

## **Notice Regarding Public Participation**

Pursuant to Section 551.007 of the Texas Government Code, individuals wishing to address the Commission for items listed as public hearings will be recognized when the public hearing is opened. For individuals wishing to speak on a non-public hearing item, they may address the Commission by submitting the online form at the following link:

<https://www.littleelm.org/FormCenter/Development-Services-9/LE-Planning-Zoning-Commission-Speaker-Re-88>

Individuals who wish to speak to the Commission directly must register prior to the meeting. If you have any questions, please email [oc@littleelm.org](mailto:oc@littleelm.org).

Note: A physical quorum of the P&Z Commission may not be present during the meeting as some Commissioners may choose to participate in the meeting remotely as permitted by Governor Abbott's suspension of various statutes that may be interpreted to require face-to-face interaction between members of the public and public officials.



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

August 5, 2021

*Persons may address the Planning and Zoning Commission on any issue. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. Each member of the public who desires to address the P&Z Commission regarding an item on an agenda for an open meeting of the P&Z Commission shall have the right to address the Commission on the item before the Commission's consideration of the item. All speakers not requiring a translator are given 3 minutes to speak and may address the Commission only once on each agenda item. Non-English Speakers who require a translator are given 6 minutes to speak and may address the Commission only once on each agenda item. In accordance with the State of Texas Open Meeting Act, the board may not comment or deliberate such statements during this period, except as authorized by Section 551.042, Texas Government Code. To address the Commission for any public hearing item please sign a speaker's sheet located on the tables by the front entry and submit to a Staff member.*

1. **5:30 PM Work Session**

- a. Amendment to Chapter 86 (Signs) to revise and clarify various sections.
- b. Amendment to Chapter 26 (Businesses and Business Regulations) to capture new language in Chapter 86, and to establish a new section for Food Truck operations.
- c. Amendment to Chapter 106 (Zoning), Article II - Administration and Procedures, to decrease the size requirement of public notification signage, and Article V - Use Regulations, to clarify language referencing nonconforming uses and structures.

2. **6:00 PM Regular Meeting**

3. Roll Call

4. Discuss and take action regarding the approval of the June 17, 2021, July 1, 2021, and July 15, 2021 regular Planning & Zoning Commission meeting minutes.

5. **REPLAT**/Button Memorial United Methodist Church Addition, Lots 1, 2, 3, 4 and 5, Block A (20-RP-009). Presentation, discussion and consideration on a request for approval of a Replat for Button Memorial United Methodist Church, Lots 1, 2, 3, 4 and 5, Block A on approximately 5.175 acres of land in the R. Hensworth Survey, Abstract No. 577, generally located at the northwest corner of Eldorado Parkway and Lakefront Drive, within Little Elm's town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

6. **REPLAT**/Triangle Acres Subdivision, Lot 10R, Block A (RP-21-03119). Presentation, discussion, and consideration of a request for approval of a Replat for Triangle Acres, Lot 10R, Block A, on approximately 0.714 acres of land in the D. Cule Survey, Abstract No. 226, generally located on the north side of Hillcrest Drive, approximately 230 feet west of Highland Boulevard, within Little Elm's town limits.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

7. **PUBLIC HEARING/Uptown Vape and Smoke SUP (21-SUP-04).** Public hearing, discussion, and take action on a recommendation regarding a request for a Specific Use Permit (SUP) to allow a smoking establishment use, in order to allow for the sale of vaping products, generally located on the west side of Lobo Lane, approximately 384 feet south of Eldorado Parkway, currently zoned Light Commercial (LC), within Little Elm's town limits.
8. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
9. **Adjourn**

#### Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on July 30th, 2021, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

---

Olga Chernomorets - Planning Manager



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

08/05/2021

## OVERVIEW

<b>Project</b>	Planning & Zoning Commission Meeting Minutes
<b>P&amp;Z Hearing</b>	08/05/2021
<b>Council Hearing</b>	N/A
<b>Size</b>	N/A
<b>Current Zoning</b>	N/A
<b>Proposed Use</b>	N/A
<b>Existing Use</b>	N/A
<b>Future Land Use Plan Designation</b>	N/A
<b>Applicant</b>	N/A
<b>Owner</b>	N/A
<b>Strategic Goal</b>	

---

### Agenda Item

Discuss and take action regarding the approval of the June 17, 2021, July 1, 2021, and July 15, 2021 regular Planning & Zoning Commission meeting minutes.

### Location

N/A

### Planning Analysis

N/A

### Recommended Action

N/A

---

### Attachments

June 17, 2021 Regular Meeting Minutes

July 1, 2021 Regular Meeting Minutes

July 15, 2021 Regular Meeting Minutes



**Minutes**  
**Town of Little Elm**  
**PLANNING & ZONING COMMISSION**  
**Regular Meeting**  
**Thursday, JUNE 17, 2021 - 7:00 pm**

Present: Brent Hagenbuch; Michael Bell, Chairman; Ron Trees, Vice Chairman; Tom Ocelli; Robert Martin; Danny Weakley; Brent Thibeaux

Absent: Brian Rawlins; Stephen Horn

Staff Present: Fred Gibbs, Director of Development Services  
Hayden Brodowsky, Development Services Manager  
Olga Chernomorets, Planning Manager  
Salena Tittle, Planner

1. **6:30 PM Work Session**

Chairman Bell opened the Work Session at 6:40pm.

a. West Side Study Presentation & Update

Director of Development Services, Fred Gibbs, presented the background and an update on the Town's West Side Study.

2. **7:00 PM Regular Meeting**

Chairman Bell opened the Regular Planning & Zoning Commission Meeting at 7:00pm.

3. Roll Call

4. Discuss and take action regarding the approval of the June 3, 2021 regular Planning & Zoning Commission meeting minutes.

Motion: Approve the minutes as presented.

Motion by Robert Martin, seconded by Vice Chairman Ron Trees

AYE: Brent Hagenbuch, Chairman Michael Bell, Vice Chairman Ron Trees, Tom Ocelli, Robert Martin, Danny Weakley, Brent Thibeaux

**7 - 0 Passed - Unanimously**

5. **REPLAT**/Castleridge Phase One, Lots 24R1 & 24R2, Block I (RP-21-02084). Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 24R1 & 24R2, Block I on approximately 0.166 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located at the southwest corner of Misty Way and Woodgrove Drive, within Little Elm's town limits.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Staff presented the details of the proposed Replat. The applicant was not present or available for questions by the Commission. Chairman Bell opened the public hearing at 7:02pm. There being no further questions or concerns, Chairman Bell closed the public hearing at 7:02pm.

Motion: Approve the Replat document as presented.

Motion by Vice Chairman Ron Trees, seconded by Brent Thibeaux

AYE: Brent Hagenbuch, Chairman Michael Bell, Vice Chairman Ron Trees, Tom Ocelli, Robert Martin, Danny Weakley, Brent Thibeaux

**7 - 0 Passed - Unanimously**

6. **REPLAT**/Castleridge Phase One, Lots 14R1 & 14R2, Block F (RP-21-02085). Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 14R1 & 14R2, Block F on approximately 0.156 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the west side of Castleridge Drive, approximately 353 feet north of Melody Lane, within Little Elm's town limits.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Staff presented the details of the proposed Replat. The applicant was not present or available for questions by the Commission. Chairman Bell opened the public hearing at 7:04pm. There being no further questions or concerns, Chairman Bell closed the public hearing at 7:04pm.

Motion: Approve the Replat document as presented.

Motion by Brent Hagenbuch, seconded by Robert Martin

AYE: Brent Hagenbuch, Chairman Michael Bell, Vice Chairman Ron Trees, Tom Ocelli, Robert Martin, Danny Weakley, Brent Thibeaux

**7 - 0 Passed - Unanimously**

7. **REPLAT/Castleridge Phase One, Lots 13R1 & 13R2, Block K (RP-21-02086).** Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 13R1 & 13R2, Block K on approximately 0.158 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the east side of Woodgrove Drive, approximately 16 feet south of Misty Way, within Little Elm's town limits.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Staff presented the details of the proposed Replat. The applicant was not present or available for questions by the Commission. Chairman Bell opened the public hearing at 7:05pm. There being no further questions or concerns, Chairman Bell closed the public hearing at 7:05pm.

Motion: Approve the Replat document as presented.

Motion by Brent Thibeaux, seconded by Tom Ocelli

AYE: Brent Hagenbuch, Chairman Michael Bell, Vice Chairman Ron Trees, Tom Ocelli, Robert Martin, Danny Weakley, Brent Thibeaux

**7 - 0 Passed - Unanimously**

8. **REPLAT/Castleridge Phase One, Lots 16R1 & 16R2, Block F (RP-21-02087).** Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 16R1 & 16R2, Block F on approximately 0.154 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the west side of Castleridge Drive, approximately 469 feet north of Melody Lane, within Little Elm's town limits.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

Staff presented the details of the proposed Replat. The applicant was not present or available for questions by the Commission. Chairman Bell opened the public hearing at 7:07pm. There being no further questions or concerns, Chairman Bell closed the public hearing at 7:07pm.

Motion: Approve the Replat document as presented.

Motion by Brent Thibeaux, seconded by Vice Chairman Ron Trees

AYE: Brent Hagenbuch, Chairman Michael Bell, Vice Chairman Ron Trees, Tom Ocelli, Robert Martin, Danny Weakley, Brent Thibeaux

**7 - 0 Passed - Unanimously**

9. **PUBLIC HEARING/RTI Planned Development Amendment (21-PD-012).** Public hearing, discussion, and take action on a recommendation regarding a request to amend existing Planned Development-Light Industrial District (PD-LI), through Ordinance No. 890, as amended by Ordinance No. 1563, in order to allow the expansion of existing Retractable Technologies, Inc. (RTI) Building 1, on approximately 34.31 acres of land, generally located on the west side of Lobo Lane, approximately 175 feet south of Debbie Street, within Little Elm's town limits.
- Staff Report/Applicant Presentation
  - Open Public Hearing
  - Receive Public Comment
  - Close Public Hearing
  - Discussion and Recommendation

Staff presented the details of the proposed Planned Development Amendment and the circumstances in which this request originated. The applicant was present and available for questions by the Commission.

Chairman Bell opened the public hearing at 7:22pm.

There were two speakers who had a couple of questions for the applicant regarding Fire Lane location and parking location clarification.

- Resident Steve Petrasic, residing at 1409 Vanish Point
- Resident John Lewis, residing at 1129 Shell Beach Drive

There being no further questions or concerns, Chairman Bell closed the public hearing at 7:26pm. The Commission brought up a concern about the current landscaping in the front of Building 1 where the expansion will be taking place. The applicant agreed to replace the Crape Myrtles at a one for one ratio.

Motion: Approve the proposed Planned Development Amendment request to allow the building expansion of Building 1, as well as the additional parking requirements as presented by staff, subject to the following condition:

- Applicant shall provide 1:1 tree mitigation along the building frontage.

Motion by Brent Thibeaux, seconded by Vice Chairman Ron Trees

AYE: Brent Hagenbuch, Chairman Michael Bell, Vice Chairman Ron Trees, Tom Ocelli, Robert Martin, Danny Weakley, Brent Thibeaux

**7 - 0 Passed - Unanimously**

10. **Discussion of future agenda items, update on Council action, and requests for new business considerations**

- a. "What's Coming" - Economic Development

Executive Director of Little Elm's Economic Development, Jennette Espinosa, presented to the Commission all of the new and exciting businesses that have come to Little Elm.

11. **Adjourn**

Chairman Bell adjourned the meeting at 8:04pm.







## **NOTICE OF MEETING CANCELLATION**

### **PLANNING & ZONING COMMISSION TOWN OF LITTLE ELM, TEXAS**

**Notice is hereby given that the  
Planning & Zoning Commission meeting  
scheduled for JULY 1, 2021 at 6:00 p.m.  
has been canceled.**

1. The regular Planning & Zoning Commission meeting for July 1, 2021 was canceled.



## **NOTICE OF MEETING CANCELLATION**

### **PLANNING & ZONING COMMISSION TOWN OF LITTLE ELM, TEXAS**

**Notice is hereby given that the  
Planning & Zoning Commission meeting  
scheduled for JULY 15, 2021 at 6:00 p.m.  
has been canceled.**

1. The regular Planning & Zoning Commission meeting for July 15, 2021 was canceled.



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

08/05/2021

## OVERVIEW

<b>Project</b>	REPLAT/Button Memorial United Methodist Church Addition, Lots 1, 2, 3, 4 and 5, Block A (20-RP-009)
<b>P&amp;Z Hearing</b>	08/05/2021
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 5.175 acres
<b>Current Zoning</b>	Planned Development-Lakefront (PD-LF)
<b>Proposed Use</b>	Religious Facility and Residential Lots
<b>Existing Use</b>	Religious Facility
<b>Future Land Use Plan Designation</b>	Lakefront District (LF)
<b>Applicant</b>	Fred Bemenderfer - Roome Land Surveying, Inc.
<b>Owner</b>	Button Memorial United Methodist Church
<b>Strategic Goal</b>	Promote and expand Little Elm's identity

## Agenda Item

**REPLAT**/Button Memorial United Methodist Church Addition, Lots 1, 2, 3, 4 and 5, Block A (20-RP-009).

Presentation, discussion and consideration on a request for approval of a Replat for Button Memorial United Methodist Church, Lots 1, 2, 3, 4 and 5, Block A on approximately 5.175 acres of land in the R.

Hensworth Survey, Abstract No. 577, generally located at the northwest corner of Eldorado Parkway and Lakefront Drive, within Little Elm's town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

## Location

Generally located at 101 W Eldorado Pkwy, at the northwest corner of Eldorado Parkway and Lakefront Drive, within Little Elm's town limits.

## Planning Analysis

**Background.**

This is a replat of Little Elm Townsite Block C, Lots 1, 2, and 15, and Abstract A0577A R. Hensworth Tracts 29 (PT), 30, 31A (PT), and 31B, consisting of approximately 5.175 acres of land in the R. Hensworth Survey, Abstract No. 577. The property currently contains a one-story religious facility and an accessory storage structure.

The purpose of this replat is to combine and subdivide the existing lots in order to establish Block A, Lots 1, 2, 3, 4 and 5, for the purpose of establishing four residential lots, intended for potential future development, and clean up lot lines so that the existing religious facility is not positioned over multiple lots. This replat also establishes a 24-foot fire lane, mutual access easement, drainage easement, and utility easement. This replat would allow Button Memorial United Methodist Church to obtain building permits in order to construct a new storage structure for Boy Scouts of America equipment.

**Engineering Review.**

The plat has been reviewed by Town staff and found to be in compliance with all subdivision requirements.

**Recommended Action**

Staff recommends approval of the Replat subject to no conditions.

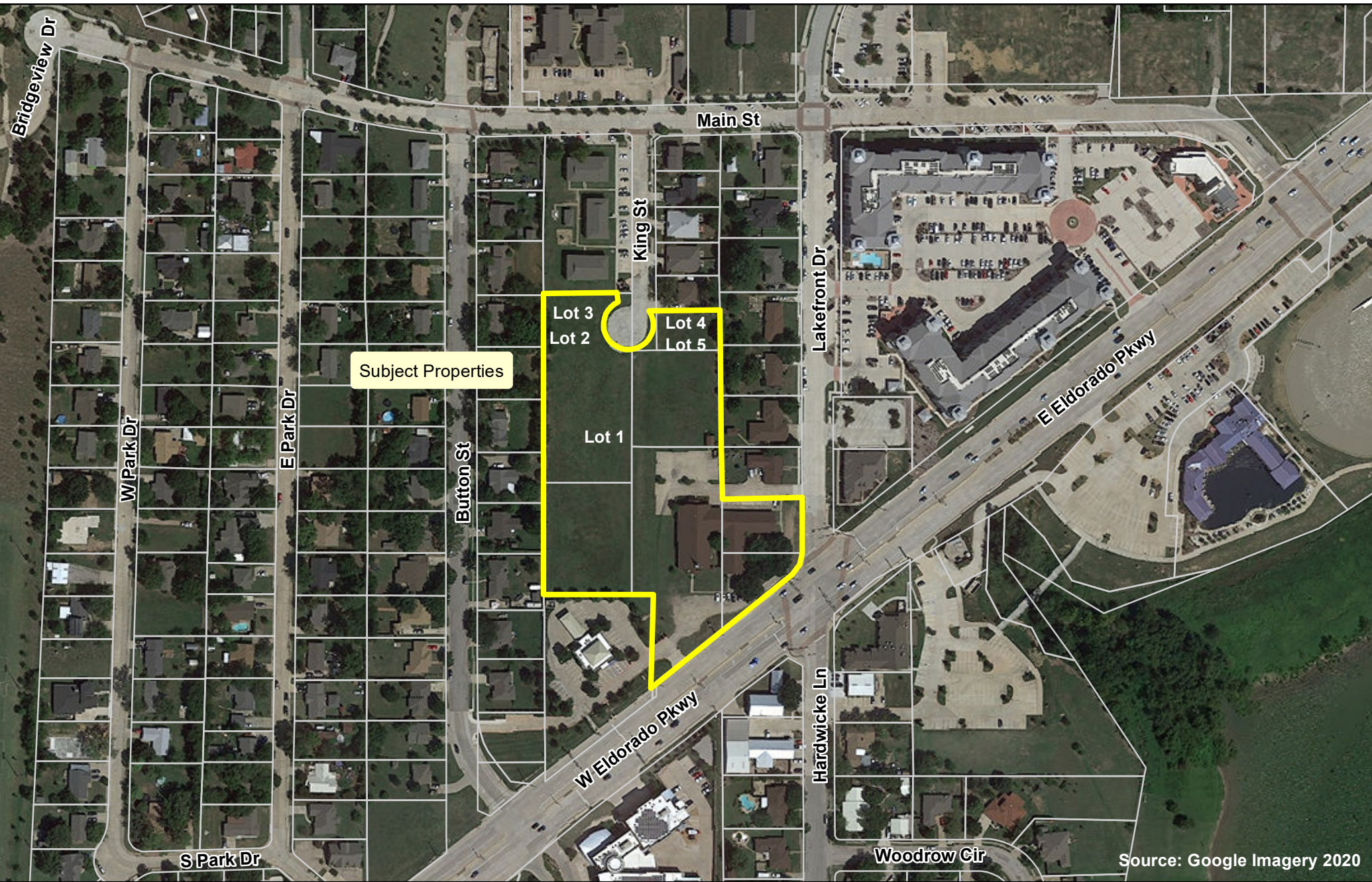
---

**Attachments**

Button Memorial United Methodist Church Addition - Location Map

Button Memorial United Methodist Addition - Plat Document



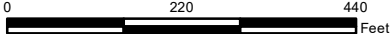


Source: Google Imagery 2020





**Button Memorial United  
Methodist Church Addition  
Lots 1-5, Block A  
Zoning Case**

**Date: 2/4/2021**



**Legend**

-  Subject Property
-  Parcels

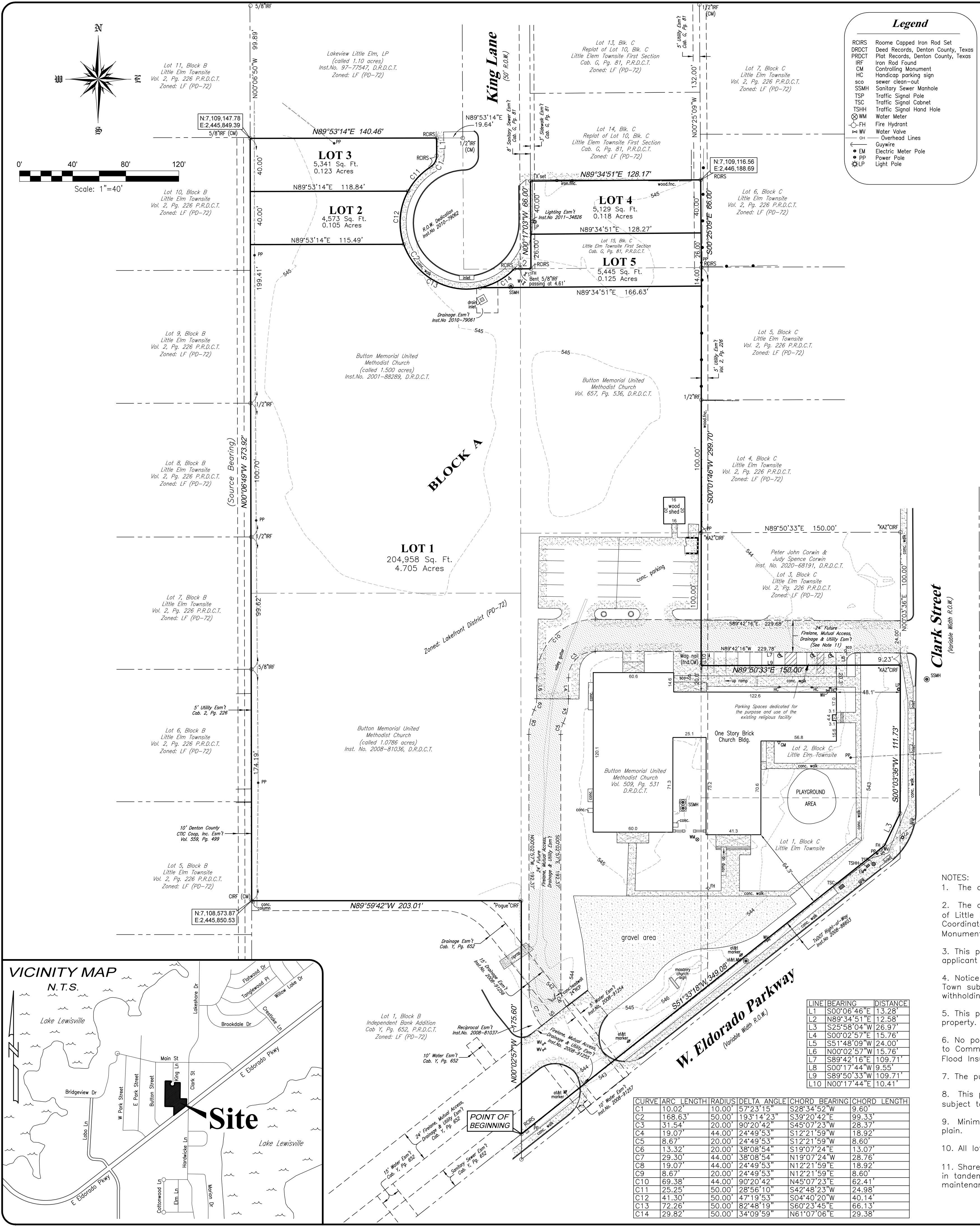
**Location Map**



*This map is the property of the Town of Little Elm,  
and is not to be reproduced by any means, mechanical  
or digital, without written consent of the Town.*

*This product is for informational purposes and may not have  
been prepared for or be suitable for legal, engineering, or  
surveying purposes. It does not represent an on-the-ground  
survey and represents only the approximate relative location  
of property boundaries.*





STATE OF TEXAS  
COUNTY OF DENTON

OWNER'S CERTIFICATE

WHEREAS, Button Memorial United Methodist Church, is the owner of multiple tracts of land situated in the State of Texas, County of Denton, and Town of Little Elm, being part of the R. Hensworth Survey, Abstract No. 577, being all of Button Memorial United Methodist Church properties as follows: a called 1.0786 acre tract as recorded under Inst. No. 2008-81036, all of a called 1.500 acre tract as recorded under Inst. No. 2001-88289, all of a Button tract recorded in Volume 657, Page 536, all of a Button tract recorded in Volume 509, Page 531 of the Deed Records of Denton County, Texas (henceforth D.R.D.C.T.), and part of Lots 1, and all of Lot 2, Block C of Little Elm Townsite as recorded in Volume 2, Page 226 of the Plat Records of Denton County, Texas (henceforth P.R.D.C.T.), with said premises being more particularly described as follows:

BEGINNING at a point in the northwest right-of-way line of W. Eldorado Parkway (a variable width right-of-way), the west line of said Button tract (Vol. 509, Pg. 531), marking the southeast corner of Lot 1, Block B, Independent Bank Addition as recorded in Cab. Y, Page 652 of the P.R.D.C.T., and the southwest corner of the herein described premises;

THENCE with the west line of Button tract (509/531) and the east line of Lot 1, Block B of said Independent Bank Addition, North 00°02'57" West, 175.60 feet to a Pogue capped iron rod found marking the northeast corner of Lot 1, and the southeast corner of Button 1.0786 acre tract;

THENCE with the north line of Lot 1, and the south line of said 1.0786 acre tract, North 89°59'42" West, 203.01 feet to an illegible capped iron rod found marking the northwest corner of Lot 1, the southwest corner of Button 1.0786 acre tract, and being in the east line of Lot 5, Block B, Little Elm Townsite as recorded in Vol. 2, Page 226 P.R.D.C.T.;

THENCE with the west line of Button 1.0786 acre tract, Button tract 1.500 acre tract, and the east line of Lots 5 through 10 of said Addition as follows: North 00°06'49" West (Source Bearing), passing at 174.19 feet a 5/8" iron rod found marking the northeast corner of Lot 6, and the southeast corner of Lot 7 of said Addition; passing at 273.81 feet a 1/2" iron rod found marking the northeast corner of Lot 7, and the southeast corner of Lot 8; passing at 374.51 feet to the northeast corner of Lot 8, and the southeast corner of Lot 9; and continuing for a total distance of 573.92 feet to a 5/8" iron rod found marking the northwest corner of said premises, the northwest corner of Button tract 1.500 acre tract, and the southwest corner of a called 1.10 acre tract as recorded under Inst. No. 97-77547 of the D.R.D.C.T.;

THENCE with the northerly most north line of said premises, the north line of Button 1.500 acre tract, and the south line of said 1.10 acre tract, North 89°53'14" East, 140.46 feet to a Roome capped iron rod set in the west right-of-way line of King Lane (50' right-of-way) from which a 1/2" iron rod found marking the southeast corner of said 1.10 acre tract bears North 89°53'14" East, 19.64 feet;

THENCE with a common line between said premises and the dedicated right-of-way of King Lane as follows: South 00°06'46" East, 13.28 feet to a Roome capped iron rod set marking the beginning of a curve to the right; Southwesterly along a curve to the right having a central angle of 57°23'15" with a radius of 10.00 feet, for an arc distance of 10.02 feet (chord = South 28°34'52" West, 9.60 feet) to a Roome capped iron rod set marking a point of reverse curve; Southeasterly along a curve to the left having a central angle of 193°14'23" with a radius of 50.00 feet, for an arc distance of 168.63 feet (chord = South 39°20'42" East, 99.33 feet) to a Roome capped iron rod set in the south right-of-way line of the existing King Lane;

THENCE continuing with a common line between said premises and an existing south right-of-way line of King Lane as follows: North 89°34'51" East, passing at 4.61 feet a bent 5/8" iron rod found marking the southeast corner of said right-of-way, the northwest corner of the aforementioned Button tract (Vol. 657, Pg. 536), being in the east line of said Button 1.500 acre tract, and continuing for a total distance of 12.58 feet to a Roome capped iron rod set marking the southeast corner of the existing King Lane, and the southwest corner of Lot 15, Block C, Little Elm Townsite First Section as recorded in Cab. G, Page 81 of the P.R.D.C.T.;

THENCE with a common line between said premises, the east right-of-way line of King Lane, and the west line of Lot 15, North 00°17°03" West, 66.00 feet to an "X" set in concrete and marking the northwest corner of Lot 15, and the southwest corner of Lot 14, Block C of said Addition;

THENCE departing said right-of-way, North 89°34'51" East with a common line between Lots 14 and 15 a distance of 128.17 feet to a Roome capped iron rod set marking the northeast corner of Lot 15, the southeast corner of Lot 14, and being in the west line of Lot 6, Block C, Little Elm Townsite as recorded in Vol. 2, Pg. 226 of the P.R.D.C.T., same corner being the easterly most northeast corner of said premises;

THENCE with an east line of said premises, the east line of Button tract (Vol. 657, Pg. 536), Button tract (Vol. 509, Pg. 531), and the west line of said Lot 6, South 00°25°09" East, 66.00 feet to a Roome capped iron rod set marking the southwest corner of Lot 6, and the northwest corner of Lot 5 of said Addition;

THENCE continuing with an east line of said premises, the east line of Button tract (Vol. 657, Pg. 536), Button tract (Vol. 509, Pg. 531), and the west line of Lots 5, 4 and 3 of said Addition, South 00°01'46" West, 299.70 feet to a Mag nail found marking the southwest corner of Lot 3, Block C, and the northwest corner of Lot 2, Block C of said Little Elm Townsite Addition, same corner being an ell corner of said premises;

THENCE with a common line between said Lots 2 and 3, and a north line of said Addition, North 89°50'33" East, 150.00 feet to a KA2 capped iron rod found in the west right-of-way line of Clark Street and marking the southeast corner of Lot 3, the northeast corner of Lot 2, and being the easterly most northeast corner of said premises;

THENCE with the west right-of-way line of Clark Street, the easterly most east line of said premises, and the east line of Lots 2 and 1 of said Addition, South 00°03'36" West, 111.73 feet a Roome capped iron rod set marking the intersection of the northwest right-of-way line of W. Eldorado Parkway with the west right-of-way line of Clark Street, same point marking the southeast corner of said premises;

THENCE with the northwest right-of-way line of W. Eldorado Parkway, the southeast line of said premises, crossing through Lot 1, and Button tract (Vol. 509, Pg. 531), as follows: South 25°58'04" West, 26.97 feet to a Roome capped iron rod set; South 51°33'18" West, 349.08 feet to the place of beginning and containing 225,446 square feet or 5.1755 acres of land.

NOTES:

- The current zoning for this property is Lakefront District (PD-72).
- The coordinates shown and the basis of the bearings are based on the Town of Little Elm Control Monument No. 2 & 3 (NAD 83), Texas State Plane Coordinates-North Central Zone. Elevations based on the Town of Little Elm Monument No. 2, (NAVD 88).
- This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.
- Notice—selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- No portion of the subject property lie within the 100 year flood plain according to Community Panel No. 48121C0415 G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas, (Zone X).
- The purpose of this plat is to create 5 lots from 5 tracts of land.
- This property was surveyed without the benefit of a title commitment and is subject to any/all easements of record.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- All lots comply with the minimum size requirements of the zoning district.
- Shared Fire Lane/Access Drive for future Development agreement will be formed in tandem with a future PD that will involve language for shared use and maintenance.

Approved by the Town of Little Elm, Texas this \_\_\_\_ day of \_\_\_\_\_, 2021.

Town Official \_\_\_\_\_

Attest: \_\_\_\_\_

Town Secretary \_\_\_\_\_

Owners:  
Button Memorial United Methodist Church  
P.O. Box 68,  
Town of Little Elm, Texas 75068  
Attn: Mike McClellan  
(214) 228-9345  
email: michael@mcclellan.com

Surveyor:  
Roome Land Surveying  
2000 Ave G, Suite 810  
Plano, TX 75074  
(972) 423-4372  
email: fred@roomeinc.com  
Attn: Fred Bemenderfer

Revised: 3.30.2021 P:\AC\202004\AC867790.DWG

**Roome Land Surveying**  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

08/05/2021

## OVERVIEW

<b>Project</b>	REPLAT/Triangle Acres Subdivision, Lot 10R, Block A (RP-21-03119)
<b>P&amp;Z Hearing</b>	08/05/2021
<b>Council Hearing</b>	N/A
<b>Size</b>	Approximately 0.714 acres
<b>Current Zoning</b>	Single Family (A1)
<b>Proposed Use</b>	Replat two residential lots into one residential lot
<b>Existing Use</b>	Two residential lots
<b>Future Land Use Plan Designation</b>	Mixed Use
<b>Applicant</b>	Grayson CeBallos - Windrose Land Services
<b>Owner</b>	Anthony Pryor & Jean Pryor
<b>Strategic Goal</b>	Promote and expand Little Elm's identity

## Agenda Item

**REPLAT/Triangle Acres Subdivision, Lot 10R, Block A (RP-21-03119).** Presentation, discussion, and consideration of a request for approval of a Replat for Triangle Acres, Lot 10R, Block A, on approximately 0.714 acres of land in the D. Cule Survey, Abstract No. 226, generally located on the north side of Hillcrest Drive, approximately 230 feet west of Highland Boulevard, within Little Elm's town limits.

- Staff Report/Applicant Presentation
- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Discussion and Recommendation

## Location

Generally located on the north side of Hillcrest Drive, approximately 230 feet west of Highland Boulevard, within Little Elm's town limits.

## Planning Analysis



**Background.**

This is a replat of Triangle Acres Subdivision, Lots 10 and 11, Block A, consisting of approximately 0.0714 acres of land in the D. Cule Survey, Abstract No. 226. The property is currently improved with a one-story residential structure and detached garage.

The purpose of this replat is to combine Lot 10 and 11 in order to establish one residential lot, Lot 10R, for the purpose of expanding the existing garage structure.

**Engineering Review.**

The plat has been reviewed by Town staff and found to be in compliance with all subdivision requirements.

**Recommended Action**

Staff recommends approval of the replat subject to no conditions.

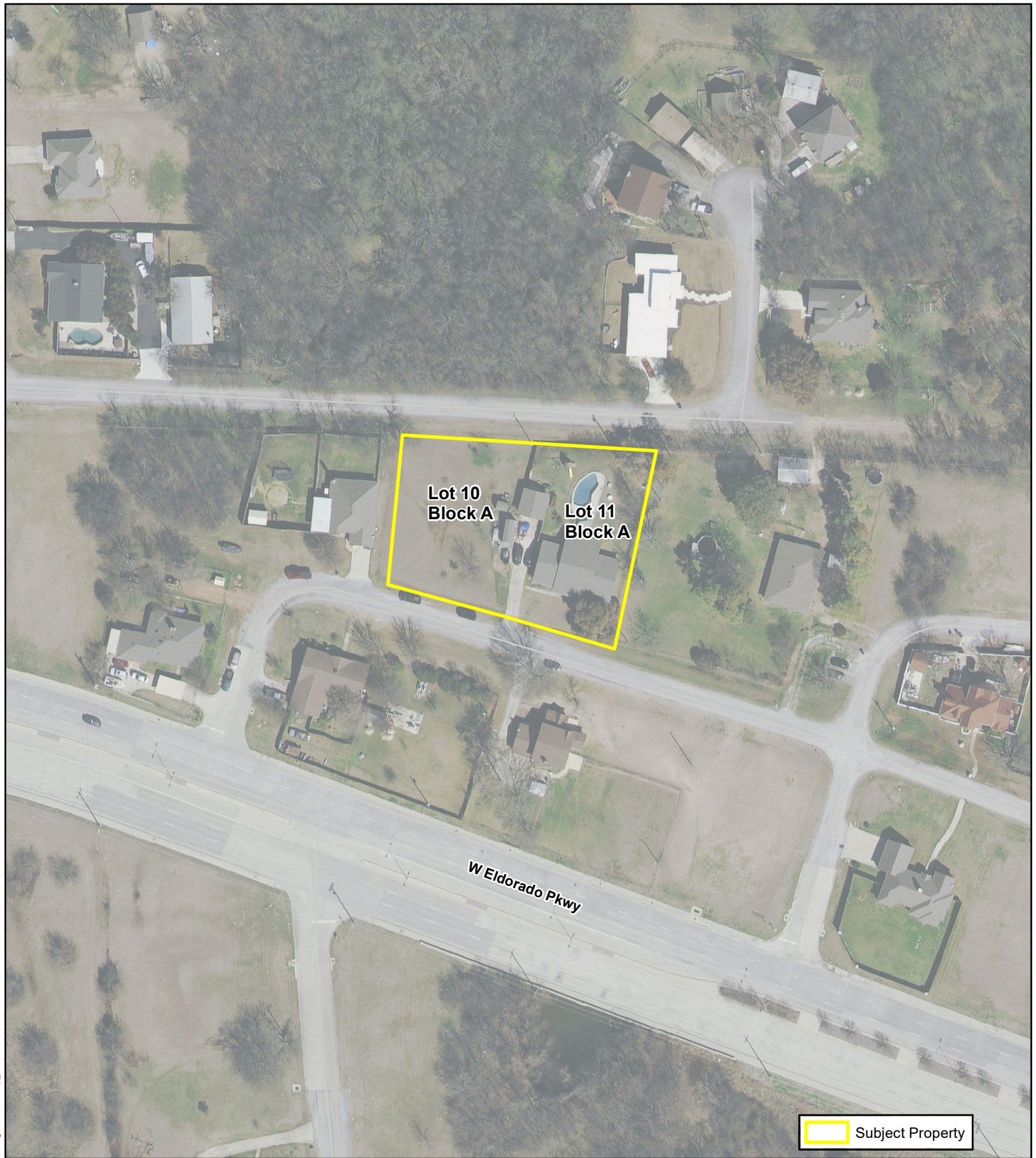
---


**Attachments**

Triangle Acres Subdivision, Lot 10R, Block A - Location Map

Triangle Acres Subdivision, Lot 10R, Block A - Plat Document

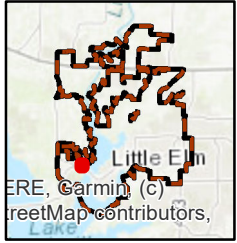
Triangle Acres Subdivision, Lot 10R, Block A - Survey



 Subject Property



**Hillcrest - Replat  
Lots 10, 11 To Lot 10R  
Block A**



**Town of Little Elm  
Denton County, Tx**  
Date: 7/19/2021



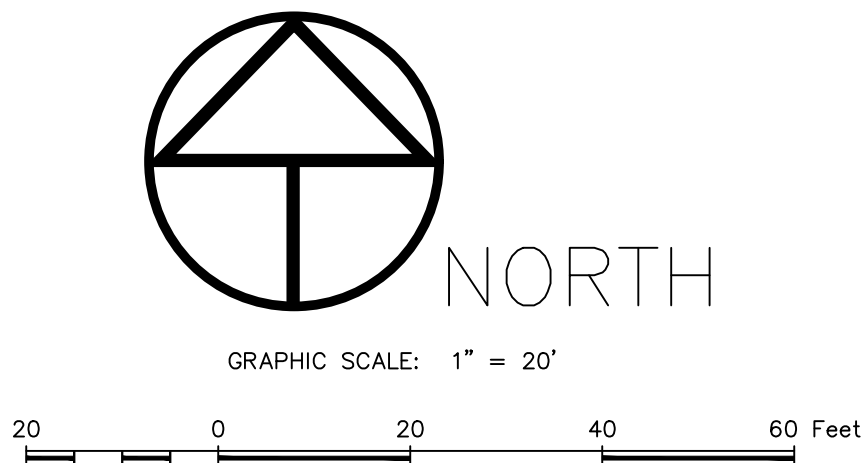
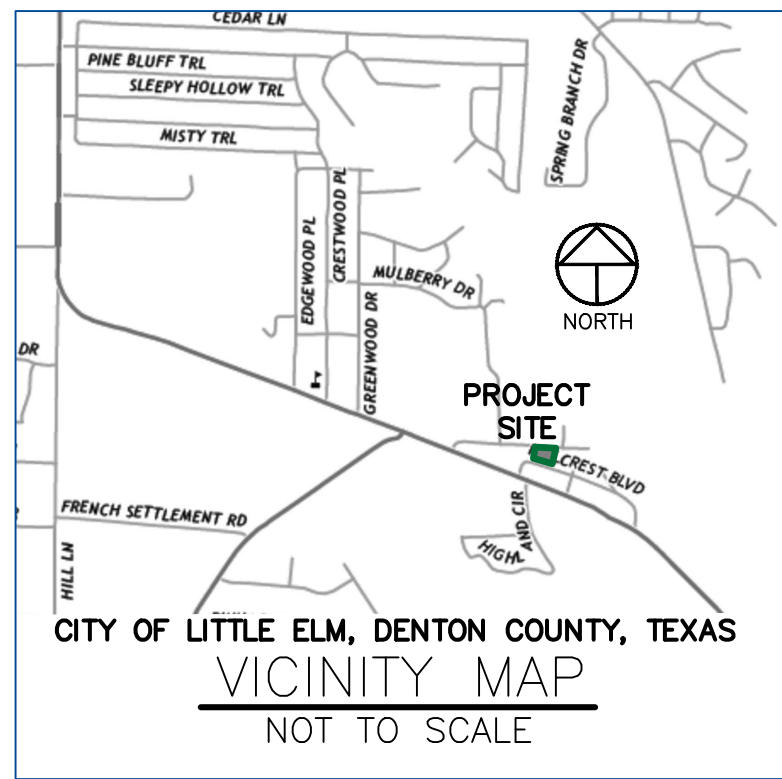
This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.









LOT 9  
BEN COHEN  
DOC. NO. 210-103942  
D.R.D.C.T.

LOT 10  
BLOCK "A"  
TRIANGLE ACRES SUBDIVISION  
VOL. 2, PG. 89  
P.R.D.C.T.

ANTHONY R. PRYOR  
WIFE, JEAN S. PRYOR  
DOC. NO. 94-25263  
D.R.D.C.T.

LOT 12  
RENEE C.  
SCANDALIS-GRAVE  
DOC. NO. 2017-145379  
D.R.D.C.T.

LOT 13  
RENEE C.  
SCANDALIS-GRAVE  
DOC. NO. 2017-145379  
D.R.D.C.T.

#### LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO	BOLLARD	PLM	PIPELINE MARKER
HC	HANDICAP	UCS	UNDERGROUND CABLE SIGN
GM	GAS METER	CTL	CATHODIC TEST LEAD
GV	GAS VALVE	MW	MONITORING WELL
FH	FIRE HYDRANT	P	PIN FLAG/PAINT MARK
WM	WATER METER	TC	TOP OF CURB
WV	WATER VALVE	G	GUTTER
CV	IRRIGATION CONTROL VALVE	TG	TOP OF GRATE
GI	GRATE INLET	FL	FLOW LINE
GI	GRATE INLET	HB	HIGHBANK
MANH	MANHOLE	SAN	SANITARY SEWER
CLEAN	CLEANOUT	STM	STORM SEWER
TP	TELEPHONE PEDESTAL	CMP	CORRUGATED METAL PIPE
EB	ELECTRIC BOX	CPP	CORRUGATED PLASTIC PIPE
TBS	TRAFFIC SIGNAL BOX	ROP	REINFORCED CONCRETE PIPE
LP	LIGHT POLE	TEL	TELEPHONE
TLP	TRAFFIC LIGHT POLE	SWBT	SOUTHWESTERN BELL TELEPHONE CO.
GL	GROUND/SPOT LIGHT	WTR	WATER
PP	POWER POLE	UG	UNDERGROUND
PP/T	POWER POLE W/TRANSFORMER	FND	FOUND
PP/LT	POWER POLE W/LIGHT	H.C.C.F.	HARRIS COUNTY CLERK FILE
PP/CT	POWER POLE W/CONDUIT	H.C.D.R.	HARRIS COUNTY DEED RECORDS
MP	METER POLE	H.C.M.R.	HARRIS COUNTY MAP RECORDS
SP	SERVICE POLE	IP	IRON PIPE
GAC	GUY ANCHOR	IR	IRON ROD
P	OVERHEAD POWER LINE	NO.	NUMBER
BWF	BARBED WIRE FENCE	PG.	PAGE
WIF	WROUGHT IRON FENCE	R.O.W.	RIGHT-OF-WAY
WF	WOOD FENCE	SQ. FT.	SQUARE FEET
CLF	CHAINLINK FENCE	VOL.	VOLUME
GP	GATE POST	F.C.	FILM CODE
(P)	PER PLANS	B.L.	BUILDING LINE
APPROX	APPROXIMATE	U.E.	UTILITY EASEMENT
H	HIGHBANK	T	TREE/SHRUB
S	SIGN		

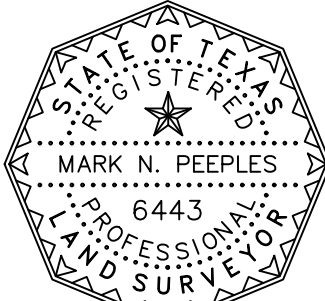
#### LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
- C.M. CONTROLLING MONUMENT

#### SURVEYOR'S CERTIFICATE

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.

MARK N. PEEPLES  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443  
STATE OF TEXAS



#### PROPERTY DESCRIPTION:

LOT 10 & LOT 11, BLOCK "A" TRIANGLE ACRES SUBDIVISION, AN ADDITION TO THE CITY OF LITTLE ELM, DENTON COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 89 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS.

#### TITLE COMMITMENT NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

#### SURVEYOR'S NOTES:

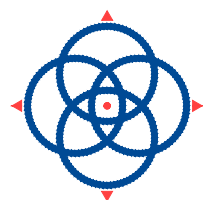
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.
- SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0415G, COMMUNITY-PANEL NO. 4811520415G, REVISED DATE: APRIL 18, 2011. ALL OF THE SUBJECT PROPERTY IS SHOWN TO BE LOCATED IN ZONE "X" ON SAID MAP. THE LOCATION OF THE SAID FLOOD ZONES IS BASED ON SAID MAP, IS APPROXIMATE AND IS NOT LOCATED ON THE GROUND. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - OTHER AREAS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

- THIS BOUNDARY SURVEY HAS BEEN PREPARED AND PERFORMED IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYING PRACTICES ACT AND GENERAL RULES OF PROCEDURES AND PRACTICES, ADOPTED BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS.
- THIS SURVEY IS BASED ON DEEDS, EASEMENTS AND/OR RECORDED PLATS AND OTHER RECORDS FURNISHED BY THE CLIENT AND/OR THE CLIENT'S REPRESENTATIVE AS WELL AS SIGNIFICANT VISIBLE MONUMENTS FOUND ON THE SUBJECT PROPERTY AND ADJACENT PROPERTIES, FIELD MEASUREMENTS AND EVIDENCE OF BOUNDARIES FOUND ON THE GROUND. HOWEVER, THIS SURVEY SHALL NOT REPRESENT WARRANTY OF TITLE OR GUARANTEE OWNERSHIP. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AGREEMENTS; LEASE AGREEMENTS; AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED ON HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION SHOWN HEREON ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE-GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THE AREA OF THE BUILDING SHOWN IS BASED ON THE BUILDINGS FOOTPRINT AT GROUND LEVEL.

#### NOTES REGARDING UTILITIES:

SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.



**WINDROSE**  
LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

CATEGORY 1B, CONDITION II  
STANDARD LAND SURVEY OF  
LOTS 10, & 11, BLOCK "A", TRIANGLE ACRES SUBDIVISION  
SITUATED IN THE D.C.ULE SURVEY  
ABSTRACT NO. 226  
CITY OF LITTLE ELM, DENTON COUNTY, TEXAS

COPYRIGHT © WINDROSE LAND SERVICES THIS DOCUMENT IS COPYRIGHTED AND IS AN INSTRUMENT OF SERVICE FOR THE SPECIFIC PROJECT OR TRANSACTION FOR WHICH IT WAS PREPARED. REUSE, COPYING OR MODIFICATION OF THIS DOCUMENT WHETHER IN HARD COPY OR ELECTRONIC FORMAT OTHER THAN FOR THE SPECIFIC PURPOSE INTENDED, WITHOUT WRITTEN PERMISSION FROM WINDROSE LAND SERVICES IS A VIOLATION OF FEDERAL COPYRIGHT LAW.

FILED BY: T.M. CHECKED BY: M.N.P. JOB NO. D56935  
DRAWN BY: T.A.D. DATE: 6/8/2021 SHEET NO. 1 OF 1

#### REVISIONS

DATE	REASON	BY



# TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

08/05/2021

## OVERVIEW

<b>Project</b>	PUBLIC HEARING/Uptown Vape and Smoke SUP (21-SUP-04)
<b>P&amp;Z Hearing</b>	08/05/2021
<b>Council Hearing</b>	09/07/2021
<b>Size</b>	Approximately 1,600 Square Feet
<b>Current Zoning</b>	Light Commercial (LC)
<b>Proposed Use</b>	Smoking Establishment for retail of vaping products
<b>Existing Use</b>	Vacant Commercial Space
<b>Future Land Use Plan Designation</b>	Light Commercial (LC)
<b>Applicant</b>	Hassan Ali - HH Commerce LLC
<b>Owner</b>	Reeyaz Thanawalla - Lakshmi Investment Properties
<b>Strategic Goal</b>	Promote and expand Little Elm's identity

### Agenda Item

**PUBLIC HEARING**/Uptown Vape and Smoke SUP (21-SUP-04). Public hearing, discussion, and take action on a recommendation regarding a request for a Specific Use Permit (SUP) to allow a smoking establishment use, in order to allow for the sale of vaping products, generally located on the west side of Lobo Lane, approximately 384 feet south of Eldorado Parkway, currently zoned Light Commercial (LC), within Little Elm's town limits.

### Location

Generally located at 800 West Eldorado, Suite 122, on the west side of Lobo Lane, approximately 384 feet south of Eldorado Parkway, within Little Elm's town limits.

### Planning Analysis

Additional public noticing is required in order to hold the public hearing and take action on this request. At this time, staff is requesting to withdraw this item from consideration by the Planning & Zoning Commission.

### Recommended Action

Staff recommends that the Planning & Zoning Commission accept the request to withdraw this item from consideration at this time.

## Attachments

## Uptown Vape and Smoke SUP - Location Map

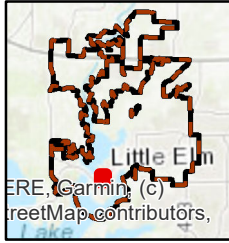
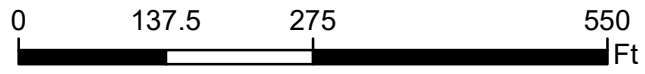




Document Path: G:\GIS\ForTownEmployees\Planning\LocationMap\_Portrait.mxd



# **Request For a Specific Use Permit For a Smoking Establishment** **Lot 1R3 Block A** **Lake Shore Crossing**



**Town of Little Elm**  
**Denton County, Tx**  
Date: 7/19/2021



This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.