Day Dr
Happy Holly
Watkins Rd
McKenon Road
483
540
541
2755

11




12

**CITY OF LAVON, TEXAS**
**NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on November 26, 2024 at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on December 3, 2024 at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider applications for:

**Request**: Consider an application for a proposed amendment to Article 9.03 Zoning Ordinance of the City of Lavon Code of Ordinances to amend Ordinance No. **2022-10-03** that established the Planned Development regulations for commercial, business park and mixed uses in the Elevon development project, more specifically to amend the regulations for Land Use Parcel 8 and Land Use Parcel 9, Business Park, to define the use of data center and amend associated screening, dimensional standards, building materials, and setback requirements.

**Property Description**: Approximately 79.3 acres situated southwest of the intersection of FM 2755 and Watkins Road (CR 541), (CCAD Property ID 2543097).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

---

*Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.*

***Check one*:** ☐ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) _____

_____

_____

_____

**Signature:** _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

***You may return this form to:*** ***City of Lavon*** *or via email to:* CityHall@lavontx.gov
***P.O. Box 340***
***Lavon, Texas 75166***

# CITY OF LAVON
# Agenda Brief

**MEETING: November 26, 2024** **ITEM: 5 - C**

---

**Item:**

Discussion and action regarding the replat of Lot 29R, Block E, Lake Breeze Estates consisting of a single commercial lot on one acre northwest of the intersection of SH 78 and Oak Street, situated in the S. M. Rainer Survey, Abstract No. 740, Lavon, Collin County, Texas, (CCAD Property ID 2923357).

## Application Information

**Owner(s):** Llumine, L.L.C.

**Applicant:** Beacon Projects

**Location:** Northwest of the intersection of SH 78 and Oak Street

**Description:** Lake Breeze Estates, Block E, Lot 29R
City of Lavon, Collin County, Texas, (CCAD Property ID 2923357)

**Current Zoning:** Planned Development District (PD)

**Request**: Replat

## Request Details

The applicant is seeking approval of a replat of commercial Lot 29R to modify and adjust access easements and sanitary sewer easements.

The property is presently undeveloped.

***Excerpts:***

**TEXAS LOCAL GOVERNMENT CODE**
**Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT**.

A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

(1) is signed and acknowledged by only the owners of the property being replatted;
(2) is approved by the municipal authority responsible for approving plats; and
(3) does not attempt to amend or remove any covenants or restrictions.

***Staff Notes:***

The replat conforms with the Planned Development District zoning regulations and meets the technical requirements of the subdivision regulations. The proposed replat has been reviewed by staff and the City Engineer.

Approval is recommended.

**Attachments:** 1. Application and Replat
2. Location Exhibits
3. Engineering and Planning Correspondence

# CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

## PLAT APPLICATION

**Incomplete applications will not be accepted.**

| **Company Making Submission** | **Property Owner** |
|---|---|
| Name: Beacon Projects | Name: LLUMINE, LLC |
| Address: 2828 E Trinity Mills Rd. #300 | Address: 626 Seminole Trail |
| City/State/Zip: Carrollton, TX 75006 | City/State/Zip: Murphy, TX 75054 |
| Phone #: 469-875-6719 Fax #: | Phone # Fax # |
| Authorized Person: Jone Paguio | Authorized Person: Sonju Park |

| **Type of Submission** | **Date** |
|---|---|
| ☐ Preliminary Plat | |
| ☐ Final Plat | |
| ☐ Re-Submittal | |
| ☐ Construction Plans | |
| ☐ Other (eg. Replat; Development Plat; Short-Form Plat) | |

**Check List of Items Submitted**

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

## Application Fees

| | |
|---|---|
| Preliminary Plat | Per Fee Schedule |
| Final Plat | Per Fee Schedule |
| Re-Plat | Per Fee Schedule |
| Public Infrastructure Inspection | Per Fee Schedule |

**To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.**

**NOTICE TO APPLICANT:** Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

| Authorized Representative (Printed Name) | Authorized Representative (Signature) | Date: |
|---|---|---|
| | | |

**To be completed by the City**

In Takers Name:

| In takers Review Date: | PW Review Date: | COO Review Date: | Engineer Review Date: | P&Z Review Date: | Council Action Date: |
|---|---|---|---|---|---|
| ☐ Accepted<br>☐ Rejected | ☐ Approved<br>☐ Rejected | ☐ Approved<br>☐ Rejected | ☐ Approved<br>☐ Rejected | ☐ Approved<br>☐ Rejected | ☐ Approved<br>☐ Rejected |

Comments:

Email: leann.mcclendon@cityoflavon.org

**PLAT APPLICATION**

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

## Declaration of Ownership

Date: 6/20/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Sonju Park, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Sonju Park,
on this the 20 day of June, 2024.

(notary seal)

ANNE MARIE YOUNG
Notary Public, State of Texas
Comm. Expires 05-29-2028
Notary ID 125401135

**CITY OF LAVON**
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Fax 972-843-0397 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

**PLAT APPLICATION**

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

## Authorization of Representation

Date: 6/20/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Sonju Park, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Ryan Kim to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

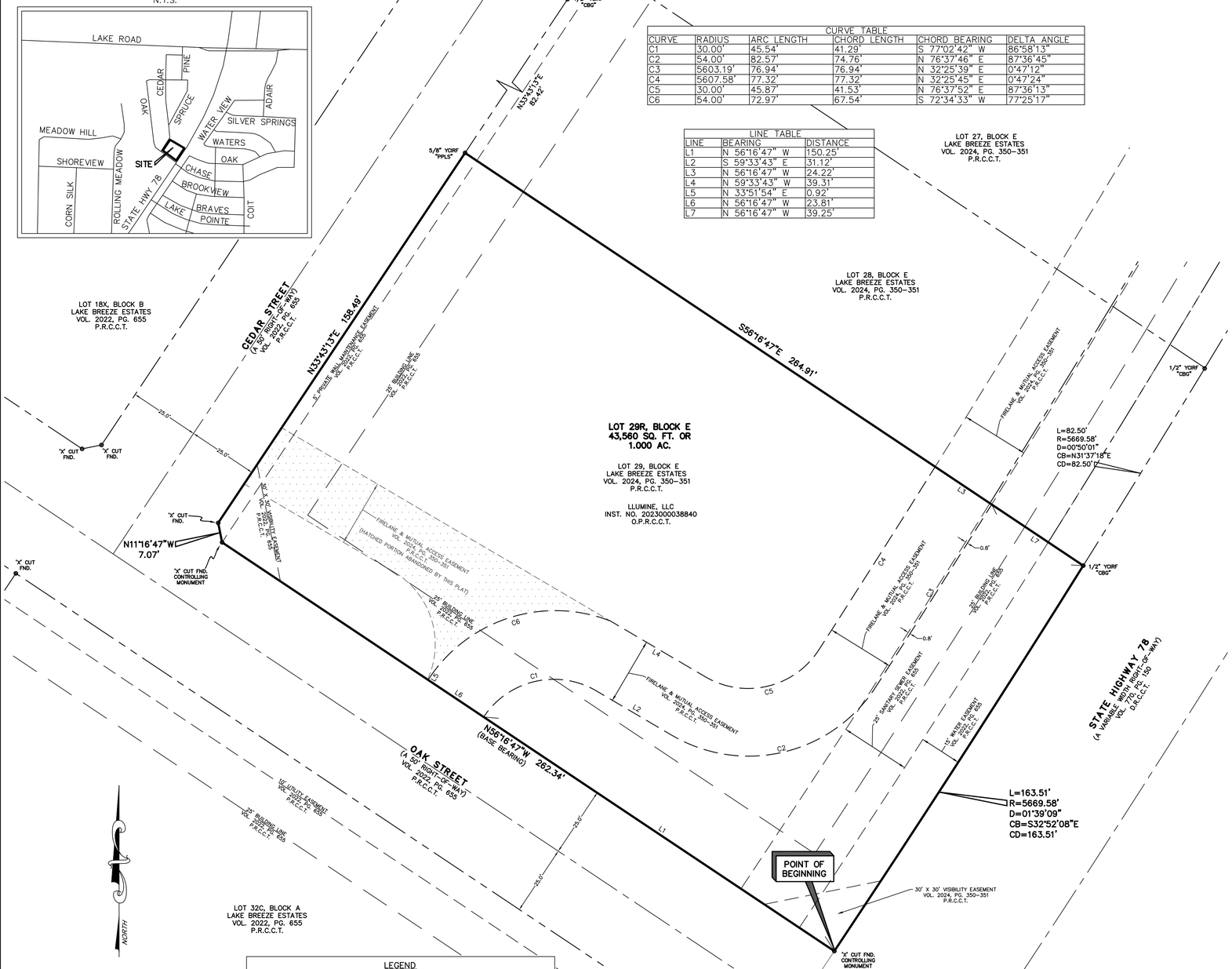
The State of Texas
County of Collin

Before me, the undersigned authority, appeared Sonju Park,
on this the 20 day of June, 2024.

(notary seal)

ANNE MARIE YOUNG
Notary Public, State of Texas
Comm. Expires 05-29-2028
Notary ID 125401135

Notary Public in and for Collin County, Texas




CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 30.00' | 45.54' | 41.29' | S 77°02'42" W | 86°58'13" |
| C2 | 54.00' | 82.57' | 74.76' | N 76°37'46" E | 87°36'45" |
| C3 | 5603.19' | 76.94' | 76.94' | N 32°25'39" E | 0°47'12" |
| C4 | 5607.58' | 77.32' | 77.32' | N 32°25'45" E | 0°47'24" |
| C5 | 30.00' | 45.87' | 41.53' | N 76°37'52" E | 87°36'13" |
| C6 | 54.00' | 72.97' | 67.54' | S 72°34'33" W | 77°25'17" |

LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 56°16'47" W | 150.25' |
| L2 | S 59°33'43" E | 31.12' |
| L3 | N 56°16'47" W | 24.22' |
| L4 | N 59°33'43" W | 39.31' |
| L5 | N 33°51'54" E | 0.92' |
| L6 | N 56°16'47" W | 23.81' |
| L7 | N 56°16'47" W | 39.25' |

LEGEND

SQ. FT. – SQUARE FEET
INST. NO. – INSTRUMENT NUMBER
O.P.R.C.C.T. – OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. – DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. – PLAT RECORDS, COLLIN COUNTY, TEXAS
YCIRF – IRON ROD FOUND WITH YELLOW PLASTIC CAP
VOL. – VOLUME
PG. – PAGE

NOTES:

1. BASIS OF BEARING – BASED ON THE SOUTHWEST LINE (NORTH 56 DEG. 16 MIN. 47 SEC. WEST) OF LOT 24C, BLOCK E, LAKE BREEZE ESTATES, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2022, PAGE 655, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
2. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. FLOOD CERTIFICATE: AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD), MAP DATE 06/02/2009 COMMUNITY PANEL NO. 48085C0445J SUBJECT LOT IS LOCATED IN ZONE 'X'. IF THIS SITE IS NOT WITHIN AN IDENTIFIED FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
4. THE FIRELANE & MUTUAL ACCESS EASEMENT ENCROACHES INTO THE SANITARY SEWER EASEMENT AND DIMENSIONS SHOWN HEREON. ANY REPAIRS OR REPLACEMENT OF IMPROVEMENTS WITHIN THE ENCROACHMENT DUE TO THE CITY OF LAVON WORK WITHIN THE SANITARY SEWER EASEMENT, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER TO REPAIR AND/OR REPLACE SAID IMPROVEMENTS.
5. THE PURPOSE OF THIS REPLAT IS TO ABANDON AND DEDICATE EASEMENTS FOR DEVELOPMENT.

Recommended for Approval:

Date: _____

_____
Chairman, Planning and Zoning Commission
City of Lavon, Texas

Approved for Construction:

Date: _____

_____
Mayor, City of Lavon, Texas

Accepted:

Date: _____

_____
Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing replat of the LAKE BREEZE ESTATES subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20_____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD, 20_____.

_____
City Secretary, City of Lavon, Texas

OWNER CERTIFICATE AND DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS LLUMINE, LLC IS THE SOLE OWNER OF A 1.000 ACRE TRACT OF LAND SITUATED IN THE S. M. RAINER SURVEY, ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO LLUMINE, LLC, BY GENERAL WARRANTY DEED, RECORDED IN INSTRUMENT NUMBER 2023000038840, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 29, BLOCK E, LAKE BREEZE ESTATES, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2024, PAGE 350–351, PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 'X' CUT FOUND FOR THE SOUTH CORNER OF SAID LOT 29, SAME BEING IN THE NORTH INTERSECTION OF STATE HIGHWAY 78 (A VARIABLE WIDTH RIGHT–OF–WAY PER VOLUME 770, PAGE 150, DEED RECORDS, COLLIN COUNTY, TEXAS) AND OAK STREET (A 50 FOOT RIGHT–OF–WAY);

THENCE NORTH 56 DEG. 16 MIN. 47 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 29 AND SAID OAK STREET, A DISTANCE OF 262.34 FEET TO AN 'X' CUT FOUND FOR THE MOST SOUTHERLY WEST CORNER OF SAID LOT 29, SAME BEING THE SOUTH END OF A CORNER CLIP IN THE INTERSECTION OF SAID OAK STREET AND CEDAR STREET (A 50 FOOT RIGHT–OF–WAY);

THENCE NORTH 11 DEG. 16 MIN. 47 SEC. WEST, ALONG THE COMMON LINE OF SAID LOT 29 AND SAID CORNER CLIP IN THE INTERSECTION OF SAID OAK STREET AND SAID CEDAR STREET, A DISTANCE OF 7.07 FEET TO AN 'X' CUT FOUND FOR THE MOST NORTHERLY WEST CORNER OF SAID LOT 29, SAME BEING THE NORTH END OF SAID CORNER CLIP;

THENCE NORTH 33 DEG. 43 MIN. 13 SEC. EAST, ALONG THE COMMON LINE OF SAID LOT 29 AND SAID CEDAR STREET, A DISTANCE OF 158.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW "RPLS" PLASTIC CAP FOUND FOR THE NORTH CORNER OF SAID LOT 29, SAME BEING THE WEST CORNER OF LOT 28, SAID BLOCK E, LAKE BREEZE ESTATES;

THENCE SOUTH 56 DEG. 16 MIN. 47 SEC. EAST, ALONG THE COMMON LINE OF SAID LOTS 29 AND 28, A DISTANCE OF 264.91 FEET TO A 1/2 INCH IRON ROD WITH YELLOW "CBG" PLASTIC CAP FOUND FOR THE EAST CORNER OF SAID LOT 29, SAME BEING THE SOUTH CORNER OF SAID LOT 28, SAME BEING IN THE NORTHWESTERLY RIGHT–OF–WAY LINE OF AFORESAID STATE HIGHWAY 78, SAME BEING THE BEGINNING OF A NON–TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5669.58 FEET AND A DELTA ANGLE OF 01 DEG. 39 MIN. 09 SEC.;

THENCE ALONG SAID NON–TANGENT CURVE TO THE RIGHT, AND ALONG THE COMMON LINE OF SAID LOT 29 AND SAID STATE HIGHWAY 78, AN ARC DISTANCE OF 163.51 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 32 DEG. 52 MIN. 08 SEC. EAST, 163.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,560 SQUARE FEET OR 1.000 ACRE OF COMPUTED LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT **LLUMINE, LLC**, ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **LAKE BREEZE ESTATES**, AN ADDITION TO THE CITY OF LAVON, TEXAS, AND DOES HERBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER. FOR THE PURPOSE INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF LAVON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF LAVON'S USE THEREOF. THE CITY OF LAVON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF LAVON AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND REGULATIONS OF THE CITY OF LAVON, TEXAS.

WITNESS MY HAND, THIS _____ DAY OF _____, 2024.

LLUMINE, LLC

BY: _____
SONJU PARK, OWNER

STATE OF TEXAS~
COUNTY OF _____~

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED SONJU PARK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AT _____, TEXAS THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S STATEMENT

I, TIMOTHY R. MANKIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION.

**PRELIMINARY ONLY, NOT FOR RECORDING**

_____ _____
TIMOTHY R. MANKIN DATE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6122

STATE OF TEXAS:
COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TIMOTHY R. MANKIN, KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN THE CAPACITY HEREIN STATED AND THE ACT AND DEED OF SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

_____
NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

# REPLAT OF
# LOT 29R, BLOCK E
# LAKE BREEZE ESTATES

BEING A REPLAT OF LOT 29, BLOCK E, LAKE BREEZE ESTATES
VOLUME 2024, PAGE 350–351
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN S.M. RAINER SURVEY, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
1.000 ACRE

OWNER:
LLUMINE, LLC
626 SEMINOLE TRAIL
MURPHY, TEXAS 75054
CONTACT: SONJU PARK

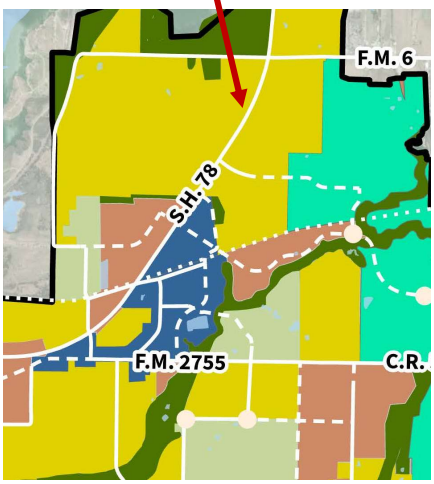
ENGINEER:
JWK ENGINEERING, LLC
RYAN KIM
817–308–6243
RKIM@JWKENGINEERING.COM

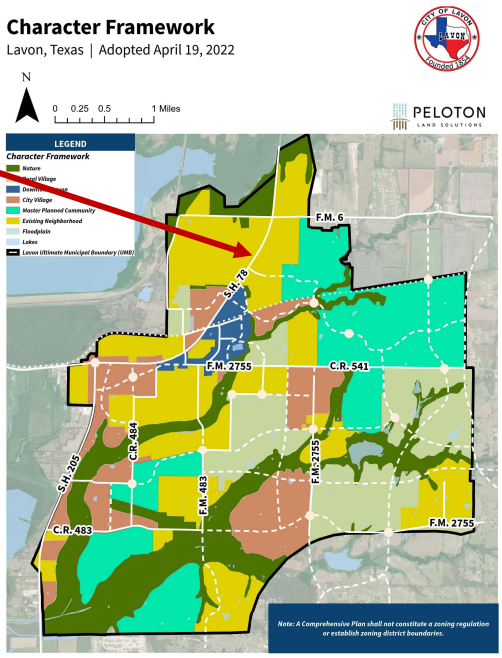
| | |
|---|---|
| JOB NO.: | 23-1008 |
| DATE: | 10/27/2023 |
| REV: | 10/1/2024 |
| REV: | 10/28/2024 |
| FIELD DATE: | 10/23/2023 |
| SCALE: | 1" = 20' |
| FIELD: | A.R.M. |
| DRAWN: | J.B.W. |
| CHECKED: | T.R.M. |

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1612 HART STREET
SUITE 201
SOUTHLAKE, TEXAS 76092
817-481-1806 (O)
tmankin@peisersurveying.com
COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE
Texas Society of Professional Surveyors
Member Since 1977
FIRM No. 100999-00

SHEET 1 OF 1

## Future Land Use Plan

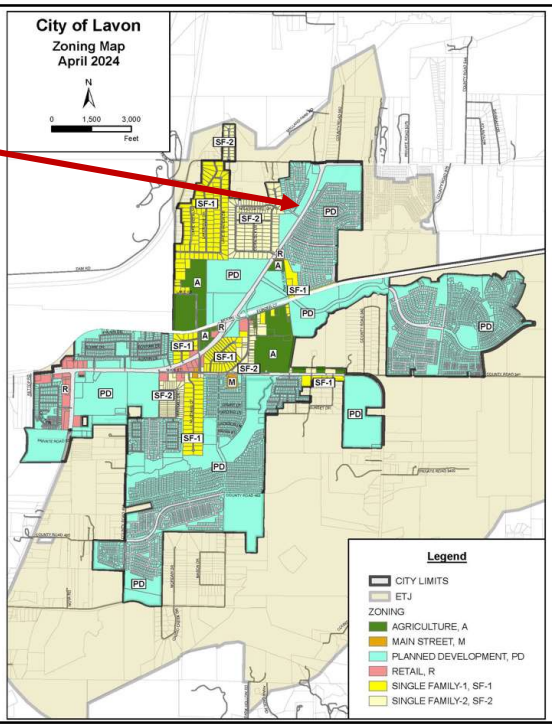


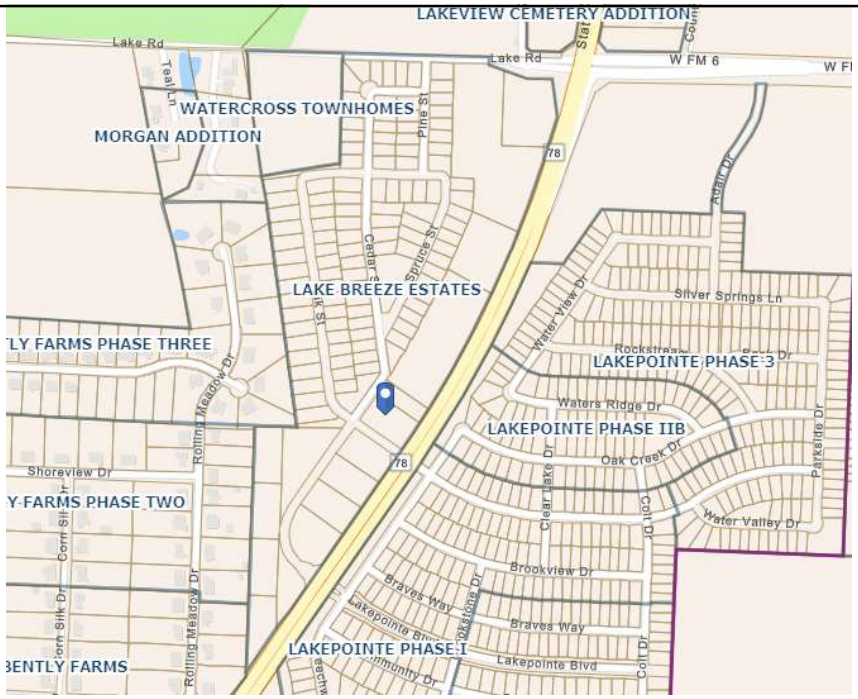

14

## Zoning Map

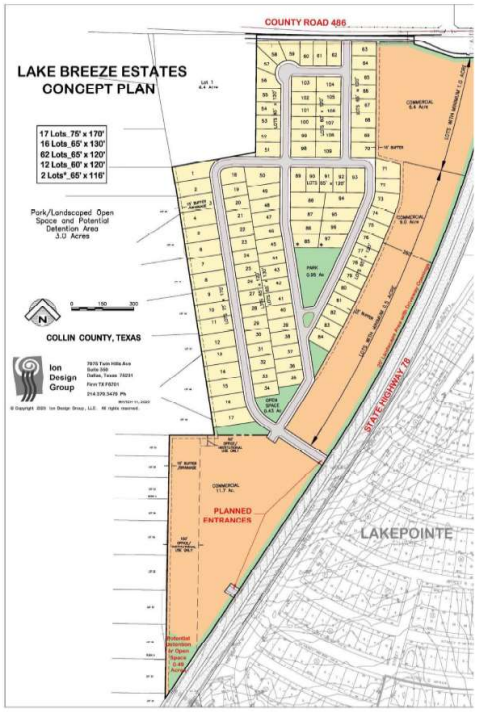


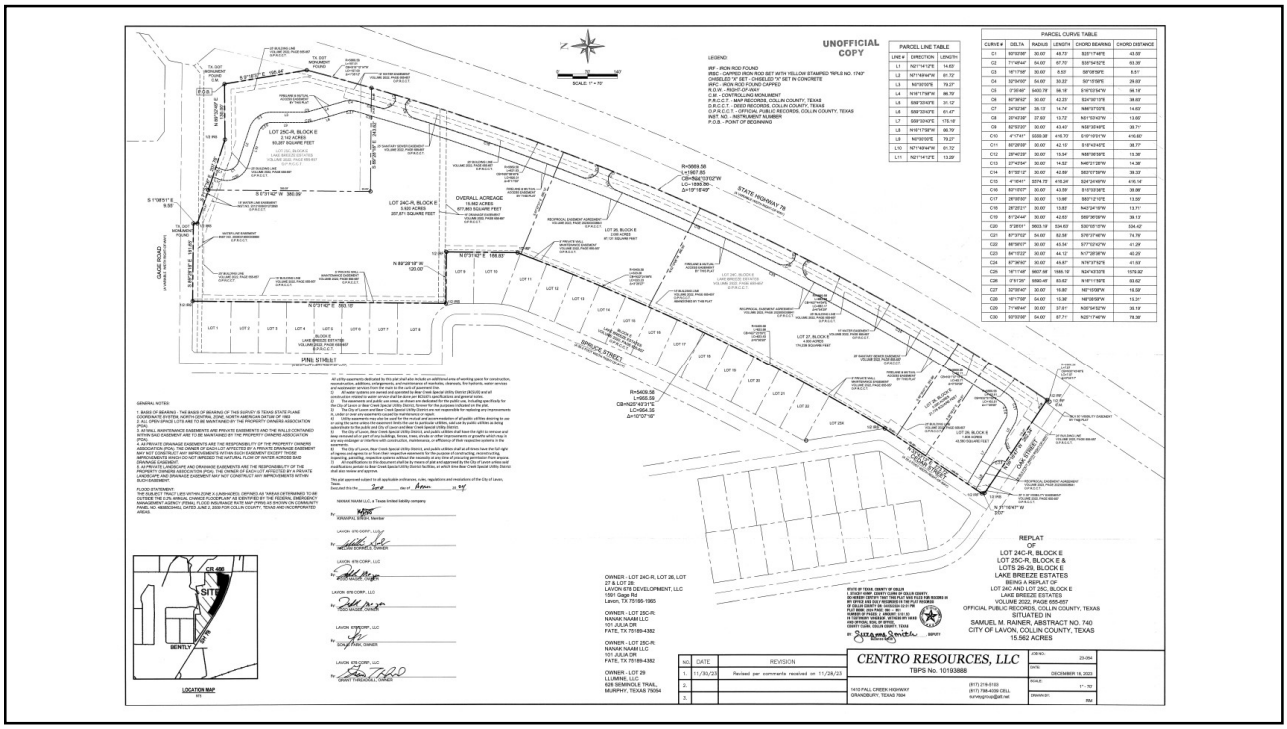

15


LAKEVIEW CEMETERY ADDITION
Lake Rd
Teal Ln
WATERCROSS TOWNHOMES
MORGAN ADDITION
Pine St
Lake Rd
W FM 6
78
Cedar St
Spruce St
LAKE BREEZE ESTATES
Asphalt Dr
Water View Dr
Silver Springs Ln
LY FARMS PHASE THREE
Rolling Meadow Dr
LAKEPOINTE PHASE 3
Waters Ridge Dr
LAKEPOINTE PHASE IIB
Oak Creek Dr
Parkside Dr
Shoreview Dr
Y FARMS PHASE TWO
Corrf Silk Dr
Clear Lake Dr
Water Valley Dr
Brookview Dr
Braves Way
Lakepointe Blvd
LAKEPOINTE PHASE I
Lakepointe Blvd
BENTLY FARMS

16


COUNTY ROAD 486
LAKE BREEZE ESTATES
CONCEPT PLAN
17 Lots_75' x 170'
16 Lots_65' x 130'
62 Lots_65' x 120'
12 Lots_60' x 120'
2 Lots*_65' x 116'
Park/Landscaped Open Space and Potential Detention Area 3.0 Acres
COLLIN COUNTY, TEXAS
Ion Design Group
COMMERCIAL 5.4 Ac±
COMMERCIAL 9.0 Ac±
PARK 0.95 Ac
OPEN SPACE 2.4 Ac
COMMERCIAL 11.7 Ac
PLANNED ENTRANCES
STATE HIGHWAY 78
LAKEPOINTE

17


UNOFFICIAL COPY
REPLAT OF LOT 24C-R, BLOCK E LOT 25C-R, BLOCK E & LOTS 26-29, BLOCK E LAKE BREEZE ESTATES BEING A REPLAT OF LOT 24C AND LOT 25C, BLOCK E LAKE BREEZE ESTATES VOLUME 2022, PAGE 695-697 OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS SITUATED IN SAMUEL M. RAINER, ABSTRACT NO. 740 CITY OF LAVON, COLLIN COUNTY, TEXAS 15.562 ACRES
CENTRO RESOURCES, LLC
TBPS No. 10193888
DECEMBER 18, 2023
OWNER - LOT 24C-R, LOT 26, LOT 27 & LOT 28: LAVON 678 DEVELOPMENT, LLC 1591 Gage Rd Lavon, TX 75166-1965
OWNER - LOT 25C-R: NAMAK NAAM LLC 101 JULIA DR FATE, TX 75189-4382
OWNER - LOT 25C-R: NAMAK NAAM LLC 101 JULIA DR FATE, TX 75189-4382
OWNER - LOT 29 LLUMINI, LLC 1408 SEMINOLE TRAIL MURPHY, TEXAS 75094
LOCATION MAP
PARCEL LINE TABLE
PARCEL CURVE TABLE
GENERAL NOTES:
FLOOD STATEMENT
OWNER'S DEDICATION

18

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 14, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lake Breeze Estates, Lot 29R Block E
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: November 13, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

**We have no further comments and recommend approval.**

Please do not hesitate to let us know if you have any questions.

Thank you,

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

November 13, 2024

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

Re: Lake Breeze Estates, Lots 29R, Block E, Replat - 1 Lots, 1.000 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated October 28, 2024, as prepared by Peiser & Manin Surveying, Inc. for the above referenced property. The property is part of the Lake Breeze Estates commercial development consisting of a lot bounded on the southeast by SH 78, southwest by Oak St. and northwest by Cedar St. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

All previous comments have been satisfactorily addressed.

This concludes our review of the above-referenced Replat. **We recommend APPROVAL of the Replat.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\Lot 29R Replat (Sweet Shop)\Lake Breeze Estates North Commercial - Lot 29R REPLAT - Rev 2.docx

# PEISER & MANKIN SURVEYING, LLC

1612 Hart Street, Suite 201
Southlake, Texas 76092
PHONE: 817-481-1806
TBPLS Firm No. 100999-00


October 29, 2024


Timothy Mankin
Peiser & Mankin Surveying
tmankin@peisersurveying.com
jill@peisersurveying.com
jessica@peisersurveying.com


Re: Lake Breeze Estates, Lot 29R, Block E
Replat Review Response Sheet
LJA Job No. NTP-40467
MyGov Submittal: September 12, 2024

## PLANNING & DESIGN COMMENT RESPONSE

1. We are working on the review comments and have a question concerning the placement of the sanitary sewer easement on the 2024 plat versus wanting the sanitary sewer easement out of the access easement. The 2024 plat we are told to match dedicates the sanitary sewer easement inside the access easement. Should we abandon the portion of the access easement within the sanitary sewer easement and dedicate an extension of the existing access easement to make it 24 feet wide? I'm afraid if we do this the access easement will not align with Lot 28. Please advise.
2. Added to plat as note number 5.
3. Revision date has been added to the plat.
4. Approval Certificate has been update on the plat.

September 30, 2024

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

Re: Lake Breeze Estates, Lots 29R, Block E, Replat - 1 Lots, 1.000 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated October 27, 2023, as prepared by Peiser & Manin Surveying, Inc. for the above referenced property. The property is part of the Lake Breeze Estates commercial development consisting of a lot bounded on the southeast by SH 78, southwest by Oak St. and northwest by Cedar St. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The apparent purpose of the Replat is to remove a portion of the Firelane & Mutual Access Easement connecting to Cedar St. This will result in a single entrance to the site until the firelane is connected northerly as development occurs.

REPLAT

2. There are 2 distances and 1 chord bearing that differ from the Final Plat for this lot. This should be verified.

3. The Surveyor should verify if Volume 2024 is in the Official Public Records or the Plat Records.

4. There is a misspelling in the dedication statement.

5. The signature block does not conform to City standards and should be corrected.

6. The Replat shows an encroachment of the firelane & mutual access easement into the sanitary sewer easement. This encroachment should be dimensioned. In addition, a note should be added to reflect that any repairs or replacement of improvements within the encroachment due to the City of Lavon work within the sanitary sewer easement, shall be the responsibility of the property owner to repair and/or replace said improvements.

This concludes our review of the above-referenced Replat. A copy of Replat, with markups, is attached for your convenience.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\Lot 29R Replat\Lake Breeze Estates North Commercial - Lot 29R REPLAT - Rev 0.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

September 20, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lake Breeze Estates, Lot 29R, Block E
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: September 12, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

**PLANNING + DESIGN COMMENTS**

1. The Replat shows the 25' Sanitary Sewer easement, along State Highway 78, overlapping the Firelane & Mutual Access easement. Verify with the City Engineer that these easement locations are permitted and approved.

2. Revise the Replat to add a purpose statement in the Notes section.

3. Revise the Replat to update the plat date.

4. Revise the Replat to remove the Recommended for Approval block and add the Approval Certificate as provided in Section 9.02.004.d(14) of the Subdivision Ordinance.

5. It does not appear that a Plat Application was uploaded into MyGov. Please submit a Plat Application in conjunction with this Replat.

6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

# CITY OF LAVON
# Agenda Brief

**MEETING: November 26, 2024** **ITEM: 5 - D**

---

**Item:**

Discussion and action regarding the final plat of the Watercross Townhomes Addition consisting of four lots and one common area lot on 6.448 acres out of the Samuel M. Rainer Survey, Abstract No. 740 situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage Road, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2798568).

## Application Information

**Owner(s):** KBC Homebuilders, LLC

**Applicant:** Scott Evans, Watercross Townhomes

**Location:** Samuel M. Rainer Survey, Abstract No. 740, situated west of the Lake Breeze Addition, south of Gage Road in the vicinity of 2343 Gage Road

**Description:** Approximately 6.448 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Parcel ID 2798568)

**Current Zoning:** No zoning in the ETJ

**Request**: Final Plat

## Request Details

The applicant is seeking approval of the final plat of a subdivision consisting of 4 residential lots and 1 open space on approximately 6.448 acres. The intended use of the property is the development of 16 townhomes. The preliminary plat was approved by the City Council on November 5, 2024.

***Code Excerpts:***

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

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or

other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

***Utilities:*** The property will be served by Bear Creek Special Utility District (SUD) for water. The development of the property will be served by on-site sanitary sewer facilities (OSSF).

***Floodplain:*** There is no proposal to develop, encroach into or reclaim existing floodplain.

***Road Connection***: The property has frontage along will take access from Gage Rd. The owner is dedicating right of way for the road as set out in the Thoroughfare Plan.

The final plat is prepared in accordance with the City's Subdivision Ordinance. The application and plans generally satisfy the criteria for approval.

***Staff Notes:***

Approval of the final plat is recommended.

**Attachments:**
1. Application and Final Plat
2. Location Exhibits
3. Engineering and planning correspondence

# CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

## PLAT APPLICATION

**Incomplete applications will not be accepted.**

| Company Making Submission | Property Owner |
|---|---|
| Name: KBC Homebuilders LLC | Name: Watercross Townhomes / Scott Evans |
| Address: 1591 Gage Rd | Address: 1591 Gage Rd |
| City/State/Zip: Lavon, TX 75166 | City/State/Zip: Lavon, TX |
| Phone #: 214-778-7272 Fax #: | Phone # 214-578-9999 Fax #: |
| Authorized Person: William Sorrels | Authorized Person: Scott Evans |

| Type of Submission | Date |
|---|---|
| ☐ Preliminary Plat | |
| ☑ Final Plat | |
| ☐ Re-Submittal | |
| ☐ Construction Plans | |
| ☐ Other (eg. Replat; Development Plat; Short-Form Plat) | |

**Check List of Items Submitted**

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

### Application Fees

| | |
|---|---|
| Preliminary Plat | Per Fee Schedule |
| Final Plat | Per Fee Schedule |
| Re-Plat | Per Fee Schedule |
| Public Infrastructure Inspection | Per Fee Schedule |

**To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.**

**NOTICE TO APPLICANT:** Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

| Authorized Representative (Printed Name) | Authorized Representative (Signature) | Date: |
|---|---|---|
| SCOTT EVANS | | 8/31/24 |

**To be completed by the City**

In Takers Name:

| In takers Review Date: | PW Review Date: | COO Review Date: | Engineer Review Date: | P&Z Review Date: | Council Action Date: |
|---|---|---|---|---|---|
| ☐ Accepted ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected |

Comments:

**CITY OF LAVON**

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – – Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

## PLAT APPLICATION

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

## Authorization of Representation

Date: 8/31/24

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Scott Evans, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize William Sorrels to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Scott Evans,

on this the 31st day of August, 2024.

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

Notary Public in and for Collin County, Texas

**CITY OF LAVON**

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: Lmcclendon@lavontx.gov

## PLAT APPLICATION

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

# Declaration of Ownership

Date: 8/31/24

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Scott Evans, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Signature (Owner)

Signature (Owner)

Signature (Owner)

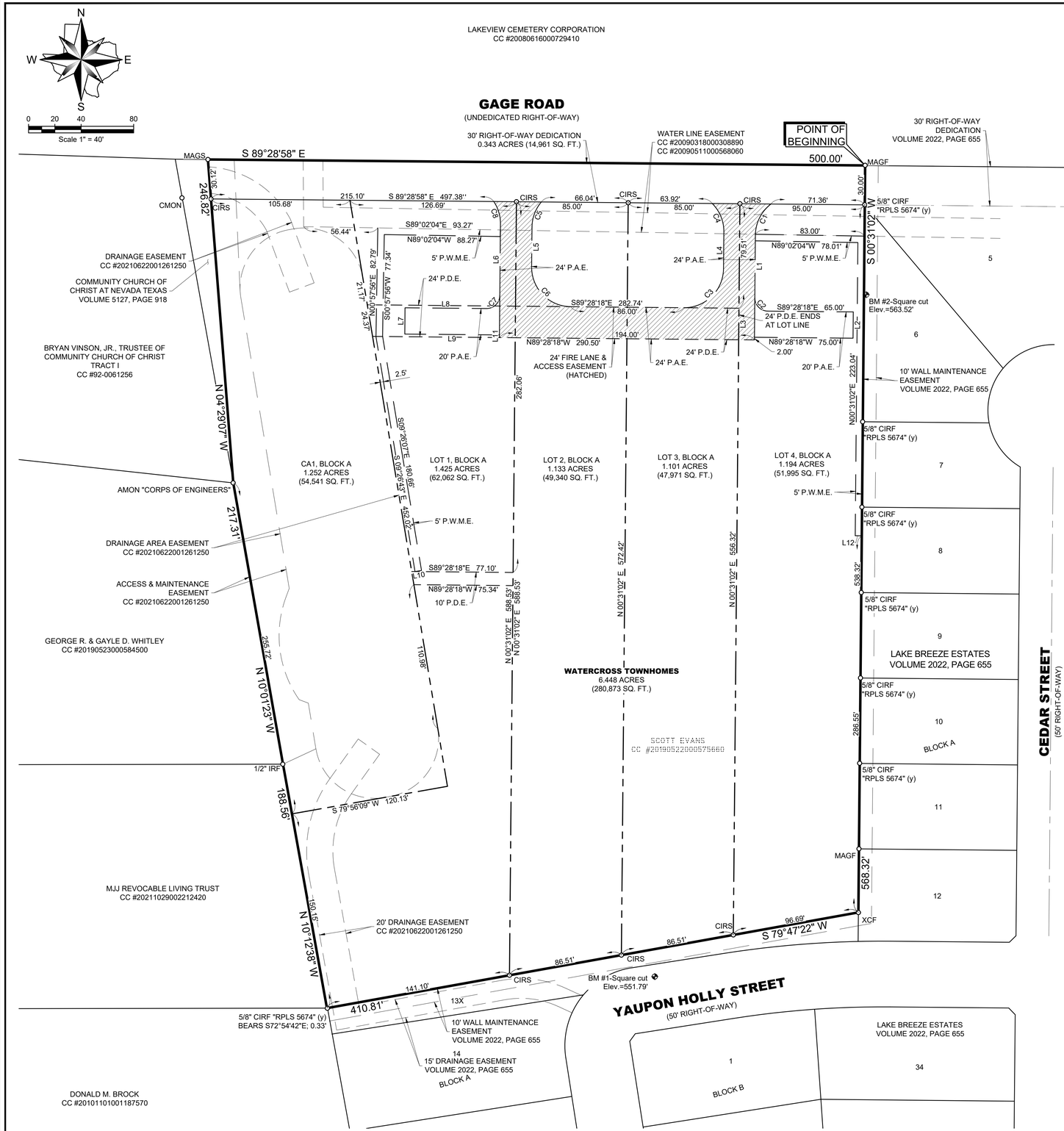
The State of Texas
County of Collin

Before me, the undersigned authority, appeared Scott Evans,

on this the 31st day of August, 2024.

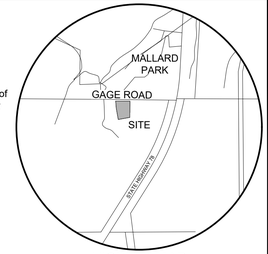
MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

Notary Public in and for Collin County, Texas




**GENERAL NOTES:**

1. The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records.
2. The site benchmarks: BM#1 - a square cut in concrete along Yaupon Holly Street approximately 20.92 feet South of the South property line. Benchmark Elevation = 551.79' (NAVD'88), BM#2 - a square cut in concrete approximately 68.39 feet South of the Point of Beginning. Benchmark Elevation = 563.52' (NAVD'88)
3. Blocking the flow of water or construction improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
4. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
5. Collin County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
6. Collin County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
7. Collin County permits are required for building construction, On-Site Sewerage Facilities and driveway culverts.
8. All private driveway tie-ins to a county maintained roadway must be even with the existing driveway surface.
9. All surface drainage easements shall be kept clear of fences, buildings, foundations and plantings, and other obstructions to the operation and maintenance of the drainage facility.
10. All lots must utilize alternative type On-Site Sewerage Facilities.
11. Must maintain state-mandated setback of all On-Site Sewerage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations)
12. Tree removal and/or grading for OSSF may be required on individual lots.
13. There are no water wells noted in this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
14. Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.
15. Common Area CA1, Block A will be owned and maintained by the HOA.




**VICINITY MAP**
NOT TO SCALE

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | S00°31'42"W | 47.79' |
| L2 | S00°31'42"W | 20.00' |
| L4 | N00°31'42"E | 28.00' |
| L5 | S00°31'42"W | 30.27' |
| L6 | N00°31'42"E | 54.48' |
| L7 | N00°31'42"E | 20.00' |
| L8 | S89°28'18"E | 62.00' |
| L9 | N89°28'18"W | 72.00' |
| L10 | S80°33'17"W | 5.00' |
| L11 | N00°31'42"E | 2.00' |
| L12 | N89°28'58"W | 5.00' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CH. L | CH. B |
| C1 | 52°15'51" | 30.00' | 27.37' | 26.43' | S26°39'37"W |
| C2 | 90°00'00" | 10.00' | 15.71' | 14.14' | S44°28'18"E |
| C3 | 90°00'00" | 30.00' | 47.12' | 42.43' | N45°31'42"E |
| C4 | 45°47'13" | 30.00' | 23.97' | 23.34' | N22°21'55"W |
| C5 | 39°49'08" | 30.00' | 20.85' | 20.43' | S20°26'16"W |
| C6 | 90°00'00" | 30.00' | 47.12' | 42.43' | S44°28'18"E |
| C7 | 90°00'00" | 10.00' | 15.71' | 14.14' | N45°31'42"E |
| C8 | 34°29'41" | 30.00' | 18.06' | 17.79' | N16°43'09"W |

ABBREVIATION LEGEND

| ABBR. | DEFINITION |
|---|---|
| CC# | County Clerk's instrument No. |
| CIRF | iron rod found with cap (noted) |
| CIRS | iron rod set w/cap stamped "W.A.I. 5714" |
| CM | controlling monument |
| IRF | iron rod found |
| MAG | mag-nail set with disk stamped "W.A.I. R.P.L.S. 5714" |
| MAGF | mag-nail found with disk (as noted) |
| PKF | PK nail found |
| PKS | PK nail set |
| XCF | "X" cut in concrete found |
| XCS | "X" cut in concrete set |
| O.P.R.C.C.T. | Official Public Records, Collin County, Texas |
| D.R.C.C.T. | Deed Records, Collin County, Texas |
| P.W.M.E. | Private Wall Maintenance Easement |
| P.A.E. | Private Access Easement |
| P.D.E. | Private Drainage Easement |
| (y) | Yellow |
| ⊕ | Benchmark |

**OWNER:**
Water Cross Townhomes LLC
1591 Lake Road
Lavon, Texas 75166

**SURVEYOR:**
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# (972) 490-7090

FOR COLLIN COUNTY
FILING INFORMATION


**Winkelmann & Associates, Inc.**
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7090 FAX
Texas Engineers Registration No. F-3199
Texas Surveyors No. 100680500 Expires 6/30/2024
Copyright © 2024 Winkelmann & Associates, Inc.


S. M. RAINER SURVEY, ABSTRACT NO. 740
COLLIN COUNTY, TEXAS

WATER CROSS TOWNHOMES LLC
1591 LAKE ROAD
LAVON, TEXAS 75166

FINAL PLAT
**WATERCROSS TOWNHOMES**
LOTS CA1, 1, 2, 3, & 4, BLOCK A

FINAL PLAT
**WATERCROSS TOWNHOMES**
LOTS CA1, 1, 2, 3, & 4, BLOCK A
BEING 6.448 ACRES OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO. 740
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

**Date :** 11.12.24
**Scale :** 1" = 40'
**File :** 69170.0F-FPLT
**Project No. :** 69170.0F

**SHEET 1 OF 2**

G:\69170\0F\SURVEY\PLAT\69170.0F-FPLT.dwg

**OWNERS CERTIFICATE**

**STATE OF TEXAS §**
**COUNTY OF DALLAS §**

WHEREAS, We, Water Cross Townhomes LLC, are the sole owner of a tract of land situated in the S. M. RAINER SURVEY, ABSTRACT NO. 740, in the Extra-territorial Jurisdiction [ETJ] of the City of Lavon, Collin County, Texas, as described in deed to Scott Evans in County Clerk's Instrument No. 20190522000575660, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a mag-nail with a metal disk found the Northwest corner of a 30-foot right-of-way dedication by plat of Lake Breeze Estates, an Addition to the City of Lavon, Collin County, Texas, according to the Plat thereof recorded in Volume 2022, Page 655, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 31 minutes 02 seconds West, along the East line of said Scott Evans tract and the West line of said Lake Breeze Estates, passing a 5/8-inch iron rod found with yellow plastic cap stamped "RPLS 5674" found for the Northwest corner of Lot 5, Block A, of said Lake Breeze Estates and the North corner of Lot 6, Block A, of said Lake Breeze Estates, at a distance of 30.00 feet, continuing along the same course, an additional distance of 538.32 feet, a total distance of distance of 568.32 feet to an "X" cut found in concrete for the Northeast corner of Lot 13X, Block A, of said Lake Breeze Estates;

THENCE South 79 degrees 47 minutes 22 seconds West, along the South line of said Scott Evans tract and the North line of said Lot 13X, Block A, a distance of 410.81 feet to a point for corner from which a 5/8-inch iron rod found with yellow plastic cap stamped "RPLS 5674" found bears South 72 degrees 54 minutes 42 seconds East, 0.33 feet;

THENCE North 10 degrees 12 minutes 38 seconds West, along the West line of said Scott Evans tract and the East line of a tract of land described in deed to MJ Revocable Living Trust as recorded in County Clerk's Instrument No. 20211029002212420, Official Public Records, Collin County, Texas, a distance of 188.56 feet to a 1/2" iron rod found for the Northeast corner of said MJJ Revocable Living Trust tract and the Southeast corner of a tract of land described in deed to George R. & Gayle D. Whitley as recorded in County Clerk's Instrument No. 20190523000584500, Official Public Records, Collin County, Texas;

THENCE North 10 degrees 01 minutes 23 seconds West, continuing along the West line of said Scott Evans tract and along the East line of said George R. & Gayle D. Whitley tract, a distance of 217.31 feet to an aluminum monument in concrete stamped "Corps of Engineers" found for the Northeast corner of said George R. & Gayle D. Whitley tract and the Southeast line of a tract of land described in deed to Community Church of Christ Nevada, Texas, as recorded in Volume 5127, Page 918, Official Public Records, Collin County, Texas;

THENCE North 04 degrees 29 minutes 07 seconds West, continuing along the West line of said Scott Evans tract and along the East line of said Community Church of Christ Nevada, Texas, a distance of 246.82 feet to a mag-nail set for corner in Gage Road;

THENCE South 89 degrees 28 minutes 58 seconds East, along the North line of said Scott Evans tract, over and across said Gage Road, a distance of 500.00 feet the POINT OF BEGINNING.

CONTAINING within these metes and bounds 6.448 acres or 280,873 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 14th day of October, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the GeoShack VRS network.

**OWNERS DEDICATION**

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Water Cross Townhomes LLC, acting by and through its duly authorized agent, does hereby adopt this plat, designating the herein described property as **WATERCROSS TOWNHOMES**, an addition to the City of Lavon ETJ, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2024.

Water Cross Townhomes LLC

By: _____
Signatory for owner

**STATE OF TEXAS §**
**COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

**SURVEYOR'S STATEMENT**

I, Leonard J. Lueker, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Lavon Subdivision Regulations; and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the____ day of _____, 2024.

***PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.***

_____
Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration # 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(972) 490-7090

**STATE OF TEXAS §**
**COUNTY OF DALLAS §**

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

**HEALTH DEPARTMENT CERTIFICATION:**

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

_____
Designated Representative for Collin County Development Services

This plat correctly presents the required easements and certifications required by teh Bear Creek Special Utility District for this Development.

Name/Title: _____
Date: _____

Recommended for Approval:

_____
Date: _____
Chairman, Planning and Zoning Commission
City of Lavon, Texas
Approved for Construction:

_____
Date: _____
Mayor, City of Lavon, Texas
Accepted:

_____
Date: _____
Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.
Witness my hand this _____ day of _____, AD, 20_____.

_____
City Secretary, City of Lavon, Texas

**OWNER:**
Water Cross Townhomes LLC
1591 Lake Road
Lavon, Texas 75166

**SURVEYOR:**
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 215
Dallas, Texas 75230
ph# (972) 490-7090

FINAL PLAT
**WATERCROSS TOWNHOMES**
LOTS CA1, 1, 2, 3, & 4, BLOCK A
BEING 6.448 ACRES OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO. 740
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

FOR COLLIN COUNTY FILING INFORMATION


Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 490-7090
DALLAS, TEXAS 75230 (972) 490-7099 FAX
Texas Engineers Registration No. 00
Texas Surveyors Registration No. 101034


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S. M. RAINER SURVEY, ABSTRACT NO. 740
COLLIN COUNTY, TEXAS

WATER CROSS TOWNHOMES LLC
1591 LAKE ROAD
LAVON, TEXAS 75166

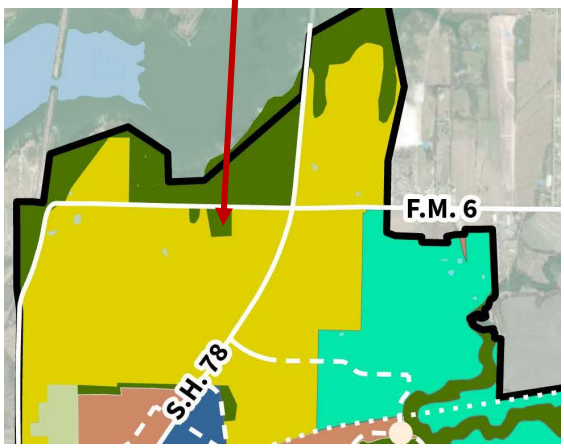
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**WATERCROSS TOWNHOMES**
LOTS CA1, 1, 2, 3, & 4, BLOCK A

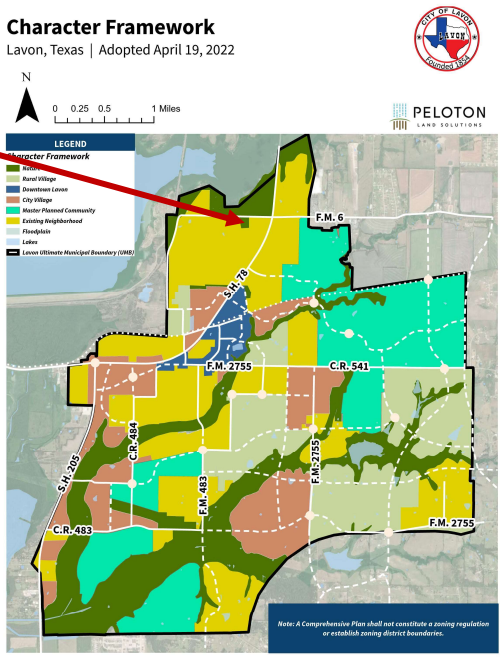
**Date :** 11.12.24
**Scale :** N/A
**File :** 69170.0F-FPLT
**Project No. :** 69170.0F

**SHEET 2 OF 2**

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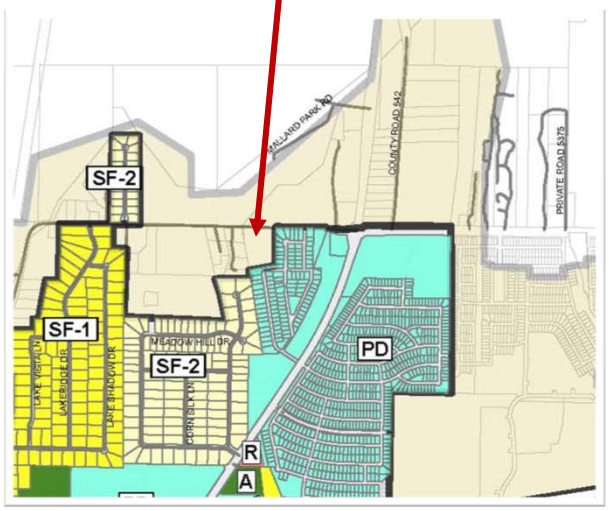
## Future Land Use Plan

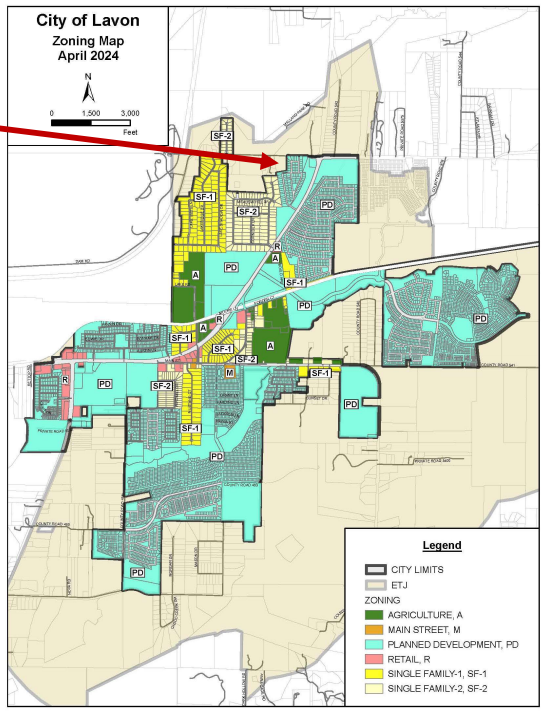


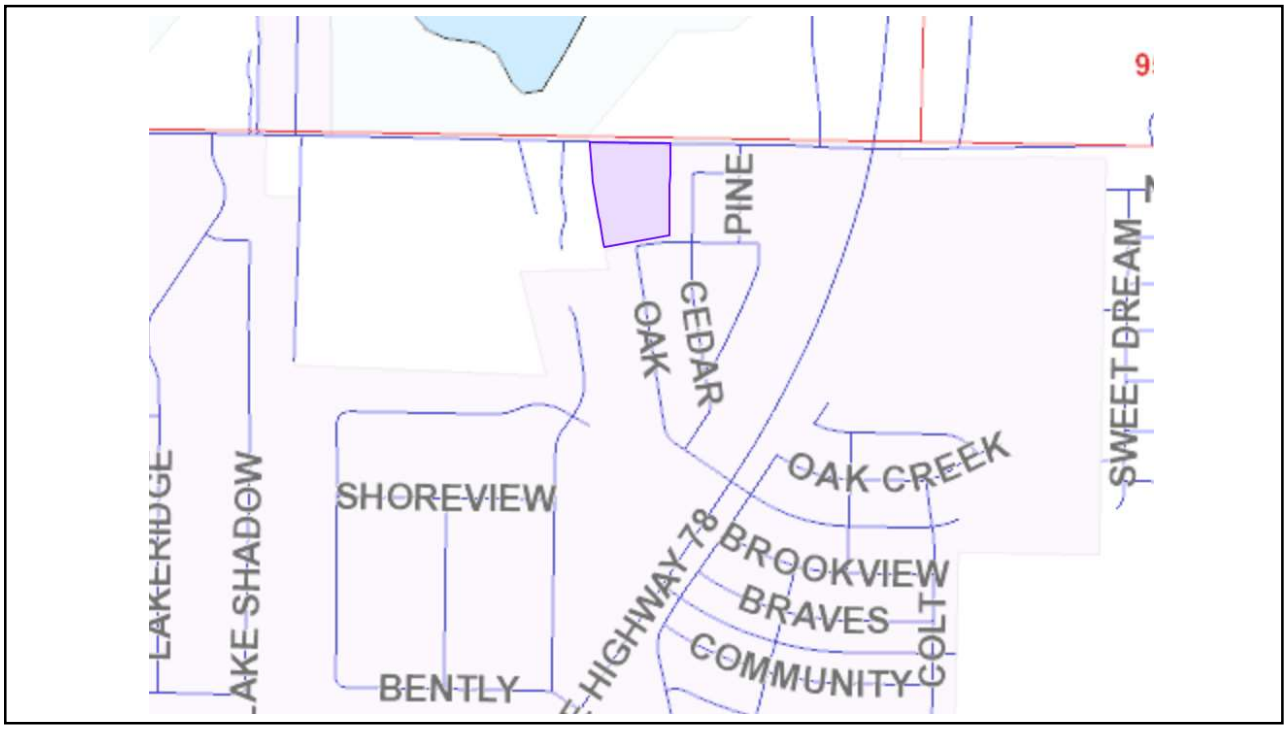

33

## Zoning Map




34


PINE
CEDAR
OAK
SWEET DREAM
OAK CREEK
BROOKVIEW
BRAVES
COLT
COMMUNITY
HIGHWAY 78
SHOREVIEW
BENTLY
LAKE SHADOW

35


Lavon church of Christ

36

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 13, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Watercross Townhomes
Final Plat Review
LJA Job No. NTP-40467
Email Submittal: November 12, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

**We have no further comments and recommend approval.**

Please do not hesitate to let us know if you have any questions.

Thank you,

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

November 12, 2024

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

Re: Watercross Townhomes - 5 Lots, 6.448 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated November 12, 2024, as prepared by Winkelmann & Associates, Inc., for the above referenced property. The property is located on the south side of Gage Road, north and west of Lake Breeze Estates within the City of Lavon ETJ. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

All comments have been satisfactorily addressed.

This concludes our review of the above-referenced revised Final Plat. **We recommend APPROVAL of the Final Plat.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Watercross Townhomes\Watercross Townhomes - Final Plat - Rev 1.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 12, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Watercross Townhomes
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 23, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We ***recommend approval with the following conditions***:

1. Revise plat note #13 to remove the repeated number. Complete
2. Revise the plat to add the City Approval block and City Secretary signature block as listed in Section 9.02.004.d (14) of the Subdivision Ordinance.
   Complete

Please do not hesitate to let us know if you have any questions.

Thank you,

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

November 7, 2024

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

Re: Watercross Townhomes - 4 Lots, 6.448 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated September 23, 2024, as prepared by Winkelmann & Associates, Inc. and Civil Engineering Plans dated October 30, 2024 (no revision date) as prepared by Ion Design Group, for the above referenced property. The property is located on the south side of Gage Road, north and west of Lake Breeze Estates within the City of Lavon ETJ. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The property is located within the City of Lavon ETJ. The City of Lavon is authorized for Plat Approval within the ETJ per the City-County Plat Approval Agreement between the City of Lavon and Collin County dated March 25, 2002.

2. Sanitary sewer is to be provided with on-site facilities. This will require Collin County permitting and approval.

3. Water service is provided by Bear Creek SUD.

PLAT

4. The date should be updated for each submission. Complete

5. The City Signature Block should be updated for the Final Plat version per the Subdivision Ordinance. Only one (1) signature block is required on the last page that includes all other signatures. Complete

6. The signature block is required for Bear Creek SUD. Complete

CIVIL ENGINEERING PLANS

7. Plans will be required to be submitted to Bear Creek SUD for review and comment.

This concludes our review of the above-referenced Final Plat and Civil Engineering Plans. A copy of documents, with markups, is attached for your convenience. We recommend APPROVAL of the Final Plat subject to addressing the items above.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: Mike Jones, Danny Anthony, David Carter, Abra Nusser, AICP, Tiffany McLeod, EIT

Attachments

F:\17024 - LAV General Servies\9 - Review\Watercross Townhomes\Watercross Townhomes - Final Plat - Rev 0.docx

# CITY OF LAVON
# Agenda Brief

**MEETING: November 26, 2024** **ITEM: 5 - E**

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**Item:**

Discussion and action regarding the preliminary plat of the Elevon Section 4 Addition consisting of 1,016 residential lots, 2 commercial lots, 1 amenity center lot, 1 wastewater treatment plant lot, and 29 common area lots on 220.879 acres out of the Drury Anglin Survey, Abstract No. 2, and the James P. Davis Survey, Abstract No. 249, situated adjacent to and southeast of the intersection of FM 2755 (McClendon Road) and CR 541 (Watkins Road), in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property IDs 2543098, 1287164, 1287173, 1287182, 2137095, and 2137096).

**Application Information**

**Owner(s):** MA Elevon 429, LLC

**Applicant:** JBI Partners

**Location:** Southeast of the intersection of FM 2755 (McClendon Road) and CR 541 (Watkins Road)

**Description:** Approximately 220.8979 acres, Drury Anglin Survey, Abstract No. 2, and the James P. Davis Survey, Abstract No. 249, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Property IDs 2543098, 287164, 1287173, 1287182, 2137095, and 2137096)

**Current Zoning:** No zoning in the ETJ

**Request**: Preliminary Plat

**Request Details**

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 1,016 residential lots, 2 commercial lots, 1 amenity center lot, 1 wastewater treatment plant lot, and 29 common area lots on 220.879 acres. The site will be developed in accordance with a concept plan and design guidelines as provided in an Amended and Restated Development Agreement. The parcel is presently situated in a Municipal Utility District (MUD) and will ultimately be disannexed from the MUD and annexed into the City. The project is proposed to be developed in three phases.

***Code Excerpts*:**

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

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

Since the date of the initial submission, the applicant has negotiated an Amended and Restated Development Agreement (A&R DA), purchased and added property to the plat area, and requested and obtained a Master Thoroughfare Plan Amendment.

The preliminary plat is prepared in accordance with the design guidelines of the A&R DA and in accordance with the City's Subdivision Ordinance. The proposed project contains block lengths that exceed the length permitted in the A&R DA and subdivision regulations and for which a waiver was considered by the City Council on November 19, 2024, with no action taken. The applicant provided adjustment illustrations and is amending the submittal to comply with the provisions of the A&R DA.

Water
The development is located within the certificated area of the Bear Creek Special Utility District (BCSUD). A conceptual water plan has been submitted and reviewed.

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points along CR 541 and FM 2755. The applicant will improve CR 541 adjacent to the development. The applicant and City are working with the Texas Department of Transportation (TxDOT) to realign the intersection of FM 2755 and CR 541.

A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained b the homeowners association.

Floodplain and Drainage
The conceptual drainage plans have been reviewed by the city engineer.

The application and plans generally satisfy the criteria for approval.

***Staff Notes:***

Approval of the preliminary plat is recommended, subject to the city engineer's and planner's final approval.

**Attachments:**
1. Application and Preliminary Plat
2. Location Exhibits
3. Engineering and planning correspondence - recent

# CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

## PLAT APPLICATION

**Incomplete applications will not be accepted.**

| Company Making Submission | Property Owner |
|---|---|
| Name: JBI Partners | Name: MA Elevon 429, LLC |
| Address: 2121 Midway Road, Suite 300 | Address: 2121 Midway Road, Suite 240 |
| City/State/Zip: Carrollton/TX/75006 | City/State/Zip: Carrollton/TX/75006 |
| Phone #: 972.738.0243 Fax #: | Phone # 972.715.6421 Fax # |
| Authorized Person: Daniel Dewey, P.E. | Authorized Person: Allen Jones |

| Type of Submission | Date |
|---|---|
| ☑ Preliminary Plat (Elevon Section 4 Preliminary Plat) | 12/19/23 |
| ☐ Final Plat | |
| ☐ Re-Submittal | |
| ☐ Construction Plans | |
| ☐ Other (eg. Replat; Development Plat; Short-Form Plat) | |

**Check List of Items Submitted**

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☑ (one) PDF plats (on separate CD's) (Via MyGov)
- ☐ (one) PDF construction plans (can be included on plat CD)

## Application Fees

| | |
|---|---|
| Preliminary Plat | Per Fee Schedule |
| Final Plat | Per Fee Schedule |
| Re-Plat | Per Fee Schedule |
| Public Infrastructure Inspection | Per Fee Schedule |

**To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.**

**NOTICE TO APPLICANT:** Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

| Authorized Representative (Printed Name) | Authorized Representative (Signature) | Date: |
|---|---|---|
| Daniel Dewey | | 12-19-23 |

**To be completed by the City**

In Takers Name:

| In takers Review Date: | PW Review Date: | COO Review Date: | Engineer Review Date: | P&Z Review Date: | Council Action Date: |
|---|---|---|---|---|---|
| ☐ Accepted ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected | ☐ Approved ☐ Rejected |

Comments:

**CITY OF LAVON**

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - - Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

## PLAT APPLICATION

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

## Authorization of Representation

Date: DECEMBER 19, 2023

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA ELEVON 429, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize JBI Partners to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

ZACHARY GAULDIN
Notary Public, State of Texas
Comm. Expires 05-21-2024
Notary ID 132490204

ZACHARY GAULDIN
Notary Public, State of Texas
Comm. Expires 05-21-2024
Notary ID 132490204

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 19 day of December, 2023.

(notary seal)

Notary Public in and for Dallas County, Texas

**CITY OF LAVON**

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

## PLAT APPLICATION

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

## Declaration of Ownership

Date: DECEMBER 19, 2023

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA ELEVON 429, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

ZACHARY GAULDIN
Notary Public, State of Texas
Comm. Expires 05-21-2024
Notary ID 132490204

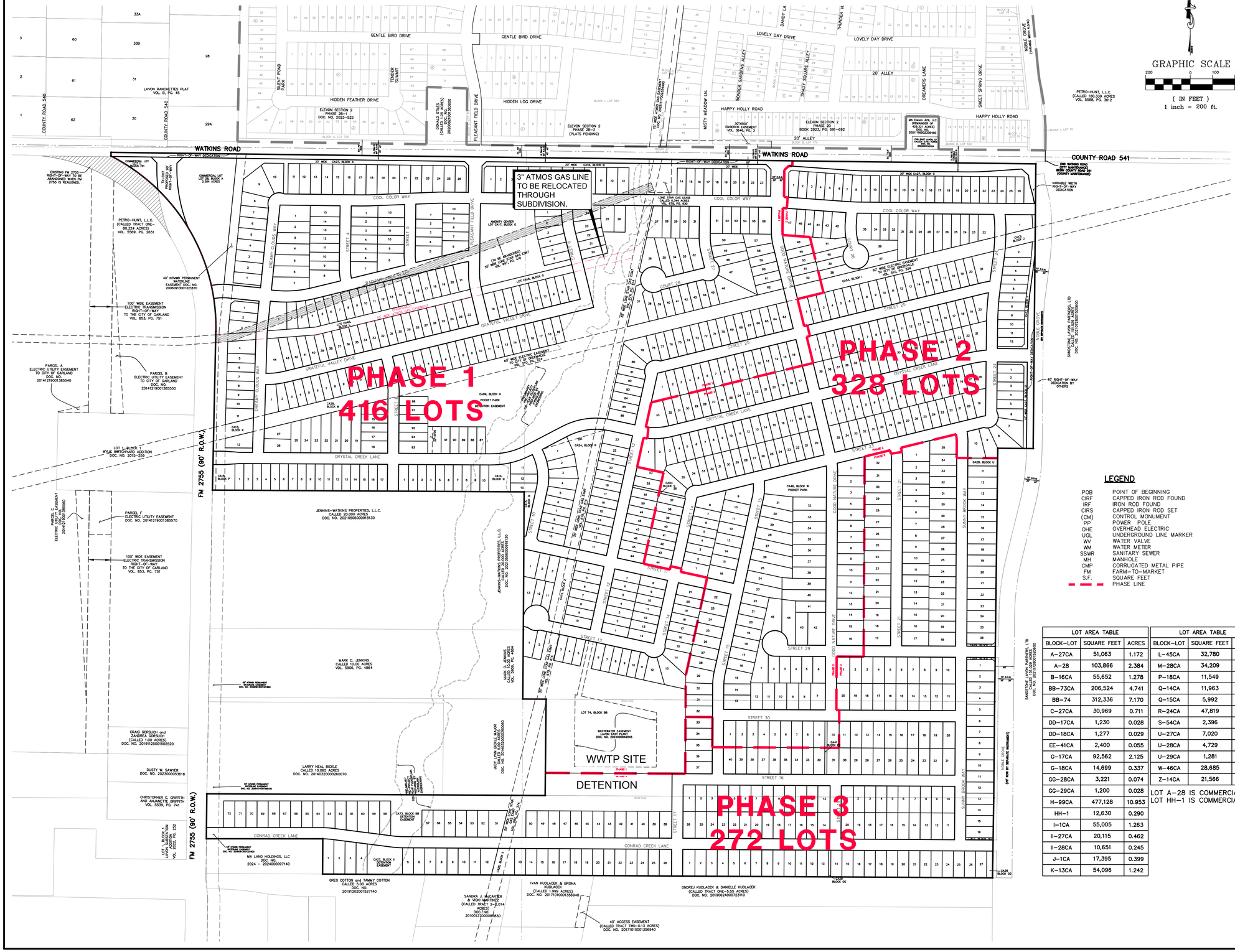
Before me, the undersigned authority, appeared Allen Jones,

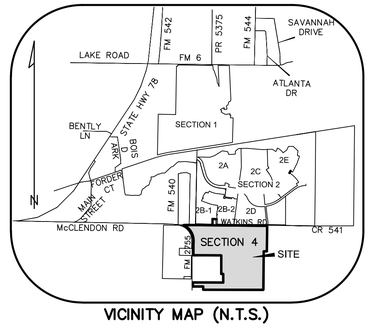
on this the 19 day of December, 2023.

(notary seal)

Notary Public in and for Dallas County, Texas

# KEY MAP




VICINITY MAP (N.T.S.)

## ELEVON SECTION 4

**PHASE 1 = 416 TOTAL LOTS**
48 = 50'-WIDE LOTS
368 = 40'-WIDE LOTS

**PHASE 2 = 328 TOTAL LOTS**
90 = 50'-WIDE LOTS
238 = 40'-WIDE LOTS

**PHASE 3 = 272 TOTAL LOTS**
272 = 50'-WIDE LOTS
0 = 40'-WIDE LOTS

**410 TOTAL = 50'-WIDE LOTS (40%)**

**606 TOTAL = 40'-WIDE LOTS (60%)**

**1,016 TOTAL RESIDENTIAL LOTS**

NOTES:

1. 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.

2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES PARTIALLY WITHIN SHADED ZONE A, (AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.)

3. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.

4. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

5. OFFSITE DETENTION WILL BE PROVIDED FOR PHASE 3, ACROSS NOBLE GROVE IN THE 150 ACRE SANDSTONE LAVON PARTNERS TRACT. IF DETENTION CAN NOT BE PROVIDED ONSITE DETENTION WILL BE PROVIDED.

**LEGEND**

| | |
|---|---|
| POB | POINT OF BEGINNING |
| CIRF | CAPPED IRON ROD FOUND |
| IRF | IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| (CM) | CONTROL MONUMENT |
| PP | POWER POLE |
| OHE | OVERHEAD ELECTRIC |
| UGL | UNDERGROUND LINE MARKER |
| WV | WATER VALVE |
| WM | WATER METER |
| SSWR | SANITARY SEWER |
| MH | MANHOLE |
| CMP | CORRUGATED METAL PIPE |
| FM | FARM-TO-MARKET |
| S.F. | SQUARE FEET |
| | PHASE LINE |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| A–27CA | 51,063 | 1.172 |
| A–28 | 103,866 | 2.384 |
| B–16CA | 55,652 | 1.278 |
| BB–73CA | 206,524 | 4.741 |
| BB–74 | 312,336 | 7.170 |
| C–27CA | 30,969 | 0.711 |
| DD–17CA | 1,230 | 0.028 |
| DD–18CA | 1,277 | 0.029 |
| EE–41CA | 2,400 | 0.055 |
| G–17CA | 92,562 | 2.125 |
| G–18CA | 14,699 | 0.337 |
| GG–28CA | 3,221 | 0.074 |
| GG–29CA | 1,200 | 0.028 |
| H–99CA | 477,128 | 10.953 |
| HH–1 | 12,630 | 0.290 |
| I–1CA | 55,005 | 1.263 |
| II–27CA | 20,115 | 0.462 |
| II–28CA | 10,651 | 0.245 |
| J–1CA | 17,395 | 0.399 |
| K–13CA | 54,096 | 1.242 |

| LOT AREA TABLE | | |
|---|---|---|
| BLOCK–LOT | SQUARE FEET | ACRES |
| L–45CA | 32,780 | 0.753 |
| M–28CA | 34,209 | 0.785 |
| P–18CA | 11,549 | 0.265 |
| Q–14CA | 11,963 | 0.275 |
| Q–15CA | 5,992 | 0.138 |
| R–24CA | 47,819 | 1.098 |
| S–54CA | 2,396 | 0.055 |
| U–27CA | 7,020 | 0.161 |
| U–28CA | 4,729 | 0.109 |
| U–29CA | 1,281 | 0.029 |
| W–46CA | 28,685 | 0.659 |
| Z–14CA | 21,566 | 0.495 |

LOT A–28 IS COMMERCIAL.
LOT HH–1 IS COMMERCIAL.

## PRELIMINARY PLAT

# ELEVON SECTION 4
# PHASES 1, 2, & 3

1,016 RESIDENTIAL LOTS
1 WASTEWATER TREATMENT PLANT LOT,
29 COMMON AREA LOTS,
AND 2 COMMERCIAL LOTS

BEING 220.879 ACRES OUT OF
THE DRURY ANGLIN SURVEY, ABSTRACT NUMBER 2,
AND THE JAMES P. DAVIS SURVEY, ABSTRACT NUMBER 249

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS


**MA LAND HOLDINGS, LLC** — **OWNER**
2121 Midway Road, Suite 240 (972) 715–6449
Carrollton, Texas 75006
Contact: John Marlin

**PETRO–HUNT, LLC.** — **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880–8400
Dallas, Texas 75201

**MA Elevon 429, LLC.** — **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715–6449
Carrollton, Texas 75006
Contact: John Marlin

**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248–7676
Carrollton, Texas 75006
TBPE No. F–438 TBPLS No. 10076000


Date: November 21, 2024



Plotted by: mgarcia Plot Date: 11/21/2024 10:16 AM
Drawing: H:\Projects\MAT028 – Elevon Section 4\surveying\dwg\XMAT028PPT (Section 4).dwg Saved By: mgarcia Save Time: 11/21/2024 9:01 AM

SHEET 4 MATCHLINE

SHEET 2 MATCHLINE

JENKINS-WATKINS PROPERTIES, CALLED 20.000 ACRES DOC. NO. 20210506000091810

MARK D. JENKINS CALLED 10.00 ACRES VOL. 5906, PG. 4864

JUDY LYNN BICKLE MAJOR CALLED 5.00 ACRES DOC. NO. 20140320000260060

SANDSTONE LAVON PARTNERS, LTD CALLED 151.029 ACRES DOC. NO. 20210728001520600

N00°19'35"E 310.40'

N00°25'49"E

S89°41'03"E 104.51'

N00°33'27"E 432.69'

1,519.13'

S00°42'04"W 432.63'

S00°30'29"W

358.77'

S00°55'34"W

3,007.76'

N89°40'52"W

1/2"CIRS "JBI"

1/2"CIRS

1/2"IRF (CM)

5/8"IRF (CM)

STREET 11

STREET 12

STREET 13

STREET 14

STREET 15

STREET 16

STREET 17

STREET 19

STREET 21

STREET 29

STREET 30

GOOD NATURE DRIVE

SUNNY BROOK WAY

NOBLE GROVE

(70' ROW BY SEPARATE INSTRUMENT)

CONRAD CREEK LANE

C414, BLOCK Z

CA28, BLOCK II

CA29 BLOCK GG

CA30, BLOCK DD

CA31, BLOCK EE

CA32, BLOCK FF

CA33, BLOCK HH

CA34, BLOCK II

CA35, BLOCK JJ

35' WIDE LONE STAR GAS ESMT VOL. 672, PG. 614

50' WIDE LONE STAR GAS ESMT VOL. 6322, PG. 374

PHASE 1

PHASE 2

PHASE 3

LOT 74, BLOCK BB

WASTEWATER EASEMENT LAVON EAST PLANT DOC. NO. 2024000042045

(Deed Line)

SAUNDRA J. McCARTER & VICKI MARTINEZ (CALLED TRACT 2-2.074 ACRES) DOC./ NO. 20100127000085830

IVAN KUDLACEK & BRONA KUDLACEK (CALLED 1.999 ACRES) DOC. NO. 20171010001356940

40' ACCESS EASEMENT (CALLED TRACT TWO-0.13 ACRES) DOC. NO. 20171010001356940

IVAN KUDLACEK & BRONA KUDLACEK DOC. NO. 20171212001640740

ONDREJ KUDLACEK & DANIELLE KUDLACEK (CALLED TRACT ONE-5.55 ACRES) DOC. NO. 20190624000723110

P.O.B.
1/2"CIRF
"STOVALL & ASSOC"
(CM)

CONRAD CREEK LANE

1235.66'

N89°40'52"W

2653.40'

S89°40'52"E

560.01'

147.73'

710.00'

1090.00'

584.00'

152.95'

292.00'

252.46'

506.00'

180.00'

VICINITY MAP (N.T.S.)

LAKE RAY HUBBARD

LAKE ROAD

FM 6

FM 542

PR 5375

FM 544

SAVANNAH DRIVE

ATLANTA DR

BENTLY LN

STATE HWY 78

SECTION 1

ORDER CT

MAIN STREET

FM 540

SECTION 2

2A

2C

2E

2B-1

2B-2

2D

WATKINS RD

McCLENDON RD

CR 541

FM 1255

SECTION 4

SITE

GRAPHIC SCALE

( IN FEET )
1 inch = 100 ft.

100 0 50 100

LEGEND

| | |
|---|---|
| POB | POINT OF BEGINNING |
| CIRF | CAPPED IRON ROD FOUND |
| IRF | IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| (CM) | CONTROL MONUMENT |
| PP | POWER POLE |
| OHE | OVERHEAD ELECTRIC |
| UGL | UNDERGROUND LINE MARKER |
| WV | WATER VALVE |
| WM | WATER METER |
| SSWR | SANITARY SEWER |
| MH | MANHOLE |
| CMP | CORRUGATED METAL PIPE |
| FM | FARM-TO-MARKET |
| S.F. | SQUARE FEET |
| | PHASE LINE |

STREET

20' FRONT BUILDING LINE

10' STREET/EASE. BUILDING LINE

RESIDENTIAL LOT

RESIDENTIAL LOT

5' SIDE BUILDING LINE

5' SIDE BUILDING LINE

10' REAR BUILDING LINE

TYPICAL LOT SETBACK DETAIL
(N.T.S.)

EXHIBIT A

SHEET 2 MATCHLINE

DUSTY W. SAWYER DOC. NO. 2023000053618

CHRISTOPHER C. GRIFFITH AND ANJANETTE GRIFFITH VOL. 5539, PG. 741

LOT 1, BLOCK 1, LAVON SUBSTATION ADDITION VOL. 2022, PG. 252

LARRY NEAL BICKLE CALLED 10.065 ACRES DOC. NO. 20140320000260070

55' NTMWD PERMANENT WATERLINE EASEMENT DOC. NO. 20061011001466100

55' NTMWD PERMANENT WATERLINE EASEMENT DOC. NO. 20060913001321900

PRELIMINARY PRE-PROJECT FLOODPLAIN REPORT PREPARED BY HYDROLINK ENGINEERING

100-YEAR FLOODPLAIN

FM 2755 (90' R.O.W.)

N00°35'28"E 201.73'

S89°42'50"E

S89°57'44"E 522.49'

N89°57'44"W 522.73'

N82°45'24"W 284.28'

R=300.00 37.73'

R=300.00 36.26'

N00°19'08"E 158.65'

MA LAND HOLDINGS, LLC DOC. NO. 2024 – 2024000097140

GREG COTTON and TAMMY COTTON CALLED 5.00 ACRES DOC. NO. 20191202001527140

CA73, BLOCK BB DETENTION EASEMENT

CA27, BLOCK II DETENTION EASEMENT

SHEET 2 MATCHLINE, EXHIBIT A

SHEET 2 MATCHLINE

# PRELIMINARY PLAT

# ELEVON SECTION 4
# PHASES 1, 2, & 3

1,016 RESIDENTIAL LOTS
1 WASTEWATER TREATMENT PLANT LOT,
29 COMMON AREA LOTS,
AND 2 COMMERCIAL LOTS

BEING 220.879 ACRES OUT OF
THE DRURY ANGLIN SURVEY, ABSTRACT NUMBER 2,
AND THE JAMES P. DAVIS SURVEY, ABSTRACT NUMBER 249

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS


**MA LAND HOLDINGS, LLC** — **OWNER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

**PETRO-HUNT, LLC.** — **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880-8400
Dallas, Texas 75201

**MA Elevon 429, LLC.** — **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

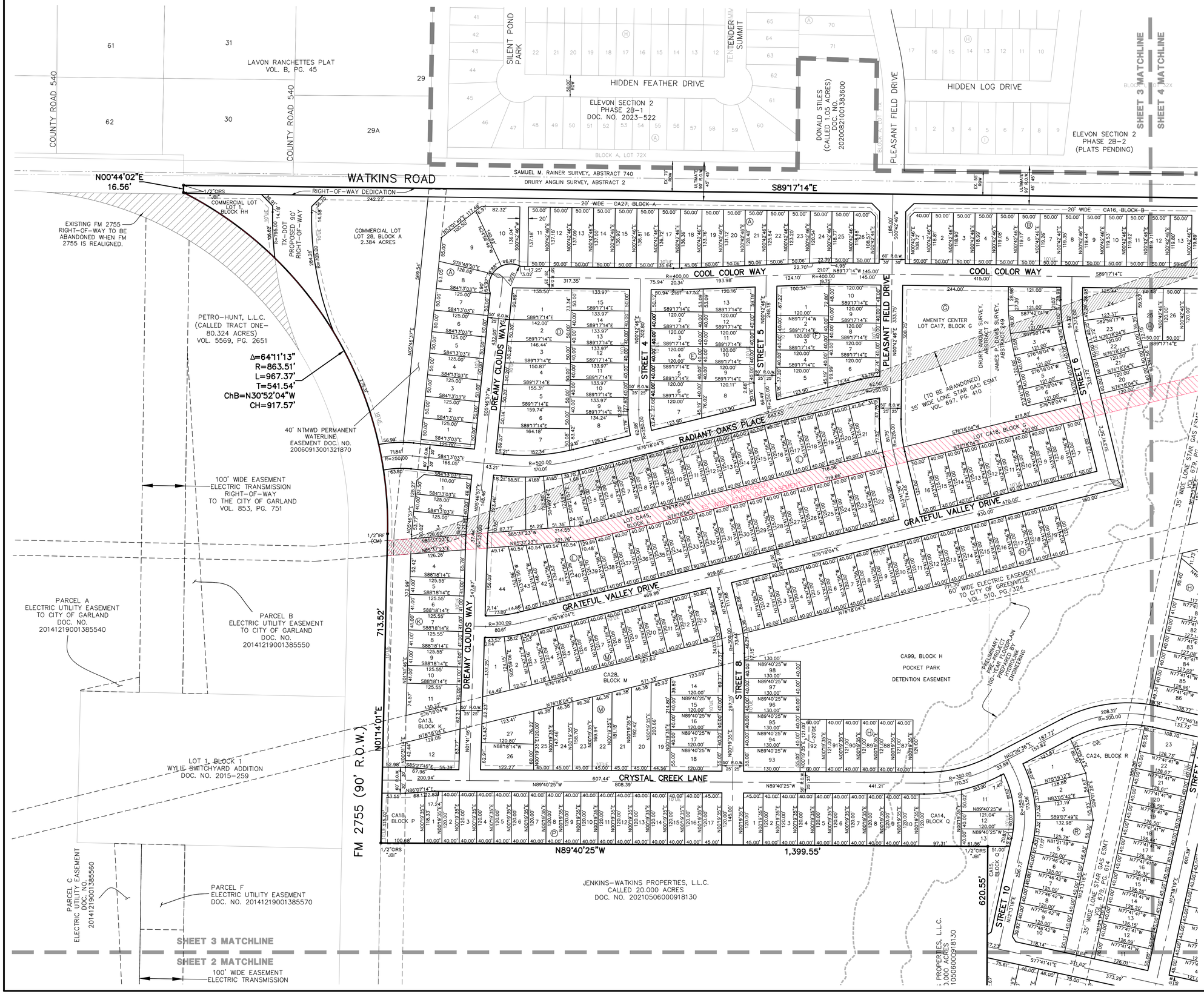
**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

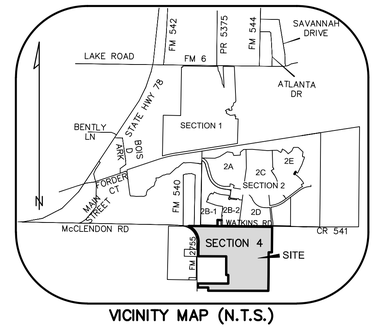

Date: November 21, 2024



Plotted by: mgarcia Plot Date: 11/21/2024 10:17 AM

Drawing: H:\Projects\MAT028 – Elevon Section 4\surveying\dwg\XMAT028PPT (Section 4).dwg Saved By: mgarcia Save Time: 11/21/2024 9:01 AM




VICINITY MAP (N.T.S.)

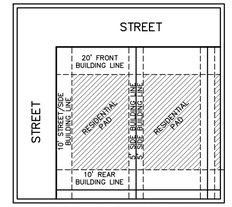
GRAPHIC SCALE

100 0 50 100

( IN FEET )
1 inch = 100 ft.

## LEGEND

| | |
|---|---|
| POB | POINT OF BEGINNING |
| CIRF | CAPPED IRON ROD FOUND |
| IRF | IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| (CM) | CONTROL MONUMENT |
| PP | POWER POLE |
| OHE | OVERHEAD ELECTRIC |
| UGL | UNDERGROUND LINE MARKER |
| WV | WATER VALVE |
| WM | WATER METER |
| SSWR | SANITARY SEWER |
| MH | MANHOLE |
| CMP | CORRUGATED METAL PIPE |
| FM | FARM-TO-MARKET |
| S.F. | SQUARE FEET |
| | PHASE LINE |




TYPICAL LOT SETBACK DETAIL
(N.T.S.)

# PRELIMINARY PLAT

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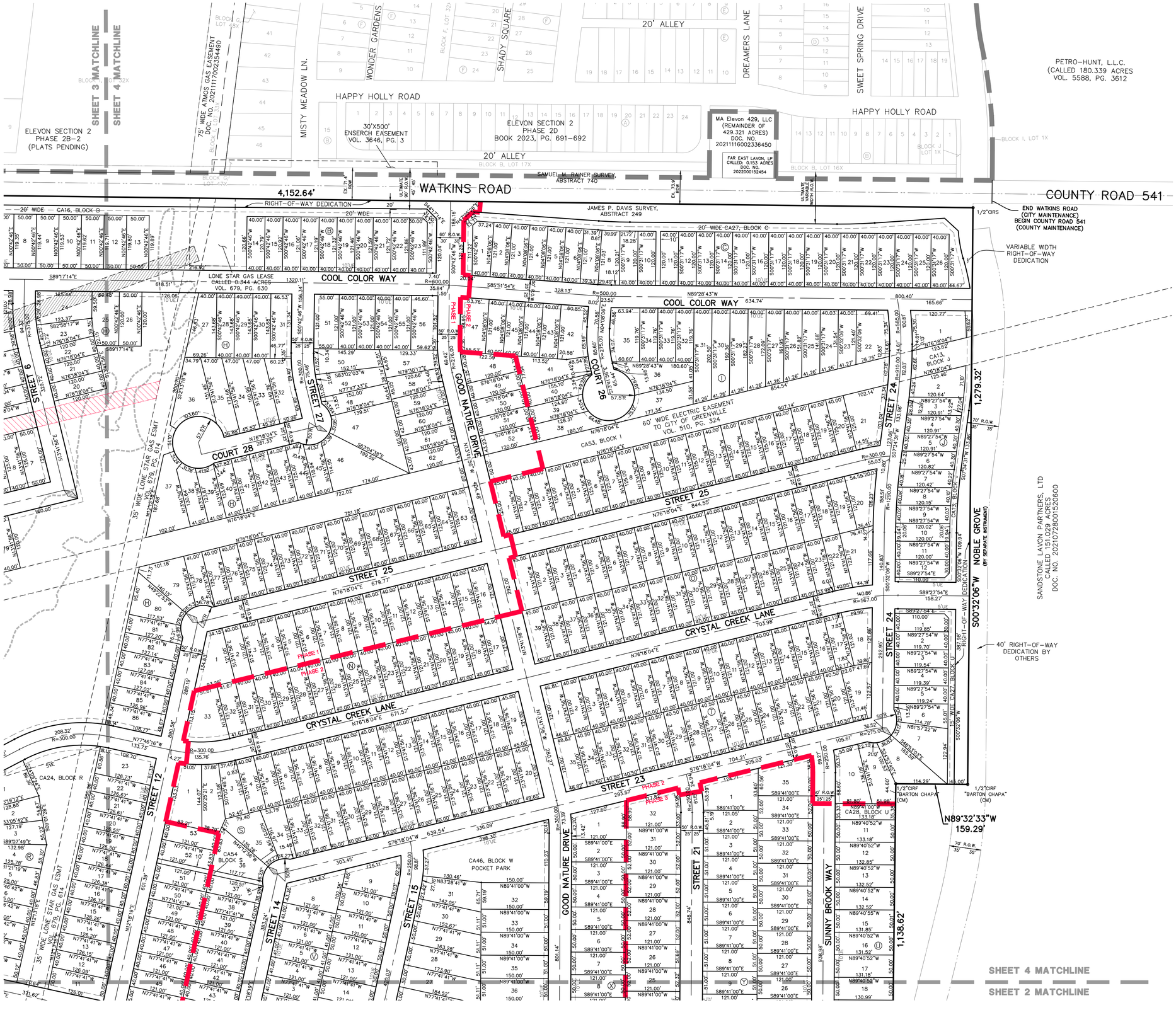
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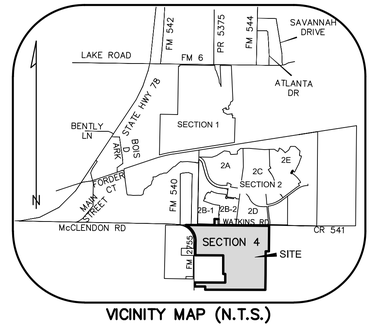
**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000


Date: November 21, 2024



Plotted by: mgarcia Plot Date: 11/21/2024 10:17 AM
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VICINITY MAP (N.T.S.)

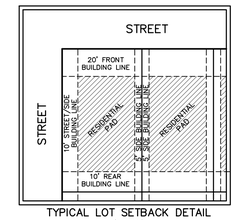
GRAPHIC SCALE

100 0 50 100

( IN FEET )
1 inch = 100 ft.

## LEGEND

| | |
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| POB | POINT OF BEGINNING |
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(N.T.S.)

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LEGAL DESCRIPTION
(220.879 ACRES)

BEING a parcel of land located in the City of Lavon ETJ, Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being a part James P. Davis Survey, Abstract Number 249, and being all of that called Tract Two – 173.739 acre tract of land described in deed to Petro–Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, being all of that called 20.005 acre tract of land described in deed to Petro–Hunt, L.L.C. as recorded in Volume 5710, Page 3283, Official Public Records of Collin County, Texas, and also being all of that called 29.071 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 20240000097140, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING a one–half inch iron rod with cap stamped "STOVALL & ASSOC" found at the southeast corner of said 29.071 acre tract, said point also being the northeast corner of that called Tract One – 5.55 acre tract of land described in deed to Ondrej Kudlacek & Danielle Kudlacek, as recorded in Document Number 20190624000723110, Official Public Records of Collin County, Texas, said point also being in the west line of that called 151.029 acre tract of land described in deed to Sandstone Lavon Partners, LTD as recorded in Document Number 20210728001520600, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 40 minutes 52 seconds West, 3,007.76 feet to a one–half inch iron rod with yellow cap stamped "JBI" set in the south line of said 29.071 acre tract, said point being in the north line of that called 5.00 acre tract of land described in deed to Greg Cotton & Tammy Cotton, as recorded in Document Number 20191202001527140, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 08 seconds East, 158.65 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 57 minutes 44 seconds West, 522.73 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the west line of said 27.182 acre tract, said point also being in the east right–of–way line of F.M. 2755, a 90–foot right–of–way at this point;

THENCE North 00 degrees 35 minutes 28 seconds East, 201.73 feet along the east line of F.M. 2755 to a five–eighths inch iron rod found at the northwest corner of said 27.182 acre tract, said point being the southwest corner of that called 10.065 acre tract of land described in deed to Larry Neal Bickle, as recorded in document Number 20140320000260070, Official Public Records of Collin County, Texas;

THENCE South 89 degrees 42 minutes 50 seconds East along the north line of said 27.182 acre tract, 1,519.13 feet to a five–eighths inch iron rod found at the southwest corner of said 20.005 acre tract, said point being the southeast corner of that called 5.000 acre tract of land described in deed to Judy Lynn Bickle Major, as recorded in Document Number 20140320000260060, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 33 minutes 27 seconds East, 432.69 feet to a one–half inch iron rod found, said point being in the south line of said Tract Two – 173.739 acre tract, said point also being the northeast corner of said 5.00 acre tract;

THENCE North 89 degrees 41 minutes 03 seconds West, 104.51 feet along the north line of said Judy Lynn Bickle Major's 5.00 acre tract to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the southwest corner of said Tract Two – 173.739 acre tract, said point also being the southeast corner of that called 10.00 acre tract of land described in deed to Mark D. Jenkins as recorded in Volume 5906, Page 4864, Official Public Records of Collin County, Texas;

THENCE along a west and south line of said Tract Two – 173.739 acre tract as follows:
North 00 degrees 25 minutes 49 seconds East, 310.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northeast corner of said 10.00 acre tract, said point also being the southeast corner of that called 20.000 acre tract of land described in deed to Jenkins–Watkins Properties, LLC as recorded in Document Number 20210506000918130, Official Public Records of Collin County, Texas;
North 00 degrees 19 minutes 35 seconds East, 620.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northeast corner of said 20.000 acre tract;
North 89 degrees 40 minutes 25 seconds West, 1,399.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the most westerly southwest corner of said Tract Two – 173.739 acre tract, said point being the northwest corner of said 20.000 acre tract, said point also being in the east right–of–way line of Farm–To–Market Road (FM) 2755;

THENCE along the west line of said Tract Two – 173.739 acre tract and along the east right–of–way line of Farm–to–Market Highway Number 2755;
North 01 degrees 14 minutes 01 seconds East, 713.52 feet to a one–half inch iron rod found for corner;
Northwesterly, 967.37 feet along a curve to the left, having a radius of 863.51 feet, a tangent of 541.54 feet, and whose chord bears North 30 degrees 52 minutes 04 seconds West, 917.57 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 00 degrees 44 minutes 02 seconds East, 16.56 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northwest corner of said Tract Two – 173.739 acre tract, said point also being at the intersection of the east right–of–way line of Farm–to–Market Highway Number 2755 with the south right–of–way line of County Road Number 541;

THENCE South 89 degrees 17 minutes 14 seconds East, 4,152.64 feet along the south right–of–way line of County Road Number 541 to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being the northeast corner of said Two – 173.739 acre tract, said point also being in the west line of said 151.029 acre tract;

THENCE along the common line of said Tract Two – 173.739 acre tract and said 151.029 acre tract as follows:
South 00 degrees 32 minutes 06 seconds West, 1,279.32 feet to a one–half inch iron rod stamped "BARTON CHAPA" found for corner;
North 89 degrees 32 minutes 33 seconds West, 159.29 feet to a one–half inch iron rod stamped "BARTON CHAPA" found for corner;
South 00 degrees 42 minutes 04 seconds West, 1,138.62 feet to a one–half inch iron rod found at the southeast corner of said Tract Two – 173.739 acre tract;

THENCE South 00 degrees 30 minutes 29 seconds West, 432.63 feet along the common line of said 20.005 acre tract and 151.029 acre tract to a one–half inch iron rod found at the southeast corner of said 20.005 acre tract, said point being the northeast corner of said 29.071 acre tract;

THENCE South 00 degrees 55 minutes 34 seconds West, 358.77 feet along the common line of said 29.071 acre tract and 151.029 acre tract the POINT OF BEGINNING and containing 9,621,490 square feet or 220.879 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.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **PETRO–HUNT, LLC** and **MA LAND HOLDINGS, LLC**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 4, PHASE 1, 2, & 3**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

**PETRO–HUNT, LLC**, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon.

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

PETRO–HUNT, LLC
a Texas limited liability Company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Signature

WITNESS MY HAND THIS _____ DAY OF _____, 2024.

MA LAND HOLDINGS, LLC,
a Texas limited liability Company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this _____ day of _____, 2024.

_____
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.

Dated this the ____th day of _____, 2024.

FOR PRELIMINARY USE ONLY
Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____th day of _____, 2024.

_____
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

_____ _____
Chairman, Planning and Zoning Commission Date
City of Lavon,
Collin County, Texas

Approved For Preparation of Final Plat

_____ _____
Mayor Date
City of Lavon,
Collin County, Texas

# PRELIMINARY PLAT

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# PHASES 1, 2, & 3

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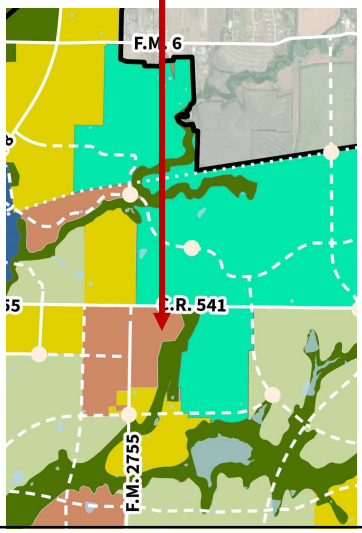
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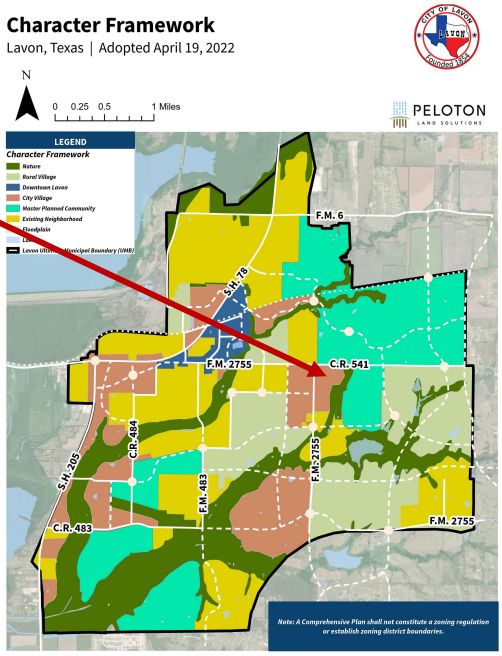

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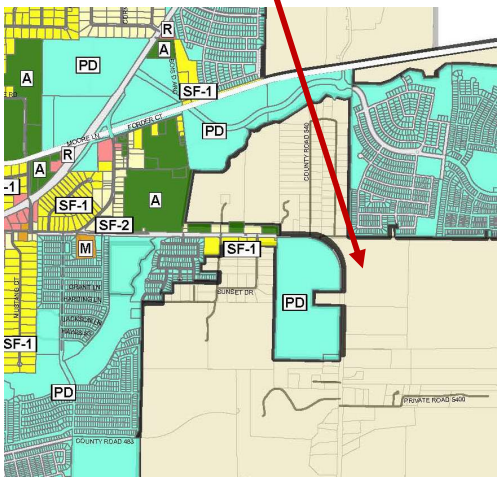
## Future Land Use Plan

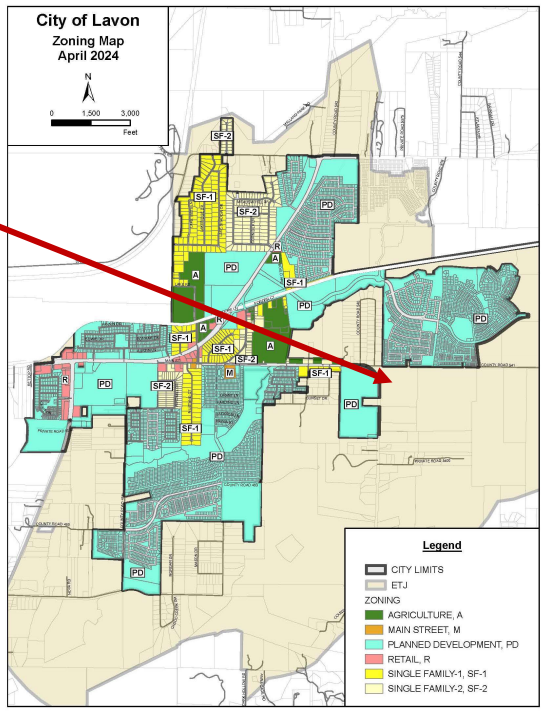


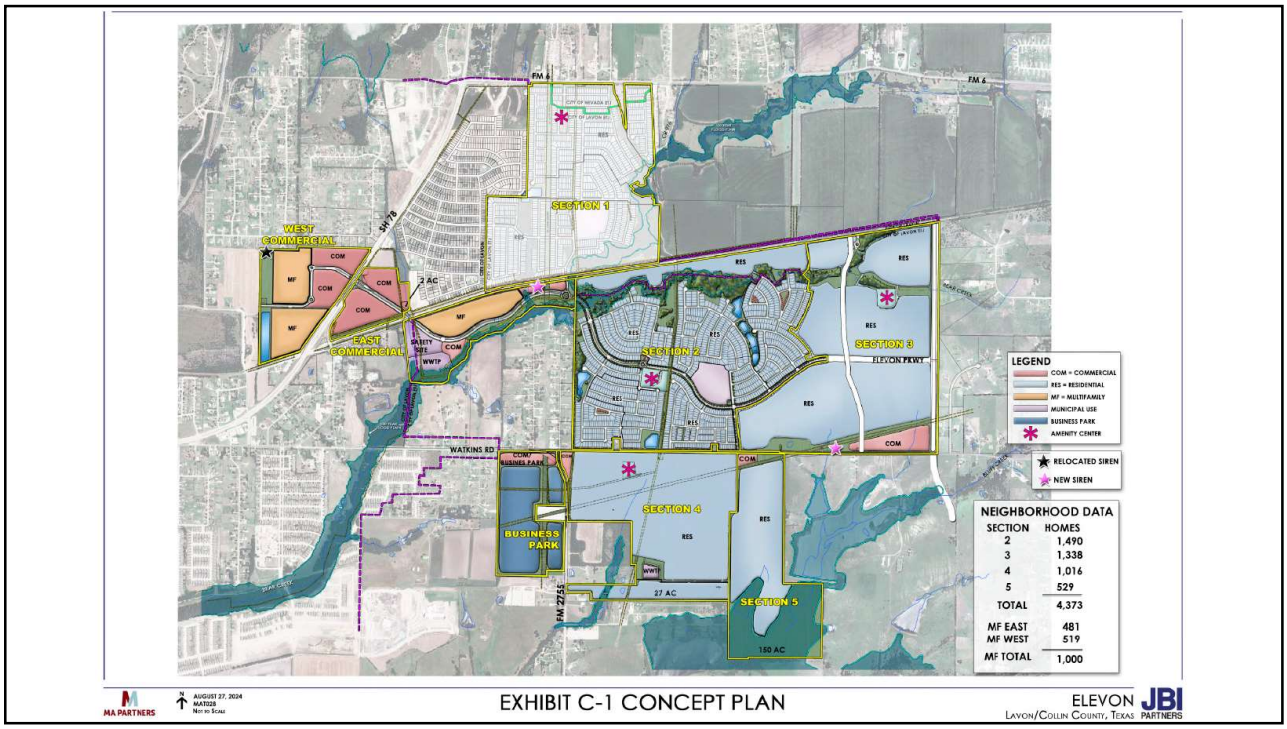

27

## Zoning Map

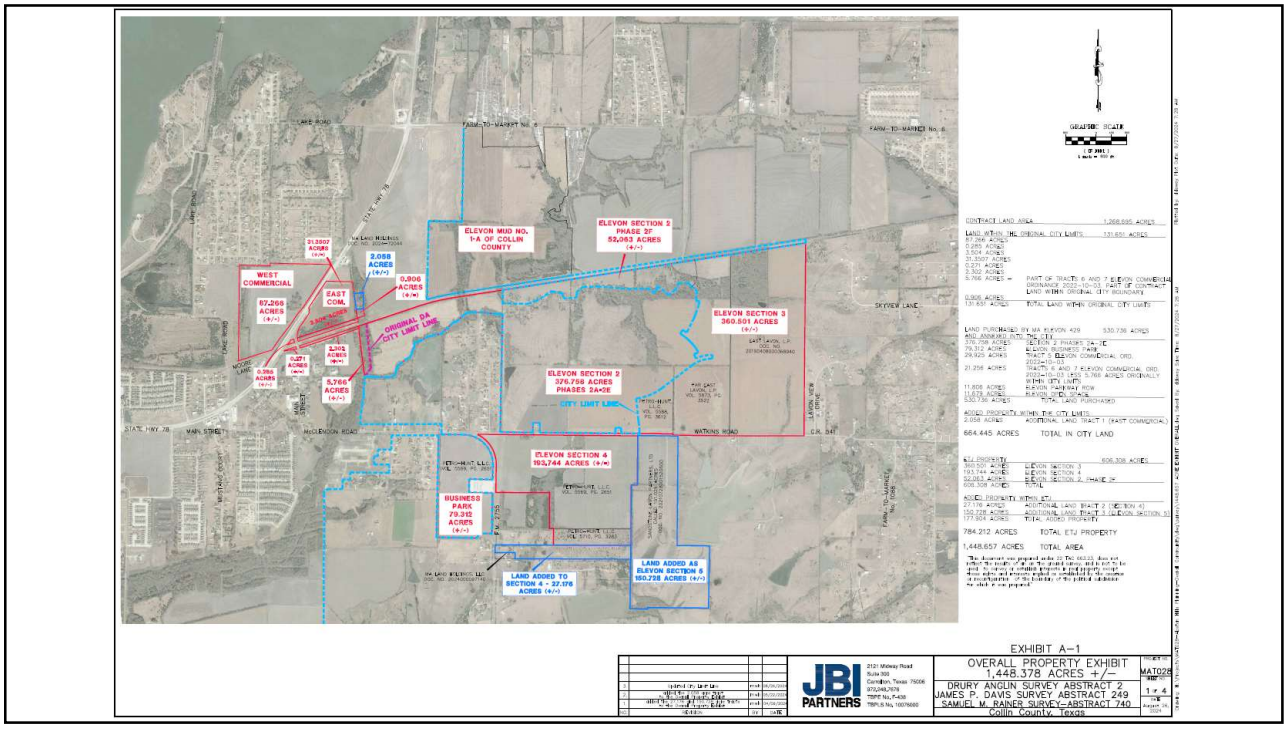



28


WEST COMMERCIAL
EAST COMMERCIAL
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
BUSINESS PARK
ELEVON PKWY
WATKINS RD
FM 2755
FM 6
SH 78
3 AC
27 AC
180 AC
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
AUGUST 27, 2024
MAT028
NOT TO SCALE
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

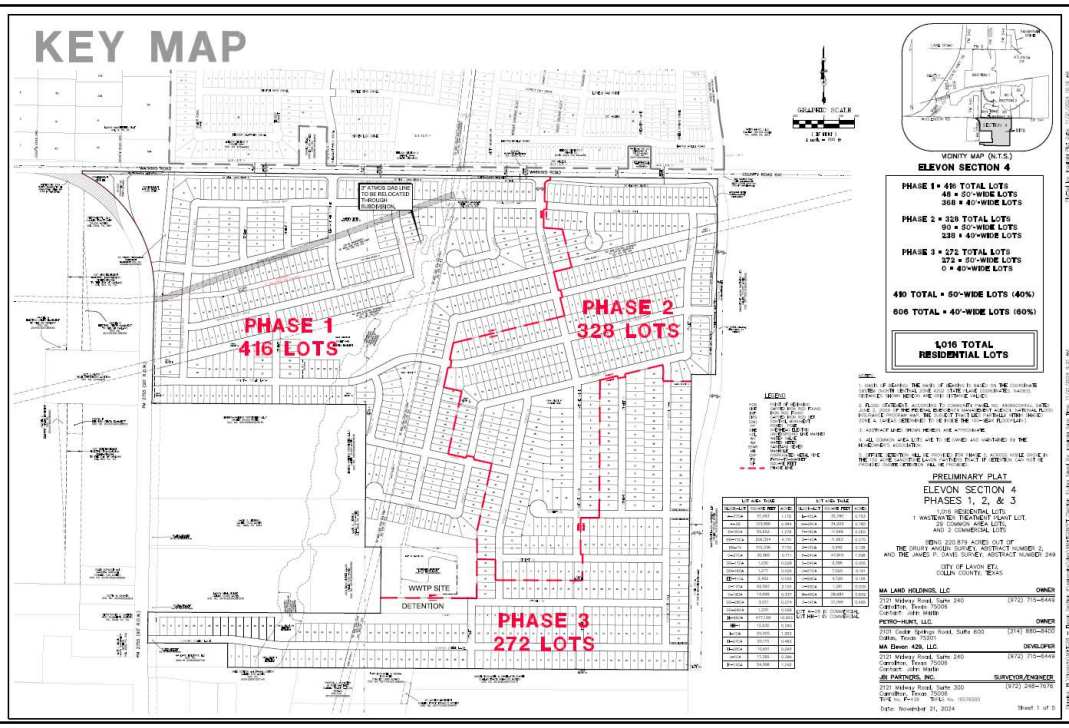
29


ELEVON MUD NO. 1-A OF COLLIN COUNTY
ELEVON SECTION 5 PHASE 2F 52.063 ACRES
ELEVON SECTION 3 360.501 ACRES
ELEVON SECTION 2 376.758 ACRES PHASES 2A-2E
ELEVON SECTION 4 193.744 ACRES
BUSINESS PARK 79.315 ACRES
LAND ADDED TO SECTION 4 - 27.176 ACRES
LAND ADDED AS ELEVON SECTION 5 180.728 ACRES
ORIGINAL DA CITY LIMIT LINE
CITY LIMIT LINE
WEST COMMERCIAL
EAST COM.
FARM-TO-MARKET No. 6
LAKE ROAD
MAIN STREET
McCLENDON ROAD
WATKINS ROAD
SKYVIEW LANE
EXHIBIT A-1
OVERALL PROPERTY EXHIBIT
1,448.378 ACRES +/-
DRURY ANGLIN SURVEY ABSTRACT 2
JAMES P. DAVIS SURVEY ABSTRACT 249
SAMUEL M. RAINER SURVEY-ABSTRACT 740
Collin County, Texas
JBI PARTNERS
2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676
MAT028
1 of 1

30


SECTION 2
PHASE 2F
98 LOTS
PHASE 3A-2
61 LOTS
PHASE 2A
172 LOTS
PHASE 2C
310 LOTS
PHASE 2E
263 LOTS
PHASE 3A-1
115 LOTS
ELEMENTARY SCHOOL
AC
PHASE 2B-2
190 LOTS
PHASE 2B-1
199 LOTS
PHASE 2D
256 LOTS
PHASE 3B
246 LOTS
WATKINS RD
PHASE 1
416 LOTS
PHASE 2
328 LOTS
FUTURE
BUSINESS
PARK
WWTP
PHASE 3
272 LOTS
FM 2755
SECTION 4
150 AC
SECTION 5

31


KEY MAP
PHASE 1
416 LOTS
PHASE 2
328 LOTS
PHASE 3
272 LOTS
WWTP SITE
DETENTION
VICINITY MAP (N.T.S.)
ELEVON SECTION 4
PHASE 1 • 416 TOTAL LOTS
48 • 50'-WIDE LOTS
368 • 40'-WIDE LOTS
PHASE 2 • 328 TOTAL LOTS
90 • 50'-WIDE LOTS
238 • 40'-WIDE LOTS
PHASE 3 • 272 TOTAL LOTS
272 • 50'-WIDE LOTS
0 • 40'-WIDE LOTS
410 TOTAL • 50'-WIDE LOTS (40%)
606 TOTAL • 40'-WIDE LOTS (60%)
1,016 TOTAL
RESIDENTIAL LOTS
PRELIMINARY PLAT
ELEVON SECTION 4
PHASES 1, 2, & 3
1,016 RESIDENTIAL LOTS
1 WASTEWATER TREATMENT PLANT LOT
28 COMMON AREA LOTS
AND 2 COMMERCIAL LOTS
CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS
MA LAND HOLDINGS, LLC
OWNER
PETRO-HUNT, LLC
OWNER
MA Elevon 429, LLC
DEVELOPER
JBI PARTNERS, INC.
SURVEYOR/ENGINEER

32

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 22, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon – Section 4
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: November 21, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. ***The following are remaining outstanding items:***

1. The following blocks exceed the maximum 1,000-foot block length requirement within the governing DA: Block A, Block B, Block C, Block S, Block U, Block EE, Block GG, Block BB, and Block II.

2. The connection of Street 19 to Good Nature Drive and the extension of Street 19 to the southern property line would not only provide north/south connectivity but also make the length of Block GG compliant.

3. Remove the “Commercial Lot” labels from Lot 1, Block HH and Lot 28, Block A.

Please let us know if you have any questions.

Comments prepared and compiled by:

Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

November 20, 2024

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

Re: Elevon Section 4, 1,045 total Lots, 220.879 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated October 29, 2024 and revised Preliminary Engineering Plans dated October 29, 2024 as prepared by JBI Partners, Inc. for the above referenced property. In addition, several offsite easements and ROW dedication documents have been provided (November 15, 2024) for City review. These will be reviewed separately. The property is generally located south of Elevon Section 2 and Watkins Rd (CR 541), and east of FM 2755. The property is located within the City's ETJ. Additional comments may be provided by City Planning. Our comments are as follows:

GENERAL

1. The TIA provided for Section 4 does not address this new FM 2755 connection. The TIA should be updated. It should be noted that the engineering plans do show left and right turn lanes at the intersection. This has been acknowledged, but the updated TIA has not been provided.

2. The proposed improvements/realignment of FM 2755 at Watkins Road will require TxDOT approval and may change from what is currently shown.

3. Noble Grove Right-of-Way is being dedicated by separate instrument. A copy of the dedication documents have been provided to the City for review.

4. Note that Phase 3 drainage is anticipated to flow to the adjacent Sandstone Lavon Partners, LTD property. In the event that scenario is not feasible, the drainage plan within Phase 3 will change with additional detention per Note 5 on the Preliminary Plat.

PLAT

5. All previous comments have been addressed.

6. <u>The Plat is subject to re-review depending upon the resolution of the block length variance requests.</u>

ENGINEER PLANS

7. Note that a portion of Noble Grove will need to be constructed to connect Street 1 for Phase 2 development. The remainder of Noble Grove will be required for development of Phase 3.

8. The proposed force main along Noble Grove will be required to be constructed within a sanitary sewer easement since it is currently shown within common areas. If it is to be placed in ROW (as per response), it should be drawn as such.

9. A waterline should be extended to the proposed WWTP site for fire protection and potable water availability. The fire hydrant should be located near the site boundary. The waterline should extend into the plant boundary to allow for future extension for potable water at site.

10. The sanitary sewer plan should be designed to accept wastewater flow from the Business Park west of FM 2755. This can be addressed during detailed engineering design. Draft easements have been provided for City review to address this, but the plans do not show any connection point.

11. Lots 74 and CA73, Block BB have been included in the Drainage Plan (Areas OS-C1, B3 and B-0) and are shown on Sheet 4.3 and included in the calculations in Sheet 4.0B. However, these areas have not been included in the Existing Drainage Area Map (Sheet 4.0A). This area should be included in the existing area calculations.

This concludes our review of the above-referenced revised Preliminary Plat and revised Engineering Plans. **We recommend APPROVAL of the Preliminary Plat, subject to addressing the minor comments above.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony, Daniel Dewey, P.E.

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 4\Sect 4 - Preliminary Plat - Rev 3.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

November 15, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon – Section 4
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 30, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

**PLANNING + DESIGN COMMENTS**

1. **Repeat comment:** Block lengths between intersecting streets shall not exceed 1,000 feet per the governing development agreement. It appears there are blocks that do not meet this requirement. Adjust the lot design and revise the plat accordingly.

   A block length modification request is currently being reviewed by staff. Once review is complete, a Technical Review Letter will be issued. At that time, approved Minor Modifications will be issued by staff or the plat will be revised by the applicant, and Major Modifications will be scheduled for City Council consideration. Compliance with the development agreement standards will be required unless or until the modifications are approved.

   Blocks S and EE were not included in the submitted block length modification request, however it appears these blocks do not meet the block length requirement. These blocks must comply with the standard or be included in the block length modification request for consideration.

   **A resubmittal of the block length modification request was reviewed by Staff. It is noted that several of the proposed block length modifications are being requested to move forward to City Council for consideration, despite remaining unchanged. Compliance with the Development Agreement standards will be required unless or until these modifications are approved.**

2. **Repeat comment:** Some of the collector network and some blocks have been redesigned. To comply with the Master Thoroughfare Plan collector requirements within the subject property, the north/south collector (Street 19) must be stubbed to the southern property line. The locations of the collectors within the subject property are flexible, but the associated connections to adjacent properties are not. The locations of the collectors within the subject property are flexible, but the associated connections to adjacent properties should still be provided. Street 9 is providing east/west collector connectivity. The north/south collector (Street 19) should be stubbed to the southern property line. The addition of Street 17 does not meet the intent of a north/south collector. Street 22 meets the intent if it connects with Street 19 and stubs to the southern property line.

**The connection of Street 19 to Street 22 and the extension of Street 19 to the southern property line would not only provide north/south connectivity but also make the length of Block GG compliant. This issue remains unresolved.**

3. **Repeat comment:** It appears that multiple development agreement amendments may be required to accommodate the proposed plat. Requirements, such as park frontage and block length, are among the non-compliant items. Please submit revisions that comply with the governing development agreement or revise the plat to comply accordingly.

   **It appears that the remaining non-compliant item is block length for several of the proposed blocks. Compliance with the block length standard will be required unless or until Modifications to this requirement are approved through the required Modification process.**

4. **Repeat comment:** Revise the plat to remove "Commercial Lot" from the label for Lot 28, Block A. Land use is not necessary information to include on a plat document. Remove the "Commercial Lot" label on Lot 25, Block A and Lot 1, Block HH.

   **The "Commercial Lot" label on Lot 1, Block HH still needs to be removed (label should state "Lot 1, Block HH").**

5. **Repeat comment:** The amended Master Thoroughfare Plan shows a 90' ROW 4LD roadway along the southern property boundary. Confirm the minimum right-of-way that is required to be dedicated with the City Engineer and revise the plat to dimension and label this right-of-way dedication, if/where applicable.

   **Although the comment was not part of the Engineering comments, the Road Plan (shown below) shows portions of the future 90'ROW 4LD on the Elevon Section 4 property line. Due to the alignment shown on the Road Plan, confirm the minimum right-of-way that is required to be dedicated with the City Engineer and revise the plat to dimension and label this right-of-way dedication, if/where applicable. Please include a comment response when this coordination is completed.**



6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

October 29, 2024

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

**Re: Elevon Section 4, Phases 1,2, & 3 – Block Length Modification**
**City of Lavon, ETJ**

Dear Ms. Dobbs

JBI Partners received your comments via email form on October 24th from LJA for the Block Length Modification Request submittal for Elevon Section 4, preliminary plat. At this time we would request the Block Length Modifications be placed on the next council agenda for approval by the council. In the cases where Minor Variances are recommended for denial, we would like to explain our reasoning for variance to council at the next meeting to seek variance approval, prior to making any unnecessary plan changes. In all cases, we can make plan modifications to comply with the criteria but feel the changes do not enhance or add value to Elevon.

Below is a summary of how each comment is addressed.

1. **Block S -** Block S has been added to the Exhibit. The measured length of Block S is 1,005'. Potential mitigation of the 5 feet in over length could be adding a common area at the end of the block at Lot 44. This creates the need for an additional irrigation meter and common area maintenance for the HOA and is not desirable or beneficial for Elevon. The development team is requesting variance from council.
2. **Block EE –** Block EE has been added to the Exhibit. The measured length of Block EE is 1,040'. Potential mitigation of the 40 feet in over length is taking all of the lots to minimum width and providing a pedestrian cut through mid-block. The development team of Elevon do not feel that a mid-block cut through between the houses is desirable to the future homeowners and would like to request a variance from council.
3. **Request 1 –** The development team of Elevon do not feel a midblock cut through out to Watkins Road that would break up the screen fencing and landscape is desirable and would like to request a variance from council. The exhibit has been modified to show the 1,000' limits from either side of the block. The alternative is to make the lots minimum width and provide the cut through. The development team is requesting variance from council.
4. **Request 2 –** City staff recommends approval.
5. **Request 3 –** The development team of Elevon do not feel a midblock cut through out to Watkins Road that would break up the screen fencing and landscape is desirable and would like to request a variance from council. The exhibit has been modified to show the 1,000' limits from either side of the block. The alternative is to reduce the open space width at Noble Grove and provide the cut through. The development team is requesting variance from council.
6. **Request 4 –** City staff recommends approval.
7. **Request 5 -** Street 17 has been extended to the south property line to an undeveloped parcel. Street 19 could be extended to the south to break up the block, but we do not feel as though multiple stubouts to an undeveloped parcel is necessary. The Exhibit has been modified to show where the midblock pedestrian access points could be added to comply

with a minor request. The pedestrian access points between the houses are undesirable to the development team and are not coordinated nor can be coordinated with the undeveloped parcel they would be stubbing out to. The development team is requesting a variance from council.

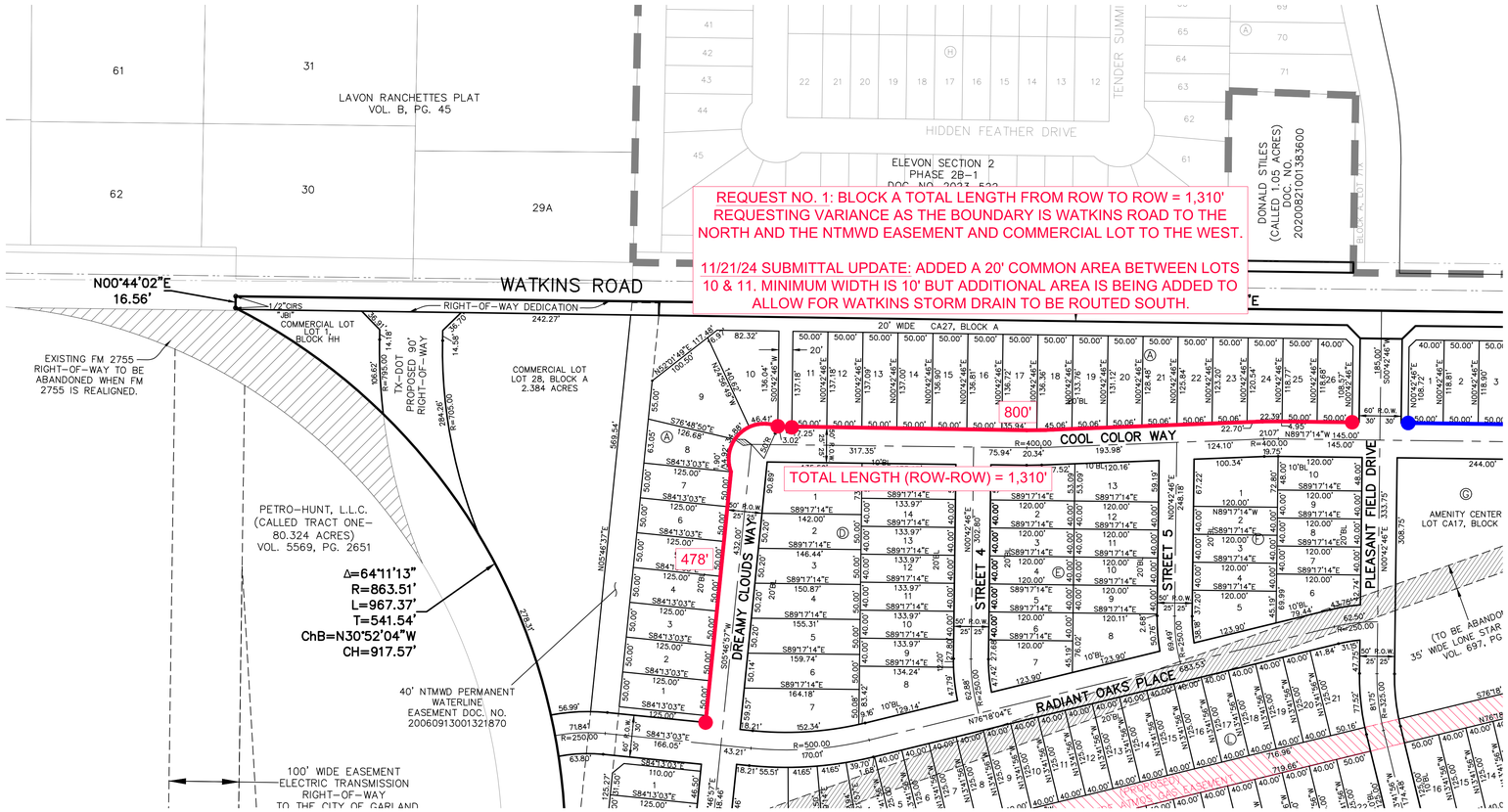
8. **Request 6 –** City staff recommends approval.
9. **Request 7 –** City staff recommends approval.

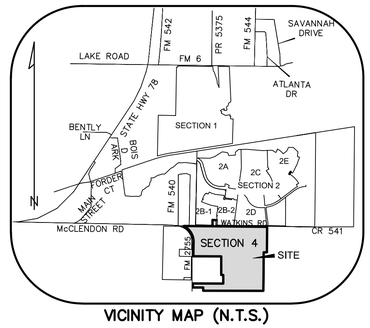
If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.



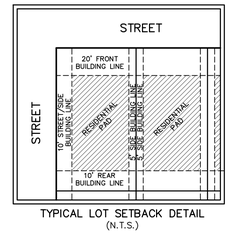




VICINITY MAP (N.T.S.)

GRAPHIC SCALE
100 0 50 100
( IN FEET )
1 inch = 100 ft.

**LEGEND**

| | |
|---|---|
| POB | POINT OF BEGINNING |
| CIRF | CAPPED IRON ROD FOUND |
| IRF | IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| (CM) | CONTROL MONUMENT |
| PP | POWER POLE |
| OHE | OVERHEAD ELECTRIC |
| UGL | UNDERGROUND LINE MARKER |
| WV | WATER VALVE |
| WM | WATER METER |
| SSWR | SANITARY SEWER |
| MH | MANHOLE |
| CMP | CORRUGATED METAL PIPE |
| FM | FARM-TO-MARKET |
| S.F. | SQUARE FEET |
| | PHASE LINE |




TYPICAL LOT SETBACK DETAIL
(N.T.S.)

# BLOCK LENGTH EXHIBIT

# ELEVON SECTION 4 PHASES 1, 2, & 3

1,016 RESIDENTIAL LOTS,
1 WASTEWATER TREATMENT PLANT LOT,
29 COMMON AREA LOTS,
AND 2 COMMERCIAL LOTS

BEING 220.879 ACRES OUT OF
THE DRURY ANGLIN SURVEY, ABSTRACT NUMBER 2,
AND THE JAMES P. DAVIS SURVEY, ABSTRACT NUMBER 249

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS


**MA LAND HOLDINGS, LLC** — **OWNER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

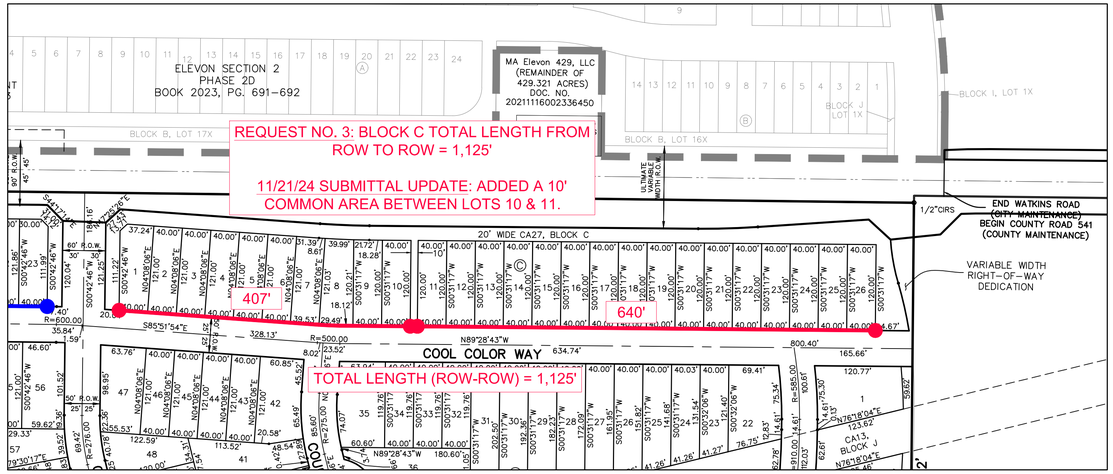
**PETRO-HUNT, LLC.** — **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880-8400
Dallas, Texas 75201

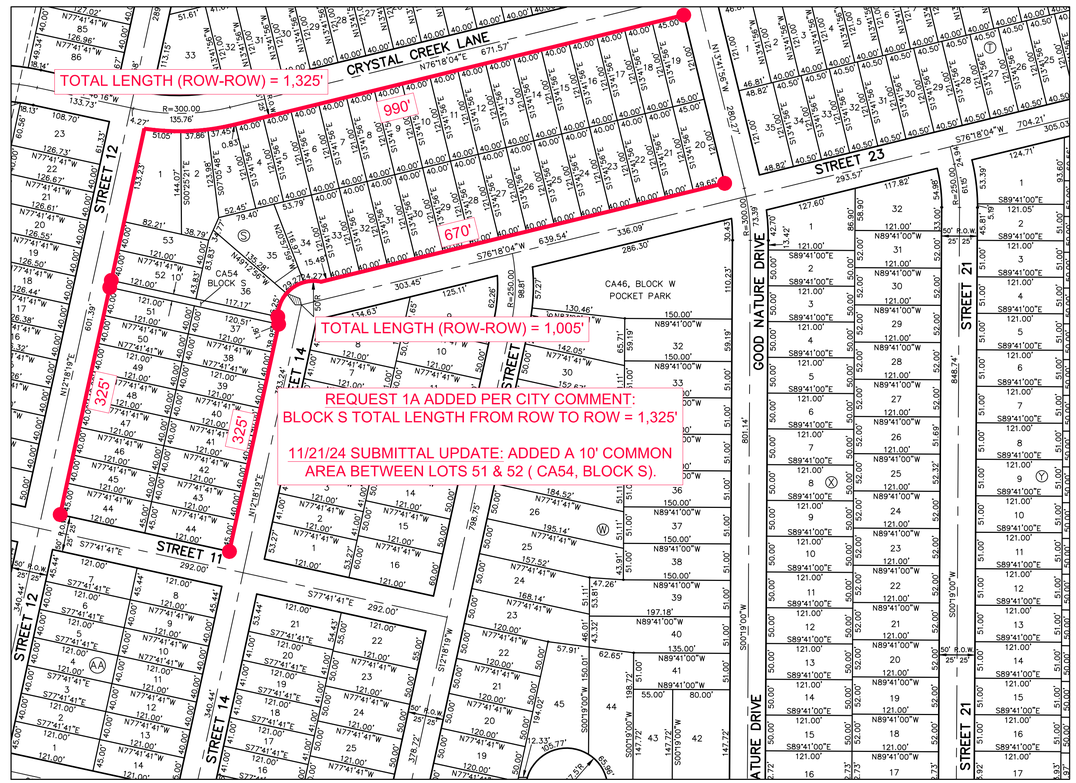
**MA Elevon 429, LLC.** — **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

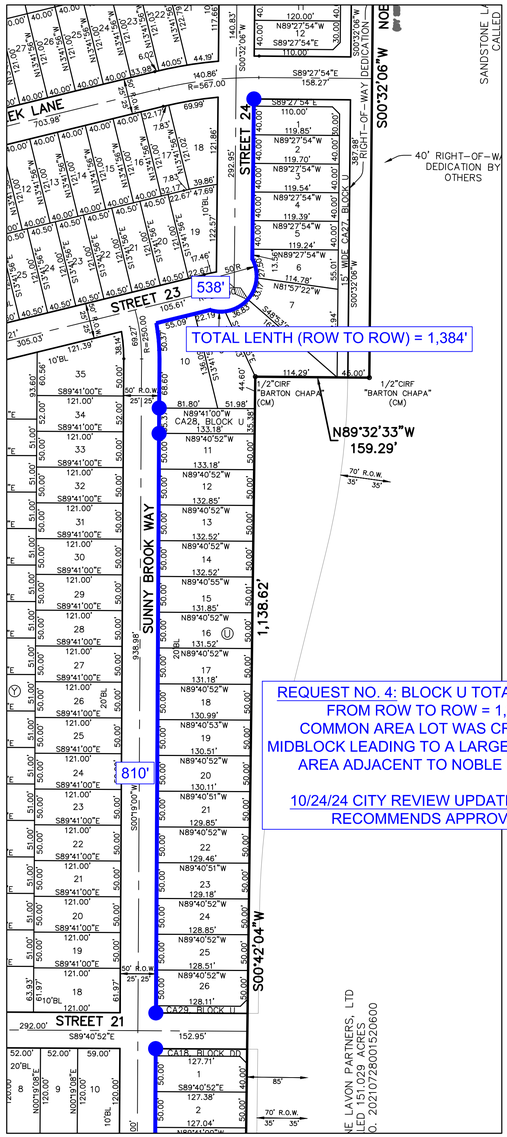
**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

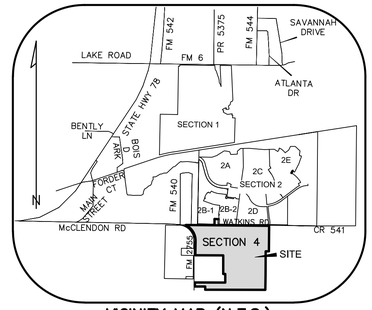

Date: SEPTEMBER 25, 2024 Sheet 1


Plotted by: mgarcia Plot Date: 11/21/2024 9:25 AM
Drawing: H:\Projects\WA1028 - Elevon Section 4\surveying\dwg\Exhibit Block Length Section 4.dwg Saved By: ddewey Save Time: 11/21/2024 8:51 AM



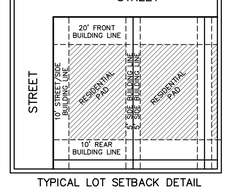




VICINITY MAP (N.T.S.)

GRAPHIC SCALE
100 0 50 100
( IN FEET )
1 inch = 100 ft.

## LEGEND

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| S.F. | SQUARE FEET |
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TYPICAL LOT SETBACK DETAIL
(N.T.S.)

# BLOCK LENGTH EXHIBIT

# ELEVON SECTION 4
# PHASES 1, 2, & 3

1,016 RESIDENTIAL LOTS,
1 WASTEWATER TREATMENT PLANT LOT,
29 COMMON AREA LOTS,
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BEING 220.879 ACRES OUT OF
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Contact: John Marlin

**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000


Date: SEPTEMBER 25, 2024



Plotted by: mgarcia Plot Date: 11/21/2024 10:21 AM
Drawing: H:\Projects\MAT028 - Elevon Section 4\surveying\dwg\Exhibit Block Length Section 4.dwg Saved By: mgarcia Save Time: 11/21/2024 10:14 AM

REQUEST 1B ADDED PER CITY COMMENT:
BLOCK EE TOTAL LENGTH FROM ROW TO ROW = 1,040'

11/21/24 SUBMITTAL UPDATE: ADDED 10' COMMON AREA LOT BETWEEN LOTS 31 & 32 (CA41, BLOCK EE).

TOTAL LENGTH (ROW-ROW) = 1,040'

455' 575' 820'

655' 700' 1392.47'

3,007.76'

ONDREJ KUDLACEK & DANIELLE KUDLACEK
(CALLED TRACT ONE-5.55 ACRES)
DOC. NO. 20190624000723110

P.O.B.
1/2"CIRF
"STOVALL & ASSOC"
(CM)

SANDSTONE LAVON PARTNERS, LLC
CALLED 151.292 ACRES
DOC. NO. 20210728001520600

WASTEWATER EASEMENT
LAVON EAST PLANT
DOC. NO. 2024000042045

STREET 29 | STREET 30 | STREET 21 | STREET 15 | STREET 16 | STREET 17 | STREET 19

GOOD | SUNNY BROOK WAY | NOBLE GROVE | CONRAD CREEK LANE

CA28 BLOCK GG | CA29 BLOCK GG | CA41 BLOCK EE | CA28 BLOCK DD | CA47 BLOCK DD | CA47 BLOCK FF

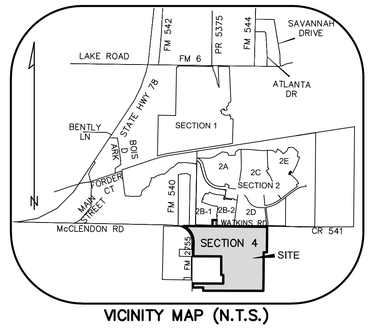
N00°33'27"E 432.63' | S00°30'29"W 358.77' | S00°55'34"W

S89°40'52"E 1,090.00' | S89°40'52"E 560.00' | S89°40'52"E 584.00' | S89°40'52"E 292.00' | S89°40'52"E 252.46'

N89°57'44"W 2653.40'

147.73'

1/2"IRF (CM)




VICINITY MAP (N.T.S.)

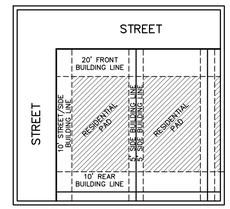
GRAPHIC SCALE
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( IN FEET )
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| CMP | CORRUGATED METAL PIPE |
| FM | FARM-TO-MARKET |
| S.F. | SQUARE FEET |
| | PHASE LINE |

REQUEST NO. 5: BLOCK GG TOTAL LENGTH FROM ROW TO ROW = 1,392'.
STREET 17 ROW WAS EXTENDED TO THE SOUTH TO ALLOW FOR FUTURE ROAD.
THERE IS NO CONNECTIVITY TO THE CURRENT ADJACENT SOUTH PROPERTY OWNER. STREET 17 ROW RESERVE WILL ALLOW FOR THE POSSIBILITY OF FUTURE EXTENSION OF SEWER TO THE WWTP.

11/21/24 SUBMITTAL UPDATE:
A 10' COMMON AREA BETWEEN LOTS 13 & 14 WAS ADDED (CA29, BLOCK GG).




TYPICAL LOT SETBACK DETAIL
(N.T.S.)

REQUEST NO. 6: BLOCK BB TOTAL LENGTH FROM ROW TO ROW = 2,092'

ON THE NORTH SIDE THE 77 FEET IS TAKEN UP BY EASEMENT TO BCSUD AND NTMWD, 752 FEET OF CONTIGUOUS LOTS, 140 FEET OF OPEN SPACE THAT IS A CREEK CROSSING, 355 FEET OF LOTS AND THEN THE ATMOS GAS EASEMENT OPEN SPACE THAT IS 112 FEET WIDE, FOLLOWED BY 655 FEET OF CONTIGUOUS LOTS. A VARIANCE IS REQUESTED FOR THIS BLOCK LENGTH. THE PLANNED BREAKS OF OPEN SPACE ALLOW FOR FUTURE PEDESTRIAN CONNECTIVITY.

10/24/24 CITY REVIEW UPDATE: STAFF RECOMMENDS APPROVAL.

REQUEST NO. 7: BLOCK II TOTAL LENGTH FROM ROW TO ROW = 2,092'

ON THE SOUTH SIDE THE OUTPARCEL IS 523 FEET IN DEPTH AND THERE IS 159 FEET OF OPEN SPACE THAT IS A CREEK CROSSING, 429 FEET OF LOTS AND THEN THE ATMOS GAS EASEMENT OPEN SPACE THAT IS 74 FEET WIDE, FOLLOWED BY 705 FEET OF CONTIGUOUS LOTS. A VARIANCE IS REQUESTED FOR THIS BLOCK LENGTH. THE PLANNED BREAKS OF OPEN SPACE ALLOW FOR FUTURE PEDESTRIAN CONNECTIVITY.

10/24/24 CITY REVIEW UPDATE: STAFF RECOMMENDS APPROVAL.

FM 2755 (90' R.O.W.)

S89°42'50"E 1,519.13' | N00°33'27"E 432.69'

N00°35'28"E 201.73' | N89°57'44"W 522.73'

77' 752' 140' 2,092' 355' 112' 655' 523' 201' 159' 429' 74' 705' 2,092'

S89°57'44"E 522.49' | R=300.00 | 2°45'24"W 284.28' | R=300.00 | N89°40'52"W 1235.66'

JUDY LYNN BICKLE MAJOR
CALLED 5.00 ACRES
DOC. NO. 20140320000260060

DRURY ANGLIN SURVEY, ABSTRACT 2
JAMES P. DAVIS SURVEY, ABSTRACT 249

WASTEWATER EASEMENT
LAVON EAST PLANT
DOC. NO. 2024000042045

CA73, BLOCK BB DETENTION EASEMENT

50' WIDE LONE STAR GAS EASEMENT VOL. 882, PG. 374

CA28, BLOCK II

STREET 17 | CONRAD CREEK LANE

55' NTMWD PERMANENT WATERLINE EASEMENT DOC. NO. 20061013001321900

55' NTMWD PERMANENT WATERLINE EASEMENT DOC. NO. 20061011001466100

SANDRA J. McCARTER & VICKI MARTINEZ
(CALLED TRACT 2-2.074 ACRES)
DOC./NO. 20100127000086830

IVAN KUDLACEK & BRONA KUDLACEK
(CALLED 1.999 ACRES)
DOC. NO. 20171010001356940

ONDREJ KUDLACEK & DANIELLE K
(CALLED TRACT ONE-5.55 AC
DOC. NO. 201906240007231

LOT 1, BLOCK 1
LAVON SUBSTATION ADDITION
VOL. 2022, PG. 252

R C. GRIFFITH
ETTE GRIFFITH
9, PG. 741

W. SAWYER
023000053618

nd
CH
ES)
502520

# BLOCK LENGTH EXHIBIT

## ELEVON SECTION 4
## PHASES 1, 2, & 3

1,016 RESIDENTIAL LOTS,
1 WASTEWATER TREATMENT PLANT LOT,
29 COMMON AREA LOTS,
AND 2 COMMERCIAL LOTS

BEING 220.879 ACRES OUT OF
THE DRURY ANGLIN SURVEY, ABSTRACT NUMBER 2,
AND THE JAMES P. DAVIS SURVEY, ABSTRACT NUMBER 249

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS


**MA LAND HOLDINGS, LLC** — **OWNER**
2121 Midway Road, Suite 240 — (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

**PETRO-HUNT, LLC.** — **OWNER**
2101 Cedar Springs Road, Suite 600 — (214) 880-8400
Dallas, Texas 75201

**MA Elevon 429, LLC.** — **DEVELOPER**
2121 Midway Road, Suite 240 — (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 — (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000


Date: SEPTEMBER 25, 2024 — Sheet 3



Plotted by: mgarcia Plot Date: 11/21/2024 10:14 AM

Drawing: H:\Projects\MAT028 - Elevon Section 4\surveying\dwg\Exhibit Block Length Section 4.dwg Saved By: mgarcia Save Time: 11/21/2024 10:03 AM

JBI PARTNERS

October 29, 2024

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

**Re: Elevon Section 4, Phases 1,2, & 3 – Preliminary Plat Comments**
**City of Lavon, ETJ**

Dear Ms. Dobbs

JBI Partners received your comments via email form on October 24th from Freeman-Millican, Inc. for the Preliminary Plat submittal for Elevon Section 4. Below is a summary of how each comment is addressed.

**GENERAL**

1. The revised Plat and plans include the additional acreage on the southwest side and a connection to FM 2755.

2. The TIA provided for Section 4 does not address this new FM 2755 connection. The TIA should be updated. It should be noted that the engineering plans do show left and right turn lanes at the intersection. Noted, we added a connection to FM 2755 with the additional acreage purchased by MA Partners and included into Elevon Section 4 with the latest Amended and Restated Development Agreement.

3. The proposed improvements/realignment of FM 2755 at Watkins Road will require TxDOT approval and may change from what is currently shown. Noted, we are working on an exhibit to present to TxDot. We investigated alignments to take the intersection further west, but the design speed and horizontal curve requirements made pushing the intersection to the west problematic. At this time we are proposing moving forward with intersecting at the east side of County Road 540.

4. Noble Grove Right-of-Way is planned to be dedicated as part of the adjacent Sandstone Lavon Partners LTD property. We are working on a separate instrument document to have Sandstone dedicate the Noble Grove right-of-way to the city and common areas west of Noble Grove transferred to the HOA prior to final platting.

**PRELIMINARY PLAT**

5. A force main easement may be required along Noble Grove. There is no water main in Noble Grove, so we are proposing placing the force main on the west side of Noble Grove, 5 feet back of curb.

6. Note that if the adjacent Sandstone Lavon Partners, LTD property does not develop prior to Phase 2, offsite Right-of-Way for Noble Grove will be required for Phase 2 Final Plat approval. Noted, we are seeking dedication of Noble Grove prior to platting.

7. A 55’ NTMWD easement is called out along FM 2755. This easement should be shown. The easement was inadvertently deleted and has been added back.

**ENGINEER PLANS**

8. Note that a portion of Noble Grove will need to be constructed to connect Street 1 for Phase 2 development. The remainder of Noble Grove will be required for development of Phase 3. Noted.

9. The proposed force main along Noble Grove will be required to be constructed within a sanitary sewer easement. We were proposing the line be constructed with the right-of-way, since there is no water line within Noble Grove.

10. A waterline should be extended to the proposed WWTP site for fire protection and potable water availability. Noted, this will be constructed with Phase 1. We also added a fire hydrant down the WWTP driveway.

11. The sanitary sewer plan should be designed to accept wastewater flow from the Business Park west of FM 2755. This can be addressed during detailed engineering design. We have designed a sanitary sewer main to the Business Park and MA is working on acquiring an easement from the Bickle Tract.

12. Lots 74 and CA73, Block BB should be included in drainage calculations. The areas are now labeled and have been added to the drainage area table.

13. Note that Phase 3 drainage is anticipated to flow to the adjacent Sandstone Lavon Partners, LTD property. In the event that scenario is not feasible, the drainage plan within Phase 3 will change with additional detention per Note 5 on the Preliminary Plat. Noted, Hydrolink has prepared a drainage plan for submittal to the City of Lavon and the NRCS for review. This design and work should be completed prior to design of Section 4, Phase 3.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

JBI PARTNERS

October 29, 2024

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

**Re: Elevon Section 4, Phases 1,2, & 3 – Preliminary Plat Comments**
**City of Lavon, ETJ**

Dear Ms. Dobbs

JBI Partners received your comments via email form on October 24th from LJA for the Preliminary Plat submittal for Elevon Section 4. Below is a summary of how each comment is addressed.

## PLANNING + DESIGN COMMENTS

1. **Repeat comment:** Block lengths between intersecting streets shall not exceed 1,000 feet per the governing development agreement. It appears there are blocks that do not meet this requirement. Adjust the lot design and revise the plat accordingly.

   **A block length modification request is currently being reviewed by staff. Once review is complete, a Technical Review Letter will be issued. At that time, approved Minor Modifications will be issued by staff or the plat will be revised by the applicant, and Major Modifications will be scheduled for City Council consideration. Compliance with the development agreement standards will be required unless or until the modifications are approved.**

   **Blocks S and EE were not included in the submitted block length modification request, however it appears these blocks do not meet the block length requirement. These blocks must comply with the standard or be included in the block length modification request for consideration.**
   We are requesting our block length variance be placed on the council agenda for discussion and approval from council.

2. **Repeat comment:** Some of the collector network and some blocks have been redesigned. To comply with the Master Thoroughfare Plan collector requirements within the subject property, the north/south collector (Street 19) must be stubbed to the southern property line. The locations of the collectors within the subject property are flexible, but the associated connections to adjacent properties are not. **The locations of the collectors within the subject property are flexible, but the associated connections to adjacent properties should still be provided. Street 9 is providing east/west collector connectivity. The north/south collector (Street 19) should be stubbed to the southern property line. The addition of Street 17 does not meet the intent of a north/south collector. Street 22 meets the intent if it connects with Street 19 and stubs to the southern property line.**
   The cut through collector street is Noble Grove. There is not a desire to have a second cut through street from Watkins Road all the way through the neighborhood that would encourage speeding. Connectivity is provided through Street 17 to the undeveloped parcel to the south.

JBI PARTNERS

3. **Repeat comment:** It appears that multiple development agreement amendments may be required to accommodate the proposed plat. Requirements, such as park frontage and block length, are among the non-compliant items. Please submit revisions that comply with the governing development agreement or revise the plat to comply accordingly.
**It appears that the remaining non-compliant item is block length for several of the proposed blocks. Compliance with the block length standard will be required unless or until Modifications to this requirement are approved through the required Modification process.** We are requesting our variance request be placed on the next council agenda.

4. **Repeat comment:** Revise the plat to remove "Commercial Lot" from the label for Lot 28, Block A. **Land use is not necessary information to include on a plat document. Remove the "Commercial Lot" label on Lot 25, Block A and Lot 1, Block HH.** The "Commercial Lot" label has been removed.

5. The amended Master Thoroughfare Plan shows a 90' ROW 4LD roadway along the southern property boundary. Confirm the minimum right-of-way that is required to be dedicated with the City Engineer and revise the plat to dimension and label this right-of-way dedication, if/where applicable. The 90' ROW 4LD is not on the Elevon Section 4 tract and this comment was not part of the engineering comments.

6. Revise the plat to remove the building setback lines since the building setbacks are provided in the Typical Lot Setback Detail. Building setback lines and labels have been removed.

7. Revise the title block to remove the Amenity Center lot since it is included in the 25 Common Areas listed. The title block has been modified per comment.

8. Revise the plat to delineate the boundary of the 55' NTMWD easement shown to the north and south of Block BB. The easement lines were mistakenly removed from the reference file and have been added back.

9. It appears there are two separate streets that are labeled Street 18. Revise the plat to correct this repetition by revising one of the street labels accordingly. Street designations have been corrected.

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed. Comment response letter is provided.

We would like to request the preliminary plat be placed on the next Planning and Zoning agenda. If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

October 25, 2024

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

Re: Elevon Section 4, 1,045 total Lots, 220.879 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated October 7, 2024 and revised Preliminary Engineering Plans dated October 7, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located south of Elevon Section 2 and Watkins Rd (CR 541), and east of FM 2755. The property is located within the City's ETJ. Additional comments may be provided by City Planning. Our comments are as follows:

GENERAL

1. The revised Plat and plans include the additional acreage on the southwest side and a connection to FM 2755.

2. The TIA provided for Section 4 does not address this new FM 2755 connection. The TIA should be updated. It should be noted that the engineering plans do show left and right turn lanes at the intersection.

3. The proposed improvements/realignment of FM 2755 at Watkins Road will require TxDOT approval and may change from what is currently shown.

4. Noble Grove Right-of-Way is planned to be dedicated as part of the adjacent Sandstone Lavon Partners LTD property.

PLAT

5. A force main easement may be required along Noble Grove.

6. Note that if the adjacent Sandstone Lavon Partners, LTD property does not develop prior to Phase 2, offsite Right-of-Way for Noble Grove will be required for Phase 2 Final Plat approval.

7. A 55' NTMWD easement is called out along FM 2755. This easement should be shown.

ENGINEER PLANS

8. Note that a portion of Noble Grove will need to be constructed to connect Street 1 for Phase 2 development. The remainder of Noble Grove will be required for development of Phase 3.

9. The proposed force main along Noble Grove will be required to be constructed within a sanitary sewer easement.

10. A waterline should be extended to the proposed WWTP site for fire protection and potable water availability.

11. The sanitary sewer plan should be designed to accept wastewater flow from the Business Park west of FM 2755. This can be addressed during detailed engineering design.

12. Lots 74 and CA73, Block BB should be included in drainage calculations.

13. Note that Phase 3 drainage is anticipated to flow to the adjacent Sandstone Lavon Partners, LTD property. In the event that scenario is not feasible, the drainage plan within Phase 3 will change with additional detention per Note 5 on the Preliminary Plat.

This concludes our review of the above-referenced revised Preliminary Plat and revised Engineering Plans. **We recommend APPROVAL of the Preliminary Plat, subject to addressing the minor comments above.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony, Daniel Dewey, P.E.

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 4\Sect 4 - Preliminary Plat - Rev 2.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 24, 2024

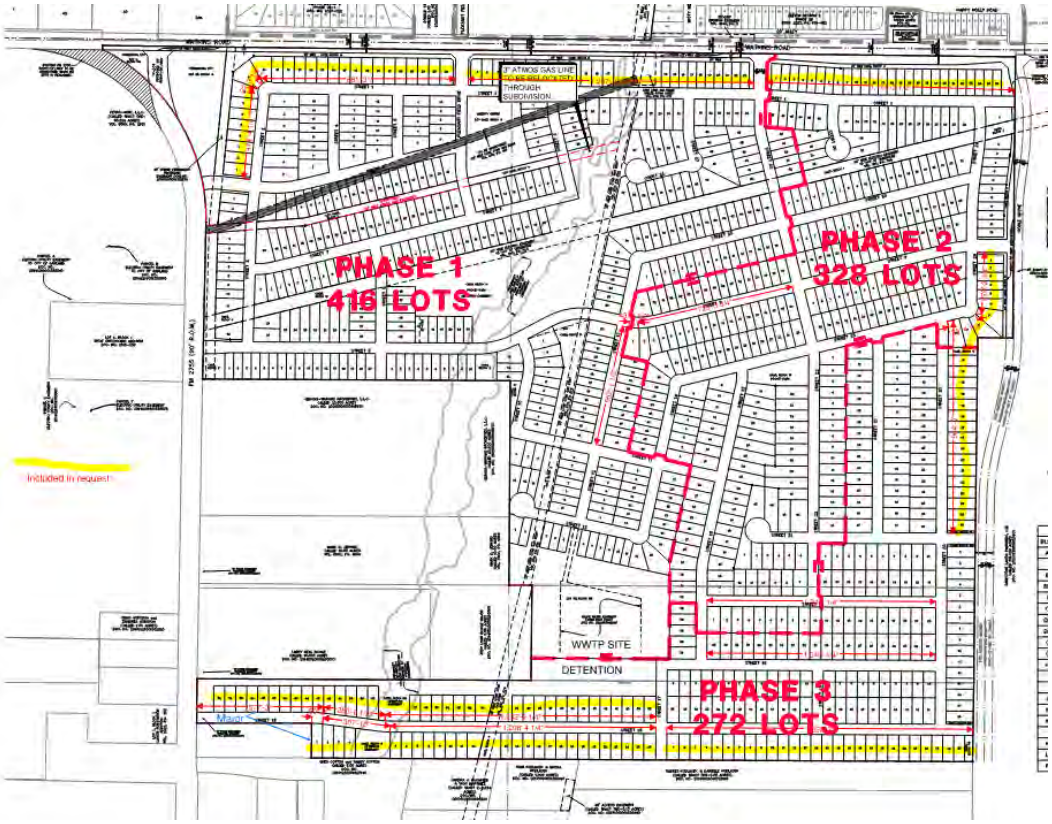
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 4 Block Length Modification Request

LJA Engineering, Inc. has reviewed the Modification Request referenced above. Provided below is the technical review determination relating to planning- and design-related requirements. Please do not hesitate to let us know if you have any questions.

**APPLICANT REQUEST**

The applicant is proposing block lengths that exceed the maximum permitted block length (within the Elevon DA) of 1,000 feet, for several blocks within the proposed Preliminary Plat for Elevon Section 4. The blocks highlighted in yellow are what the applicant has requested for Modifications:




There are additional blocks (Blocks S and EE) that need to be revised to comply to meet the maximum 1,000-foot block length requirement or be included in a revised request.

There is a consideration and approval process that was outlined in the recently amended Elevon DA to address special circumstances, for specific blocks, that divides them into two categories: Minor Modifications (Staff approval) and Major Modifications (City Council approval).

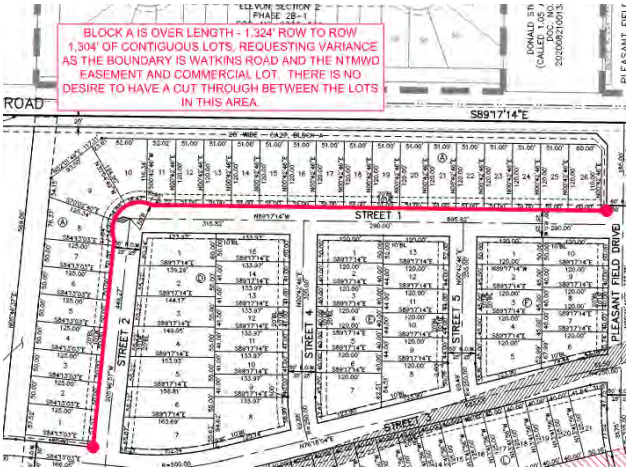
RELEVANT REGULATORY STANDARDS

The amended and restated Elevon Development Agreement requires a maximum block length of 1,000 feet but allows the following modifications:

> "…
>
> *b. Minor Modifications:*
> *The following Minor Modifications can be considered by the City Manager or their designee, upon request, and shall result in blocks of no greater than 1,400 feet and shall include mid-block pedestrian access (minimum 10 feet wide with a sidewalk) when they exceed the 1,000-foot standard:*
>
> *i. Where there is a block along perimeter of a proposed subdivision, which backs to floodplain not utilized for open space or some other unusable area;*
> *ii. Where there is a block along the perimeter of a proposed subdivision, adjacent to a collector or arterial roadway;*
> *iii. Where a unique, topographical, or site-specific feature(s) is or will be present and would result in unreasonable required access;* ***or***
> *iv. Where there is a unique circumstance in the area, the land, or a proposed neighborhood that results in a demonstrated need for a block of up to 1,400 feet.*
>
> *c. Major Modifications:*
> *1. The City Council is responsible for reviewing Major Modification requests that do not qualify for Staff approval, and to review appeals of Staff decisions/interpretations.*
>
> *2. The City Council's decision to approve or deny a request for a Modification to this standard shall be based on the following considerations:*
>
> *(A) The physical conditions of the property, such as steep slopes, floodplain, drainage, property shape, make compliance to the specific standard physically impossible, and this hardship is not created by the applicant;* ***or***
> *(B) The following three considerations together:*
> *i. applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***
> *ii. The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***
> *iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."*

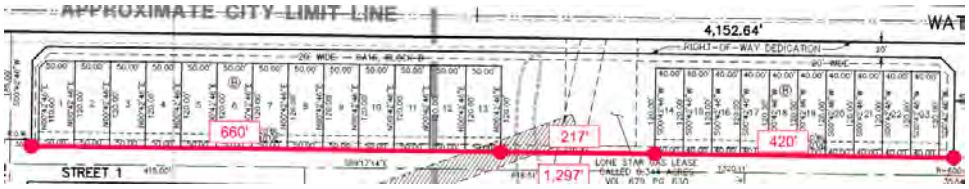
The applicant is requesting the following **Minor Modifications**:

1. Applicant request: Minor modification for Block A (under 1,400' in length) because it is along the perimeter of the property and adjacent to an arterial roadway, an NTMWD easement and a commercial lot.



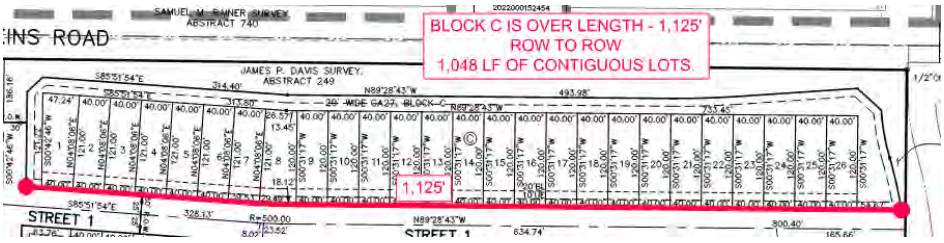

   a. Analysis: Although this request meets the required Considerations, the proposed layout is not providing mid-block pedestrian access as required to qualify for a Minor Modification. Staff recommends denial of this request.

2. Applicant request: Minor modification for Block B (under 1,400' in length) because it is along the perimeter of the property, adjacent to an arterial roadway, and provides mid-block open space which would provide future pedestrian connectivity.




   a. Analysis: This request meets the required Minor Considerations. Staff recommends approval of this request.

3. Applicant request: Minor modification for Block C (under 1,400' in length), because it is along the perimeter of the property and adjacent to an arterial roadway.



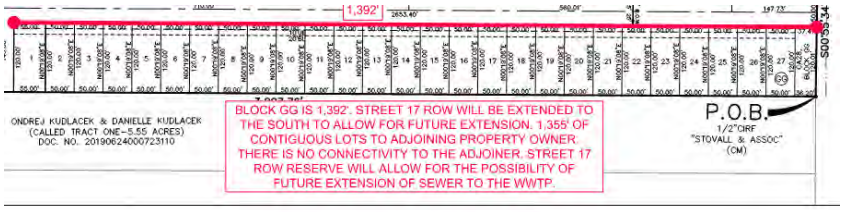

   a. Analysis: Although this request meets the required Considerations, it is not providing mid-block pedestrian access, as required to qualify for a Minor Modification. Staff recommends denial of this request.

4. Applicant request: Minor modification for Block U (under 1,400' in length), because it is along the perimeter of the property, is partially adjacent to an arterial, and provides mid-block open space which would provide future pedestrian connectivity.




a. Analysis: This request meets the required Minor Considerations. Staff recommends approval of this request.

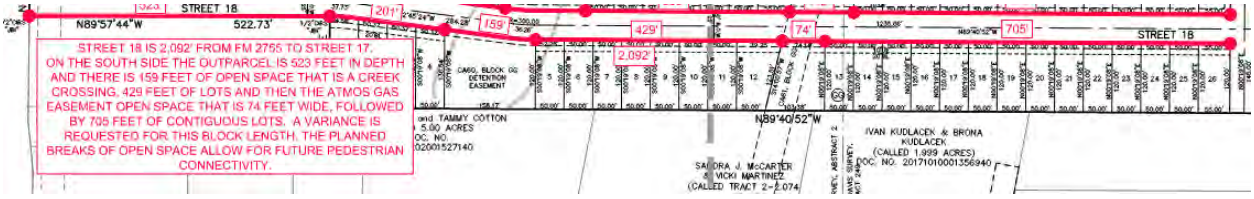
5. Applicant request: Minor modification for Block GG (under 1,400' in length) because it is along the perimeter of the proposed subdivision.




a. Analysis: This request does not provide mid-block pedestrian access, as required to qualify for a Minor Modification, nor does it meet the required Considerations. Additionally, there have been multiple comments provided to the applicant requesting that a north/south collector road be stubbed to the southern property line, within the area of Request #5, which would make the block length compliant upon revision. Staff recommends denial of this request.

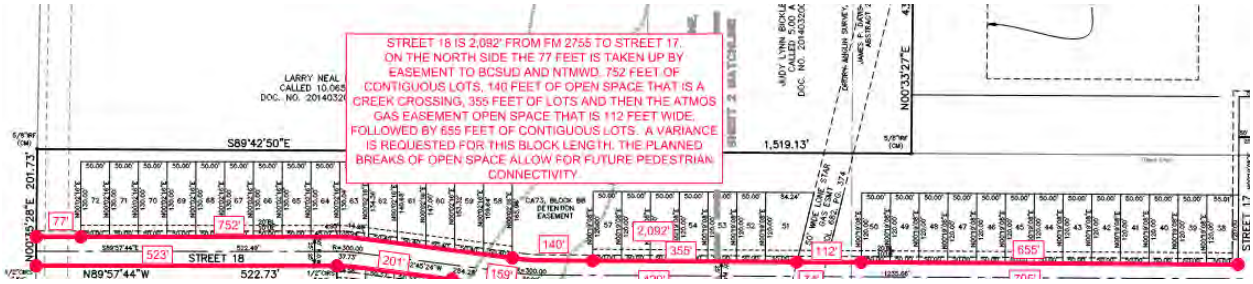
The applicant is requesting the following **Major Modifications**:

6. Applicant request: Major modification for Block II because it is over 1,400' in length, along the perimeter of the property, and provides two mid-block open spaces which would provide future pedestrian connectivity.




a. Analysis: This request meets the required Considerations. Staff recommends approval of this request.

7. Applicant request: Major modification for Block BB because it is over 1,400' in length, partially located along the perimeter of the property, adjacent to detention and wastewater easements, and provides two mid-block open spaces which would provide future pedestrian connectivity.




a. Analysis: This request meets the required Considerations. Staff recommends approval of this request.

## RECOMMENDATIONS

Minor Modification Requests:

- We recommend Staff approval of Minor Modification Requests # 2 and 4 as outlined in the amended Elevon DA.
- We recommend Staff denial of Minor Modification Requests # 1, 3, and 5 as outlined in the amended Elevon DA.

Major Modification Requests:

- We recommend City Council approval of the Major Modification Requests # 6 and 7 as outlined in the amended Elevon DA.

Thank you,



Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

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TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 15, 2024

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon – Section 4
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 7, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

**PLANNING + DESIGN COMMENTS**

1. **Repeat comment:** Block lengths between intersecting streets shall not exceed 1,000 feet per the governing development agreement. It appears there are blocks that do not meet this requirement. Adjust the lot design and revise the plat accordingly.

   **A block length modification request is currently being reviewed by staff. Once review is complete, a Technical Review Letter will be issued. At that time, approved Minor Modifications will be issued by staff or the plat will be revised by the applicant, and Major Modifications will be scheduled for City Council consideration. Compliance with the development agreement standards will be required unless or until the modifications are approved.**

   **Blocks S and EE were not included in the submitted block length modification request, however it appears these blocks do not meet the block length requirement. These blocks must comply with the standard or be included in the block length modification request for consideration.**

2. **Repeat comment:** Some of the collector network and some blocks have been redesigned. To comply with the Master Thoroughfare Plan collector requirements within the subject property, the north/south collector (Street 19) must be stubbed to the southern property line. The locations of the collectors within the subject property are flexible, but the associated connections to adjacent properties are not. **The locations of the collectors within the subject property are flexible, but the associated connections to adjacent properties should still be provided. Street 9 is providing east/west collector connectivity. The north/south collector (Street 19) should be stubbed to the southern property line. The addition of Street 17 does not meet the intent of a north/south collector. Street 22 meets the intent if it connects with Street 19 and stubs to the southern property line.**

3. **Repeat comment:** It appears that multiple development agreement amendments may be required to accommodate the proposed plat. Requirements, such as park frontage and block length, are among the non-compliant items. Please submit revisions that comply with the governing development agreement or revise the plat to comply accordingly.
   **It appears that the remaining non-compliant item is block length for several of the proposed blocks. Compliance with the block length standard will be required unless**

**or until Modifications to this requirement are approved through the required Modification process.**

4. **Repeat comment:** Revise the plat to remove "Commercial Lot" from the label for Lot 28, Block A. **Land use is not necessary information to include on a plat document. Remove the "Commercial Lot" label on Lot 25, Block A and Lot 1, Block HH.**

5. The amended Master Thoroughfare Plan shows a 90' ROW 4LD roadway along the southern property boundary. Confirm the minimum right-of-way that is required to be dedicated with the City Engineer and revise the plat to dimension and label this right-of-way dedication, if/where applicable.

6. Revise the plat to remove the building setback lines since the building setbacks are provided in the Typical Lot Setback Detail.

7. Revise the title block to remove the Amenity Center lot since it is included in the 25 Common Areas listed.

8. Revise the plat to delineate the boundary of the 55' NTMWD easement shown to the north and south of Block BB.

9. It appears there are two separate streets that are labeled Street 18. Revise the plat to correct this repetition by revising one of the street labels accordingly.

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

September 24, 2024

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

**Re: Elevon Section 4, Block Length**

Dear Ms. Dobbs,

JBI has submitted the Elevon Section 4, Phases 1-3, Preliminary Plat and is requesting a variance to the 1,000 foot block length maximum at several locations. Attached are Block Length Exhibits 1-3 showing the locations and measurements of the block length.

Street 2 to Street 1 Block A the contiguous lot length is 1,304 feet. The adjoining property to the west is the NTMWD easement and commercial lot, the adjoining property to north will be the common area landscape buffer of Watkins Road. Splitting the lots along Watkins Road for pedestrian access between the houses is not desirable and we are requesting a variance.

Street 1 between Pleasant Fields Drive and Street 22 the block length is 1,297 feet and is broken up by open spaces. This block length should comply with the new block length criteria or be able to be approved by staff.

Street 1 between Street 22 and Noble Grove the block length is 1,125 feet and the adjoining property is the common area landscape buffer of Watkins Road. Splitting the lots along Watkins Road for pedestrian access between the houses is not desirable and we are requesting a variance.

Street 24 and Street 20 the layout has been modified and lots adjusted to have a common area link to the large open space off of Noble Grove. The pedestrian connection to the open space off of Noble Grove seemed appropriate to have a pedestrian connection.

Street 20 to Street 18 the layout has been modified to comply to the 1,000 foot block length maximum.

Street 18 block length is overlength on the southeast side and is 1,392 feet. The layout has been modified to extend Street 17 to the southern adjoiner. There is a 37’ wide open space at Noble Grove to get the driveway of Lot 27 pulled back off of Noble Grove. The additional open space there seemed more appropriate than a midblock open space to the adjoiner.

Street 18 west of Street 17 the block is overlength, but is broken up by two open spaces and an out parcel. The open spaces allow for future pedestrian connectivity on both the north and south sides.

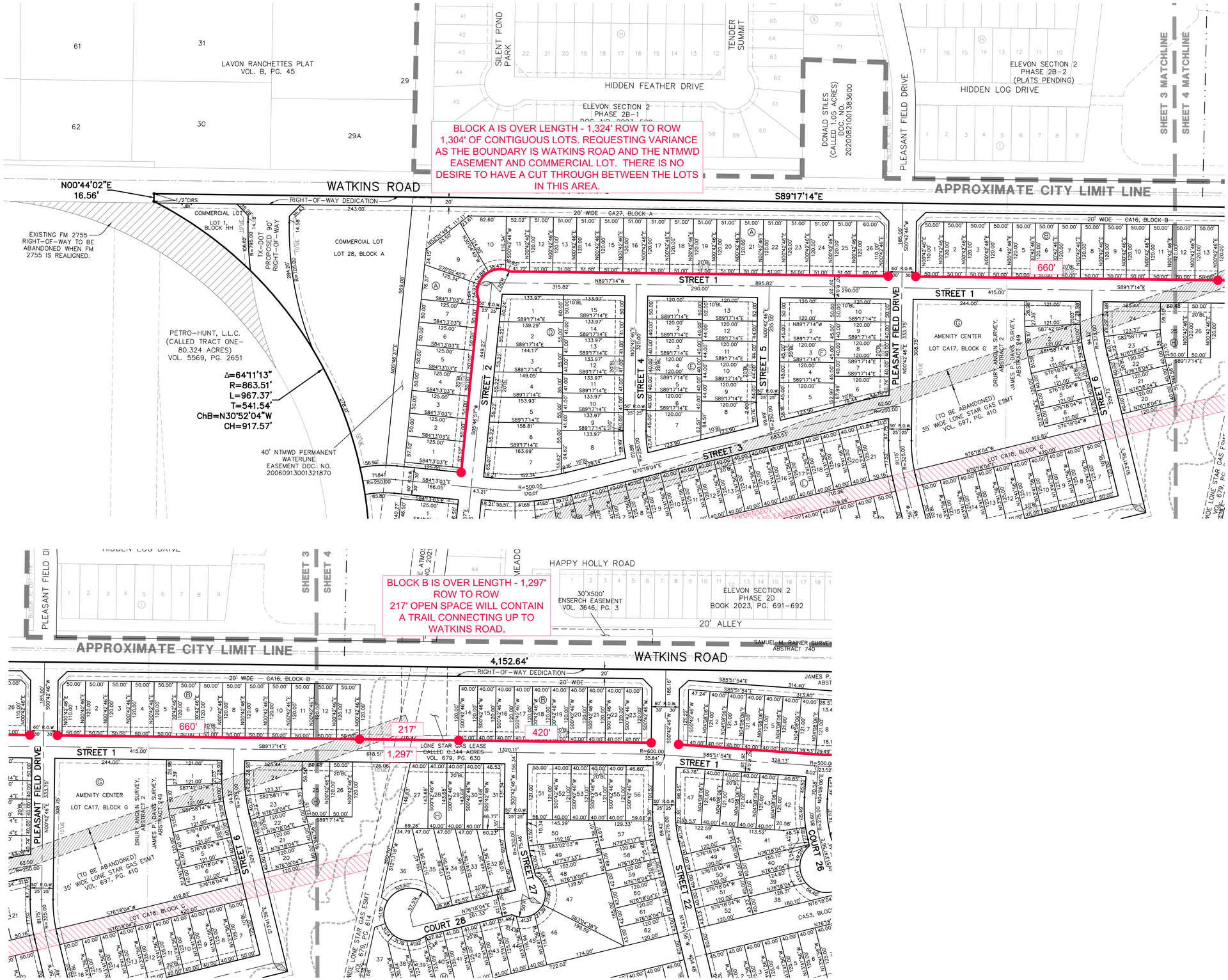
We would request that the block length variance be granted and our plat to proceed through the approval process.

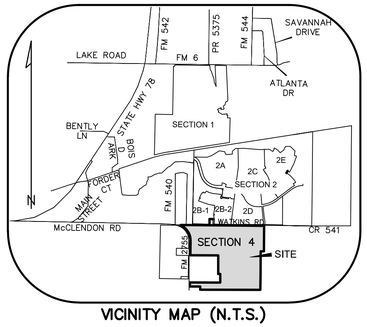
If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.




VICINITY MAP (N.T.S.)

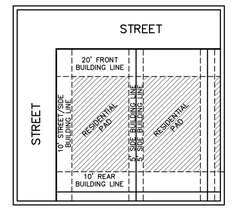
GRAPHIC SCALE

100 0 50 100

( IN FEET )
1 inch = 100 ft.

## LEGEND

| | |
|---|---|
| POB | POINT OF BEGINNING |
| CIRF | CAPPED IRON ROD FOUND |
| IRF | IRON ROD FOUND |
| CIRS | CAPPED IRON ROD SET |
| (CM) | CONTROL MONUMENT |
| PP | POWER POLE |
| OHE | OVERHEAD ELECTRIC |
| UGL | UNDERGROUND LINE MARKER |
| WV | WATER VALVE |
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| | PHASE LINE |




TYPICAL LOT SETBACK DETAIL
(N.T.S.)

# BLOCK LENGTH EXHIBIT

# ELEVON SECTION 4
# PHASES 1, 2, & 3

1,016 RESIDENTIAL LOTS
1 AMENITY CENTER LOT,
1 WASTEWATER TREATMENT PLANT LOT,
24 OPEN SPACE LOTS,
AND 2 COMMERCIAL LOTS

BEING 220.879 ACRES OUT OF
THE DRURY ANGLIN SURVEY, ABSTRACT NUMBER 2,
AND THE JAMES P. DAVIS SURVEY, ABSTRACT NUMBER 249

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS


**MA LAND HOLDINGS, LLC** — **OWNER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

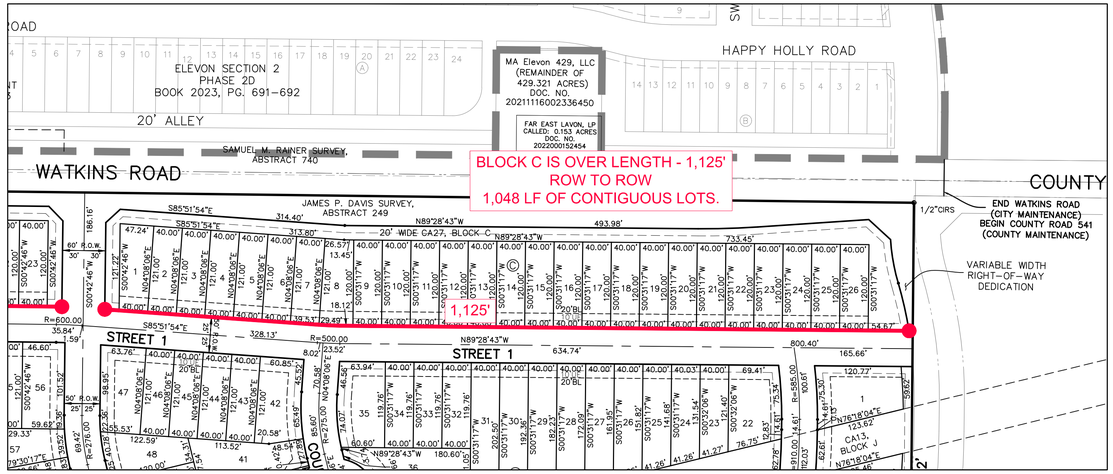
**PETRO-HUNT, LLC.** — **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880-8400
Dallas, Texas 75201

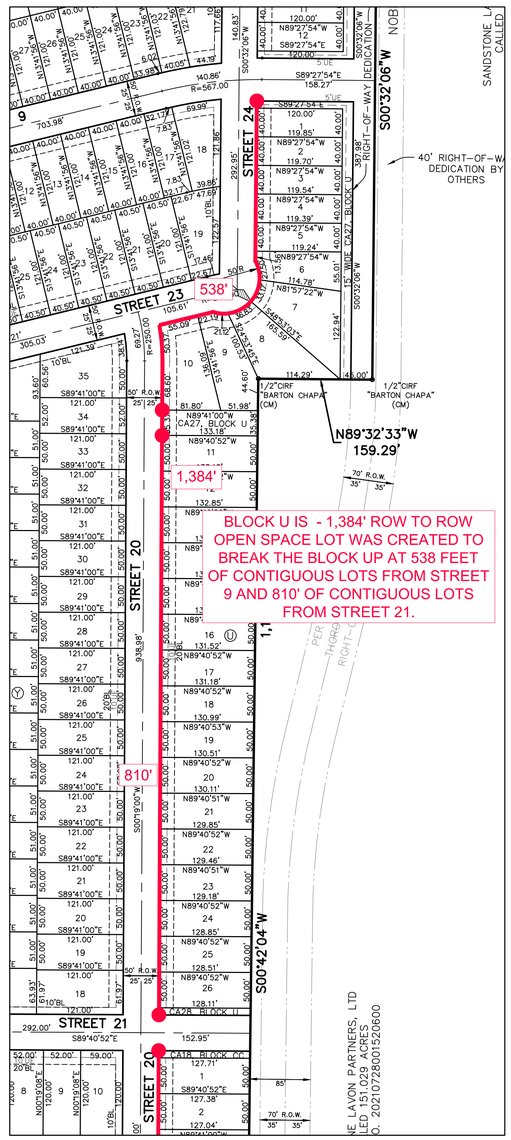
**MA Elevon 429, LLC.** — **DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

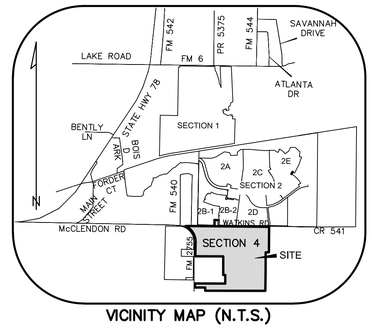
**JBI PARTNERS, INC.** — **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000


Date: SEPTEMBER 25, 2024 Sheet 1


Plotted by: ddewey Plot Date: 9/25/2024 12:53 PM
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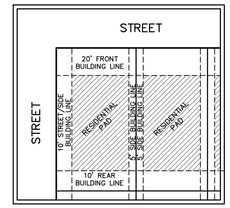




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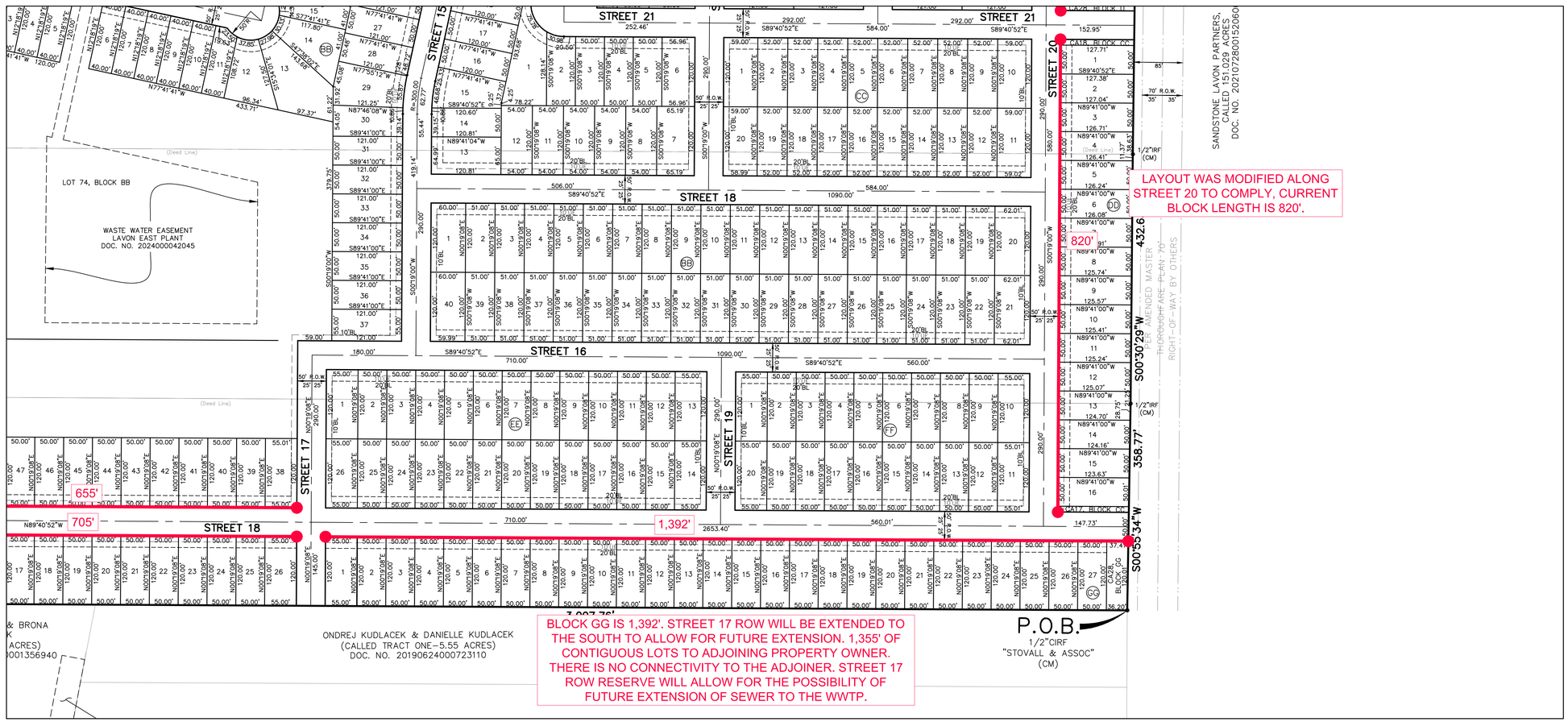
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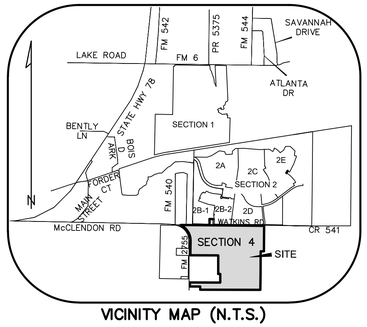
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TBPE No. F-438 TBPLS No. 10076000


Date: SEPTEMBER 25, 2024 Sheet 2


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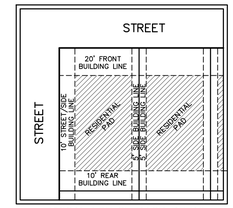




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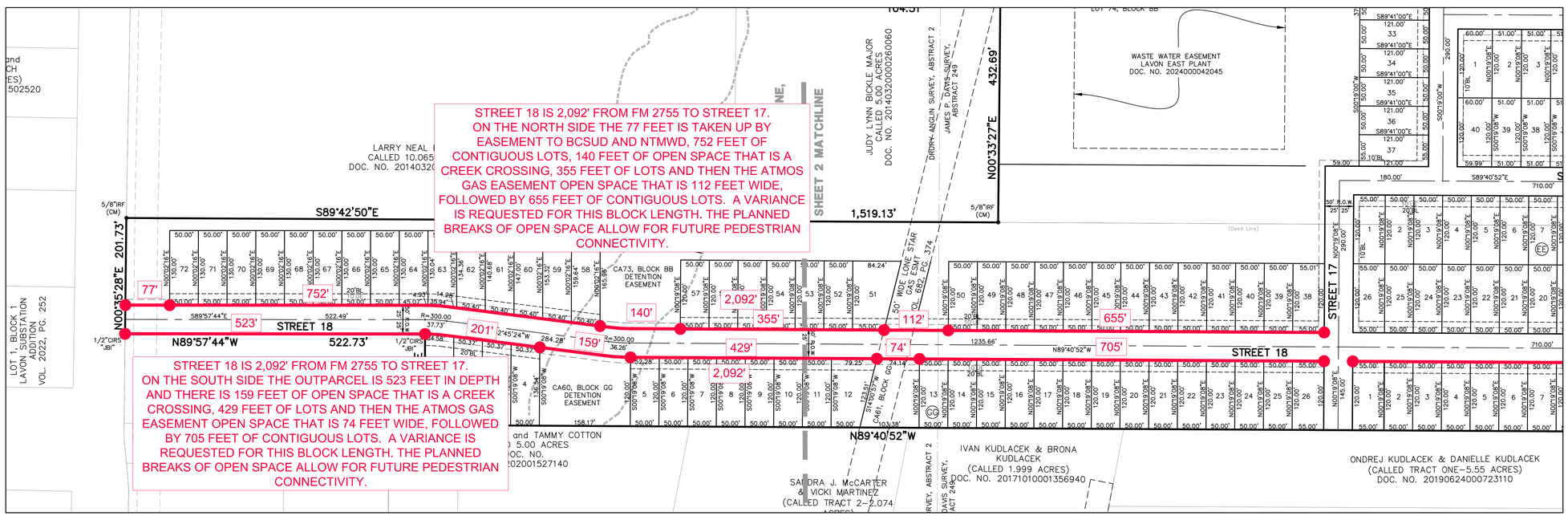
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Sheet 3



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