



Addendum to the Lavon Economic Development Corporation Meeting
Of May 11, 2019

May listing of Developments in Lavon

Updated list of Retail Businesses

Lavon EDC Budget

Developments in Lavon as of May 2020

2020- Lake Breeze Estates At SH 78 and Lake Rd (CR 486), planned development approval has been received for 111 residential lots. There are commercial tracts along SH 78 at corner of CR 486 and SH 78. Will Sorrels, Owner 214 778 7272.

2020-Lake Breeze Estates Commercial Development-

Commercial tracts along SH 78 with a 6+ acre retail corner at Lake Rd (CR 486) and SH 78. Annexation complete, Planned development zoning is complete. Preliminary plat is pending. Commercial Broker is Gerald Porter 214 676 3818 gporter@geraldporter.com.

2020 – Race Trac City zoning approval received for this convenience store and auto fueling station at SH 78 and SH 205 at the SW corner. Preliminary plat, landscape plan and site plan are scheduled for the Planning and Zoning Commissions consideration on May 26.

2019-Lakepointe Commercial Development – Retail corner at SH 78 and FM 6 with approximately 27 acres is planned for retail and flex uses. Part of a 700 residential development. See Michael Nader 214 425 0858 M_nader@lenartdevelopment.com.

2019 –Lakepointe by Lenart Development Co. LLC 200 acres at SE corner of SH78 and FM 6; Steve Lenart 469 446 3544 s_lenart@lenartdevelopment.com. Development Agreement approved, annexation and zoning completed. Preliminary plat approved for 700 residential lots. PID financing plans approved for residential. Phase 1 with 161 lots. Blue Haven Homes is the homebuilder. Phase 1 construction underway and to be complete this summer.

2019- Lavon Farms At FM 2755, Lavon Farms is a 150 lot residential development. Homes are being built by Pacesetter Homes 214 234 2454 and Meritage Homes 855 ASK MERITAGE www.meritagehomes.com This project was developed by Tesch Development & Management Co. Bob Tesch bob@teschassociates.com 512 970 0530.

2019 –Abston Hills by MA Development 1,600 acres under planning stages for master plan development in eastern portions of Lavon. John Marlin 972 897 2924 jmarlin@madev.com. Infrastructure agreement and entitlements pending. No applications received by City.

2019- Retail Center – SH 78 at Burleson Dr.- 8,600 sf retail center planned. See Thad Beckner at 972 764 5404 tbeckner@inroadsrealty.com.

2019 – SH 205 Addition – Commercial lots are platted for retail pad sites along SH 205 starting at SH 78 intersection with SH 205 down the northeast side of SH 205. No users identified as of this date. jblackburn@petrohunt.com 214 532 8198.

2019 – Crown Label The new printing industry. Crown Label Company was completed in 2019 with equipment moving into the building in late summer.

2019- O'Reilly Auto Parts – Store is open now.

2019- Nesmith Elementary School – 8 classroom expansion is complete

2019 – Collin County Facility – Plans are beginning the construction of this facility behind the Independent Bank on SH 78 by first of the year.

2019 – SH 205 Widening – Plans (60%) and construction to start in December 2020 for TXDOT to widen SH 205 from 2 lanes to 4 lanes beginning at the SH 78 & SH 205 intersection.

2019 – City of Lavon Sanitary Sewer Treatment Plan Expansion Completion of the Treatment Plan is expected in the second quarter of 2020. This expansion will double the capacity of the facility.

2019 - Bear Creek Special Utility District Water Pump Station and Ground Storage on Geren Rd. Construction is complete.

2019 – Bear Creek East, Ph 3, 4, 5 Bloomfield Homes developing a 454-lot residential development south of Bear Creek Subdivision. This will include an amenity center and trail system. Preliminary Plat is approved. A bridge over Bear Creek is being constructed for the development. Phase 3 with 161 homes expected in Dec 2020.

2019 – Bear Creek South An additional subdivision south of the Bear Creek East is also pending development with Bloomfield Homes. Annexation is complete.

2019 - Crestridge Meadows On CR 484 south of Traditions West. Zoning for 274 lots approved. Phase 1 for 140 lots is under construction. Phase II final plat has approved in April, 2020. Starlight Homes of Ashton Woods homes is developing the project. Contact Daniel Satsky daniel.satsky@astonwoods.com . Lots expected to be available in Summer 2020.

2019 – Traditions Phase 2 Bloomfield Homes developing this 111-lot residential subdivision between Traditions & Traditions West. Grading and road development is in progress with infrastructure construction. Lots to be available Summer 2020. Contact Don Dykstra don@bloomfieldhomes.net.

2019- 7-Eleven Store Development of the 7-Eleven Store was completed in January 2019.

2019- New retail stores Within the 100 Lake Road Street Retail Building 3 new retail stores 5 Flooring & Plus, St. Paul Pharmacy, Lavon Nail Art & Spa. In retail buildings at SH 78 new businesses include Sawaaro Spa, Lavon Pharmacy, Bayside Nutrition, Good Fella's Pizza.

2016-2019 Traditions and Traditions West Bloomfield Homes Developer and Builder 888 934 6583 www.Bloomfieldhomes.net 972 877 1508 Home building started in 2017 and is built out. Traditions has 97 lots; Traditions West has 84 lots.

2008-2019 Grand Heritage, Grand Heritage West and Bear Creek
By World Land Development Contacts: Alan Bain 214 880 8400 abain@petrohunt.com & David Schnurbusch, P. E. 214 882 3198 dschnurbusch@usaengineers.com 869 homes to date DR Horton and Bloomfield Homes. Commercial tracts available now see John Blackburn 214 880 8540.

| Lavon Businesses Brick & Mortar | | | | | | |
|--------------------------------------|---------------------|----------------------|------------|-------|----------------|-----------------------------|
| Name of Business | Name of Owner | Address | City | Zip | Cell Phone | Email |
| 5 Flooring & Plus | JJ Armendariz | 100 S. Lake # 110 | Lavon | 75166 | 214 727 1352 | 5flooringplus@gmail.com |
| 7-Eleven Convenience Store | Yogesh Jarodiya | 991 SH 78 S | Lavon | 75166 | 214 263 4085 | yogesh.jarodiya@7-11.com |
| Bayside Nutrition | Jennifer Sims | 450 SH 78 #140 | Lavon | 75166 | 972 757 1174 | baysidenutrition@gmail.com |
| Big Daddy's BBQ | Kelly Duncan | 1000 SH78 | Lavon | 75166 | 972 843 5200 | bigdaddysroadhousebbq.com |
| Burger's Chile Loco | Antonio Barrios | 411 SH 78 | Lavon | 75166 | 214 952 1129 | |
| Cohn & Gregory | Scott Mahaffey, CEO | 5450 Midway Rd | HaltomCity | 76117 | 817 831 9998 | smahaffey@cgsupply.com |
| Cross Fit, Lavon | Cole Taylor | 695 Main St. #100 | Lavon | 75166 | 469 877 4085 | cole@crossfitlavon.com |
| Crown Label Products | Jake | Lavon Circle | Lavon | 75166 | | |
| Dollar General | | 420 SH 78 | Lavon | 75166 | | |
| Domino's Pizza | Heng Li | 100 S Lake Rd | Lavon | 75166 | 469 999 1288 | f2dominos@hotmail.com |
| Education Station Academy | Connie & Richey | 712 Main St | Lavon | 75166 | 972 843 2229 | esalavon.com |
| El Rodeo Mexican Restaurant | David Santibanez | 450 TX SH 78 | Lavon | 75166 | 469 371 4115 | |
| Exxon, Mo's | Mike Farid | 441 SH 78 | Lavon | 75166 | 972 843 7777 | 972 853 2089 |
| Farmers Insurance | Margaret Shaffer | 695 Main St #200 | Lavon | 75166 | 469 3363 73 83 | farmersagent.com/meastman |
| Great Cuts | | 695 Main St #300 | Lavon | 75166 | | |
| I Nail & Spa | Nga Tran | 440 SH 78 #210 | Lavon | 75166 | 972 853 2422 | tranlisa276@gmail.com |
| Independent Financial | Marcey Bench | 1009 SH 78 | Lavon | 75166 | 972 843 2650 | mbench@independent-bank.com |
| Justin Tobacco Plus | | 1264 450 SH78 | Lavon | 75166 | 972 853 0913 | |
| L & D Automotive | David Williams | SH 78 | Lavon | 75166 | 972 843 3557 | david@fixcars.net |
| Lakeside Sweet Shop | | 450 Hwy 78 #110 | Lavon | 75166 | 972 853 2211 | |
| Lavon Family Dental | Dr. Casey Draper | 440 SH 78 #200 | Lavon | 75166 | 972 853 2100 | lavonfamilydental.com |
| Lavon Nail Art & Spa | | 100 S Lak Rd | Lavon | 75166 | 469 356 1115 | service@lavonnailart.com |
| Lavon Pharmacy | Sanjay Patel | 440 S H 78 #230 | Lavon | 75166 | 972 843 7010 | lavonpahrmacy@gmail.com |
| MLK Mart (Shell) | | 400 HSY 78 | Lavon | 75166 | | |
| Old Bank Antiques & Accessories, The | Elena | 100 Main St | Lavon | 75166 | 214 938 8310 | |
| O'Reilly Auto Parts | Roy Weide | | | | | |
| Robinson Self Storage | Moore Lang | | | | | |
| St Paul Pharmacy | Hoa Pham | 1005 Lake Rd Ste 108 | Lavon | 75166 | 469 356 1204 | atpaulpharmacytx@gmail.com |
| Sawaaro Spa | Kira Sidhu | 440 SH 78 #220 | Lavon | 75166 | 972 655 6123 | sawaawospa@gmail.com |
| Sonic | | | | | | |
| Welcome New Neighbor | | 695 Main #400 | Lavon | 75166 | | |
| Wood & Time SmokeHouse | | 400 Hwy 78 | Lavon | 75166 | | |

| | | Official Budget 2018-2019 | Amended 5 2 19 | 2nd Budget Amendment 2019 | Official 2019-2020 budget |
|---------------------------|---|------------------------------|-------------------|---------------------------------|---------------------------------|
| Operations Account | | | | | |
| LEDC REVENUE | | | | | |
| | Starting Balance (Carryover) | | | | |
| | Total Carryover | \$ 97,000 | 98,199 | | 112,000 |
| 2-5 | City grant/credits/donations | \$ 2,000 | | | 1,500 |
| 2-2 | Sales & Use Tax | \$ 85,000 | | | 112,000 |
| | Total Revenue | \$ 87,000 | | | 113,500 |
| | Total Revenue + Carryover | \$ 184,000 | 185,159 | | 225,500 |
| LEDC EXPENDITURES | | | | | |
| Operations | | | | | |
| General Operations | | | | | |
| 3-1a | Email Software/Archiving | \$ 5,600 | | | 7,000 |
| 3-1b | Misc - Dues, Ads, Cell Svc | \$ 2,500 | | | 2,700 |
| 3-1c | Auditor | \$ 1,500 | 3,200 | | 1,500 |
| 3-1d | Meeting Expenses | \$ 1,000 | | | 2,500 |
| 2-1e | Training | \$ 1,000 | | | 2,500 |
| 3-g | Document Printing | | | | 1,610 |
| 3-1f | Office Support Services | \$ 24,025 | | | 3,500 |
| 3-1h | Office Rent June-Sept 2019 | \$ 2,000 | | | 6,000 |
| | Total General Operations | \$ 32,025 | 41,825 | | 20,310 |
| Consulting | | | | | |
| 4-1 | Other | \$ - | 3,000 | 3,000 | 2,000 |
| 4-2 | Web site and tech consulting | \$ 1,000 | | | 4,500 |
| 4-3 | City Attorney | \$ 5,800 | | 2,800 | 4,000 |
| 4-4 | Economic Dev Consulting | \$ 26,875 | | | 39,000 |
| | Total Consulting | \$ 33,675 | 33,675 | 33,675 | 49,500 |
| Equipment | | | | | |
| 5-1 | Computers | \$ 1,500 | | | 4,000 |
| 5-2 | Office Supplies | \$ 2,500 | | | 500 |
| | Total Equipment | \$ 4,000 | 4,000 | | 4,500 |
| | Total Operations 2016-2017 | \$ 69,700 | 79,500 | 79,500 | 74,310 |
| Promotional | | | | | |
| 6-1 | General Brochure, Printing, Trade Shows | \$ 6,500 | | | 5,000 |
| 6-2 | Promo Carryover 2012 -19 | \$ 2,834 | | | 12,934 |
| 6-3 | Aerial Map & Brochure | \$ 2,000 | | | 6,000 |
| 6-4 | Advertising | \$ 3,500 | | | 3,500 |
| 6-5 | Web Site & updates | \$ 3,600 | | | 2,000 |
| 6-6 | Video Development | | | | 6,000 |
| | Total Promotional | \$ 18,434 | 18,434 | 18,434 | 35,434 |
| | | | | | 130,054 |
| Capital Projects | | | | | |
| 7-1 | Misc projects zoning and et | \$ - | | | |
| 7-2 | Lavon Business Pk sewer line loan pymts | \$ 13,066 | | | 13,650 |
| 7-3 | Incentives | \$ 41,000 | | | 20,000 |
| 7-4 | Additional Infrastructure Projects | \$ 33,700 | | | 20,106 |

| | | | | | | |
|---------------------------|------|--|------------|---------|---------|----------------|
| 7-7 | | Move to Capital Projects Account with interest | | | | 55,000 |
| | | Total Capital Projects | \$ 87,766 | 87,766 | 87,766 | 108,756 |
| | | Reserve for Additional Projects | | | | |
| Total Expenditures | | | \$ 175,900 | 185,700 | 185,700 | 218,500 |
| | | | | | | |
| Tex | Star | Capital Projects Account | | | | |
| LEDC | | REVENUE From Operations | | | | \$ 55,000 |
| | | Interest from Project Acct Interest at 2.3861% | | | | \$ 1,573 |
| | | | | | | \$ 56,573 |