



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

January 6, 2022

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**

2. **Roll Call**

3. **6:00 PM Regular Meeting**

1. **Consent Agenda**

1. Discuss and take action regarding the approval of the December 16, 2021 regular Planning and Zoning Commission meeting minutes.
2. **FINAL PLAT/Breezeway Final Plat (FP-21-07002).** Presentation, discussion, and consideration on a request for approval of a Final Plat for Breezeway Business Park, establishing four commercial lots from an existing abstract survey on approximately 8.985 acres, situated in the J.H. King Survey, Abstract No. 694, within Little Elm's Town limits.

2. **Regular Agenda**

1. **FINAL PLAT/ Valencia Phase 4A (FP-21-05638).** Presentation, discussion, and consideration on a request for approval of a Final Plat for Valencia Phase 4A, establishing 250 single-family residential lots and eight (8) common area HOA lots from existing abstract surveys on approximately 76.297 acres, situated in Alexander Cooper Survey, Abstract No. 250, Pierce Fulghum Survey, Abstract No. 427, Santiago Guarrara Survey, Abstract No. 456, and Teodoro Rodriguez Survey, Abstract No. 1068, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

2. **FINAL PLAT/** Valencia Phase 4B (FP-21-05639). Presentation, discussion, and consideration on a request for approval of a Final Plat for Valencia Phase 4B, establishing 178 single-family residential lots and six common area HOA lots from an existing abstract survey on approximately 63.388 acres, situated in Alexander Cooper Survey, Abstract No. 250, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
3. **FINAL PLAT/** Valencia Phase 4C (FP-21-05640). Presentation, discussion, and consideration on a request for a Final Plat for Valencia Phase 4C, establishing 17 residential single-family residential lots and one common area HOA lot from an existing abstract survey on approximately 6.123 acres, situated in Alexander Cooper Survey, Abstract No. 250, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
4. **FINAL PLAT/** Spiritas Ranch Phase 1 (FP-21-05544). Presentation, discussion, and consideration on a request for approval of a Final Plat for Spiritas Ranch Phase 1, establishing 547 residential lots and 18 common area lots on approximately 31.121 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
5. **PRELIMINARY PLAT/**Spiritas East (PP-21-06344). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Spiritas East, subdividing and establishing 146 residential lots and eight common area lots on approximately 38.719 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
6. **PUBLIC HEARING/** Hardwicke Food Truck Park (PD-21-06182). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 3.23 acres of land, currently zoned as Lakefront District and Single Family A1, generally located at on the south side of Eldorado Parkway, approximately 200 feet east of Hardwicke Lane, within Little Elm's town limits, in order to establish a new Planned Development district based on the Lakefront District requirements with allowance for additional uses, to allow outdoor temporary outdoor activities on site.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

7. **PUBLIC HEARING/** Providence Commons PD (PD-21-05005). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 9.8 acres of land, in order to establish a new Planned Development district based on Single Family 4 (SF-4) with modified development standards, to allow the development of a new single family residential subdivision.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
8. **PUBLIC HEARING/**Shops at Lakefront Planned Development (PD-21-01366). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.56 acres of land, currently zoned as Light Commercial (LC), generally located at 2009 and 2011 Oak Grove Parkway, on the north side of Oak Grove Parkway, within Little Elm's town limits, in order to establish a new Planned Development district based on Light Commercial (LC) district requirements with modified development standards, to allow a new commercial development.
 - Staff Report
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
9. **PUBLIC HEARING/** Daiquiri Wave (SUP-21-06613). A request for a Specific Use Permit (SUP) for a Liquor Store and Bar, generally located on Lobo Lane, approximately 400 feet south of W. Eldorado Parkway, currently zoned Light Commercial (LC), in order to allow for a new establishment with both on-premises and off-premises alcohol sales and consumption.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

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

5. **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 December 31, 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.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	Adoption of the December 16, 2021 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the December 16, 2021 regular Planning and Zoning Commission meeting minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes December 16, 2021



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, DECEMBER 16, 2021 - 7:00 pm

Present: Michael Bell, Chairman; Ron Trees, Vice Chairman; Stephen Horn, Commissioner; Robert Martin, Commissioner; Tom Ocelli, Commissioner; Brent Thibeaux, Commissioner

Absent: Danny Weakley, Commissioner; Brian Rawlins; Brent Hagenbuch

Staff Present: Hayden Brodowsky, Development Services Manager
Olga Chernomorets, Planning Manager
Brian Salvesen, Planner

1. **5:30 PM Work Session**
2. **Roll Call**
3. **6:00 PM Regular Meeting**

Chairman Bell opened the Regular Planning & Zoning Commission Meeting at 6:00pm.

1. Discuss and take action regarding the approval of the December 2, 2021 regular Planning and Zoning Commission meeting minutes.

Motion: Approve December 2, 2021 Planning and Zoning Meeting Minutes as presented.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Stephen Horn

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Stephen Horn,
Commissioner Robert Martin, Commissioner Tom Ocelli, Commissioner Brent
Thibeaux

6 - 0 Passed - Unanimously

2. **PUBLIC HEARING/** Hardwicke Food Truck Park (PD-21-06182). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 3.23 acres of land, currently zoned as Lakefront District and Single Family A1, generally located at on the south side of Eldorado Parkway, approximately 200 feet east of Hardwicke Lane, within Little Elm's town limits, in order to establish a new Planned Development district based on the Lakefront District requirements with allowance for additional uses, to allow outdoor temporary outdoor activities on site.
 - Staff Report

- Open Public Hearing
- Receive Public Comment
- Close Public Hearing
- Recommendation

Staff gave the Commission an update on the plans for the site and recommended that the Commission table the item until the January 6, 2022 Regular Planning and Zoning Meeting.

Chairman Bell, with agreement from the Commission reopened the public hearing at 6:04pm.

Paul Besheer, 129 Woodrow Circle, spoke in opposition to the project due to the disconnect to the long-term plans of the Town, lighting issues, and uses not compatible with neighboring properties. An email was also sent to staff, which was presented to the Commission.

Richard Marcus, 121 Woodrow Circle, spoke in opposition to the project due to lighting, potential increase in crowds, traffic and litter. An email was also sent to staff, which was presented to the Commission.

Chairman Bell closed the public hearing at 6:15pm.

Vice-chair Ron Trees stated he believed it was in the best interest to table until the January 6, 2022 meeting, so that EDC could present their amended plan.

Motion: Table item until the January 6, 2022 Regular Planning and Zoning Commission Meeting.

Motion by Commissioner Stephen Horn, seconded by Commissioner Brent Thibeaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Stephen Horn, Commissioner Robert Martin, Commissioner Tom Ocelli, Commissioner Brent Thibeaux

6 - 0 Passed - Unanimously

3. **PUBLIC HEARING/** Providence Commons PD (PD-21-05005). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 9.8 acres of land, in order to establish a new Planned Development district based on Single Family 4 (SF-4) with modified development standards, to allow the development of a new single family residential subdivision.

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

Staff presented on the Providence Commons development noting access issues, architectural design variances requested, and the multi-jurisdictional aspect of the project.

Vice-Chair Ron Trees questioned if the other phases, in Providence Village, had already been started. Staff answered that the other phases had not been started and that they were on the agenda for Providence Village on December 21, 2021.

Commissioner Tom Ocelli asked for clarification on the private drive. Staff answered that the private drive would remain private and is not currently planned be changed for this development.

Chairman Michael Bell opened the public hearing at 6:32pm.

Faye Goode, 9897 Cherokee Oaks Rd, spoke on the project nothing that development in the area severely affects the drainage of her property as well as increases the amount litter and construction debris.

Bart Jetton, the applicant, answered some of the concerns voiced over the fencing of the property.

Matthew Zamaripa, 6175 Main St, Frisco Tx, The project engineer talked to the Commission about the fence and retaining wall planned to be going in and the drainage options for the site.

Chairman Bell closed the public hearing at 6:44pm.

The Commission discussed the height of the screening, believing that the 3 feet of retaining wall plus 8 feet of masonry wall is too high. The Commission also discussed access issues and would prefer to have the lot be ready to connect to the adjacent undeveloped lots in the future also allowing less connection through commercial areas. Lastly, the Commission had concerns over the architectural standards of the development due to varying from what is typically seen in Little Elm. The Commission wanted to wait to see what changes the developer could make and to see what Providence Village would decide at their meeting on December 21, 2021.

Motion: Table item until January 6, 2022 Regular Planning and Zoning Commission Meeting.

Motion by Commissioner Stephen Horn, seconded by Commissioner Robert Martin

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Stephen Horn,
Commissioner Robert Martin, Commissioner Tom Ocelli, Commissioner Brent
Thibeaux

6 - 0 Passed - Unanimously

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

Staff gave the Commission an update on items that were sent through to Town Council. Staff also talked about items likely to be on the next meeting agenda.

5. **Adjourn**

Chairman Bell Adjourned the December 16, 2021 Regular Planning and Zoning Meeting at 7:05pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	FINAL PLAT/Breezeway Business Park
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	Approximately 8.985 acres
Current Zoning	Planned Development (PD-LC)
Proposed Use	Commercial/Vet Clinic
Existing Use	Vet Clinic
Future Land Use Plan Designation	Retail/Commercial
Applicant	Dr. Dean & Edith Hansen
Owner	Dr. Dean & Edith Hansen
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

FINAL PLAT/Breezeway Final Plat (FP-21-07002). Presentation, discussion, and consideration on a request for approval of a Final Plat for Breezeway Business Park, establishing four commercial lots from an existing abstract survey on approximately 8.985 acres, situated in the J.H. King Survey, Abstract No. 694, within Little Elm's Town limits.

Location

Generally located on the north side of King Road, approximately 2,500 feet west of Witt Road, within Little Elm's Town limits.

Planning Analysis

The purpose of this Final Plat (FP-21-07002) is to create lots of record for the future Breezeway Business Park and also the necessary easements required for development in the Town of Little Elm. This Final Plat follows a Preliminary Plat that was submitted and approved in 2019.

Engineering.

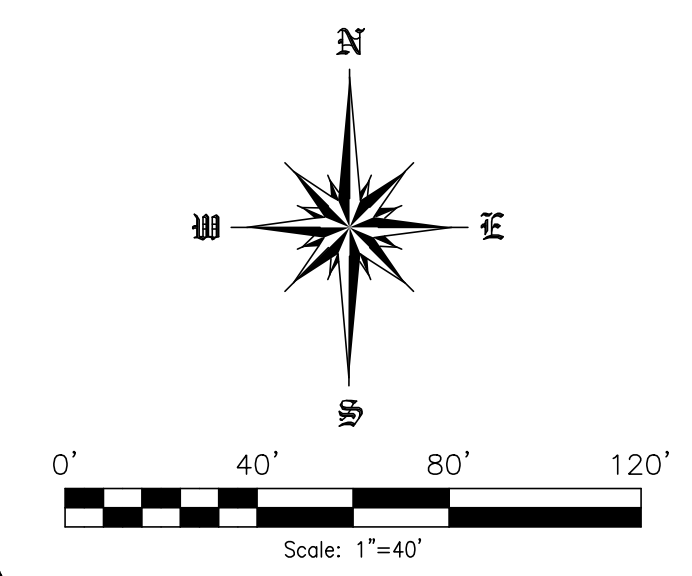
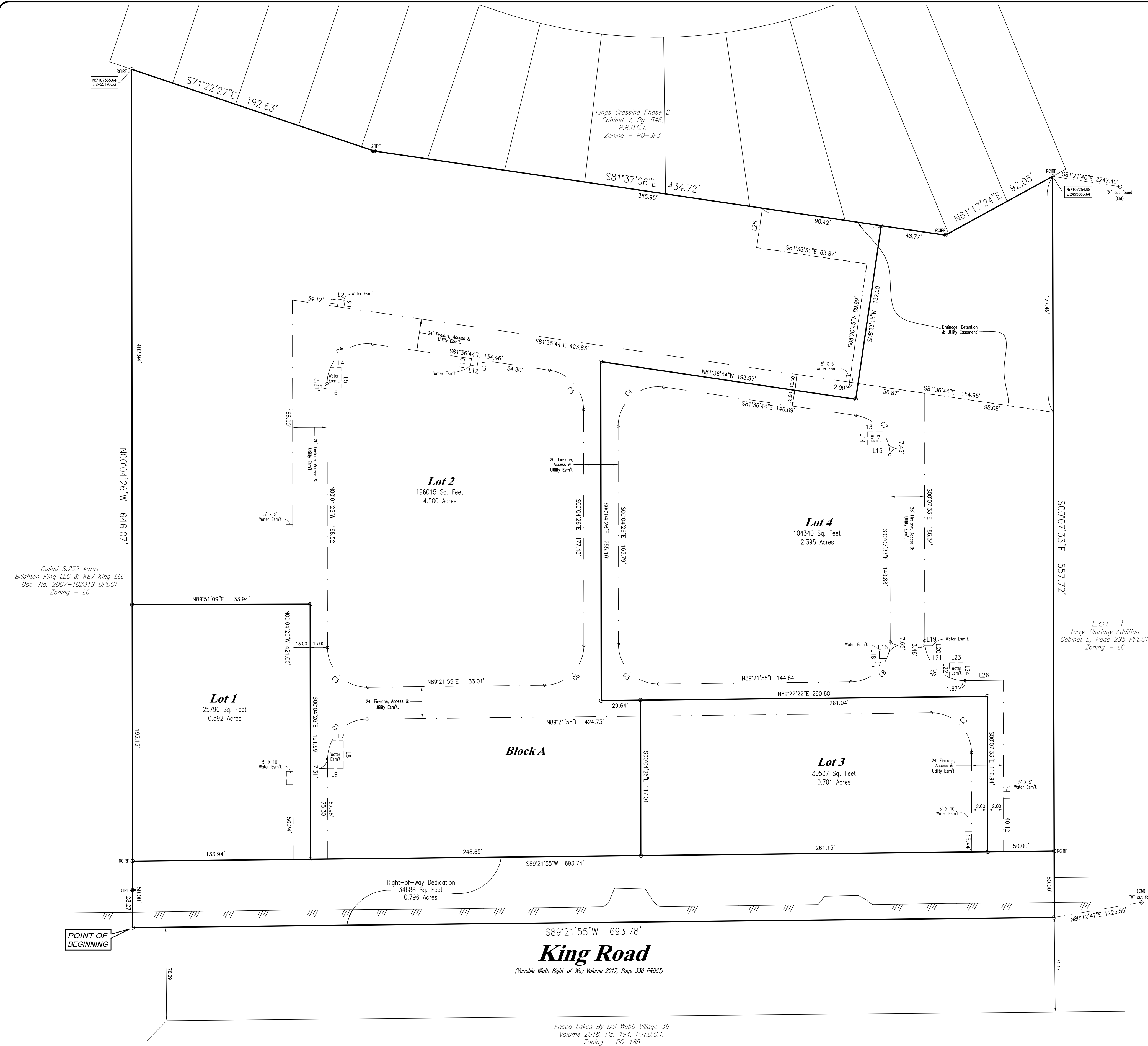
Staff has reviewed the Final Plat and found that it conforms to the stipulations outlined in Planned Development Ordinance No. 1504, as well as the requirements in Section 107 - Subdivision Ordinance.

Recommended Action

Staff recommends approval of the Final Plat as presented.

Attachments

Plat Document



Line Table					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N08°23'15"E	5.56	L14	N00°04'26"W	10.00
L2	S81°36'44"E	5.00	L15	S89°55'34"E	16.00
L3	S08°23'15"W	5.56	L16	N89°52'27"E	7.20
L4	N89°55'34"E	7.87	L17	S89°52'27"W	5.41
L5	S00°04'26"E	15.50	L18	N00°07'33"W	5.00
L6	S89°55'34"W	10.50	L19	N89°52'27"E	6.02
L7	N89°55'34"E	8.49	L20	S00°07'33"E	5.00
L8	S00°04'26"E	21.00	L21	S89°52'27"W	5.00
L9	S89°55'34"W	11.80	L22	N00°04'26"W	11.18
L10	N08°23'15"E	5.00	L23	N89°55'34"E	10.00
L11	S08°23'15"W	5.00	L24	S00°04'26"E	13.39
L12	N81°36'45"W	5.00	L25	S08°23'13"W	30.00
L13	N89°55'34"E	11.38	L26	N89°21'55"E	28.73

Curve Table									
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	30.00'	46.83'	89°26'22"	42.22'	N44°38'45"E	C2	30.00'	47.39'	90°30'51"
C3	30.00'	47.42'	90°33'38"	42.63'	N45°21'15"W	C4	30.00'	51.55'	98°27'43"
C5	30.00'	42.69'	81°32'17"	39.18'	S40°50'35"E	C6	30.00'	46.83'	89°26'22"
C7	30.00'	42.67'	81°29'11"	39.16'	S40°52'08"E	C8	30.00'	46.86'	89°29'29"
C9	30.00'	47.39'	90°30'51"	42.61'	N45°22'49"W				

- NOTES:
- The current zoning for this property is Planned Development-Light Commercial (PD-LC).
 - 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.
 - The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420 G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 - The purpose of this plat is to divide the property into 4 Lots and create easements.
 - The coordinates shown and the basis of the bearings are based on the Town of Little Elm Control Monument Nos. 2 & 3 NAVD88, Texas State Plane Coordinates—North Central Zone.
 - 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.
 - This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
 - All common areas will be owned and maintained by the HOA/POA.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, Dean Hansen and Edith Hansen are the owners of a tract of land situated in the John King Survey, Abstract No. 694, Town of Little Elm, Denton County, Texas, and being all of a called 6 acre tract conveyed by deed recorded in Volume 1321, Page 184 of the Deed Records of Denton County, Texas and all of a called 2.996 acre tract conveyed by deed recorded in Volume 2314, Page 718 of the Deed Records of Denton County, Texas and being more particularly described as follows:

BEGINNING a point for corner in King Road and marking the southeast corner of a called 8.252 acre tract conveyed to Brighton King LLC and KEV King LLC by deed recorded in Document No. 2007-102319 of the Deed Records of Denton County, Texas and the southwest corner of said 6 acre tract;

THENCE with the east line of said 8.252 acre tract and the west line of said 6 acre tract, North 00°04'26" West, passing a 1/2 inch iron rod capped "TNP" found for reference at 28.27 feet and continuing for a total distance of 646.07 feet to a 1/2 inch iron rod capped "Roome" found for corner in the south line of Kings Crossing Phase 2, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet V, Page 546 of the Plat Records of Denton County, Texas and marking the northeast corner of said 8.252 acre tract and the northwest corner of said 6 acre tract;

THENCE with the south line of said Kings Crossing Phase 2 and the north lines of said 6 acer and 2.996 acre tract as follows:

South 71°22'27" East, 192.63 feet to a 2 inch iron pipe found for corner,
South 81°37'06" East, 434.72 feet to a 1/2 inch iron rod capped "Roome" found for corner, and

North 61°17'24" East, 92.05 feet to a 1/2 inch iron rod capped "Roome" found for corner marking the northwest corner of Lot 1 of Terry-Clarday Addition, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet E, Page 295 of the Plat Records of Denton County, Texas and the northeast corner of said 2.996 acre tract;

THENCE with the west line of said Lot 1 and the east line of said 2.996 acre tract, South 00°07'33" East, 557.72 feet to a point for corner in King Road and marking the southeast corner of said 2.996 acre tract;

THENCE with said road and the south lines of said 2.996 acer tract and said 6 acre tract, South 89°21'55" West, 693.78 feet to the POINT of BEGINNING and containing 391,370 square feet or 8.985 acres of land, more or less.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Michael Cuzzo, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Little Elm, Denton County, Texas.

Michael Cuzzo
Registered Professional
Land Surveyor No. 5693

STATE OF TEXAS

COUNTY OF COLLIN

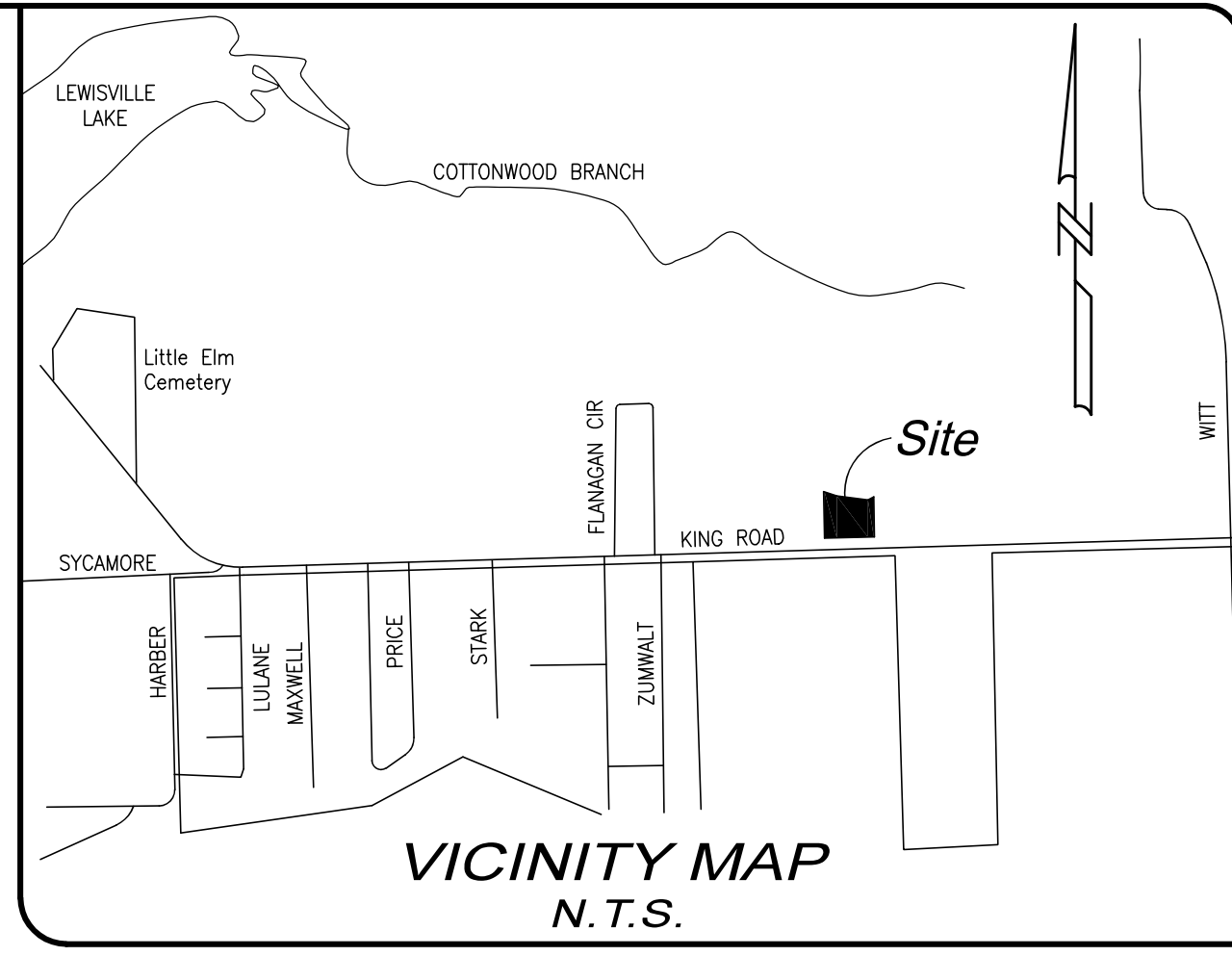
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Michael Cuzzo**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of _____, 2021.

Notary Public for the
State of Texas

Approved by the Town of Little Elm, Texas this _____day of _____, 2021.

Town Official
Attest:
Town Secretary



STATE OF TEXAS

COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Dean Hansen and Edith Hansen, do hereby adopt this plat designating the hereinabove described property as Breezeway Business Park, Lots 1, 2, 3 & 4, Block A, an addition to the Town of Little Elm, Denton County, Texas and does hereby dedicate to the public use forever, streets, rights of way, and alleys shown thereon and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed, or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fenced, 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 the easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon said easement for the purposes 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 permission.

Dean Hansen
Edith Hansen

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dean Hansen 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.

GIVEN under my hand and seal of office, this the _____day of _____, 2021.

Notary Public in and for
the State of Texas

STATE OF TEXAS

COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Edith Hansen 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.

GIVEN under my hand and seal of office, this the _____day of _____, 2021.

Notary Public in and for
the State of Texas

Final Plat
Breezeway Business Park
Lots 1, 2, 3 & 4, Block A
8.985 Acres Situated in The
J. H. King Survey, Abstract No. 694
Town of Little Elm, Denton County, Texas
November 2019
Revised April 2021

Legend	
RCRF	Roome Capped Iron Rod Found
D.R.D.C.T.	Deed Records Denton County Texas
P.R.D.C.T.	Plat Records Denton County Texas
IPF	Iron Pipe Found
IRF	Iron Rod Found
CM	Controlling Monument

Owners:
Dean and Edith Hansen
15118 King Road
Frisco, Tx 75036
(972) 294-4838

Engineer:
Marshall Gage, LLC
207 E. Virginia Parkway, #216
McKinney, Tx 75069
(972) 542-1222
Attn: Scott Caruthers

Surveyor:
Roome Land Surveying
2000 Avenue G, Suite 810
Plano, Tx 75074
(972) 423-4372
Attn: Michael Cuzzo

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 **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

01/06/2022

OVERVIEW

Project	FINAL PLAT/ Valencia on the Lake Phase 4A (FP-21-05638)
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	76.297 acres
Current Zoning	Single Family 4 (SF4)
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Jack Dawson, Valencia on the Lake, LP
Owner	Mehrdad Moayedi, Valencia on the Lake, LP
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

FINAL PLAT/ Valencia Phase 4A (FP-21-05638). Presentation, discussion, and consideration on a request for approval of a Final Plat for Valencia Phase 4A, establishing 250 single-family residential lots and eight (8) common area HOA lots from existing abstract surveys on approximately 76.297 acres, situated in Alexander Cooper Survey, Abstract No. 250, Pierce Fulghum Survey, Abstract No. 427, Santiago Guarrara Survey, Abstract No. 456, and Teodoro Rodriguez Survey, Abstract No. 1068, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located south of Rockhill Parkway and generally West of Riola Drive, within Little Elm's Town Limits.

Planning Analysis

The purpose of this Final Plat (FP-21-05638) is to continue the development of the Valencia Planned Development and Subdivision. The Existing Planned Development stipulates that the total number of lots allowed is 1,417. The completion of Phase 4A will place the overall development at 1,222 lots, which is within the threshold of the total number of lots permitted. The Planned Development also sets a requirement on the number of certain lot sizes allowed. In this phase, only fifty-foot (50') lots are permitted; all 250 lots are 50 feet in width.

Engineering.

Valencia Phase 4A meets the requirements in Section 107 – Subdivision Ordinance as well as the requirements in Planned Development Ordinance No. 1616.

Recommended Action

Staff recommends approval of FP-21-05638 with the following conditions:

- Prior to recording the Final Plat, applicant changes signature block from “Planning and Zoning Chairman” to “Town Official”, and the date on all pages to be fully written out as the date of final revisions.

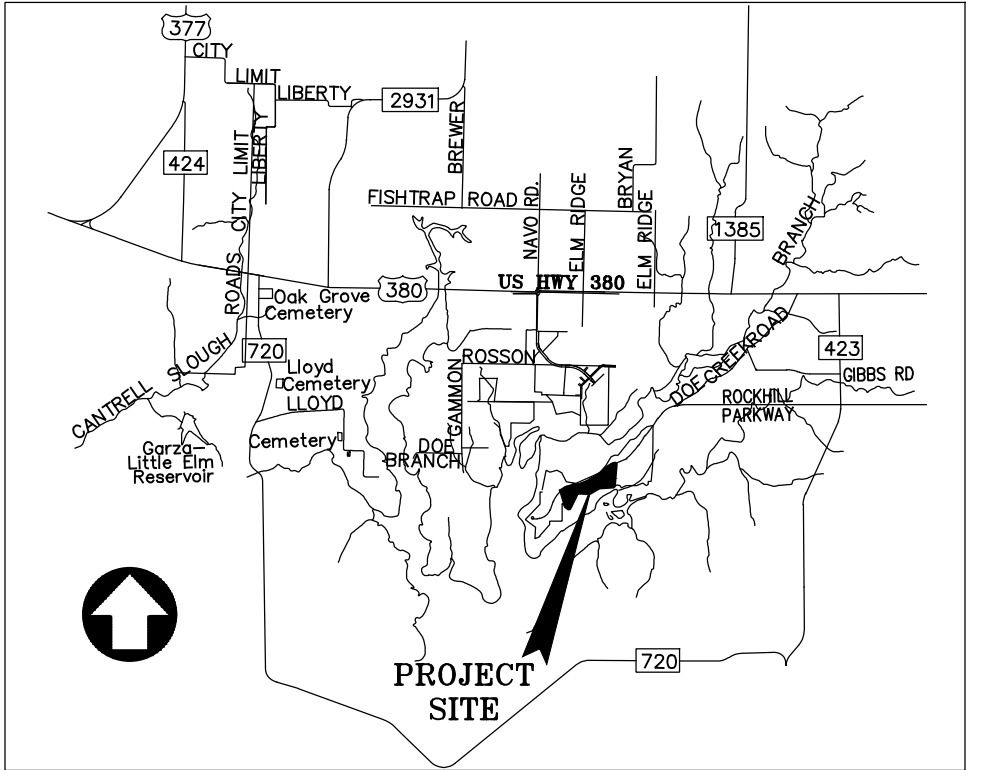
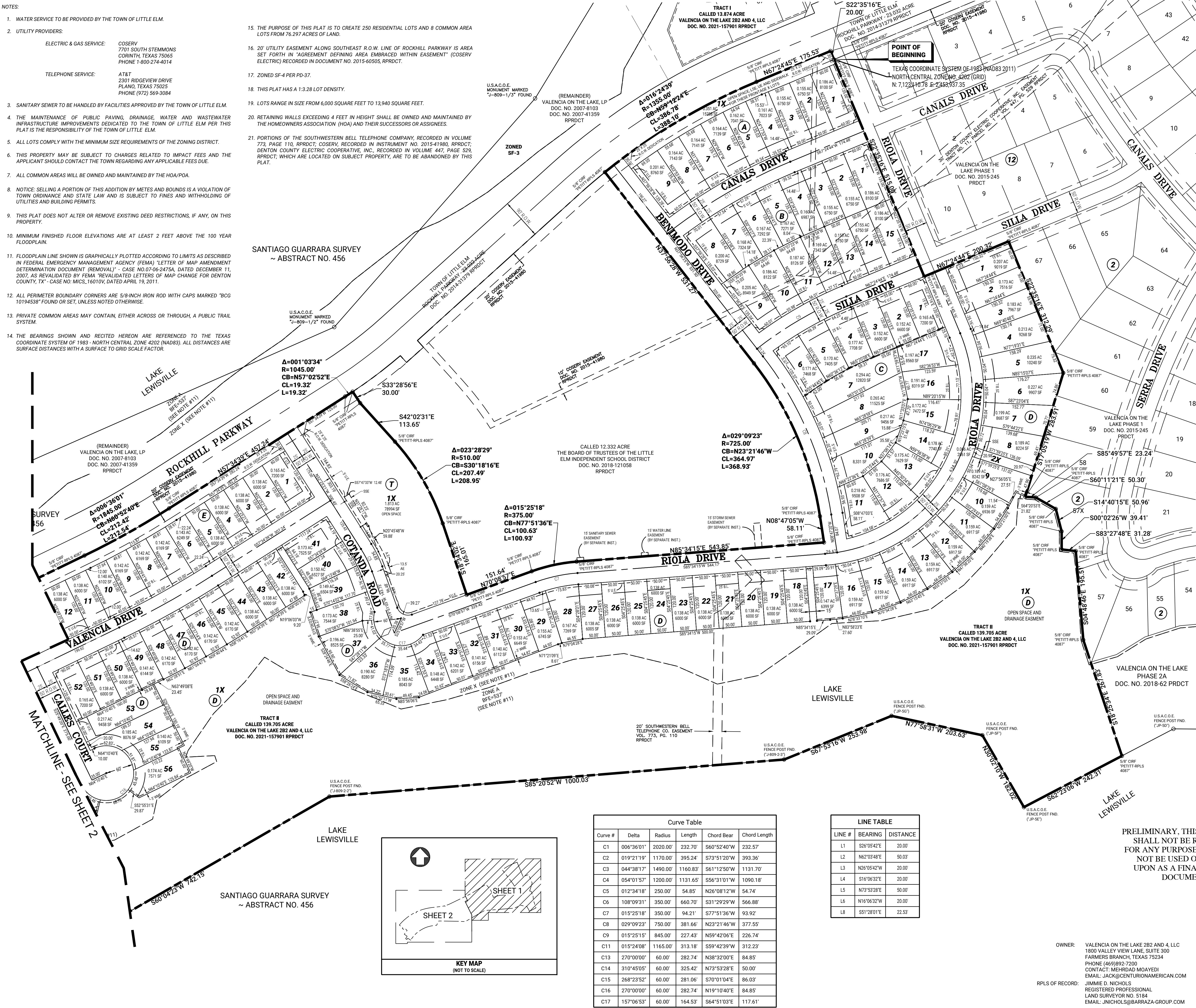
Attachments

Valencia 4A Final Plat

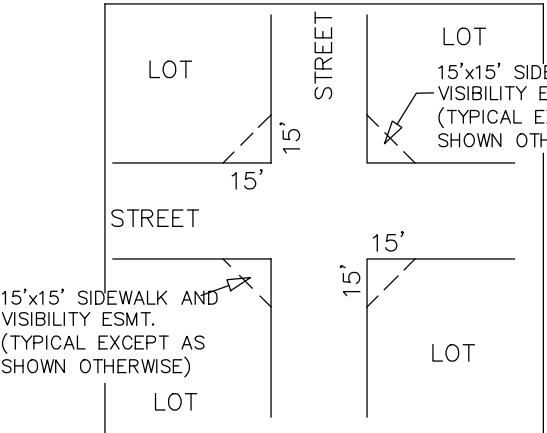
NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE TOWN OF LITTLE ELM.
2. UTILITY PROVIDERS:
 - ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORINTH, TEXAS 75065
PHONE 1-800-274-4014
 - TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
PHONE (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TOWN OF LITTLE ELM.
4. THE MAINTENANCE OF PUBLIC PAVING, DRAINAGE WATER AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS DEDICATED TO THE TOWN OF LITTLE ELM PER THIS PLAT IS THE RESPONSIBILITY OF THE TOWN OF LITTLE ELM.
5. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
7. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
8. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
10. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOODPLAIN.
11. FLOODPLAIN LINE SHOWN IS GRAPHICALLY PLOTTED ACCORDING TO LIMITS AS DESCRIBED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) "LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)" - CASE NO.0706-24754, DATED DECEMBER 11, 2007, AS REVALUED BY FEMA "REVALUED LETTERS OF MAP CHANGE FOR DENTON COUNTY, TX" - CASE NO. MICS_16010V, DATED APRIL 19, 2011.
12. ALL PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "BCG 10194538" FOUND OR SET, UNLESS NOTED OTHERWISE.
13. PRIVATE COMMON AREAS MAY CONTAIN, EITHER ACROSS OR THROUGH, A PUBLIC TRAIL SYSTEM.
14. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE 4202 (NAD83). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR.
15. THE PURPOSE OF THIS PLAT IS TO CREATE 250 RESIDENTIAL LOTS AND 8 COMMON AREA LOTS FROM 76.297 ACRES OF LAND.
16. 20' UTILITY EASEMENT ALONG SOUTHEAST R.O.W. LINE OF ROCKHILL PARKWAY IS AREA SET FORTH IN "AGREEMENT DEFINING AREA EMBRACED WITHIN EASEMENT" (COSERV ELECTRIC) RECORDED IN DOCUMENT NO. 2015-60505, RPRDCT.
17. ZONED SF-4 PER PD-37.
18. THIS PLAT HAS A 1:3.28 LOT DENSITY.
19. LOTS RANGE IN SIZE FROM 6,000 SQUARE FEET TO 13,940 SQUARE FEET.
20. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND THEIR SUCCESSORS OR ASSIGNEES.
21. PORTIONS OF THE SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED IN VOLUME 773, PAGE 110, RPRDCT, COSERV, RECORDED IN INSTRUMENT NO. 2015-41980, RPRDCT, DENTON COUNTY ELECTRIC COOPERATIVE, INC., RECORDED IN VOLUME 447, PAGE 529, RPRDCT, WHICH ARE LOCATED ON SUBJECT PROPERTY, ARE TO BE ABANDONED BY THIS PLAT.

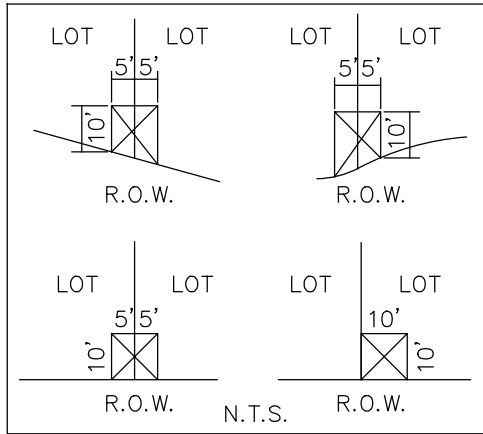
SANTIAGO GUARRARA SURVEY
~ ABSTRACT NO. 456



VICINITY MAP
(NOT TO SCALE)



15'x15' SIDEWALK AND VISIBILITY ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
N.T.S.



TYPICAL 10'x10' TRANSFORMER PAD ESMT.

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
AE	ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
SANDE	SAVE AND EXCEPT
HOA	HOMEOWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
COE MON	CORPS OF ENGINEERS MONUMENT
CIRS	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG 10194538" SET
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
⊙	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE

THE PURPOSE OF THIS PLAT IS TO CREATE 250 RESIDENTIAL LOTS AND 8 COMMON AREA LOTS FROM 76.297 ACRES OF LAND.

FINAL PLAT VALENCIA ON THE LAKE PHASE 4A

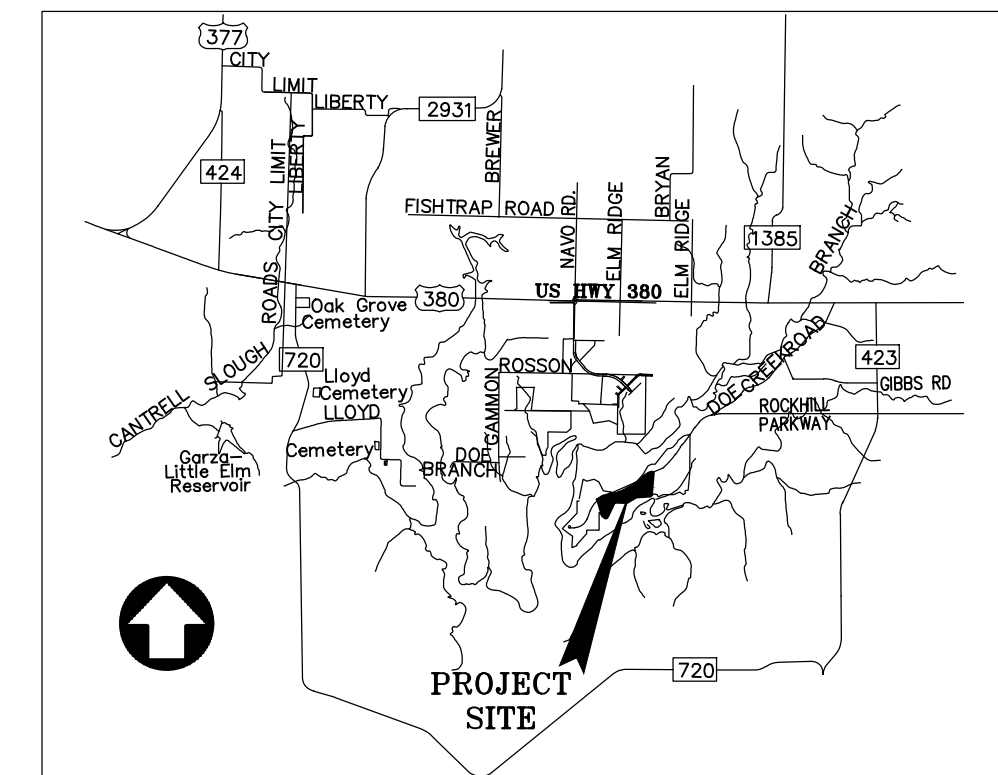
76.297 ACRES
250 RESIDENTIAL LOTS
8 COMMON AREA LOTS
LOTS 1-9 AND LOT 1X, BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-17, BLOCK C, LOTS 1-56 AND LOTS 1X-2X, BLOCK D, LOTS 1-26 AND LOT 1X, BLOCK E, LOTS 1-12, BLOCK F, LOTS 1-14, BLOCK G, LOTS 1-18 AND LOT 1X, BLOCK H, LOTS 1-31, BLOCK I, LOTS 1-18, AND LOT 1X, BLOCK J, LOTS 1-10 AND LOTS 22-33, BLOCK K, LOTS 1-12, LOT 1X, BLOCK L AND LOT 1X, BLOCK T
RIGHT-OF-WAY AREA OF 12.159 ACRES

SITUATED IN THE
ALEXANDER COOPER SURVEY, ABSTRACT NO. 250,
PIERCE FULGHUM SURVEY, ABSTRACT NO. 427,
SANTIAGO GUARRARA SURVEY, ABSTRACT NO. 456 AND
TEODORO RODRIGUEZ SURVEY, ABSTRACT NO. 1068
THE TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019.004-04A
DATE November 2021

OWNER: VALENCIA ON THE LAKE 2B2 AND 4, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469)992-7200
CONTACT: MEHRDAD MOAYEDI
EMAIL: JACK@CENTURIONAMERICAN.COM
RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.NICHOLS@BARRAZA-GROUP.COM



KEY MAP
(NOT TO SCALE)

THE PURPOSE OF THIS PLAT IS TO CREATE 250
RESIDENTIAL LOTS AND 8 COMMON AREA LOTS
FROM 76.297 ACRES OF LAND.

76.297 ACRES
250 RESIDENTIAL LOTS
8 COMMON AREA LOTS
LOTS 1-9 AND LOT 1X, BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-17, BLOCK C,
LOTS 1-56 AND LOTS 1X-2X, BLOCK D, LOTS 1-26 AND LOT 1X, BLOCK E,
LOTS 1-12, BLOCK F, LOTS 1-14, BLOCK G, LOTS 1-18 AND LOT 1X, BLOCK H,
LOTS 1-31, BLOCK I, LOTS 1-18, AND LOT 1X, BLOCK J, LOTS 1-10 AND
LOTS 22-33, BLOCK K, LOTS 1-12, LOT 1X, BLOCK L AND LOT 1X, BLOCK T
RIGHT-OF-WAY AREA OF 12.159 ACRES

ALEXANDER COOPER SURVEY, ABSTRACT NO. 250,
PIERCE FULGHUM SURVEY, ABSTRACT NO. 427,
SANTIAGO GUARRARA SURVEY, ABSTRACT NO. 456 AND
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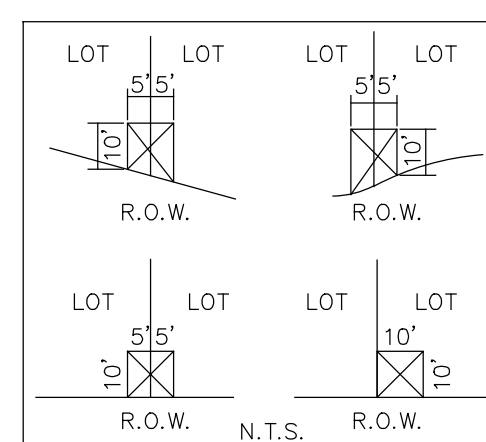
OWNER: VALENCIA ON THE LAKE 2B2 AND 4, LLC
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S OF RECORD: JIMMIE D. NICHOLS
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LAND SURVEYOR NO. 5184
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PAGE 2 OF 3

CCAF 11-1001

Curve Table					
Curve #	Delta	Radius	Length	Chord Bear	Chord Length
C1	006°36'01"	2020.00	232.70	S60°52'40"W	232.57
C2	019°21'19"	1170.00	395.24	S73°51'20"W	393.36
C3	044°38'17"	1490.00	1160.63	S61°12'50"W	1131.70
C4	054°01'57"	1200.00	113.65	S56°31'10"W	109.18
C5	012°34'18"	2500.00	54.85	N26°08'12"W	54.74
C6	108°09'31"	350.00	660.70	S31°29'29"W	566.88
C7	015°25'18"	1350.00	94.21	S77°53'16"W	93.92
C8	029°09'23"	750.00	381.66	N23°21'46"W	377.55
C9	015°25'15"	845.00	227.43	N59°42'06"E	226.74
C10	015°24'08"	1165.00	313.18	S59°42'39"W	312.23
C13	270°00'00"	600.00	282.74	N38°30'0"E	84.85
C14	310°45'05"	600.00	325.42	N73°53'20"E	50.00
C15	268°23'52"	600.00	281.06	S70°01'04"E	86.03
C16	270°00'00"	600.00	282.74	N19°10'04"E	84.85
C17	157°06'33"	600.00	164.53	S64°51'03"E	117.61



15'x15' SIDEWALK AND VISIBILITY
ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
N.T.S.

TYPICAL 10'x10'
TRANSFORMER PAD FSMT

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Valencia on the Lake 282 and 4, LLC, a Texas Limited Liability Company, is the owner of that certain tract of land situated in the Alexander Cooper Survey, Abstract No. 250, the Pierce Fulghum Survey, Abstract No. 427, the Santiago Diaz y Guarrara Survey, Abstract No. 456, and the Teodoro Rodriguez Survey, Abstract No. 1068, in the Town of Little Elm, Denton County, Texas, and being part of that certain called 139.705 acre tract of land described as Tract II in deeds to Valencia On The Lake 282 and 4, LLC, recorded in Document Number 2021-157901 of the Real Property Records of Denton County, Texas (RP/DPCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found at the northwest corner of Valencia on the Lake Phase 1, an addition to the Town of Little Elm, Texas according to Final Plat recorded in Document Number 2015-245 of the Plat Records of Denton County, Texas (PRDCT), and being a southerly corner of that certain tract of land described in deed to the Town of Little Elm (Rockhill Parkway - called 90 foot right-of-way) recorded in Document Number 2014-31379, RP/DPCT;

THENCE with the southerly line of said Valencia on the Lake Phase 1, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:

South 22°35'16" East, a distance of 515.00 feet;
North 67°24'44" East, a distance of 200.32 feet;
South 22°35'16" East, a distance of 312.29 feet;
South 17°05'19" West, a distance of 283.91 feet;
South 85°49'57" East, a distance of 23.24 feet;
South 60°11'21" East, a distance of 50.30 feet;
South 14°40'15" East, a distance of 50.96 feet;
South 00°02'26" West, a distance of 39.41 feet;
South 83°27'48" East, a distance of 31.28 feet;
South 04°48'46" East, a distance of 195.51 feet;

THENCE South 18°25'34" East, passing at a distance of 51.10 feet the southwest corner of said Valencia on the Lake Phase 1, and continuing with the westerly line of Valencia on the Lake Phase 2A, an addition to the Town of Little Elm, Texas according to Final Plat recorded in Document Number 2018-62, PRDCT, in all, a total distance of 267.83 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the southwest corner of said Valencia on the Lake Phase 2A, and being located on the northerly "Take Line" of Lake Lewisville;

THENCE with said northerly "Take Line" of Lake Lewisville, the following courses:

South 62°23'06" West, a distance of 242.31 feet to a U.S.A.C.O.E. Fence Post Marked JP-5E found for corner;
North 30°02'10" West, a distance of 182.02 feet to a U.S.A.C.O.E. Fence Post Marked JP-5F found for corner;
North 77°58'31" East, a distance of 203.63 feet to a U.S.A.C.O.E. Fence Post Marked JP-5G found for corner;
South 67°53'16" West, a distance of 253.98 feet to a U.S.A.C.O.E. Monument Marked J-809-2-3 found for corner;
South 85°20'52" West, a distance of 1000.03 feet to a U.S.A.C.O.E. Monument Marked J-809-2-2 found for corner;
South 60°04'23" West, a distance of 742.15 feet to a U.S.A.C.O.E. Monument Marked J-809-2-1 found for corner;
And North 88°13'22" West, a distance of 373.76 feet to a U.S.A.C.O.E. Monument (disturbed) found for the northeast corner of that certain tract of and described in deed to Robert Sparks recorded in Volume 820, Page 541, RP/DPCT;

THENCE with a northerly and westerly line of said Robert Sparks tract, the following courses:

North 89°11'54" West, a distance of 526.42 feet to a 1/2-inch iron rod found for corner;
And South 25°37'25" West, a distance of 158.75 feet to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner, from which a 1/2-inch iron rod found at the southwest corner of Lot 3, and the northwest corner of Lot 4, of The Shores at Lake Lewisville, an addition to Denton County, Texas according to Final Plat recorded in Cabinet L, Page 386, PRDCT bears South 25°37'25" West, a distance of 470.44 feet;
THENCE leaving the northerly line of said Robert Sparks tract, and over and across said Tract II, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:
South 83°41'13" West, a distance of 105.20 feet;
South 81°03'17" West, a distance of 81.57 feet;
South 76°47'26" West, a distance of 75.42 feet;
South 72°57'05" West, a distance of 65.93 feet;
South 69°22'14" West, a distance of 65.93 feet;

Minimum Finish Floor Elevation - Valencia 4A

Block A	Block B	Block C	Block D	Block E	Block F	Block G	Block H	Block I	Block J	Block K	Block L
Lot No.	MFF	Lot Area	Lot No.	MFF	Lot Area	Lot No.	MFF	Lot Area	Lot No.	MFF	Lot Area
1	555.7	8,100 SF	1	555.6	8,100 SF	1	552.8	9,019 SF	1	551.5	6,424 SF
2	555.0	6,750 SF	2	555.6	6,750 SF	2	553.9	6,600 SF	2	551.6	6,368 SF
3	554.3	6,750 SF	3	555.0	6,750 SF	3	553.3	6,600 SF	3	551.8	6,369 SF
4	553.3	7,023 SF	4	554.3	6,987 SF	4	552.6	7,088 SF	4	552.1	6,358 SF
5	552.7	7,041 SF	5	553.7	7,271 SF	5	551.5	7,405 SF	5	552.4	6,358 SF
6	552.1	7,139 SF	6	553.0	7,292 SF	6	550.4	7,468 SF	6	552.7	6,352 SF
7	551.5	7,141 SF	7	552.2	7,324 SF	7	547.7	12,820 SF	7	547.1	6,360 SF
8	550.9	7,143 SF	8	551.5	8,729 SF	8	547.1	11,525 SF	8	551.1	6,357 SF
9	550.3	8,760 SF	9	550.3	8,949 SF	9	546.5	9,456 SF	9	553.4	6,357 SF
			10	551.1	8,122 SF	10	546.0	8,331 SF	10	553.8	6,418 SF
			11	552.0	8,126 SF	11	544.9	9,508 SF	11	554.1	6,304 SF
			12	552.7	7,342 SF	12	545.6	7,886 SF	12	554.5	6,357 SF
			13	553.3	6,750 SF	13	546.1	7,629 SF	13	554.8	6,357 SF
			14	553.9	6,750 SF	14	546.1	7,740 SF	14	555.1	6,415 SF
			15	554.3	8,100 SF	15	546.9	7,472 SF	15	555.5	6,313 SF
			16	549.3	8,319 SF	16	547.1	6,000 SF	16	555.8	6,370 SF
			17	522.0	8,560 SF	17	547.2	6,399 SF	17	556.2	6,371 SF
			18	542.8	6,000 SF	18	547.9	6,000 SF	18	550.5	6,524 SF
			19	543.1	6,000 SF	19	547.9	6,000 SF	19	551.2	6,524 SF
			20	543.4	6,000 SF	20	547.7	6,000 SF	20	551.8	7,792 SF
			21	543.7	6,000 SF	21	547.4	6,000 SF	21	552.4	7,681 SF
			22	544.0	6,000 SF	22	547.1	6,000 SF	22	552.4	6,284 SF
			23	544.3	6,000 SF	23	546.8	6,000 SF	23	552.1	6,284 SF
			24	544.6	6,000 SF	24	546.5	7,130 SF	24	551.8	6,284 SF
			25	544.9	6,000 SF	25	546.1	7,392 SF	25	551.5	6,284 SF
			26	545.2	6,000 SF	26	545.7	7,796 SF	26	551.2	6,284 SF
			27	545.5	6,005 SF				27	550.9	6,284 SF
			28	545.6	7,269 SF				28	550.6	6,200 SF
			29	545.6	6,745 SF				29	550.3	6,000 SF
			30	545.4	6,649 SF				30	550.0	8,257 SF
			31	545.1	6,112 SF				31	549.9	13,940 SF
			32	545.1	6,156 SF						
			33	545.3	6,201 SF						
			34	546.0	6,448 SF						
			35	546.3	8,043 SF						
			36	546.4	8,280 SF						
			37	546.4	8,525 SF						
			38	547.4	7,544 SF						
			39	548.0	6,504 SF						
			40	548.4	6,527 SF						
			41	548.4	7,525 SF						
			42	547.6	6,000 SF						
			43	548.0	6,000 SF						
			44	547.3	6,000 SF						
			45	546.6	6,170 SF						
			46	546.3	6,170 SF						
			47	546.0	6,170 SF						
			48	546.2	6,170 SF						
			49	546.4	6,144 SF						
			50	546.1	6,000 SF						
			51	545.8	6,000 SF						
			52	545.5	7,200 SF						
			53	544.9	9,458 SF						
			54	544.3	8,076 SF						
			55	543.6	6,109 SF						
			56	543.3	7,571 SF						

South 65°47'22" West, a distance of 65.93 feet;
South 62°12'32" West, a distance of 65.93 feet;
South 58°37'41" West, a distance of 65.93 feet;
South 55°02'48" West, a distance of 65.93 feet;
South 51°12'75" West, a distance of 65.93 feet;
South 47°58'03" West, a distance of 65.93 feet;
South 44°05'22" West, a distance of 65.92 feet;
South 40°41'27" West, a distance of 65.90 feet;
South 36°58'42" West, a distance of 79.39 feet;
South 56°44'18" East, a distance of 25.00 feet;
South 33°15'42" West, a distance of 50.00 feet;

North 56°44'18" West, a distance of 145.03 feet, said iron rod being the beginning of a non-tangent curve to the left;
Southwesterly, with said curve which has a central angle of 02°32'30", a radius of 1175.00 feet, a chord which bears South 30°46'17" West, a distance of 52.12 feet, and an arc length of 52.13 feet to the end of said curve;
North 60°29'58" West, a distance of 50.00 feet, said iron rod being the beginning of a non-tangent curve to the right;
Northeasterly, with said curve which has a central angle of 04°40'19", a radius of 1225.00 feet, a chord which bears North 31°50'12" East, a distance of 99.86 feet, and an arc length of 99.89 feet to the end of said curve;
North 55°50'15" West, a distance of 120.00 feet;
North 35°24'03" East, a distance of 54.92 feet;
North 37°40'44" East, a distance of 54.90 feet;
North 39°57'56" East, a distance of 52.33 feet;
North 48°55'13" West, a distance of 120.05 feet, said iron rod being the beginning of a non-tangent curve to the left;
Southwesterly, with said curve which has a central angle of 02°11'05", a radius of 1465.00 feet, a chord which bears South 39°07'14" West, a distance of 55.86 feet, and an arc length of 55.86 feet to the end of said curve;
North 51°06'18" West, a distance of 50.00 feet, said iron rod being the beginning of a non-tangent curve to the right;
Northeasterly, with said curve which has a central angle of 00°57'41", a radius of 1515.00 feet, a chord which bears North 39°22'32" East, a distance of 25.42 feet, and an arc length of 25.42 feet to the end of said curve;
And North 50°08'37" West, a distance of 150.00 feet, said iron rod being located on said southerly right-of-way line of Rockhill Parkway, and being the beginning of a non-tangent curve to the right;

THENCE with said southerly right-of-way line of Rockhill Parkway, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:

Northeasterly, with said curve which has a central angle of 23°09'32", a radius of 1665.00 feet, a chord which bears North 51°26'09" East, a distance of 668.42 feet, and an arc length of 672.99 feet to the end of said curve;
South 26°05'42" East, a distance of 20.00 feet;
North 63°52'30" East, a distance of 50.00 feet;
North 26°05'42" West, a distance of 20.00 feet, said iron rod being the beginning of a non-tangent curve to the right;
Northeasterly, with said curve which has a central angle of 18°47'50", a radius of 1665.00 feet, a chord which bears North 74°08'04" East, a distance of 543.80 feet, and an arc length of 546.25 feet to the end of said curve;
North 83°31'59" East, a distance of 302.69 feet, said iron rod being the beginning of a tangent curve to the left;
Northeasterly, with said curve which has a central angle of 08°12'08", a radius of 995.00 feet, a chord which bears North 79°25'55" East, a distance of 142.32 feet, and an arc length of 142.44 feet to the end of said curve;
South 16°06'32" East, a distance of 20.00 feet;
North 73°53'28" East, a distance of 50.00 feet;
North 16°06'32" West, a distance of 20.00 feet, said iron rod being the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of 08°16'25", a radius of 995.00 feet, a chord which bears North 68°18'52" East, a distance of 143.55 feet, and an arc length of 143.68 feet to the end of said curve;
North 64°10'40" East, a distance of 689.07 feet, said iron rod being the beginning of a tangent curve to the left;
Northeasterly, with said curve which has a central angle of 06°36'01", a radius of 1845.00 feet, a chord which bears North 60°52'40" East, a distance of 212.42 feet, and an arc length of 212.54 feet to the end of said curve;
North 57°34'39" East, a distance of 457.24 feet, said iron rod being the beginning of a tangent curve to the left;
And northeasterly, with said curve which has a central angle of 01°03'34", a radius of 1045.00 feet, a chord which bears North 57°02'52" East, a distance of 19.32 feet, and an arc length of 19.32 feet to the end of said curve, and being the mostly westerly corner of that certain tract of land described in deed to The Board of Trustees of the Little Elm Independent School District recorded in Document Number 2018-121058, RP/DPCT;

THENCE leaving said southerly right-of-way line of Rockhill Parkway, and with the southerly and easterly lines of The Board of Trustees of the Little Elm Independent School District tract, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:
South 33°28'56" East, a distance of 30.00 feet;
South 42°02'31" East, a distance of 113.65 feet, said iron rod being the beginning of a tangent curve to the right;
Southeasterly, with said curve which has a central angle of 23°28'29", a radius of 510.00 feet, a chord which bears South 30°18'16" East, a distance of 207.49 feet, and an arc length of 208.95 feet to the end of said curve;
South 18°34'02" East, a distance of 165.01 feet;
North 70°08'57" East, a distance of 151.64 feet, said iron rod being the beginning of a tangent curve to the right;
Northeasterly, with said curve which has a central angle of 15°25'21", a radius of 375.00 feet, a chord which bears North 77°51'36" East, a distance of 100.63 feet, and an arc length of 00.93 feet to the end of said curve;
North 85°34'15" East, a distance of 543.85 feet;
North 08°40'59" West, a distance of 58.11 feet, said iron rod being the beginning of a tangent curve to the left;

Northwesterly, with said curve which has a central angle of 29°09'23", a radius of 725.00 feet, a chord which bears North 23°21'46" West, a distance of 364.97 feet, and an arc length of 368.93 feet to the end of said curve;
And North 37°56'28" West, a distance of 531.27 feet, said iron rod being located on said southerly right-of-way line of Rockhill Parkway, and being the beginning of a non-tangent curve to the right;
THENCE with said southerly right-of-way line of Rockhill Parkway, the following courses to 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:
Northeasterly, with said curve which has a central angle of 16°24'39", a radius of 1355.00 feet, a chord which bears North 59°12'24" East, a distance of 386.78 feet, and an arc length of 388.10 feet to the end of said curve;
North 67°24'45" East, a distance of 175.53 feet;
And South 22°35'16" East, a distance of 20.00 feet to the POINT OF BEGINNING, and containing an area of 76.297 acres of land.

And designed herein as the VALENCIA ON THE LAKE PHASE 4A, subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicated to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Valencia on the Lake 282 and 4, LLC
A Texas Limited Liability Company
BY: Valencia on the Lake G.P., LLC,
A Texas Limited Liability Company, Its General Partner

BY: _____

Mehrdad Moayed
Manager

Date: _____, 2021.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehرداد Moayed, Manager of Valencia on the Lake 282 and 4, LLC, known to me to be the person and officer 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.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF _____ §

I, Jimmie D. Nichols, Registered Professional Surveyor, in the State of Texas, hereby certify that this plat is substantially true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jimmie D. Nichols _____ Date _____
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, 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 stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

CERTIFICATE OF FINAL PLAT APPROVAL

Approved

Chairman, Planning and Zoning Commission Date _____
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Valencia on the Lake Phase 4C, Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, 2021, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, 2021

Town Secretary

Town of Little Elm, Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 250 RESIDENTIAL LOTS AND 8 COMMON AREA LOTS FROM 76.297 ACRES OF LAND.

FINAL PLAT VALENCIA ON THE LAKE PHASE 4A

76.297 ACRES

250 RESIDENTIAL LOTS

8 COMMON AREA LOTS

LOTS 1-9 AND LOT 1X, BLOCK A, LOTS 1-15, BLOCK B, LOTS 1-17, BLOCK C, LOTS 1-56 AND LOTS 1X-2X, BLOCK D, LOTS 1-26 AND LOT 1X, BLOCK E, LOTS 1-12, BLOCK F, LOTS 1-14, BLOCK G, LOTS 1-18 AND LOT 1X, BLOCK H, LOTS 1-31, BLOCK I, LOTS 1-18, AND LOT 1X, BLOCK J, LOTS 1-10 AND LOTS 22-33, BLOCK K, LOTS 1-12, LOT 1X, BLOCK L AND LOT 1X, BLOCK T RIGHT-OF-WAY AREA OF 12.159 ACRES

SITUATED IN THE

ALEXANDER COOPER SURVEY, ABSTRACT NO. 250,

PIERCE FULGHUM SURVEY, ABSTRACT NO. 427,

SANTIAGO GUARRARA SURVEY, ABSTRACT NO. 456 AND</



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	FINAL PLAT/ Valencia on the Lake Phase 4B (FP-21-05639)
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	63.388
Current Zoning	Single Family 4 (SF4)
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Jack Dawson, Valencia on the Lake, LP
Owner	Mehrdad Moayedi, Valencia on the Lake, LP
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

FINAL PLAT/ Valencia Phase 4B (FP-21-05639). Presentation, discussion, and consideration on a request for approval of a Final Plat for Valencia Phase 4B, establishing 178 single-family residential lots and six common area HOA lots from an existing abstract survey on approximately 63.388 acres, situated in Alexander Cooper Survey, Abstract No. 250, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the south side of Rockhill Parkway and east of the western terminus of Rockhill Parkway, within the Little Elm's Town Limits.

Planning Analysis

The purpose of this Final Plat (FP-21-05639) is to continue the development of the Valencia Planned Development and Subdivision. The Existing Planned Development stipulates that the total number of residential lots allowed is 1,417. The completion of Phase 4B will place the overall development at 1,150 lots, which is within the threshold of the total number of lots. The Planned Development also sets a requirement on the number of certain lot sizes allowed. In this phase, 72 50-foot lots and 106 60-foot lots are permitted.

Engineering.

Staff has reviewed the submitted plat document and found that it conforms with the requirements set forth by Planned Development Ordinance No. 1616, as well as all the requirements outlined within Section 107-Subdivision Ordinance.

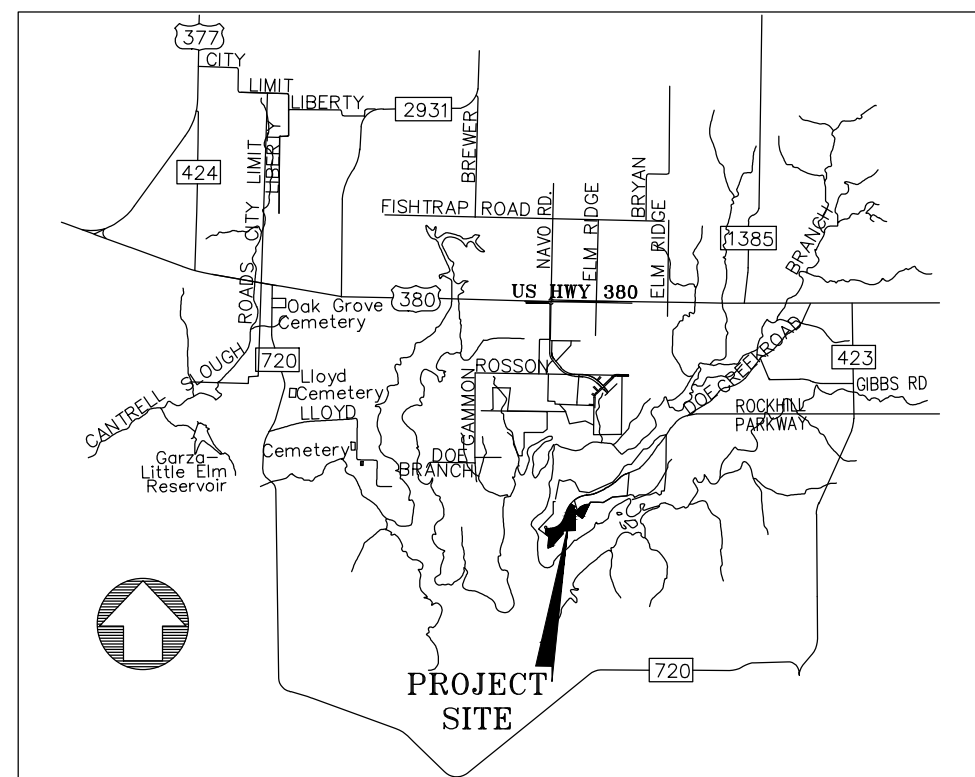
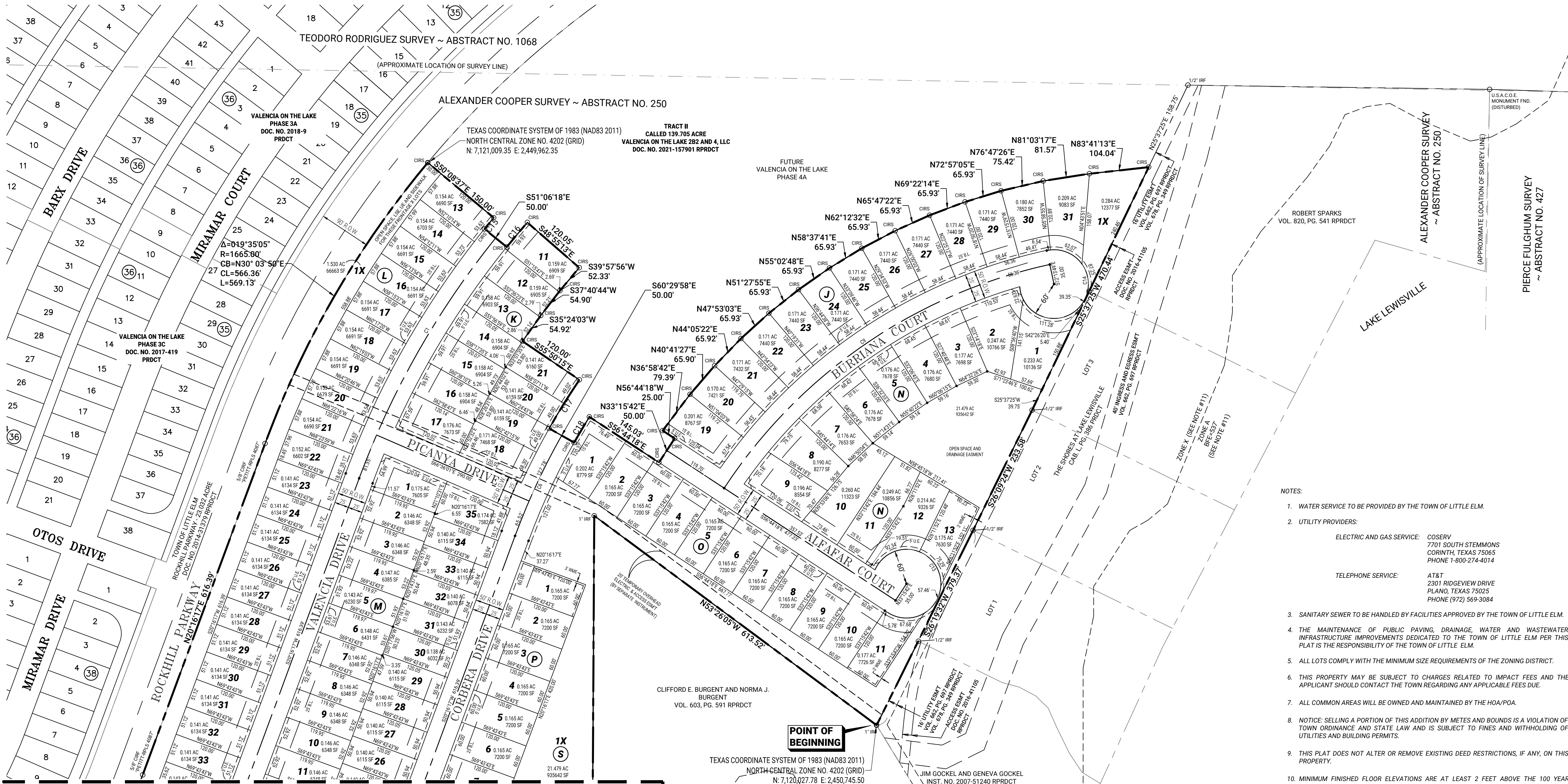
Recommended Action

Staff recommends approval of the Final Plat with the following conditions:

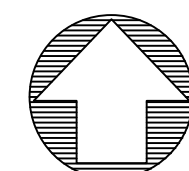
- Prior to recording the Final Plat, applicant shall change signature block from “Planning and Zoning Chairman” to “Town Official”
- Prior to recording the Final Plat, applicant shall change the date on all pages to the full date of final revisions
- Prior to recording the Final Plat, applicant shall change the Lot Table to denote Common Area Lots (x).

Attachments

Plat Document



VICINITY MAP
(NOT TO SCALE)



SCALE 1"=100'

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
AE	ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
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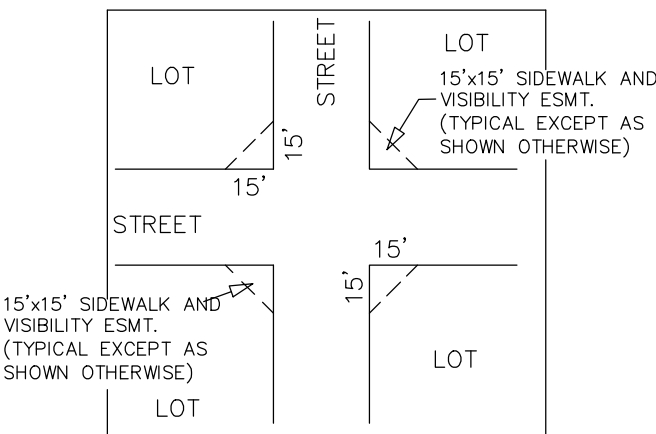
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OWNER: VALENCIA ON THE LAKE 2B2 AND 4, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 892-7200
CONTACT: MEHRDAD MOAYEDI
EMAIL: JACK@CENTURIONAMERICAN.COM
RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNICHOLS@BARRAZA-GROUP.COM

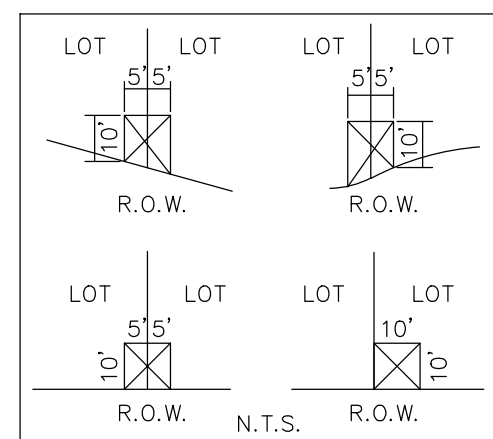
BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214) 484-7055
PROJECT NO. 2019.004-048
DATE November 2021

Curve Table				
Curve #	Delta	Radius	Length	Chord Length
C1	018°37'53"	1490.00'	484.52'	S29°35'14"W 482.39'
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C6	009°13'45"	1200.00'	193.30'	S24°53'10"W 193.09'
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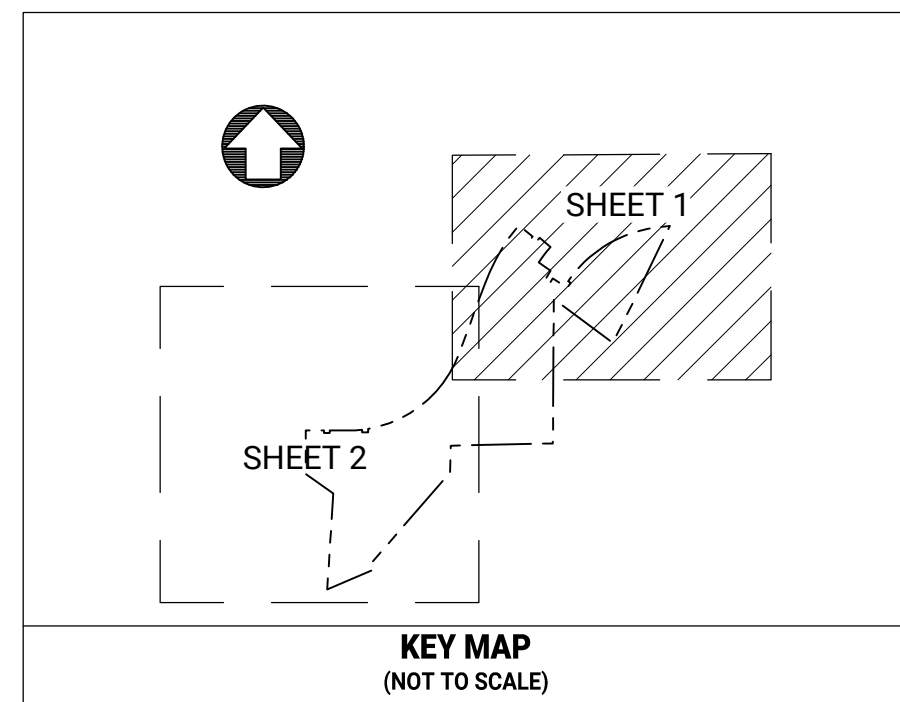
15'x15' SIDEWALK AND VISIBILITY
ESMT. AT STREET INTERSECTION
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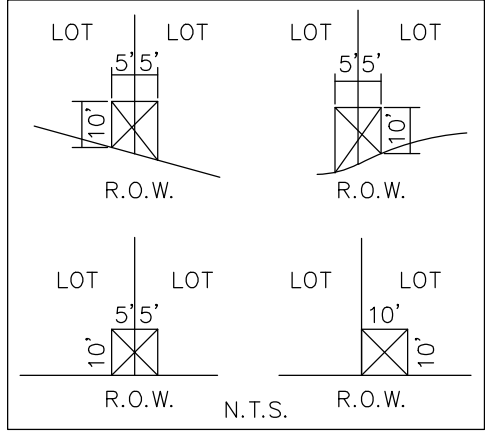
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L5	S89°59'57"E	50.00'
L6	N00°00'03"E	27.91'

MATCHLINE - SEE SHEET 2

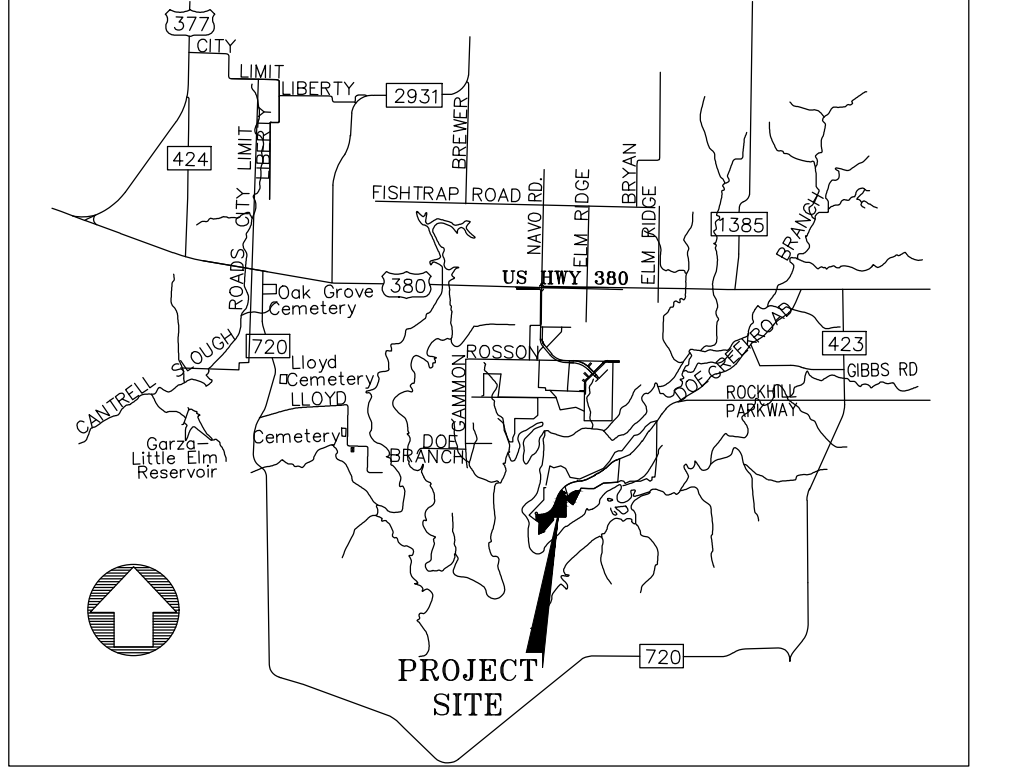


KEY MAP
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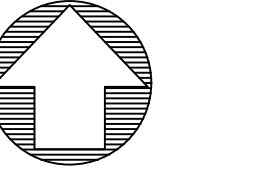


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MATCHLINE - SEE SHEET 1



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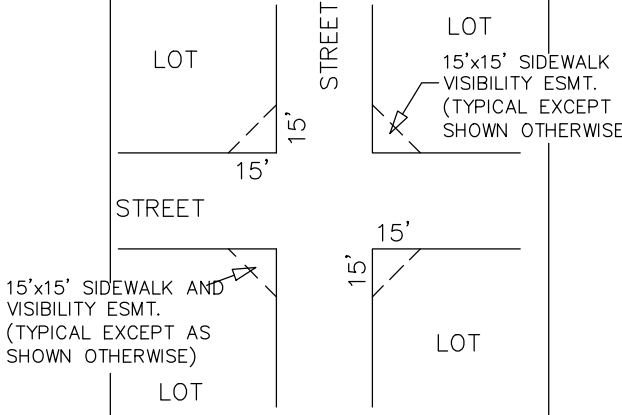
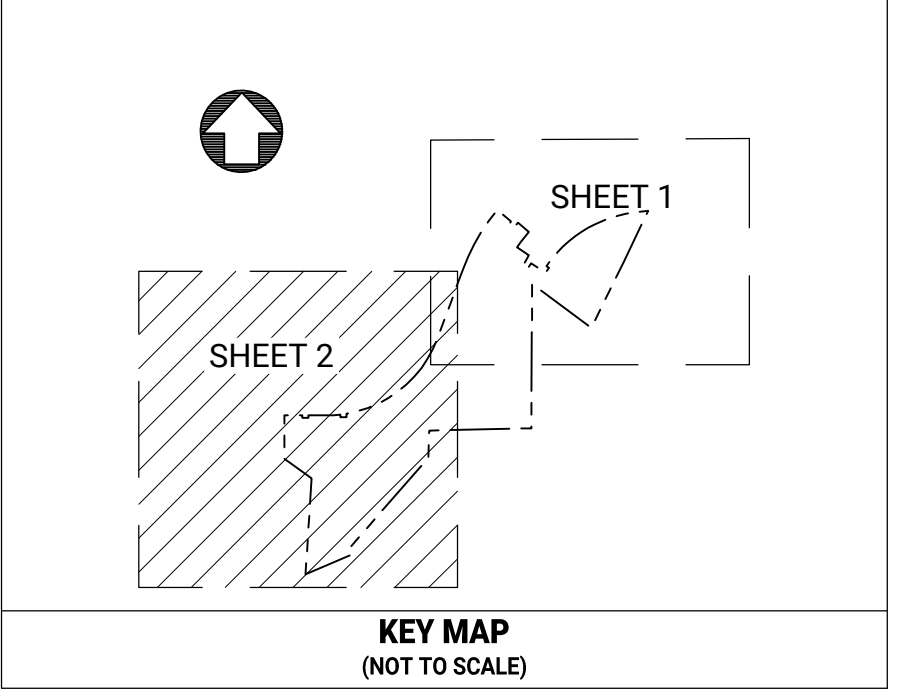
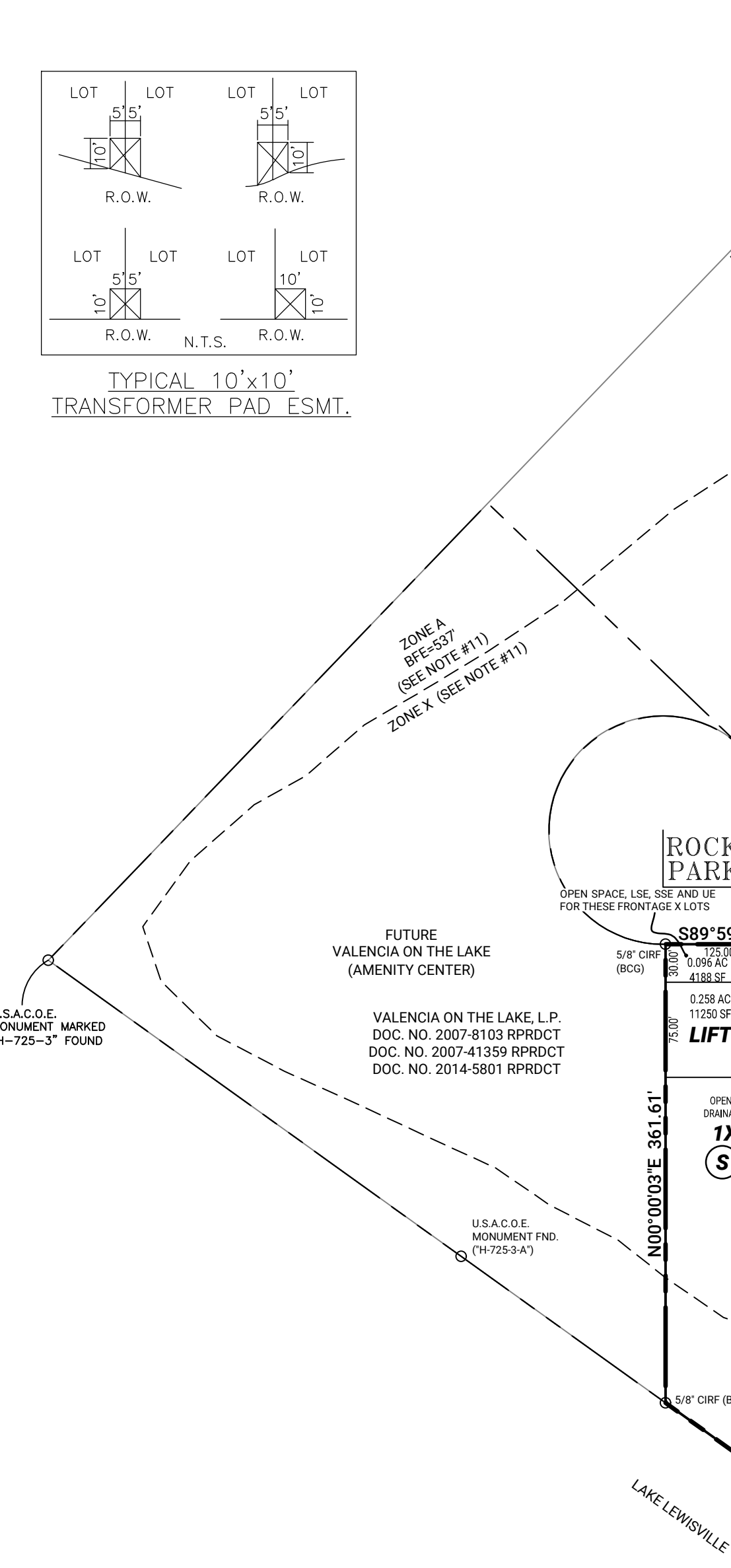
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FINAL PLAT
**VALENCIA ON THE
LAKE PHASE 4B**
63.388 ACRES
178 RESIDENTIAL LOTS
6 COMMON AREA LOTS
LOTS 19-31 AND LOT 1X, BLOCK J, LOTS 11-21, BLOCK K,
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LOTS 1-13, BLOCK N, LOTS 1-11, BLOCK O,
LOTS 1-12, BLOCK P, LOTS 1-9, BLOCK Q,
LOTS 1-14, BLOCK R, LOTS 1-20 AND LOTS 1X-4X, BLOCK S,
RIGHT-OF-WAY AREA OF 8.434 ACRES
SITUATED IN THE
ALEXANDER COOPER SURVEY,
ABSTRACT NO. 250
THE TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
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1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 892-7200
CONTACT: MEHRDAD MOAYEDI
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RPLS OF RECORD: JIMMIE D. NICHOLS
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LAND SURVEYOR NO. 5184
EMAIL: JNICHOLS@BARRAZA-GROUP.COM



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

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P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	6.123 acres
Current Zoning	Single Family 4 (SF4)
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Jack Dawson, Valencia on the Lake, LP
Owner	Mehrdad Moayedi, Valencia on the Lake, LP
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

FINAL PLAT/ Valencia Phase 4C (FP-21-05640). Presentation, discussion, and consideration on a request for a Final Plat for Valencia Phase 4C, establishing 17 residential single-family residential lots and one common area HOA lot from an existing abstract survey on approximately 6.123 acres, situated in Alexander Cooper Survey, Abstract No. 250, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located North of Rockhill Parkway at the western terminus of the parkway, within the Little Elm's Town Limits.

Planning Analysis

The purpose of this Final Plat (FP-21-05640) is to continue the development of the Valencia Planned Development and Subdivision. The Existing Planned Development stipulates that the total number of residential lots allowed is 1,417. The completion of Phase 4C will place the overall development at 1,150 lots, which is within the threshold of the total number of lots. The Planned Development also sets a requirement on the number of certain lot sizes allowed. In this phase, 17 50-foot lots are permitted.

Engineering.

Staff has reviewed the plat document and found it to comply with the requirements set forth in Planned Development Ordinance No. 1616, as well as Section 107 - Subdivision Ordinance.

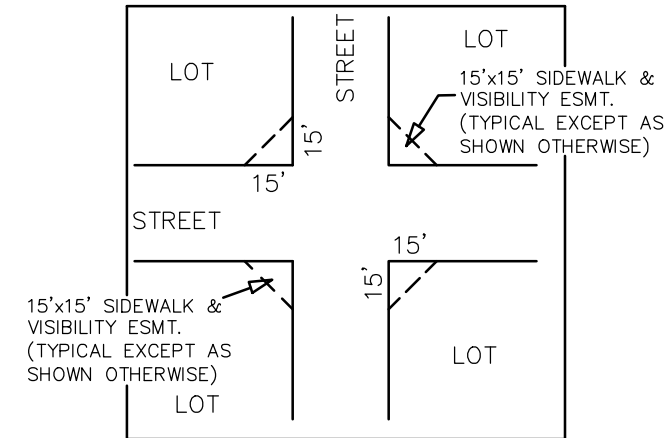
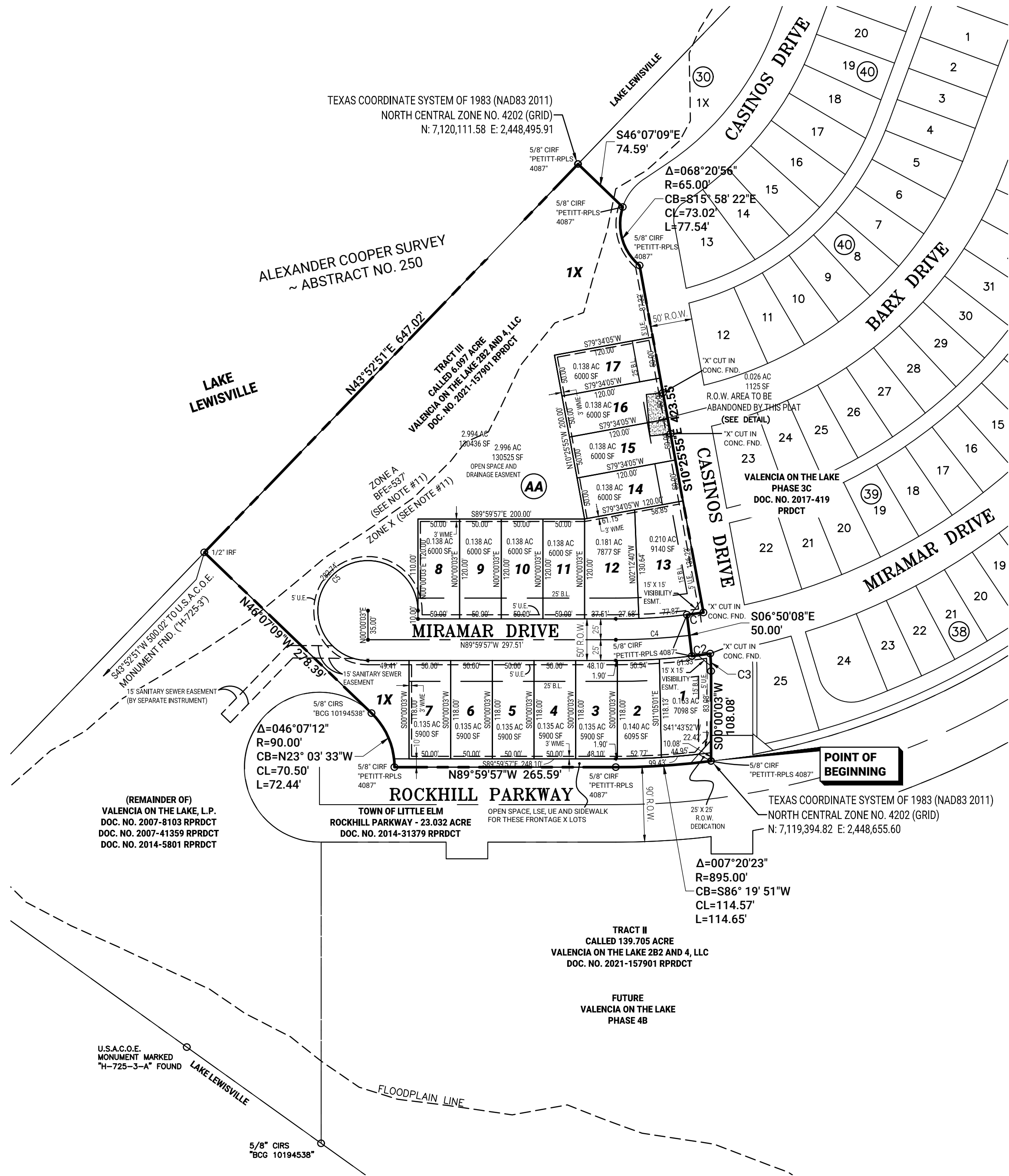
Recommended Action

Staff recommends approval of FP-21-05640 with the following conditions:

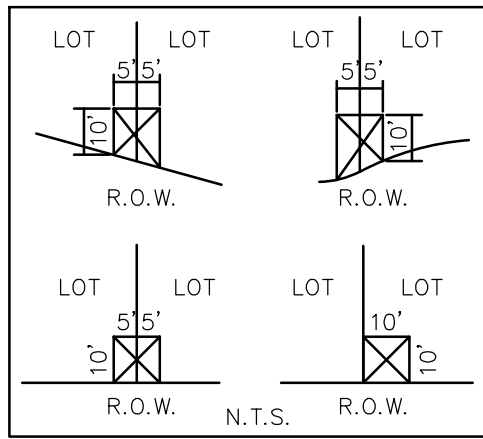
- Prior to recording the Final Plat, applicant shall change signature block from “Planning and Zoning Chairman” to “Town Official” and provide the full date of final revisions on every page.

Attachments

Plat Document



15'x15' SIDEWALK & VISIBILITY
ESMT. AT STREET INTERSECTION
(TYPICAL EXCEPT AS SHOWN OTHERWISE)
N.T.S.



TYPICAL 10'x10'
TRANSFORMER PAD ESMT.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF _____ §

I, Jimmie D. Nichols, Registered Professional Surveyor, in the State of Texas, hereby certify that this plat is substantially true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

Date _____

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, 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 stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF _____ §

I (we), the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Valencía on the Lake 2B2 AND 4, LLC, a Texas Limited Liability Company, and the Town of Little Elm are the owner(s) of that certain tract of land situated in the Alexander Cooper Survey, Abstract No. 250, in the Town of Little Elm, Denton County, Texas, and being all of that certain called 6.097 acre tract of land described as Tract II in deed to Valencía on the Lake 2B2 and 4, LLC, recorded in Document Number 2021-157901 of the Real Property Records of Denton County, Texas (RPRDCT), also being a 0.026 acre out of Valencía on the Lake Phase 3C, recorded in Document Number 2017-419 RPRDCT, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found on the northerly line of that certain tract of land described in deed to the Town of Little Elm (Rockhill Parkway) - called 90 foot right-of-way) recorded in Document Number 2014-31379, RPRDCT, and being the beginning of a non-tangent curve to the right;

THENCE with said northerly right-of-way line of Rockhill Parkway, the following courses to a 5/8-inch iron rods with cap stamped "PETITT-RPLS 4087" found for corner:

Southwesterly, with said curve which has a central angle of 07°20'23", a radius of 895.00 feet, a chord which bears South 86°19'51" West, a distance of 114.57 feet, and an arc distance of 114.65 feet to the end of said curve;

And North 89°59'57" West, a distance of 265.59 feet to the beginning of a non-tangent curve to the left;

THENCE northwesterly, continuing with said northerly right-of-way line of Rockhill Parkway, and with said curve which has a central angle of 46°07'12", a radius of 90.00 feet, a chord which bears North 23°03'21" West, a distance of 70.50 feet, and an arc distance of 72.44 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE North 45°07'09" West, leaving said northerly right-of-way line of Rockhill Parkway, with the west line of said Tract II, a distance of 278.39 feet to a 1/2-inch iron rod found for corner located on the southeast "Take Line" of Lake Lewisville, from which a U.S.A.C.O.E. monument marked H-725-3 found bears South 43°52'51" West, a distance of 500.02 feet;

THENCE North 43°52'51" East, with said "Take Line" of Lake Lewisville, a distance of 647.02 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the most westerly corner of Valencía on the Lake Phase 3C, an addition to the Town of Little Elm according to Final Plat recorded in Document Number 2017-419 of the Plat Records of Denton County, Texas (RPRDCT);

THENCE with the southwesterly line of said Valencía on the Lake Phase 3C, the following courses:

South 46°07'09" East, a distance of 74.59 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the beginning of a non-tangent curve to the left;

Southwesterly, with said curve which has a central angle of 68°20'56", a radius of 65.000 feet, a chord which bears South 15°58'22" East, a distance of 73.02 feet, and an arc length of 77.54 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

South 10°25'55" East, a distance of 423.55 feet to an "X" cut in concrete found for corner at the beginning of a non-tangent curve to the right;

Southwesterly, with said curve which has a central angle of 01°35'54", a radius of 717.00 feet, a chord which bears South 82°21'55" West, a distance of 20.00 feet, and an arc distance of 20.00 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

South 06°50'08" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner at the beginning of a non-tangent curve to the left;

Northeasterly, with said curve which has a central angle of 05°21'24", a radius of 767.00 feet, a chord which bears North 82°19'59" East, a distance of 22.26 feet, and an arc length of 22.26 feet to the end of said curve, an "X" cut in concrete found for corner at the beginning of a non-tangent curve to the right;

Southwesterly, with said curve which has a central angle of 05°21'24", a radius of 225.00 feet, a chord which bears South 02°40'39" East, a distance of 21.03 feet, and an arc length of 21.04 feet to the end of said curve, a 5/8-inch iron rod with cap stamped "PETITT-RPLS 4087" found for corner;

And South 00°00'03" West, a distance of 108.08 feet to the end of said curve and the POINT OF BEGINNING, and containing an area of 6.123 acres of land.

and designed herein as the VALENCIA ON THE LAKE PHASE 4C, subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicated to the public use forever by free simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Valencia on the Lake 2B2 and 4, LLC

A Texas Limited Liability Company

BY: Valencia on the Lake G.P., LLC,
A Texas Limited Liability Company, Its General Partner

BY: Mehrdad Moayedi
Manager

Date: _____, 2021.

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mehrdad Moayedi, Manager of Valencia on the Lake 2B2 and 4, LLC, known to me to be the person and officer 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.

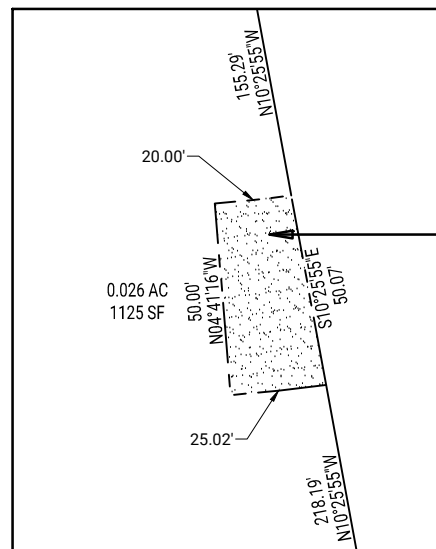
Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

ABANDONMENT AREA DETAIL
(N.T.S.)



NOTE:

PORTION OF RIGHT-OF-WAY FOR BARX DRIVE DEDICATED BY FINAL PLAT RECORDED IN DOCUMENT NUMBER 2017-419, PRDCT TO BE ABANDONED BY THIS PLAT.

NOTES:

1. WATER SERVICE TO BE PROVIDED BY THE TOWN OF LITTLE ELM.

2. UTILITY PROVIDERS:

ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS
CORTIN, TEXAS 75065
PHONE 1-800-274-4014

TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE
PLANO, TEXAS 75025
PHONE (972) 569-3084

3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TOWN OF LITTLE ELM.

4. THE MAINTENANCE OF PUBLIC PAVING, DRAINAGE, WATER AND WASTEWATER INFRASTRUCTURE IMPROVEMENTS DEDICATED TO THE TOWN OF LITTLE ELM PER THIS PLAT IS THE RESPONSIBILITY OF THE TOWN OF LITTLE ELM.

5. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

6. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.

7. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.

8. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

9. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

10. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOODPLAIN.

11. FLOODPLAIN LINE SHOWN IS GRAPHICALLY PLOTTED ACCORDING TO LIMITS AS DESCRIBED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) "LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)" - CASE NO.07-06-2475A, DATED DECEMBER 11, 2007, AS REVALIDATED BY FEMA "REVALIDATED LETTERS OF MAP CHANGE FOR DENTON COUNTY, TX" - CASE NO. MICS_16010V, DATED APRIL 19, 2011.

12. ALL PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED "BCG 10194538" FOUND OR SET, UNLESS NOTED OTHERWISE.

13. PRIVATE COMMON AREAS MAY CONTAIN, EITHER ACROSS OR THROUGH, A PUBLIC TRAIL SYSTEM.

14. THE BEARINGS SHOWN AND RECITED HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 - NORTH CENTRAL ZONE 4202 (NAD83). ALL DISTANCES ARE SURFACE DISTANCES WITH A SURFACE TO GRID SCALE FACTOR.

15. THE PURPOSE OF THIS PLAT IS TO CREATE 17 RESIDENTIAL LOTS AND 1 COMMON AREA LOTS FROM 6.123 ACRES OF LAND.

16. ZONED SF-4 PER PD-37.

17. THIS PLAT HAS A 1.2-73 LOT DENSITY.

18. LOTS RANGE IN SIZE FROM 5,900 SQUARE FEET TO 9,140 SQUARE FEET.

19. RETAINING WALLS EXCEEDING 4 FEET IN HEIGHT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) AND THEIR SUCCESSORS OR ASSIGNEES.

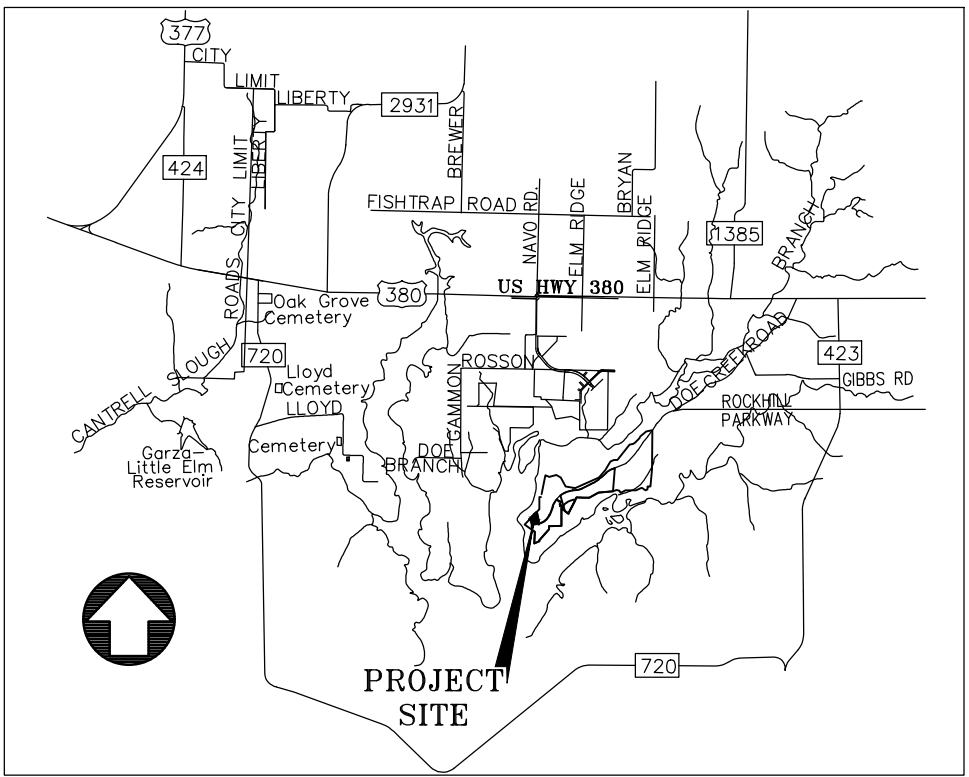
Minimum Finish Floor Elevation - Valencia 4C

Block AA	MFF	LOT AREA
Lot No.		
1	549.2	7209 SF
2	549.2	6095 SF
3	548.9	5900 SF
4	548.6	5900 SF
5	548.4	5900 SF
6	548.2	5900 SF
7	548.1	5900 SF
8	547.7	6000 SF
9	548.0	6000 SF
10	548.3	6000 SF
11	548.6	6000 SF
12	549.1	7877 SF
13	549.2	9140 SF
14	550.4	6000 SF
15	549.9	6000 SF
16	549.4	6000 SF
17	549.1	6000 SF

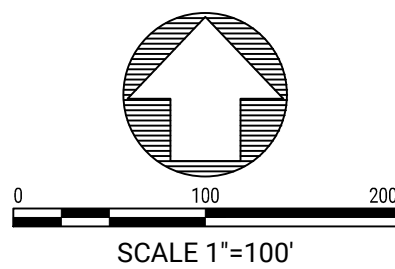
OWNER: VALENCIA ON THE LAKE 2B2 AND 4, LLC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
PHONE (469) 892-7200
CONTACT: MEHRDAD MOAYEDI
EMAIL: JACK@CENTURIONAMERICAN.COM

RPLS OF RECORD: JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNICHOLS@BARRAZA-GROUP.COM

LEGEND	
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
WME	WALL MAINTENANCE EASEMENT
LSE	LANDSCAPING EASEMENT
AE	ACCESS EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING SETBACK LINE
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
RP	RADIUS POINT
S&E	SAVE AND EXCEPT
HOA	HOMEOWNERS ASSOCIATION
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
COE MON	CORPUS OF ENGINEERS MONUMENT
CIRS	5/8-INCH IRON ROD WITH PLASTIC CAP STAMPED "BCG 10194538" SET
RPRDCT	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS OF DENTON COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
Ⓢ	DESIGNATES BLOCK NUMBER
◇	DENOTES STREET NAME CHANGE



VICINITY MAP
(NOT TO SCALE)



CERTIFICATE OF FINAL PLAT APPROVAL

Approved

Chairman, Planning and Zoning Commission Date

Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of Valencía on the Lake Phase 4C, Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, 2021, and the Commission, by formal action, then and there accepted the Final Plat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this ____ day of _____, 2021.

Town Secretary
Town of Little Elm, Texas

THE PURPOSE OF THIS PLAT IS TO CREATE 17 RESIDENTIAL LOTS AND 1 COMMON AREA LOTS FROM 6.123 ACRES OF LAND.

FINAL PLAT
VALENCIA ON THE LAKE
PHASE 4C

6.123 ACRES
17 RESIDENTIAL LOTS
1 COMMON AREA LOT
LOTS 1-17 AND LOT 1X, BLOCK AA
RIGHT-OF-WAY AREA OF 0.652 ACRES
SITUATED IN THE
ALEXANDER COOPER SURVEY,
ABSTRACT NO. 250
THE TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

PRELIMINARY, THIS DOCUMENT
SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL
NOT BE USED OR RELIED
UPON AS A FINAL SURVEY
DOCUMENT

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019.004-04C
DATE: November 2021



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	FINAL PLAT/ Spiritas Ranch Phase 1 (FP-21-05544)
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	134.078
Current Zoning	Single Family 4 (SF4)
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Jim Nichols, Barraza Consulting Group, LLC
Owner	MM Little Elm 548, LLC
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

FINAL PLAT/ Spiritas Ranch Phase 1 (FP-21-05544). Presentation, discussion, and consideration on a request for approval of a Final Plat for Spiritas Ranch Phase 1, establishing 547 residential lots and 18 common area lots on approximately 31.121 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the east side of Oak Grove Parkway, approximately 1,150 feet south of East University Drive, within Little Elm's town limits.

Planning Analysis

This is a Final Plat for Spiritas Ranch Phase 1, part of the master planned single-family residential development Spiritas Ranch. The Final Plat establishes 547 residential lots and 18 common area lots on approximately 134.078 acres, dedicates 31.121 acres of right-of-way, identifies setbacks, and establishes easements necessary for development.

The purpose of a Final Plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of this Subdivision Ordinance pertaining to the adequacy of public facilities, that

public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the Final Plat to be recorded.

Engineering.

Staff has reviewed the submitted plat documents and found them to be in compliance with the requirements of Section 107 - Subdivision Ordinance.

However, the provided plat document differs from the requirements listed Planned Development Ordinance No. 1641 by indicating Phase 1 to have 183 40-foot lots, instead of the 181 approved through the PD, and 299 50-foot lots, instead of the 301 approved through the PD. The Ordinance language allows for minor changes to be made to the concept plan through written approval by the Town Manager.

Recommended Action

Staff recommends approval subject to the following condition:

- Applicant shall provide a memo for review and approval of the Town Manager with reference to the changes on lot counts in Phase 1, requesting 183 40-foot lots, instead of the 181 approved through the PD, and 299 50-foot lots, instead of the 301 approved through the PD.

Attachments

Plat Document

S:\2019\201907-01SURVEY\PHAL-017-01-FP.dwg 12/23/2021 11:17 AM

NOTES:

1. Zoned SF-3 per DP-37.

LINE #	BEARING	DISTANCE
L1	N88°01'35"W	12.07'
L2	S01°58'25"W	4.41'
L3	S86°56'25"E	31.27'
L4	S55°48'01"E	14.32'
L5	N32°30'57"E	14.38'
L6	S45°01'35"E	14.14'
L7	S43°01'35"E	14.14'
L8	N44°17'51"E	14.79'
L9	S47°03'19"W	14.12'
L10	S26°20'55"W	14.41'
L11	N61°33'07"W	14.39'
L12	S43°01'35"E	14.14'
L13	N46°58'25"E	14.14'
L14	S43°01'35"E	14.14'
L15	N46°58'25"E	14.14'
L16	S43°01'35"E	14.14'
L17	N46°58'25"E	14.14'
L18	S43°01'35"E	14.14'
L19	N46°58'25"E	14.14'

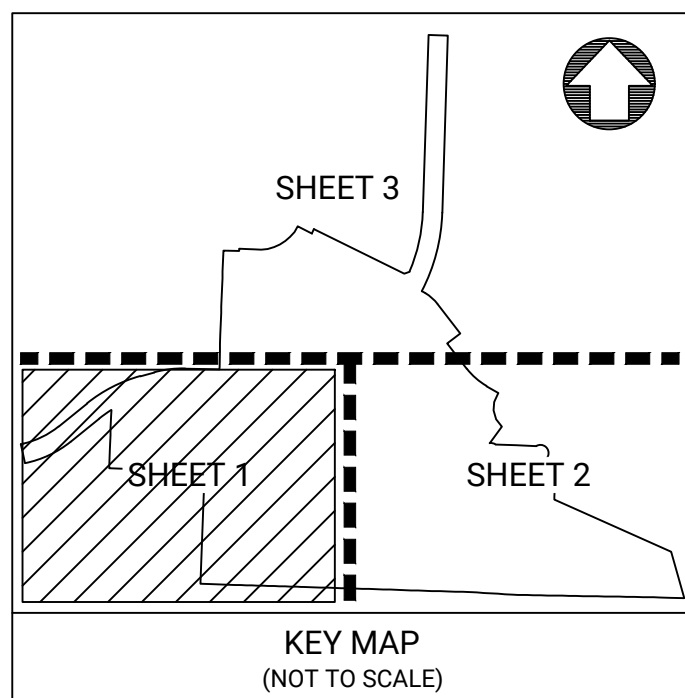
LINE #	BEARING	DISTANCE
L20	N04°12'55"W	43.00'
L21	N08°40'33"W	41.84'
L22	N56°51'56"E	13.05'
L23	S12°02'58"W	14.89'
L24	N08°46'24"E	20.00'
L25	N47°27'20"E	19.79'
L26	N17°41'24"E	27.56'
L27	N71°34'31"W	13.93'
L28	N19°16'02"E	14.14'
L29	S14°47'52"W	15.39'
L30	S79°44'59"E	13.95'
L31	S49°26'38"W	14.50'
L32	S31°20'52"W	37.70'
L33	S01°58'25"W	112.36'
L34	S01°58'25"W	117.82'
L35	S31°20'52"W	31.39'
L36	S88°01'35"E	84.27'
L37	N01°58'25"E	25.00'
L38	N88°01'35"W	75.00'

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C1	016°51'49"	770.00'	N82°54'58"E	225.81'	226.63'
C2	063°07'47"	50.00'	S33°32'19"W	52.35'	55.09'
C3	009°22'52"	760.00'	N69°47'38"W	124.30'	124.44'
C4	090°37'33"	50.00'	N43°20'21"W	71.10'	79.09'
C5	090°00'00"	50.00'	S43°01'35"E	70.71'	78.54'
C6	003°00'27"	350.00'	S89°31'48"E	18.37'	18.37'
C7	003°00'27"	350.00'	N89°31'48"W	18.37'	18.37'
C8	001°00'33"	1000.00'	N02°28'42"E	17.61'	17.61'
C9	013°38'23"	350.00'	S18°20'07"E	83.12'	83.32'
C10	004°43'00"	350.00'	N89°46'43"E	28.80'	28.81'
C11	004°33'12"	350.00'	S89°41'50"W	27.81'	27.81'

CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH	LENGTH
C12	010°20'47"	350.00'	S59°05'38"W	63.12'	63.20'
C13	009°46'44"	350.00'	N59°22'39"E	59.66'	59.74'
C14	010°20'47"	250.00'	S30°54'22"E	45.08'	45.14'
C15	090°00'00"	50.00'	S19°16'02"W	70.71'	78.54'
C16	090°00'00"	50.00'	N70°43'58"W	70.71'	78.54'
C17	090°00'00"	50.00'	N57°18'33"W	70.71'	78.54'
C18	005°43'02"	295.00'	S04°49'56"W	29.42'	29.44'
C19	062°17'36"	50.00'	S33°07'44"W	51.72'	54.36'
C20	001°05'01"	350.00'	N87°29'00"W	6.63'	6.63'
C21	016°54'21"	580.00'	N10°25'36"W	170.52'	171.14'

UPPER TRINITY REGIONAL WATER DISTRICT
TRACT 2
VOL. 4646, PG. 212 RPRDCT

70 BRAZOS ELECTRIC POWER COOPERATIVE, INC. ESMT
DOC. NO. 2019-258 RPRDCT



OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 201907-01
DATE: December 2021

TECH=JCF
SCALE 1"=100'
PAGE 1 OF 4

THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS
AND 18 COMMON AREA LOTS FROM 134.078 ACRES OF LAND.

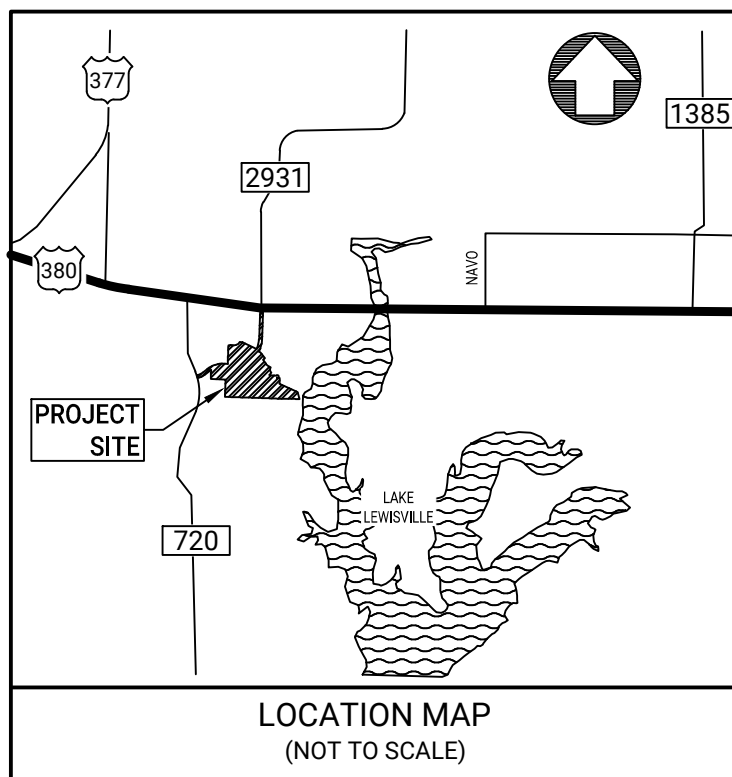
**FINAL PLAT
SPIRITAS RANCH PHASE 1**

134.078 ACRES
31.121 ACRES RIGHT-OF-WAY
27 BLOCKS

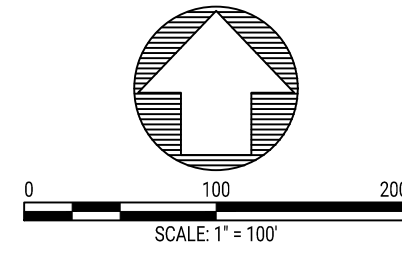
547 RESIDENTIAL LOTS
18 COMMON AREA LOTS

LOTS 18-26, BLOCK Q; LOTS 32-44, BLOCK Q;
LOTS 11-19, BLOCK AC; LOTS 1-17 & 1X, BLOCK AD;
LOTS 1-38, BLOCK AE; LOTS 1-12 & 1X-2X, BLOCK AF;
LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X, BLOCK AH;
LOTS 1-33 & 1X, BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ;
LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL;
LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X, BLOCK AN;
LOTS 1-29 & 1X, BLOCK AO; LOTS 1-12 & 1X-2X, BLOCK AP;
LOTS 1-6, BLOCK AQ; LOTS 1-32, BLOCK AR;
LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT;
LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV;
LOTS 1-8 & 1X, BLOCK AW; LOTS 1-10, BLOCK AX;
LOTS 1-20 & 1X, BLOCK AY; LOTS 1-16 & 1X, BLOCK BA;
AND LOTS 1-30, BLOCK BB

SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

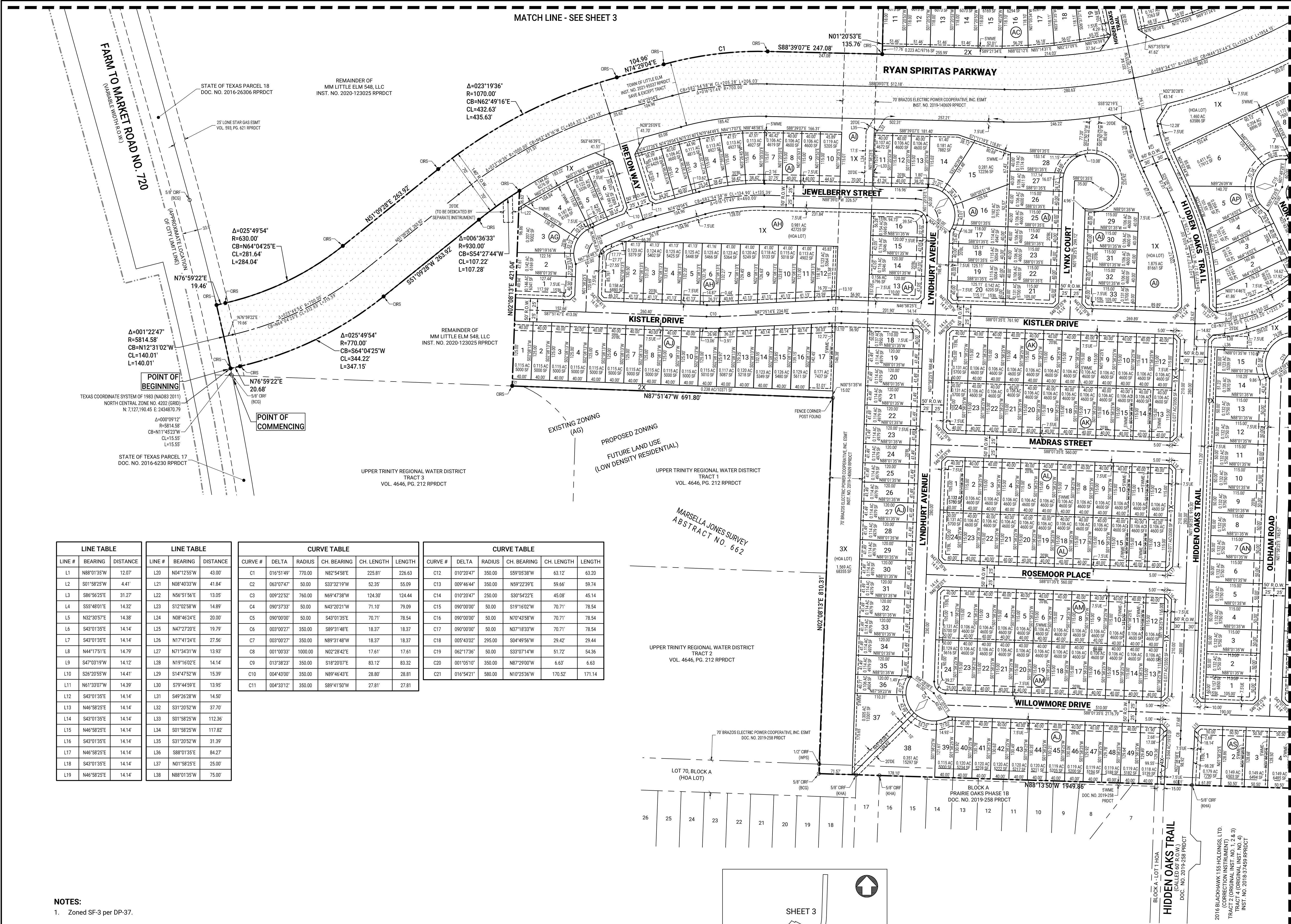


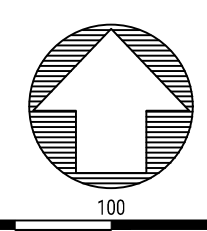
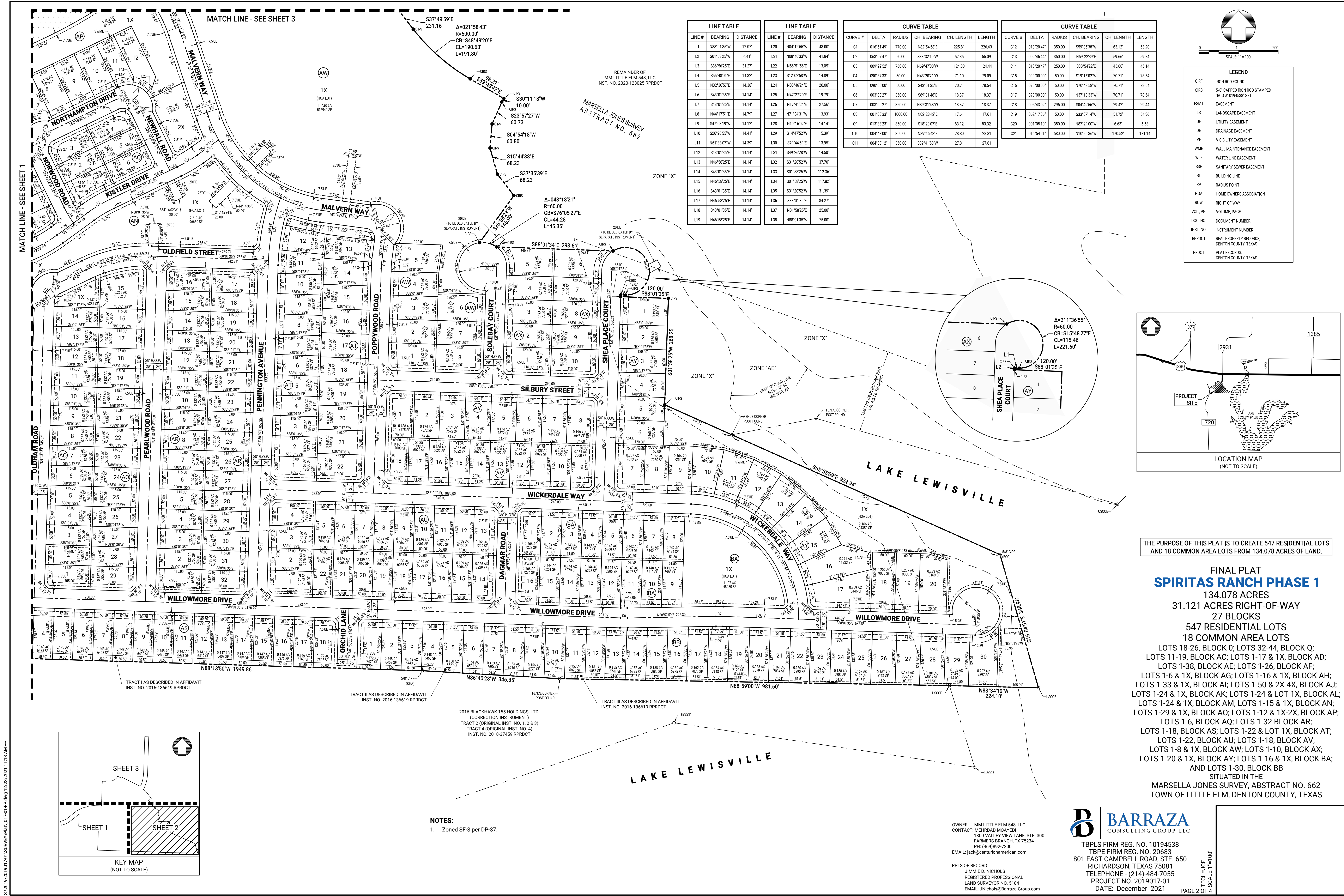
LEGEND	
CRF	IRON ROD FOUND
CRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS



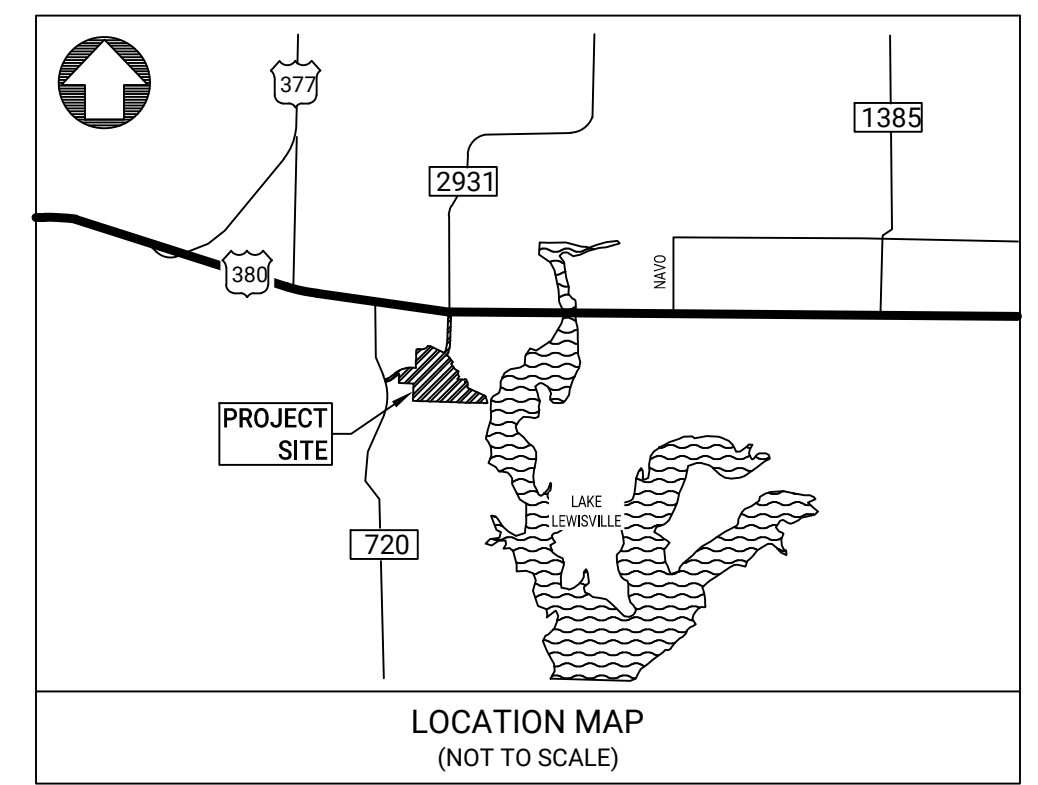
MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 2





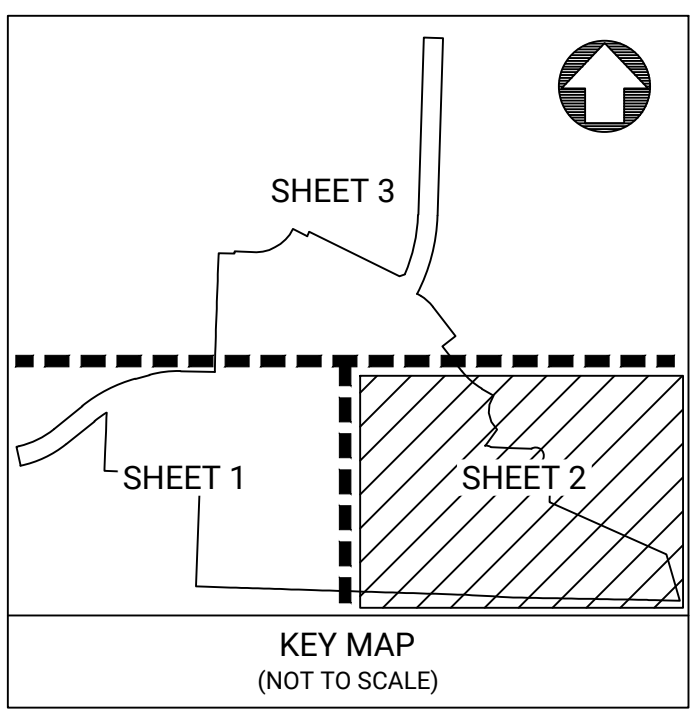
LEGEND	
CRF	IRON ROD FOUND
CRS	5/8" CAPED IRON ROD STAMPED "80G 10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SS	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL. PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS



THE PURPOSE OF THIS PLAT IS TO CREATE 547 RESIDENTIAL LOTS
AND 18 COMMON AREA LOTS FROM 134.078 ACRES OF LAND.

FINAL PLAT
SPIRITAS RANCH PHASE 1
134.078 ACRES
31.121 ACRES RIGHT-OF-WAY
27 BLOCKS
547 RESIDENTIAL LOTS
18 COMMON AREA LOTS
LOTS 18-26, BLOCK Q; LOTS 32-44, BLOCK Q;
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LOTS 1-38, BLOCK AE; LOTS 1-26, BLOCK AF;
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LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X, BLOCK AN;
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LOTS 1-20 & 1X, BLOCK AY; LOTS 1-16 & 1X, BLOCK BA;
AND LOTS 1-30, BLOCK BB
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

NOTES:
1. Zoned SF-3 per DP-37.



OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

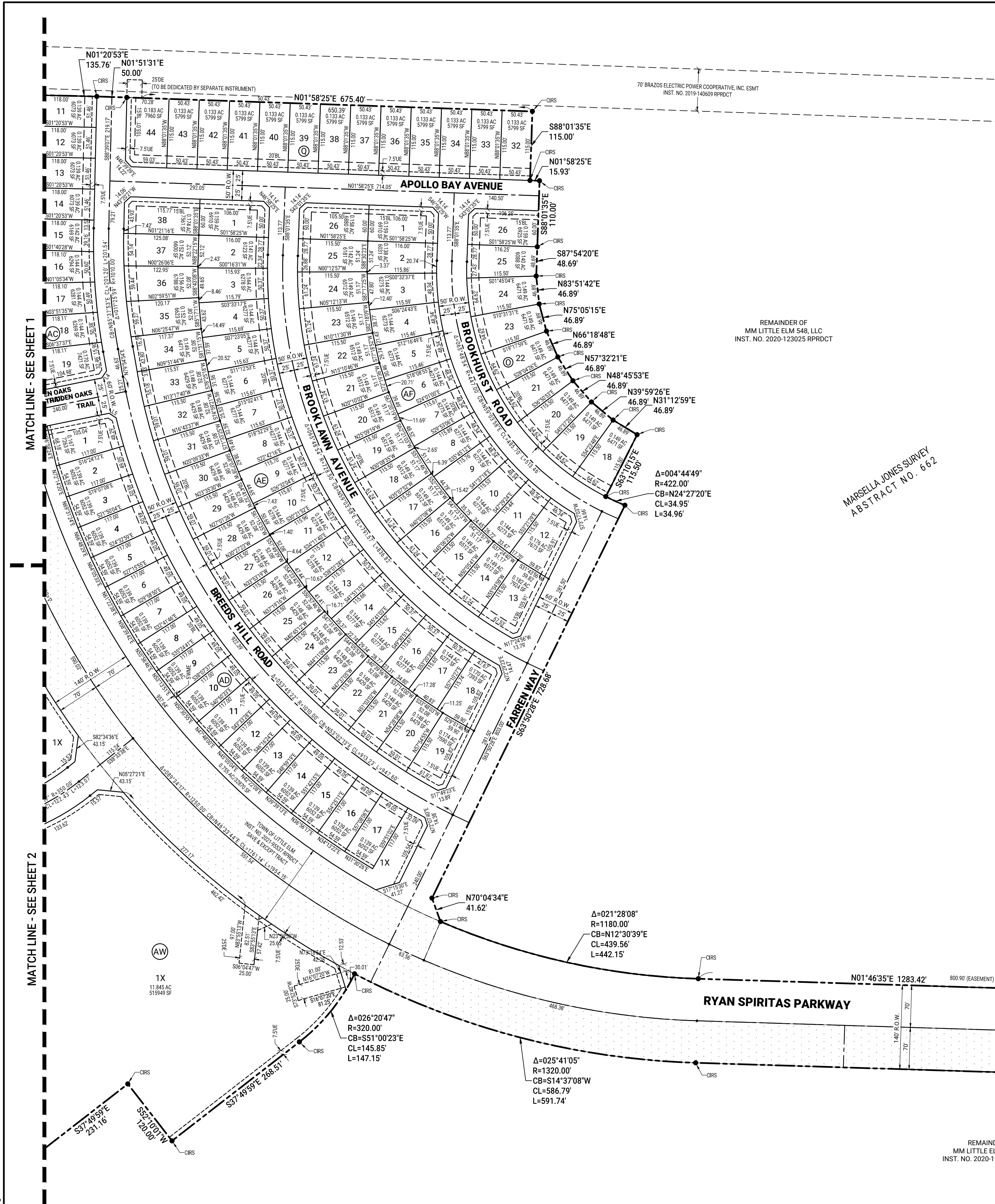


TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: December 2021

TECH=JCF
SCALE 1"=100'
PAGE 2 OF 4

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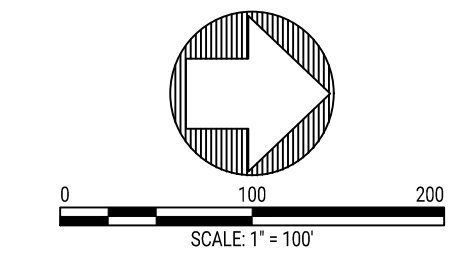


LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N88°01'35\"W	12.07
L2	S01°58'25\"W	4.41
L3	S86°56'25\"E	31.27
L4	S55°48'01\"E	14.32
L5	N32°30'57\"E	14.38
L6	S43°01'35\"E	14.14
L7	S43°01'35\"E	14.14
L8	N44°17'51\"E	14.79
L9	S47°03'19\"W	14.12
L10	S26°20'55\"W	14.41
L11	N61°33'07\"W	14.39
L12	S43°01'35\"E	14.14
L13	N46°58'25\"E	14.14
L14	S43°01'35\"E	14.14
L15	N46°58'25\"E	14.14
L16	S43°01'35\"E	14.14
L17	N46°58'25\"E	14.14
L18	S43°01'35\"E	14.14
L19	N46°58'25\"E	14.14

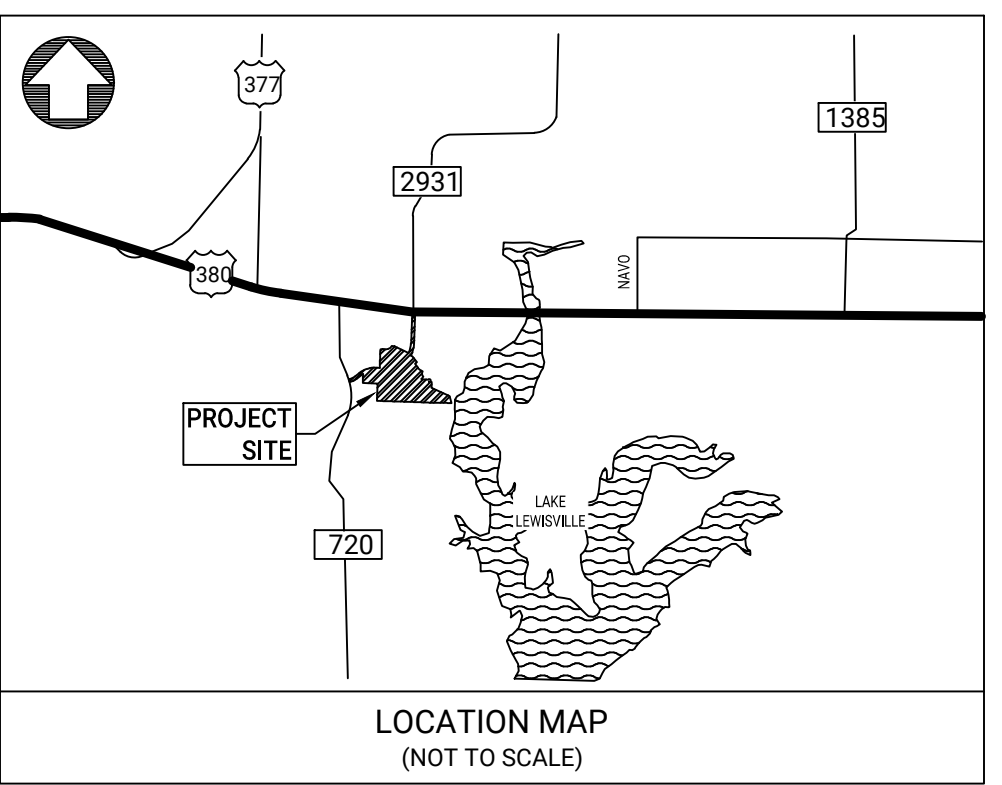
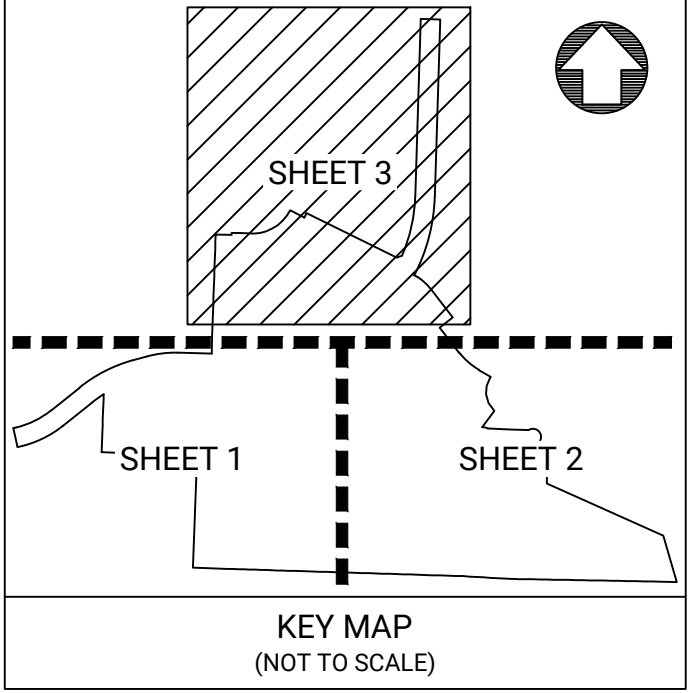
LINE TABLE		
LINE #	BEARING	DISTANCE
L20	N04°12'55\"W	43.00
L21	N08°40'33\"W	41.84
L22	N56°51'56\"E	13.05
L23	S12°02'58\"W	14.89
L24	N08°46'24\"E	20.00
L25	N47°27'20\"E	19.79
L26	N17°41'24\"E	27.56
L27	N71°34'31\"W	13.93
L28	N19°16'02\"E	14.14
L29	S14°47'52\"W	15.39
L30	S79°44'59\"E	13.95
L31	S49°26'28\"W	14.50
L32	S31°20'52\"W	37.70
L33	S01°58'25\"W	112.36
L34	S01°58'25\"W	117.82
L35	S31°20'52\"W	31.39
L36	S88°01'35\"E	84.27
L37	N01°58'25\"E	25.00
L38	N88°01'35\"W	75.00

CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C2	063°07'47\"	50.00	S33°32'19\"W	52.35
C3	009°22'52\"	760.00	N69°47'38\"W	124.30
C4	090°37'33\"	50.00	N43°20'21\"W	71.10
C5	090°00'00\"	50.00	S43°01'35\"E	70.71
C6	003°00'27\"	350.00	S89°31'48\"E	18.37
C7	003°00'27\"	350.00	N89°31'48\"W	18.37
C8	001°00'33\"	1000.00	N02°28'42\"E	17.61
C9	013°38'23\"	350.00	S18°20'07\"E	83.12
C10	004°43'00\"	350.00	N89°46'43\"E	28.80
C11	004°33'12\"	350.00	S89°41'50\"W	27.81

CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C13	009°46'44\"	350.00	N59°22'39\"E	59.66
C14	010°20'47\"	250.00	S30°54'22\"E	45.08
C15	090°00'00\"	50.00	S19°16'02\"W	70.71
C16	090°00'00\"	50.00	N70°43'58\"W	70.71
C17	090°00'00\"	50.00	N37°18'33\"W	70.71
C18	005°43'02\"	295.00	S04°49'56\"W	29.42
C19	062°17'36\"	50.00	S33°07'14\"W	51.72
C20	001°05'10\"	350.00	N87°29'00\"W	6.63
C21	016°54'21\"	580.00	N10°25'36\"W	170.52



LEGEND	
CRF	IRON ROD FOUND
CRS	5/8\" CARPED IRON ROD STAMPED \"BCG #10194538\" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
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AND 18 COMMON AREA LOTS FROM 134.078 ACRES OF LAND.

FINAL PLAT
SPIRITAS RANCH PHASE 1
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AND LOTS 1-30, BLOCK BB
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

NOTES:
1. Zoned SF-3 per DP-37.

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 201907-01
DATE: December 2021

TECH=JCF
SCALE 1\"=100'
PAGE 3 OF 4

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS MM LITTLE ELM 548, LLC, is the owner of that certain tract of land situated in the Marsella Jones Survey, Abstract Number 662, Town of Little Elm, Denton County, Texas, and being part of that certain tract of land described in deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" capped iron rod stamped "BCG 10194538" found in the east right-of-way line of Farm to Market Road 720 (a variable-width right-of-way), said point being in the west line of said MM Little Elm 548, LLC tract, said point also being the beginning of a curve to the left;

THENCE northwesterly with said curve to the left, which has a central angle of 00°09'12", a radius of 5,814.58 feet, a chord that bears North 11°45'25" West for a distance of 15.55 feet, and for an arc distance of 15.55 feet to a 5/8" capped iron rod stamped "BCG #10194538" set for corner, said point being the POINT OF BEGINNING;

THENCE with said east right-of-way line of Farm to Marked Road 720, continuing northerly along said curve through a central angle of 01°22'47", a radius of 5,814.58 feet, a chord that bears North 12°31'02" West for a distance of 140.01 feet, and an arc distance of 140.01 feet to a 5/8" capped iron rod stamped "BCG #10194538" set for corner;

THENCE departing said Farm to Market Road 720, and over and across said MM Little Elm 548, LLC tract, the following courses, all to 5/8" capped iron rods stamped "BCG #10194538" set for corner for corner unless otherwise noted:

North 76°59'22" East, a distance of 19.46 feet to the beginning of a tangent curve to the left;

Northeasterly with said curve which has a central angle of 25°49'54", a radius of 630.00 feet, a chord that bears North 64°04'25" East, a chord distance of 281.64 feet, and an arc distance of 284.04 feet;

North 51°09'28" East, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Northeasterly with said curve which has a central angle of 23°19'36", a radius of 1,070.00 feet, a chord that bears North 62°49'16" East, a chord distance of 432.63 feet, and an arc distance of 435.63 feet;

North 74°29'04" East, a distance of 104.96 feet to the beginning of a tangent curve to the right;

Easterly with said curve which has a central angle of 16°51'49", a radius of 770.00 feet, a chord that bears North 82°54'58" East, a chord distance of 225.81 feet, and an arc distance of 226.63 feet;

South 88°39'07" East, a distance of 247.08 feet;

North 01°20'53" East, a distance of 135.76 feet;

North 01°51'31" East, a distance of 50.00 feet;

North 01°58'25" East, a distance of 675.40 feet;

South 88°01'35" East, a distance of 115.00 feet;

North 01°58'25" East, a distance of 15.93 feet;

South 88°01'35" East, a distance of 110.00 feet;

South 87°54'20" East, a distance of 48.69 feet;

North 83°51'42" East, a distance of 46.89 feet;

North 75°05'15" East, a distance of 46.89 feet;

North 66°18'48" East, a distance of 46.89 feet;

North 57°32'21" East, a distance of 46.89 feet;

North 48°45'53" East, a distance of 46.89 feet;

North 39°59'26" East, a distance of 46.89 feet;

North 31°12'59" East, a distance of 46.89 feet;

South 63°10'15" East, a distance of 115.50 feet to the beginning of a non-tangent curve to the left;

Northeasterly with said curve which has a central angle of 04°44'49", a radius of 422.00 feet, a chord that bears North 24°27'20" East, a chord distance of 34.95 feet, and an arc distance of 34.96 feet;

South 63°50'28" East, a distance of 728.68 feet;

North 70°04'34" East, a distance of 41.62 feet to the beginning of a non-tangent curve to the left;

Northerly with said curve which has a central angle of 21°28'08", a radius of 1,180.00 feet, a chord that bears North 12°30'39" East, a chord distance of 439.56 feet, and an arc distance of 442.15 feet;

North 01°46'35" East, a distance of 1,283.42 feet;

South 88°28'06" East, a distance of 65.92 feet;

South 87°31'42" East, a distance of 74.08 feet;

South 01°46'35" West, a distance of 1,282.81 feet to the beginning of a tangent curve to the right;

Southerly with said curve which has a central angle of 25°41'05", a radius of 1,320.00 feet, a chord that bears South 14°37'08" West, a chord distance of 586.79 feet, and an arc distance of 591.74 feet to the beginning of a non-tangent curve to the right;

Southeasterly with said curve which has a central angle of 026°20'47", a radius of 320.00 feet, a chord that bears South 51°00'23" East, a chord distance of 145.85 feet, and an arc distance of 147.15 feet;

South 37°49'59" East, a distance of 268.51 feet;

South 52°10'01" West, a distance of 120.00 feet;

South 37°49'59" East, a distance of 231.16 feet to the beginning of a tangent curve to the left;

Southeasterly with said curve which has a central angle of 21°58'43", a radius of 500.00 feet, a chord that bears South 48°49'20" East, a chord distance of 190.63 feet, and an arc distance of 191.80 feet;

South 59°48'42" East, a distance of 98.21 feet;

South 30°11'18" West, a distance of 10.00 feet;

South 23°57'27" West, a distance of 60.73 feet;

South 04°54'18" West, a distance of 60.80 feet;

South 15°44'38" East, a distance of 68.23 feet;

South 37°35'39" East, a distance of 68.23 feet;

South 36°08'23" West, a distance of 146.90 feet to the beginning of a non-tangent curve to the right;

Easterly with said curve which has a central angle of 43°18'21", a radius of 60.00 feet, a chord that bears South 76°05'27" East, a chord distance of 44.28 feet, and an arc distance of 45.35 feet;

South 88°01'34" East, a distance of 293.61 feet to the beginning of a non-tangent curve to the right;

Southerly with said curve which has a central angle of 211°36'55", a radius of 60.00 feet, a chord that bears South 15°48'27" East, a chord distance of 115.46 feet, and an arc distance of 221.60 feet;

North 88°01'35" West, a distance of 12.07 feet;

South 01°58'25" West, a distance of 4.41 feet;

South 88°01'35" East, a distance of 120.00 feet;

South 01°58'25" West, a distance of 268.25 feet;

South 65°55'09" East, passing at a distance of 185.24 feet a fence corner post found on the "take" line of Lake Lewisville, and continuing with said "take line" for a total distance of 924.94 feet to capped iron rod found for corner;

THENCE South 16°04'51" East, continuing with said "take line" a distance of 348.96 feet to an Army Corps of Engineers Monument found for corner;

THENCE North 88°34'10" West, continuing with said "take line" a distance of 224.10 feet to an Army Corps of Engineers Monument found for corner, said point being the northeast corner of that certain tract of land described in deed to 2016 Blackhawk 155 Holdings, LTD., recorded in Instrument No. 2018-37459, RPRDCT;

THENCE with said north line of 2016 Blackhawk 155 Holdings, LTD. tract, the following courses:

North 88°59'00" West, a distance of 981.60 feet to fence corner post found for corner;

North 86°40'28" West, a distance of 346.35 feet to a 5/8" capped iron rod stamped "KHA" found for corner;

North 88°13'50" West, a distance of 1,949.86 feet to a 5/8" capped iron rod stamped "BCG #10194538" found for corner in the East line of Lot 70 (HOA Lot), Block A, Prairie Oaks Phase 1B, an addition to the Town of Little elm according to the plat recorded in Document No. 2019-258, PRDCT;

THENCE North 02°08'13" East with said east line of Lot 70, and the east line of those certain tracts of land described as Tract 1 and Tract 2 in deed to Upper Trinity Regional Water District , recorded in Volume 4646, Page 212, RPRDCT, a distance of 810.31 feet to a fence corner post found for corner;

THENCE North 87°51'47" West with the north line of said Upper Trinity Regional Water District Tract 1 and Tract 3, a distance of 691.80 feet to a 5/8" capped iron rod stamped "BCG #10194538" set for corner at the northeast corner of said Tract 1;

THENCE over and across said MM Little Elm 538, LLC tract, the following courses and distances, all to a 5/8" capped iron rod stamped "BCG #10194538" set for corner unless otherwise noted:

North 02°08'13" East, a distance of 421.04 feet to the beginning of a non-tangent curve to the left;

Southwesterly with said curve which has a central angle of 06°36'33", a radius of 930.00 feet, a chord that bears South 54°27'44" West, a chord distance of 107.22 feet, and an arc distance of 107.28 feet;

South 51°09'28" West, a distance of 263.92 feet to the beginning of a tangent curve to the right;

Southwesterly with said curve which has a central angle of 25°49'54", a radius of 770.00 feet, a chord that bears South 64°04'25" West, a chord distance of 344.22 feet, and an arc distance of 347.15 feet;

South 76°59'22" West, a distance of 20.68 feet to the POINT OF BEGINNING, containing an area of 147.570 acres of land, Save and except a called 13.492 acre right-of-way dedication to the Town of Little Elm recorded in Instrument No. 2021-95537 RPRDCT, Leaving a net total of 134.078 acres of land.

NOTES:

- Water service to be provided by the Mustang Special Utility District.
- Utility providers:
- Electric & gas service: Telephone service:

COSERV

7701 South Stemmons

Corinth, Texas 75065

Phone 1-800-274-4014

AT&T

2301 Ridgeview Drive

Plano, Texas 75025

Phone (972) 569-3084
- Sanitary sewer to be handled by facilities approved by the Mustang Special Utility District.
- The maintenance of public paving, drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Mustang Special Utility District
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
- Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
- All common areas will be owned and maintained by the HOA/POA.
- Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law 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.
- Minimum finished floor elevations are at least 2 feet above the 100-year floodplain.
- Subject property lies within Zone "AE" - "Base Flood Elevations Determined" or Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood: Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 48121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map.
- All perimeter boundary corners are 5/8" iron rod with caps marked "BCG 10194538" found or set, unless noted otherwise.
- Private common areas may contain, either across or through, a public trail system.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
- The purpose of this plat is to create 547 residential lots and 18 COMMON area lots from 134.078 acres of land.
- Zoned SF-3 per DP-37.
- This plat has a 1:4.08 lot density.
- Lots range in size from 4,600 square feet to 17,912 square feet.
- Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
- | Lots / | Square Feet / | Lot Width / | Total Lots |
|------------|---------------|-------------|------------|
| 40' x 115' | 4,600 SF | 40' | 183 |
| 50' x 115' | 5,750 SF | 50' | 299 |
| 60' x 115' | 7,200 SF | 60' | 65 |

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability Company Partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Spiritas Ranch Phase 1, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ____ day of _____, 2021.

MM LITTLE ELM 548, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 548, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

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 _____, Manager of MM Little Elm 548, LLC, known to me to be the person and officer 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.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

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 Jimmie D. Nichols, known to me to be the person and officer 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.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

FINAL PLAT
SPIRITAS RANCH PHASE 1
134.078 ACRES
31.121 ACRES RIGHT-OF-WAY
27 BLOCKS

547 RESIDENTIAL LOTS
18 COMMON AREA LOTS
LOTS 18-26, BLOCK Q; LOTS 32-44, BLOCK Q;
LOTS 11-19, BLOCK AC; LOTS 1-17 & 1X, BLOCK AD;
LOTS 1-38, BLOCK AE; LOTS 1-26, BLOCK AF;
LOTS 1-6 & 1X, BLOCK AG; LOTS 1-16 & 1X, BLOCK AH;
LOTS 1-33 & 1X, BLOCK AI; LOTS 1-50 & 2X-4X, BLOCK AJ;
LOTS 1-24 & 1X, BLOCK AK; LOTS 1-24 & LOT 1X, BLOCK AL;
LOTS 1-24 & 1X, BLOCK AM; LOTS 1-15 & 1X, BLOCK AN;
LOTS 1-29 & 1X, BLOCK AO; LOTS 1-12 & 1X-2X, BLOCK AP;
LOTS 1-6, BLOCK AQ; LOTS 1-32 BLOCK AR;
LOTS 1-18, BLOCK AS; LOTS 1-22 & LOT 1X, BLOCK AT;
LOTS 1-22, BLOCK AU; LOTS 1-18, BLOCK AV;
LOTS 1-8 & 1X, BLOCK AW; LOTS 1-10, BLOCK AX;
LOTS 1-20 & 1X, BLOCK AY; LOTS 1-16 & 1X, BLOCK BA;
AND LOTS 1-30, BLOCK BB
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PH: (469)892-7200
EMAIL: jack@centurionamerican.com

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE: (214)-484-7055
PROJECT NO. 2019017-01
DATE: December 2021

TECH=JCF
SCALE 1"=100'



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	Spiritas East Preliminary Plat (PP-21-06344)
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	38.719
Current Zoning	Agriculture (AG)
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Jim Nichols, Barraza Consulting Group, LLC
Owner	Robert and Faith Penley
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/Spiritas East (PP-21-06344). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Spiritas East, subdividing and establishing 146 residential lots and eight common area lots on approximately 38.719 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the south side of East University Drive, approximately 3,000 feet east of Providence Boulevard, within Little Elm's Town limits.

Planning Analysis

Background.

This is a Preliminary Plat for Preliminary Plat for Spiritas East, subdividing and establishing 146 residential lots and eight common area lots on approximately 38.719 acres. Spiritas East is an addition to the master planned development Spiritas Ranch and is going through the zoning process for a new Planned Development.

The purpose of the Preliminary Plat is to determine the general layout of the lots and blocks of a proposed subdivision to determine the adequacy of public facilities needed to serve the intended development and

overall compliance with the Codes of Little Elm, including but not limited to the Zoning Ordinance, Thoroughfare Plan, and Comprehensive Plan.

Engineering Review.

The plat has been reviewed by Town staff and found to be in compliance with most of the subdivision requirements. Staff is requesting that a technical memo be added to the Spiritas Ranch Traffic Impact Analysis (TIA) to support Spiritas East.

Recommended Action

Staff recommends approval of the Preliminary Plat subject to the following condition:

- Technical memo be added to the Spiritas Ranch Traffic Impact Analysis (TIA) to support Spiritas East development. These documents can be provided prior to recording.

Attachments

Plat Document

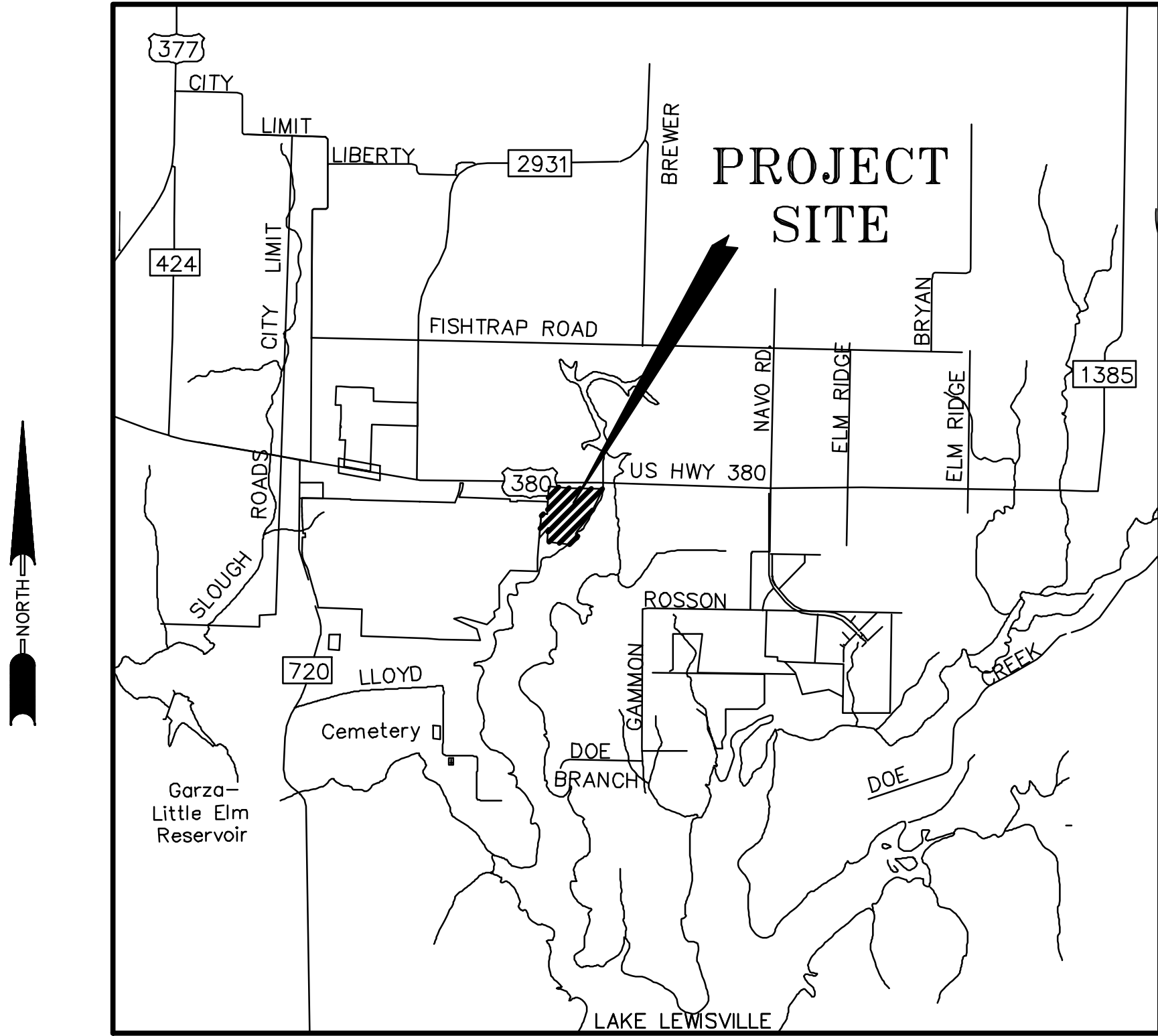
PRELIMINARY DEVELOPMENT PLANS FOR

SPIRITAS EAST

TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

NOTE:

SPIRITAS RANCH IS A MASTER-PLANNED & PHASED DEVELOPMENT. THIS PRELIMINARY PLAT & PLAN SET SHOWS ANTICIPATED PHASING THAT IS SUBJECT TO CHANGE. PRELIMINARY ENGINEERING DRAWINGS ASSUME ENTIRE DEVELOPMENT IS CONSTRUCTED SIMULTANEOUSLY. PHASED ENGINEERING CONSTRUCTION PLANS WILL ADDRESS TEMPORARY CONDITIONS AND THE EDGE-CASES WHERE PHASES ABUT. THIS INCLUDES, BUT IS NOT LIMITED TO EROSION CONTROL MEASURES, PAVEMENT HEADERS, STORM HEADWALLS, WATER STUBS & SANITARY SEWER STUBS.



LOCATION MAP
N.T.S.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.01	PRELIMINARY PLAT
C0.02	PRELIMINARY PLAT
C1.01	OVERALL PRELIMINARY PAVING PLAN
C2.01	EXISTING DAM
C2.02	OFFSITE EXISTING DAM
C2.03	TC CALCULATIONS
C2.04	ULTIMATE CONDITIONS
C2.05	OVERALL PRELIMINARY DRAINAGE PLAN
C3.01	OVERALL PRELIMINARY WATER PLAN
C3.02	OVERALL PRELIMINARY WATER PLAN
C4.01	OVERALL PRELIMINARY SANITARY SEWER PLAN
C4.02	OVERALL PRELIMINARY SANITARY SEWER PLAN
C5.01	OVERALL PRELIMINARY EROSION CONTROL PLAN
C6.01	OVERALL PRELIMINARY GRADING PLAN

OWNER:

MM LITTLE ELM 43, LLC
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TX 75234

CONTACT: JACK DAWSON

JACK@CENTURIONAMERICAN.COM

DEVELOPER:

CENTURION AMERICAN DEVELOPMENT GROUP
1800 VALLEY VIEW LANE, SUITE 300
DALLAS, TX 75234

CONTACT: JACK DAWSON

JACK@CENTURIONAMERICAN.COM

ENGINEER/SURVEYOR:



801 East Campbell Road
Suite 650, Richardson, TX 75081
Tel. No. 214-484-7055
TBPE Firm Lic. 20683
TBPLS Firm Lic. 10194538

Contact: Matt Clark, PE #123349
mclark@barraza-group.com



12/28/2021

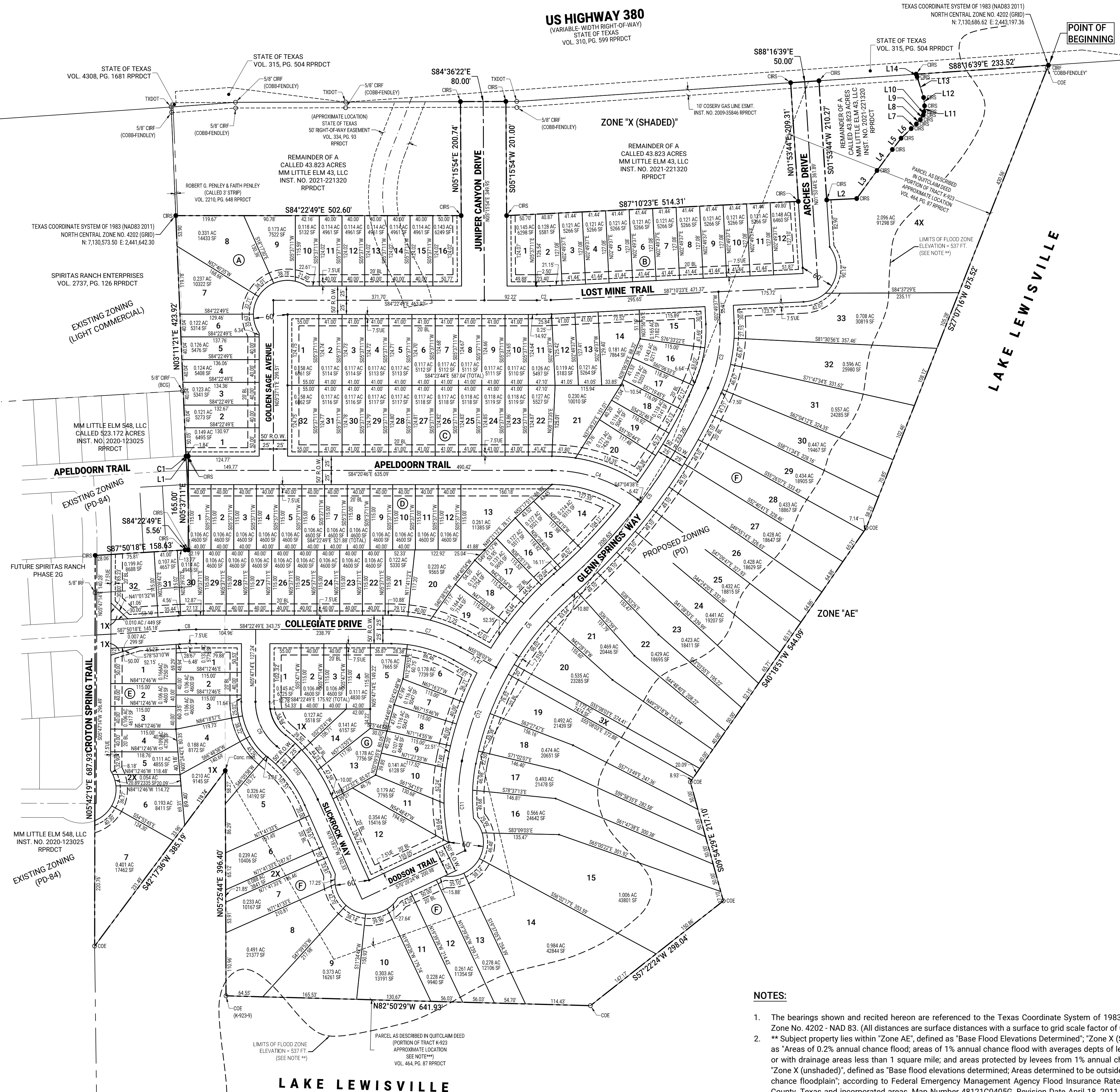
DECEMBER 2021

NOTES:

1. Zoned SF-3 per DP-37.

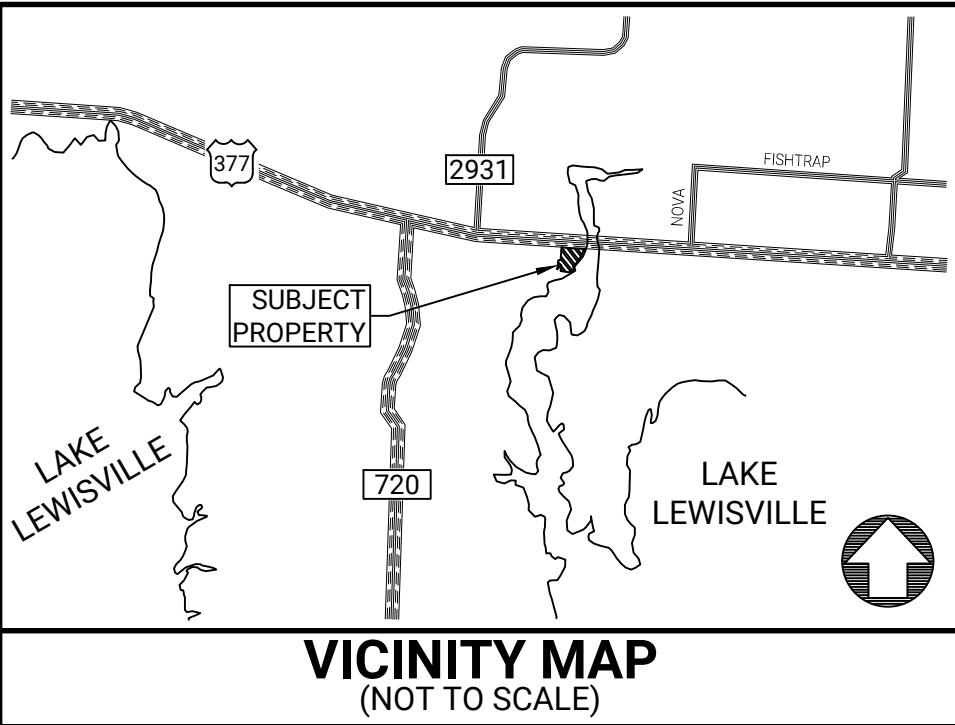
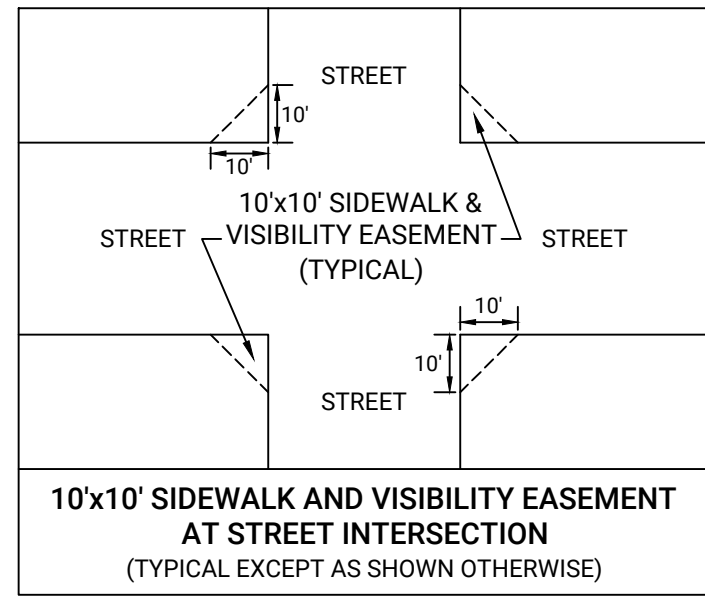
NOTES:

- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 ~ North Central Zone No. 4202 - NAD 83. (All distances are surface distances with a surface to grid scale factor of 0.999849393).
- ** Subject property lies within "Zone AE", defined as "Base Flood Elevations Determined"; "Zone X (Shaded)", defined as "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with averages depths of less than one foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"; and "Zone X (unshaded)", defined as "Base flood elevations determined; Areas determined to be outside the 0.2% annual chance floodplain", according to Federal Emergency Management Agency Flood Insurance Rate Map for Denton County, Texas and incorporated areas, Map Number 48121C0405G, Revision Date April 18, 2011. Limits of "Zone AE" is shown graphically plotted hereon according to this map.
- Plat and deed calls shown recited hereon are referenced to previously filed recorded plats and deeds for subject and adjoining properties.
- Surveyed on the ground during June & July 2021.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
- All common areas will be owned and maintained by the HOA/POA.
- Notice - selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law 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.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N84°22'49\"W	2.24
L2	S87°10'23\"E	52.86
L3	N41°38'43\"E	60.89
L4	N41°48'16\"E	45.80
L5	N43°25'46\"E	25.15
L6	N51°51'09\"E	24.67
L7	N54°02'19\"E	12.14
L8	N48°36'19\"E	10.43
L9	N37°47'16\"E	9.58
L10	N15°43'13\"E	5.97
L11	N12°02'26\"E	10.27
L12	N00°46'57\"W	14.90
L13	N11°51'34\"W	38.07
L14	N14°47'27\"W	5.09

CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	000°22'56\"	275.00	N84°34'17\"W	1.84
C2	002°47'35\"	505.00	S85°46'36\"E	24.62
C3	026°39'58\"	250.00	S16°09'35\"W	115.31
C4	037°18'10\"	250.00	S65°43'43\"E	159.90
C5	024°58'50\"	995.16	S41°59'00\"W	430.46
C6	019°36'27\"	550.00	S44°40'11\"W	187.30
C7	029°14'45\"	250.00	S69°45'26\"E	126.23
C8	003°27'30\"	500.00	S86°06'34\"E	30.17
C9	051°26'49\"	100.00	N19°56'10\"W	86.81
C10	027°21'08\"	250.00	N31°59'01\"W	118.22
C11	026°02'19\"	350.00	S03°29'22\"W	157.70
C12	018°21'26\"	550.00	S25°41'14\"W	176.22



LEGEND	
CRF	IRON ROD FOUND
CRS	5/8\" CAPPED IRON ROD STAMPED \"BCG #10194538\" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME, PAGE
D.O.C. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

" THE INTENT AND POURPOSE OF THIS PRELIMINARY PLAT IS TO SUBDIVIDE AND CREATE 146 RESIDENTIAL LOTS "

PRELIMINARY PLAT
SPIRITAS EAST
38.719 ACRES
6.537 ACRES RIGHT-OF-WAY
7 BLOCKS
146 RESIDENTIAL LOTS
8 COMMON AREA LOTS
LOTS 1-16, BLOCK A, LOTS 1-12, BLOCK B, LOTS 1-32,
BLOCK C, LOTS 1-32 & 1X, BLOCK D, LOTS 1-7, 1X-2X,
BLOCK E, LOTS 1-33, 1X-4X, BLOCK F, & 1-14 & 1X, BLOCK G
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM Little Elm 43, LLC
1800 Valley View Lane, Suite 300
Dallas, TX 75234
CONTACT: Jack Dawson
(469) 992-7200
JACK@CENTURIONAMERICAN.COM
RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com

BARRAZA
CONSULTING GROUP, LLC
TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-E
DATE : December 28, 2021

TECH: JCF
SCALE 1"=100'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS MM LITTLE ELM 43, LLC, are the owners of that certain tract of land situated in the Marsella Jones Survey, Abstract No. 662, in the Town of Little Elm, Denton County, Texas, and being part of that certain called 43.823 acre tract of land described in a Warranty Deed to MM Little Elm 43, LLC, a Texas limited liability company recorded in Instrument Number 2021-221320, of the Real Property Records of Denton County, Texas (RPRDCT), and part of that certain called 523.172 acre tract of land described in a Special Warranty Deed with Vendor's Lien to MM Little Elm 548, LLC, a Texas limited liability company recorded in Instrument Number 2020-123025, R.P.R.D.C.T., and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "COBB-FENDLEY" found at the northeast corner of said MM Little Elm 43 tract and being located on the southerly right-of-way line of US Highway No. 380 (variable width right-of-way), said southerly right-of-way line according to deed to the State of Texas recorded in Volume 315, Page 504, RPRDCT and also being located in the westerly "Take Line" of Lake Lewisville;

THENCE with said westerly "Take Line" of Lake Lewisville, the following courses:

- South 27°07'16" West, passing at a distance of 5.32 feet a U.S. Army Corps of Engineers (USACOE) monument found, continuing with said "Take Line" in all, a total distance of 875.52 feet to a USACOE monument found for corner;
- South 40°18'51" West, a distance of 544.09 feet to a USACOE monument found for corner;
- South 09°54'29" East, a distance of 217.10 feet to a USACOE monument found for corner;
- South 57°22'24" West, a distance of 298.04 feet to a USACOE monument found for corner;
- North 82°50'29" West, a distance of 641.93 feet to a USACOE monument (K-923-9) found for corner;
- North 05°25'44" East, a distance of 396.40 feet to concrete monument (no disk) found for corner;
- And South 42°17'36" West, a distance of 385.19 feet to a USACOE monument found for corner, said monument being located on the westerly line of said MM Little Elm 43, and the easterly line of said MM Little Elm 548 tract;

THENCE North 05°42'19" East, with said east line, passing at a distance of 621.88 feet a 5/8 inch iron rod found at the northwest corner of said MM Little Elm 43 tract, and continuing over and across said MM Little Elm 548, LLC tract, in all, a total distance of 687.93 feet to a 5/8" capped iron rod set;

THENCE continuing over and across said MM Little Elm 548, LLC tract, and said MM Little Elm 43, the following courses:

- South 87°50'18" East, a distance of 158.63 feet to a 5/8" capped iron rod set;
- South 84°22'49" East, a distance of 5.56 feet to a 5/8" capped iron rod set;
- North 05°37'11" East, a distance of 165.00 feet to a 5/8" capped iron rod set;
- North 84°22'49" West, a distance of 2.24 feet to a 5/8" capped iron rod set for the beginning of a tangent curve to the left;
- And Northwesterly with said curve which has a central angle of 00°22'56", a radius of 275.00 feet, a chord that bears North 84°34'17" West, a chord distance of 1.84 feet, and an arc distance of 1.84 feet;

THENCE North 03°11'21" East, with the east line of said MM Little Elm 548, LLC tract, and the east line of that certain tract of land described in deed to Spiritas Ranch Enterprises recorded in Volume 2737, Page 126, RPRDCT, a distance of 423.92 feet;

THENCE departing said east line of the Spiritas Ranch Enterprises tract, and over and across said MM Little Elm 43 tract, the following courses:

- South 84°22'49" East, a distance of 502.60 feet;
- And North 05°15'54" East, a distance of 200.74 feet to a point located in said south right-of-way line of US Highway 380;

THENCE South 84°36'22" East, with said south right-of-way line of US Highway 380, a distance of 80.00 feet;

THENCE departing said south right-of-way line of US Highway 380, and over and across said MM Little Elm 43 tract, the following courses:

- South 05°15'54" West, a distance of 201.00 feet;
- South 87°10'23" East, a distance of 514.31 feet;
- And North 01°53'44" East, a distance of 209.31 feet to a point located on said south right-of-way line of US Highway 380;

THENCE South 88°16'39" East with said south right-of-way line of US Highway 380, a distance of 50.00 feet;

THENCE departing said south right-of-way line of US Highway 380, and over and across said MM Little Elm 43 tract, the following courses:

- South 01°53'44" West, a distance of 210.27 feet;
- South 87°10'23" East, a distance of 52.86 feet;
- North 41°38'43" East, a distance of 60.89 feet;
- North 41°48'16" East, a distance of 45.80 feet;
- North 43°25'46" East, a distance of 25.15 feet;
- North 51°51'09" East, a distance of 24.67 feet;
- North 54°02'19" East, a distance of 12.14 feet;
- North 48°36'19" East, a distance of 10.43 feet;
- North 37°47'16" East, a distance of 9.58 feet;
- North 15°43'13" East, a distance of 5.97 feet;
- North 12°02'26" East, a distance of 10.27 feet;
- North 00°46'57" West, a distance of 14.90 feet;
- North 11°51'34" West, a distance of 38.07 feet;
- And North 14°47'27" West, a distance of 5.09 feet to a point located in said south right-of-way line of US Highway 380;

THENCE South 88°16'39" East with said south right-of-way line of US Highway 380, a distance of 233.52 feet to the POINT OF BEGINNING, containing an area of 38.719 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 43, LLC., a Texas Limited Liability Company, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Spiritas East, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ____ day of _____, 2021.

MM LITTLE ELM 43, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 43, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

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 _____, Manager of MM Little Elm 43, LLC, known to me to be the person and officer 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.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

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 Jimmie D. Nichols, known to me to be the person and officer 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.

Given under my Hand and Seal of Office, this ____ day of _____, 2021.

Notary Public in and for the State of Texas

My Commission Expires: _____

NOTES:

- Water service to be provided by the Town of Little Elm.
- Utility providers:
 - Electric & gas service: Telephone service:
 - COSERV AT&T
 - 7701 South Stemmons 2301 Ridgeview Drive
 - Corinth, Texas 75065 Plano, Texas 75025
 - Phone 1-800-274-4014 Phone (972) 569-3084
- Sanitary sewer to be handled by facilities approved by the Town of Little Elm.
- The maintenance of public paving, drainage, water, and wastewater infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
- Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
- All common areas will be owned and maintained by the HOA/POA.
- Notice: selling a portion of this addition by metes and bounds is a violation of the 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.
- Minimum finished floor elevations shall be at least 2 feet above the 100-year floodplain.
- Subject property lies within Zone "AE" - "Base Flood Elevations Determined" or Zone "X-Shaded" - "Areas of 0.2% Annual Chance Flood: Areas of 1% Annual Chance Flood with Average Depths of Less Than 1 Foot or With Drainage Areas Less Than 1 Square Mile; and Areas Protected by Levees From 1% Annual Chance Flood", and Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 48121C0405G, Revision Date April 18, 2011. Limits of Zone "AE" is shown graphically plotted hereon according to this map.
- All perimeter boundary corners are 5/8" iron rod with caps marked "BCG 10194538" found or set, unless noted otherwise.
- Private common areas may contain, either across or through, a public trail system.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
- The purpose of this plat is to create 547 residential lots and 18 COMMON area lots from 134.078 acres of land.
- Zoned SF-3 per DP-37.
- This plat has a 1:4.08 lot density.
- Lots range in size from 4,600 square feet to 17,912 square feet.
- Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
- All of block a lot 1X to be identified as Open Space And Drainage Easement.

CERTIFICATE OF PRELIMINARY PLAT APPROVAL (FOR PRELIMINARY PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)	
Approved _____	
Town Official	Date
Town of Little Elm, Texas	
The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing PRELIMINARY PLAT of SPIRITAS EAST Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, and the Commission, by formal action, then and there accepted the PRELIMINARY PLAT and public works improvements and infrastructure, and said commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.	
Witness by hand this ____ day of _____.	
_____ Town Secretary Town of Little Elm, Texas	

PRELIMINARY PLAT
SPIRITAS EAST
38.719 ACRES
6.537 ACRES RIGHT-OF-WAY
7 BLOCKS
146 RESIDENTIAL LOTS
8 COMMON AREA LOTS
LOTS 1-16, BLOCK A, LOTS 1-12, BLOCK B, LOTS 1-32,
BLOCK C, LOTS 1-32 & 1X, BLOCK D, LOTS 1-7, 1X-2X,
BLOCK E, LOTS 1-33, 1X-4X, BLOCK F, & 1-14 & 1X, BLOCK G
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

OWNER: MM Little Elm 43, LLC
1800 Valley View Lane, Suite 300
Dallas, TX 75234

CONTACT: Jack Dawson
(469) 892-7200
JACK@CENTURIONAMERICAN.COM

RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: JNichols@Barraza-Group.com



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-00
DATE: December 28, 2021

TECH: JCF
SCALE 1"=100'
PAGE 2 OF 2



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	Economic Development Corporation Food Truck Court
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	3.23 acres
Current Zoning	Lakefront District (LF)
Proposed Use	Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Lakefront District (LF)
Applicant	Little Elm Economic Development Corporation
Owner	Little Elm Economic Development Corporation
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Hardwicke Food Truck Park (PD-21-06182). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 3.23 acres of land, currently zoned as Lakefront District and Single Family A1, generally located at on the south side of Eldorado Parkway, approximately 200 feet east of Hardwicke Lane, within Little Elm's town limits, in order to establish a new Planned Development district based on the Lakefront District requirements with allowance for additional uses, to allow outdoor temporary outdoor activities on site.

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

Location

Generally located at on the south side of Eldorado Parkway, approximately 200 feet east of Hardwicke Lane, within Little Elm's Town limits.

Planning Analysis

Background. Subject Property consists of three lots totaling 3.23 acres, zoned as Lakefront District (LF). The majority of the property is currently developed as a parking lot, which is shared by the adjacent shared use commercial kitchen, On the Fly, directly to the west. The property also contains green open space along the southern border with the existing residential neighborhood, Single Family (A1), currently being utilized for occasional outdoor events associated with the commercial kitchen food truck operations. The other two lots within the subject area contain a Water Pump Station, on the northeast corner, which is not being proposed for any changes, and undeveloped land which previously housed a single family home, and is being proposed to be incorporated into this PD as a continuation to the existing open green space.

The Town of Little Elm Economic Development Corporation (EDC) owns the subject property and has long term visions to utilize the property as part of a larger redevelopment opportunity sometime in the future. While the details of the long term plans are being realized, EDC would like to utilize the property to temporarily host a food truck park and various outdoor events for the local community. Because of the specific and temporary use nature, such action requires zoning the property to a Planned Development (PD) district, based on the existing Lakefront District (LF) with the added temporary uses allowed as-of-right.

Proposal. The Town of Little Elm Economic Development Corporation (EDC) is requesting to establish a new Planned Development (PD) district in order to allow temporary outdoor activities with accessory facilities on the site. These uses are intended to be an initial phase of low impact development until a future development opportunity moves forward.

The applicant is requesting the following additional uses to be permitted by right:

- Farmers Market
- Commercial Amusement, Outdoor
- Outdoor Events
- Food Truck Park

The applicant is requesting the following additional accessory uses to be permitted by right:

- Patios, covered and/or enclosed
- Patios, flatwork (concrete or pavers)
- Portable bar
- Picnic tables
- Temporary lighting
- Temporary portable restrooms

The proposed outdoor activities will follow the requirements set forth in the Food Truck Ordinance with regard to hours and operation, and events including music or live entertainment will still require the approval of a special event permit, reviewed on a case by case basis.

Development Standards. The permitted height and area regulations shall be in accordance with the existing Lakefront District. The Concept Plan incorporated as part of this PD demonstrates potential locations and relationships to the uses permitted under this PD, but does not apply to any future vertical development of the subject property.

Landscape. Due to the temporary nature of this proposal, landscaping requirements are not being applied at this time' however, any future vertical development will be required to go through the full zoning process and adhere to the Lakefront District standards.

Screening standards. Masonry and/or wrought-iron fencing will be provided along Hardwicke Lane and around the entry drive from Hardwicke Lane up to 100 feet at a minimum. The existing board on board fence with stone columns will be extended along the entirety of the property's adjacency with the residential neighborhood.

Comprehensive Plan. The Town's Comprehensive Plan identifies this area as part of the envisioned Lakefront District, providing the cultural and civic center for the community through enhanced pedestrian friendly atmosphere and lakeside community character. The proposed temporary use of the site activates the street

scape to provide a more inviting and engaging outdoor pedestrian experience mirroring the intent of the district.

Update.

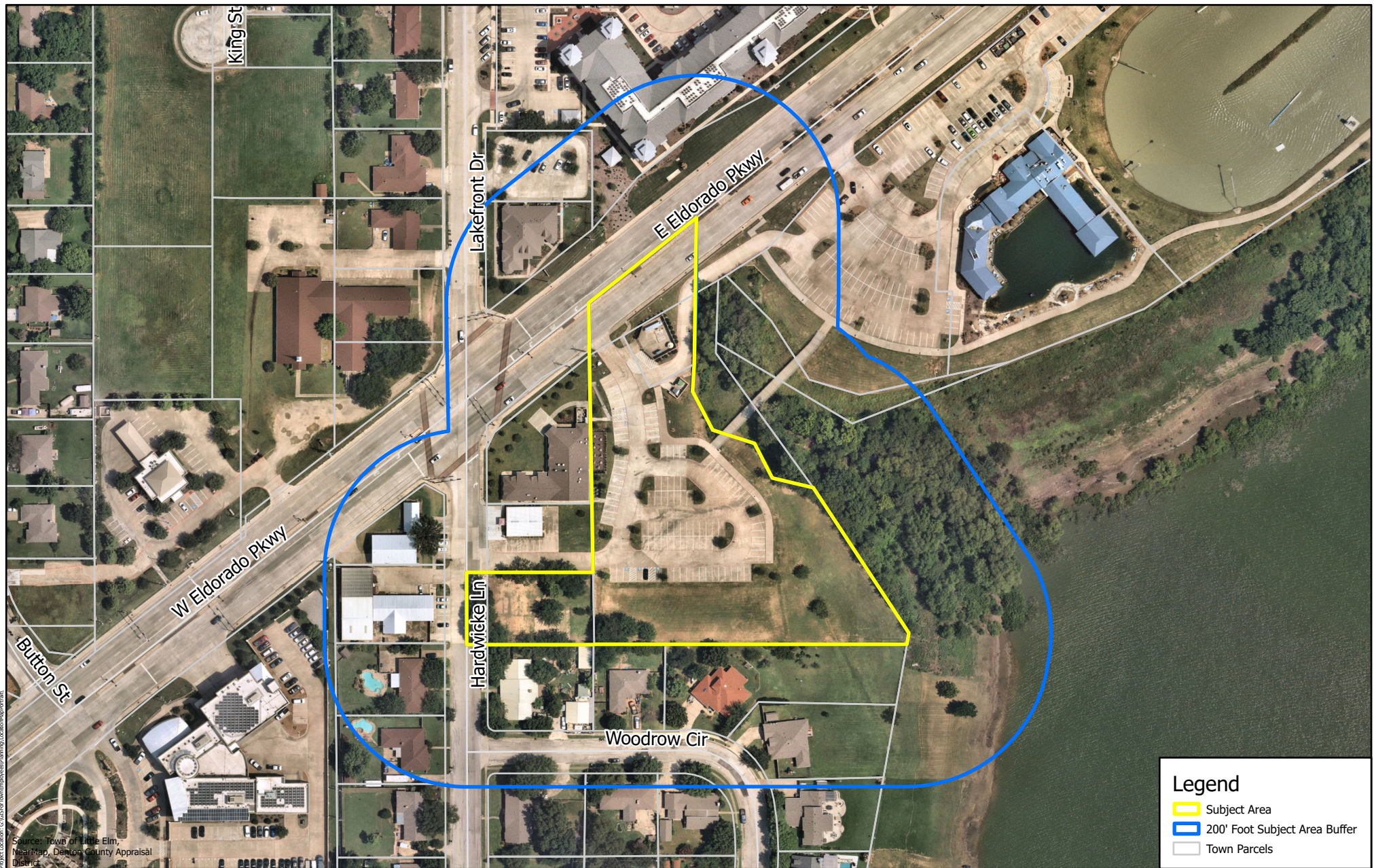
The item was first heard on December 2, 2021, at the Regular Planning and Zoning Commission meeting, the commission voted to table the item until the December 16, 2021, Planning and Zoning Commission Meeting so that staff may work out more details of the PD with the applicant. On December 16, 2021, the Planning and Zoning Commission tabled this item again, until January 6, 2022, in order to allow Staff and the applicant additional time to revise the request to more clearly identify the uses and structures being requested. Through followup discussions it became clear that the best solution for the applicant and the adjacent residential neighborhood would be to simply rezone the currently vacant Single Family A1 lot to Lakefront District, which aligns with the Town's Future Land Use Plan for this property. The new request will be submitted and processed separately, therefore, at this time, the applicant has requested to withdraw the current request.

Recommended Action

Staff requests approval of applicant's request to withdraw the item. The Applicant will resubmit a separate request at a later time.

Attachments

Location Map



Source: Town of Little Elm, Nearmap, Denton County Appraisal District



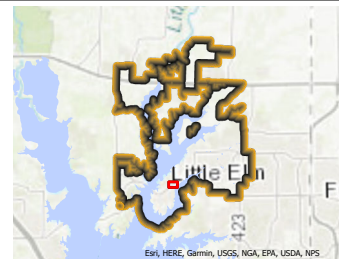
Hardwicke Food Truck Park Rezoning and PD Map



**Town of Little Elm
Denton County, Tx**

Date: 11/22/2021

0 0.03 0.05 0.1 Miles



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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	PUBLIC HEARING/ Providence Commons PD (PD-21-05005)
P&Z Hearing	01/06/2022
Council Hearing	N/A
Size	9.8 acres
Current Zoning	Agriculture (AG)
Proposed Use	Low Density Residential
Existing Use	Residential
Future Land Use Plan Designation	Low Density Residential
Applicant	Bart Jetton, RPM xConstruction
Owner	Barry Rich, R&M Materials, LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Providence Commons PD (PD-21-05005). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 9.8 acres of land, in order to establish a new Planned Development district based on Single Family 4 (SF-4) with modified development standards, to allow the development of a new single family residential subdivision.

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

Location

Generally located south of Fishtrap Road and west of FM 2931 (Main Street) at the western end of Cherokee Oaks Road, within Little Elm's town limits.

Planning Analysis

Background. The subject property is located north of Highway 380, directly adjacent to the Town of Providence Village. The original property actually consists of 10.317, but the rezoning request only encompasses 9.8 acres, developed with a single-family residential structure, currently zoned as Agricultural (AG) district. The 9.8 acres are situated approximately 800 feet west of FM 2931, with the remainder of the acreage consisting of an existing gravel driveway access from FM 2931, which is not part of this rezoning request. The subject property is surrounded by single family development to the east and south, known as Hillstone Pointe, consisting of 40- and 50-foot lots, and two existing single family lots to the west, currently zoned as AG.

The applicant, RPM Construction, is proposing to create a mixed use community called Providence Commons consisting of a total of five phases, of single-family homes, townhomes, and commercial/retail uses. The majority of the proposed community would be located within the Town of Providence Village, with just Phase 5, 9.8 acres, located within the Town of Little Elm limits. The applicant is anticipating presenting their proposal to the Providence Village Planning and Zoning Commission and Town Council on December 21st.

The applicant is proposing to develop a 45-lot single-family, Cape Cod style residential development, intended as Phase 5 of the overall Providence Commons community. The propose development standards do not perfectly fit into any of the Town's existing zoning districts, therefore, the applicant is requesting a Planned Development (PD) district, based on the existing Single-Family 4 (SF4) zoning district with modified development standards in order to allow for this type of residential development product.

Proposal. The proposed project consists of 45 owner-occupied single family residential dwelling units with an amenitized open space on the north portion and a landscaped open space on the southeast corner.

The applicant is proposing Single-Family 4 (SF4) as the base zoning district, with modified development standards as outlined in the following sections. The new Planned Development (PD) district includes development plans and multiple exhibits that will be incorporated into the PD as part of the overall requirements.

Uses. Proposed permitted uses will include the uses currently allowed under SF-4 zoning, primarily single-family detached homes.

Area Requirements. The applicant is requesting the following setback and area requirements:

- Maximum Height 35 feet
- Minimum Front Yard Setback 20 feet, *instead of 25 feet*
- Minimum Side Yard Setback 5 feet, *instead of 6 feet*
- Minimum Side Yard Setback on Corner lots 10 feet, *instead of 28 feet*
- Minimum Rear Yard Setback 20 feet
- Minimum Lot Width 50 feet, *instead of 60 feet*
- Minimum Lot Depth 110 feet
- Minimum Lot Area 5,000 square feet, *instead of 6,000 square feet*
- Minimum number of garage spaces 2
- Minimum Lot Coverage 51%
- Minimum Living floor area 2,000 square feet, *instead of 1, 200 square feet*

Design Standards. The minimum design elements listed in Section 106.06.03 Architectural Standards for Residential Structures will apply unless stated otherwise or shown in the PD exhibits. Some of the major design standards are proposed as follow:

- **Exterior materials and design.** Homes shall maintain a Cape Cod style, buildings of simple design, using wood siding or simulated materials, incorporating wide overhangs, porches, and tall windows.
- **Elevation repetition.** Each unique house elevation and color shall not be repeated on the lot most directly across the street or diagonal, nor shall it be repeated on three lots in either direction on the same side of the street.
- **Gifts to the Street.** All homes shall include at least six of the architectural design features listed in Section 106.06.03(c).

Landscaping and Screening. The proposed PD will follow all landscape requirements per Sections 106.06.11 – 106.06.16 of the Code of Ordinances for residential landscape requirements for a single-family development. Residential lots adjacent to open space or park land shall have wrought iron fencing with a living screen on the open space side. All residential fences shall be board construction to conform to Section 106.06.32 (Residential Fences) of the Zoning Ordinance. Interior portions of fences (alongside and rear yards) shall be board on board construction.

Parking. Each dwelling unit shall have two parking spaces within the garage, as well as two parking spaces in the driveway.

Streets and Access. The proposed development plan shows a 50-foot Right of Way dedication inclusive of 5-foot sidewalks throughout the development on both sides of the street.

Open Space. The minimum required designated open space area shall be ten percent (10%) of the gross land area, totaling 3.68 acres. Open space is required to be landscaped, with at least 5 large trees per acre, irrigated, and amenitized on at least three sides.

Comprehensive Plan. The future land use of this area is identified as residential. The proposed residential development aligns with the Town's vision for future land use of this area.

Update.

On December 16, 2021, the Planning and Zoning Commission held a public hearing and tabled this item due to concerns over access and drainage, as well as the Town of Providence Village not having yet held their public hearing. On December 21, 2021, the Town of Providence Village Planning and Zoning Commission approved the item, however, the Town Council voted to table the item until January 18, 2022.

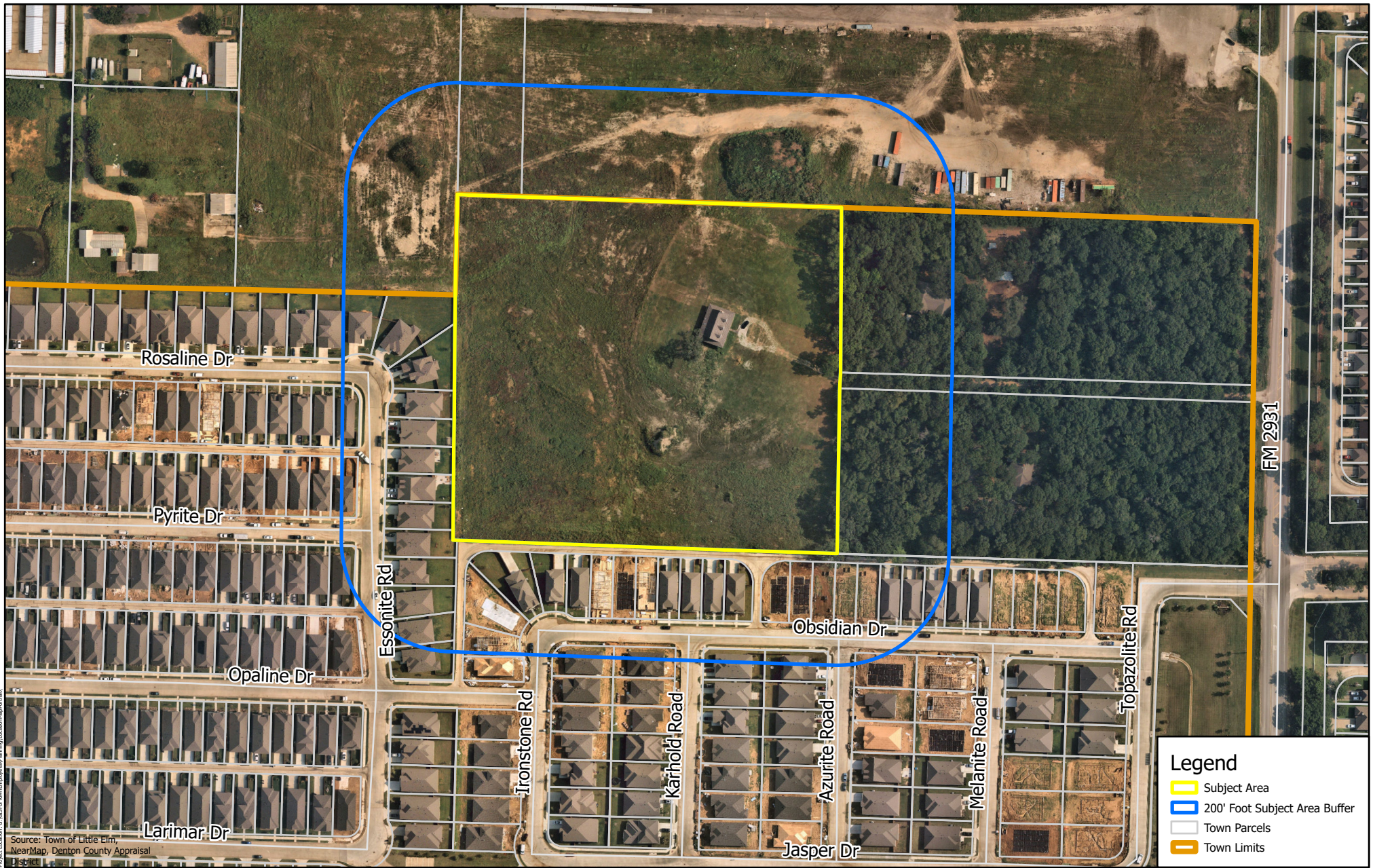
Recommended Action

At this time Staff and the applicant request the item be tabled until January 20th in order to allow additional time to address the Commission's concerns, as well as allow time for the Town of Providence Village to take action on the item.

Attachments

Location Map

PD Exhibits



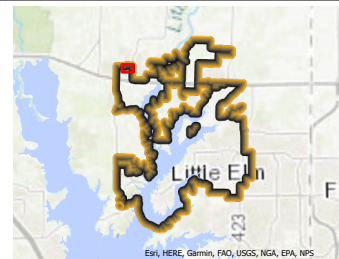
Providence Commons Rezoning and PD Map

0 0.03 0.05 0.1 Miles



**Town of Little Elm
Denton County, Tx**

Date: 12/6/2021



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ST. CHARLES

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PHOENIX

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602.795.4111 *tel*

Submittal Documents in Support of

Providence Commons

**A Planned Development District
in the
Town of Little Elm,
Denton County, Texas**

Owner:

**R&M Materials, LLC
5208 Tennyson Parkway, Suite 130
Plano, Texas 75024**

November 8, 2021

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PROVIDENCE COMMONS
PLANNED DEVELOPMENT DISTRICT
STATEMENT OF INTENT AND PURPOSE

This zoning submittal encompasses approximately 9.8 acres of land within the Town of Little Elm ("Town") more fully described on the legal description attached as Exhibit A (the "Property") and depicted on Exhibit B. The proposed use for the property is to provide single-family residential homes. This planned development ("PD") will provide zoning regulations necessary to develop the site and the final layout must generally conform to Exhibit C.

It is the intent of this PD to alter the base zoning for the tract from Agriculture (AG) to Single Family (SF-4) and exist as part of a larger, connected and unified community outside the Town's limits. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein, "Zoning Ordinance" means the comprehensive zoning of the Town of Little Elm, Texas, in effect on the effective date of this Agreement, except otherwise defined in this Agreement. Uses and development regulations specifically modified, designated or included in this PD shall not be subject to amendment after the date of the adoption of this PD (the "Effective Date") (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in this PD shall be controlled by the "Zoning Ordinance", unless context provides to the contrary.

Project Location

The proposed PD is located south of Fishtrap Road and west of FM 2931 (Main Street) at the western end of Cherokee Oaks Road. Legal descriptions (Exhibit A) and a site plan (Exhibit B) have been provided.

The project is surrounded by existing single family, proposed townhomes and single family, and future low-density residential uses.

This PD will provide for the opportunity to develop the following:

- Single Family (SF) zoning with a maximum of 45 homes with a typical lot size of fifty (50) foot wide and one hundred and ten (110) foot deep.

Site Plan

Exhibit B identifies and locates the proposed Single Family lots within the Property. The proposed development will have unified and consistent design elements and provide an integrated development that compliments Providence Commons community within the Town of Providence Village.

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EXHIBIT A

LEGAL DESCRIPTION

THENCE NORTH 87 DEGREES 55 MINUTES 23 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF F.M. 2931 AND CONTINUING ALONG THE NORTH LINE OF SAID STRADER TRACT, A DISTANCE OF 739.87 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID STRADER TRACT;

THENCE SOUTH 00 DEGREES 52 MINUTES 49 SECONDS WEST, DEPARTING SAID NORTH LINE OF STRADER TRACT AND CONTINUING ALONG THE WEST LINE OF SAID STRADER TRACT, A DISTANCE OF 294.08 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID STRADER TRACT, IN THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD AS RECORDED IN COUNTY CLERK'S FILE NUMBER 22018-12623, O.R.D.C.T., FOR THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87 DEGREES 54 MINUTES 37 SECONDS WEST, DEPARTING SAID WEST LINE OF STRADER TRACT AND CONTINUING ALONG THE COMMON LINE OF SAID LENNAR HOMES TRACT AND TRACT OF LAND DESCRIBED IN DEED TO R&M MATERIALS AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2016-16715, O.R.D.C.T., A DISTANCE OF 689.49 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED TO DIVINEY JOHNS AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2007-54985, O.R.D.C.T., FOR THE SOUTH WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 00 DEGREES 30 MINUTES 06 SECONDS EAST, ALONG THE COMMON LINE OF SAID DIVINEY TRACT AND SAID LENNAR HOMES TRACT, A DISTANCE OF 438.60 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE NORTH 88 DEGREES 47 MINUTES 38 SECONDS WEST, DEPARTING THE WEST LINE OF SAID DIVINEY TRACT AND CONTINUING ALONG THE NORTH LINE OF SAID LENNAR HOMES TRACT, A DISTANCE OF 393.75 FEET TO AN IRON PIPE FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 21 MINUTES 17 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID LENNAR TRACT, A DISTANCE OF 303.57 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 15 MINUTES 22 SECONDS WEST, CONTINUING ALONG THE NORTH LINE OF SAID LENNAR TRACT, A DISTANCE OF 346.77 FEET TO A NAIL FOUND FOR THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND THE SOUTHEASTERLY CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO BARTEL, STEVE AND NANCY AS RECORDED IN COUNTY CLERK'S FILE NUMBER 95-12685. O.R.D.C.T.

THENCE NORTH 01 DEGREE 09 MINUTES 13 SECONDS EAST, DEPARTING SAID NORTH LINE OF LENNAR TRACT AND CONTINUING WITH THE COMMON LINE OF SAID BARTEL TRACT AND A TRACT OF LAND DESCRIBED IN DEED TO R&M MATERIALS, LLC AS RECORDED IN COUNTY CLERK'S FILE NUMBER 137069, O.R.D.C.T., A DISTANCE OF 370.71 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED TO FISHTRAP STORAGE, LLC AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2016-39124, O.R.D.C.T., FOR CORNER OF THE HEREIN DESCRIBED TRACT;

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THENCE SOUTH 87 DEGREES 51 MINUTES 41 SECONDS EAST, WITH THE COMMON LINE OF SAID R&M MATERIALS, LLC TRACT (137069) AND SAID FISHTRAP STORAGE TRACT, A DISTANCE OF 346.45 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID FISHTRAP STORAGE TRACT AND FOR CORNER OF THE HEREIN DESCRIBED TRACT.

THENCE NORTH 01 DEGREES 16 MINUTES 14 SECONDS EAST, CONTINUING ALONG THE EAST LINE OF SAID FISHTRAP STORAGE TRACT, A DISTANCE OF 365.68 FEET TO A CAPPED IRON ROD FOUND FOR CORNER;

THENCE CONTINUING WITH THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED TO R&M MATERIALS, LLC (2018-8520) AND (2015-140494) THE FOLLOWING COURSES AND DISTANCES;

SOUTH 87 DEGREES 48 MINUTES 20 SECONDS EAST, A DISTANCE OF 353.29 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 02 DEGREES 09 MINUTES 20 SECONDS WEST, A DISTANCE OF 26.87 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 87 DEGREES 43 MINUTES 15 SECONDS EAST, A DISTANCE OF 59.89 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

NORTH 02 DEGREES 13 MINUTES 01 SECONDS EAST, A DISTANCE OF 26.83 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

SOUTH 87 DEGREES 38 MINUTES 47 SECONDS EAST, A DISTANCE OF 285.03 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER

NORTH 01 DEGREES 11 MINUTES 39 SECONDS EAST, A DISTANCE OF 447.30 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER;

THENCE ALONG SAID NORTH LINE OF R&M MATERIALS (2010-103658) TRACT, SOUTH 88 DEGREES 16 MINUTES 12 SECONDS EAST, A DISTANCE OF 1355.36 FEET TO THE POINT OF BEGINNING AND CONTAINING 57.48 ACRES (2,504,036 SQ. FT.) OF LAND MORE OR LESS.



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EXHIBIT B

**ST. LOUIS**

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EXHIBIT C PLANNED DEVELOPMENT DISTRICT STANDARDS

GENERAL CONDITIONS FOR PD:

1. Purpose. The purpose of the PD Planned Development district is to allow single-family neighborhood connecting the Providence Commons community which resides primarily within the Town of Providence Village.
2. Use Regulations. No building, structure, land or premises will be used, and no building or structure hereafter be erected, constructed, reconstructed, or altered, except for one or more of the uses specified in Section 106.05.01(a), "Schedule of Uses – Residential."
3. Base Zoning District. The permitted uses and standards shall be in accordance with the Single Family 4 (SF-4) zoning district, unless otherwise specified herein.
4. Height and Area Regulations.
 - a. The height of buildings, the minimum dimensions of lots and yards, and the minimum lot area per family permitted on any lot shall be as follows:

SF – Single Family District Development Standards	
Maximum Height	35'
Minimum Front Yard Setback	20'
Minimum Side Yard Setback	5'
Minimum Side Yard Setback on corner	10'
Minimum Rear Yard Setback	20'
Minimum Lot Width (at building line) ¹	50'
Minimum Lot Depth ²	110'
Minimum Lot Area	5,500 sq. ft.
Minimum number garage spaces	2
Number of other drive spaces	2
Maximum Lot Coverage (gross lot area)	51%
Minimum Living Floor Area	2,000 sq. ft.

Note 1: Lot width shall be measured at the front building line for cul-de-sac or "knuckle" lots.

Note 2: Cul-de-sac or "knuckle" lots may be a minimum of one hundred (100) feet.

- b. All dwellings shall be accessible from the street and front entry. Minimum front driveway width shall be 16'.
 - c. All public sidewalks shall be five (5) feet in width.

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5. Conceptual plan required. The Concept Plan attached hereto as Exhibit C, and incorporated herein by reference, demonstrates potential locations and relationships of the uses permitted under this PD.

An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 106.04.03, except the director of planning and development may approve minor revisions which do not alter the basic relationship of the proposed development.

6. Landscape requirements:

- A minimum twenty (20) foot wide landscape and wall buffer is provided for perimeter walls that are adjacent to collector/arterial roads and are to be platted as common areas.
- No rear landscape buffer shall be provided for lots adjacent to other residential lots or open space lots.
- In areas where trees are required, grouping or spacing trees shall be allowed. All large trees must be four-inch (4") minimum caliper diameter at breast height (dbh). All small trees must be two-inch (2") minimum caliper diameter. Measurement is at twelve-inches (12") from grade at time of planting.
- All shrubs shall be a minimum of three (3) gallon in size when planted and shall be planted in the front yard and corner lot landscape beds. Measurement is at twelve-inches (12") from grade at time of planting.
- Tree spacing shall be a minimum of 1 tree per 50' along all residential roads.
- An enhanced entrance shall be located outside the subdivision within the Town of Providence Village on Fishtap Road and shall consist of a typical eighty (80) foot ROW entrance to align with Angel Lane, with stone columns, community name signage located on or within the hardscape screening and stone planters. Future plans are subject to review and approval by the Director of Development Services.
- All other landscaping shall comply with the Zoning Ordinance, as it exists or may be amended in accordance with the standards in effect at the time of development or requested change.

**ST. LOUIS**

Power House at Union Station
401 S. 18th Street, Suite 200
St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel

PHOENIX

2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 tel

7. Screening Standards: All development within this PD District shall comply with the following minimum screening standards:
- Residential lots adjacent to commercial property: 8' solid masonry wall and 3' landscaped berm (maintained by HOA).
 - Residential lots adjacent to open space or park land: wrought iron fencing with a living screen on the open space side.
 - All residential fences shall be board construction to conform to Section 106.06.32 (Residential Fences) of the Zoning Ordinance. Interior portions of fences (alongside and rear yards) shall be board on board construction.
8. Homeowners Association: A Homeowners' Association (HOA) or associations will be established for the development. Dedicated open space, retaining walls, and screening walls will be owned and maintained by the HOA.
9. Open Space: A minimum of ten percent (10%) of the tract area, excluding rights-of-way for collector and larger size streets, shall be devoted to open space. The open space requirements shall be met for the tract as defined on Exhibit C. Open space includes areas used for facilities such as walks, plazas, courts, recreational amenities, detention/retention ponds, amenity centers, landscape buffers, public or private parks, water features and other similar uses.

Detention/Retention areas must be amenitized on three sides with improvements. A sidewalk, bench or pavilion constitutes an improvement. Open space includes any parcel of land or water (no minimum dimension) exclusive of public right-of-way, associated with all non-residential and residential developments that is generally provided to improve the microclimate and/or aesthetics of the site and that is not covered by buildings, structures, parking or loading areas and driveways (except for parking or loading areas and driveways associated with the open space uses or any principal or accessory use of such open space as described above in this section). Detention/Retention areas must follow requirements of Section 106.06.14.

Tree Requirement in Detention/Retention Areas:

Detention/Retention HOA lots shall provide five (5) large trees for every acre or portion of an acre of detention/retention space. The trees that are provided shall be irrigated.

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Other than the provisions of open space required by this Section 1.8, no park land dedication or construction of park improvements shall be required. Park fees will still be required.

Dry Detention Pond at Southeast Corner



Wet Detention Pond at Northern Boundary



10. Architectural Standards: The intent of this section is to create a residential neighborhood which reflects the character of Providence Commons, a community of single-family homes, townhomes, restaurants, retail space, and commercial space. Minimum design elements listed in Section 106.06.03 Architectural Standards for Residential Structures will apply that are not in conflict the following enhancements:
 - Homes shall maintain a Cape Cod style, buildings of simple design, using wood siding or simulated materials, incorporating wide overhangs, porches, and tall windows.
 - Elevation Repetition. Each unique house elevation and color shall not be repeated on the lot most directly across the street or diagonal, nor shall it be repeated on three (3) lots in either direction on the same side of the street.
 - All homes must include at least six (6) of the architectural design features listed in Section 106.06.03(c).

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- The architectural exhibits provided in this PD, "Exhibit D" are incorporated herein by reference and demonstrate potential elevations and floorplans. The ultimate design must generally conform to Exhibit D and will be provided at time of building permit by designated home builder.

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WAIVERS FOR PD:

Min front yard setback 25' – Requested Min. 20' front yard
setback Min side yard setback 6' – Requested Min. 5' side yard
setback

Min side yard setback on corner 28' – Requested Min. 10' side yard

Min Lot width 60' – Requested Min. 50' front width

Min lot area 6,000 sq. ft. – Requested Min. lot area 5,000 sq. ft.



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EXHIBIT D
Single-Family



This future land use designation is predominantly comprised of single family detached residential dwellings in established residential neighborhoods with a Craftsman style of architecture.

Anticipated Land Uses

- Detached Single-Family Residential dwellings.
- Parks, trails, and open spaces permitted with trail connections to and through adjacent neighborhood.

Development Characteristics

- Sidewalk or trail connections should be provided to nearby destinations.
- Building form, height, setbacks, and sidewalk connections should be consistent in order to form a thoughtful and sensitive transition to commercial or adjacent uses where applicable.
- Craftsman architecture elements like front porches, gabled roofs, and tapered columns are to be incorporated to ensure new development blends with the style of the town.

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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	PUBLIC HEARING/ Shops at Lakefront Planned Development (PD-21-01366)
P&Z Hearing	01/06/2022
Council Hearing	February 1, 2022
Size	4.56 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Retail and Commercial
Existing Use	Undeveloped Land
Future Land Use Plan Designation	Retail and Commercial Use
Applicant	Houshang Jahvani, Jahvani Consulting Engineers, Inc.
Owner	Wasefa Ghafur
Strategic Goal	

Agenda Item

PUBLIC HEARING/Shops at Lakefront Planned Development (PD-21-01366). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.56 acres of land, currently zoned as Light Commercial (LC), generally located at 2009 and 2011 Oak Grove Parkway, on the north side of Oak Grove Parkway, within Little Elm's town limits, in order to establish a new Planned Development district based on Light Commercial (LC) district requirements with modified development standards, to allow a new commercial development.

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

Location

Generally located at 2009 and 2011 Oak Grove Parkway, on the north side of Oak Grove Parkway, within Little Elm's town limits.

Planning Analysis

Background.

Subject property consists of an undeveloped parcel and a parcel containing a vacant residential structure, both currently zoned Light Commercial (LC). Due to the limitations of this site, in order to make it work financially, the property owner would need relief from various requirements of the zoning ordinance, and is therefore requesting to rezone the property to a new Planned Development district based on the Light Commercial (LC) district regulations with modified standards.

Recently, the Town has undergone a West Side Study that specifically identified the vision for the subject property as retail/commercial, in the form of neighborhood retail with restaurant or professional offices, not to exceed two stories in height. This is the first application for commercial development in this area post the study's findings, to be evaluated by the Administration for suitability within the West Side Study context.

Proposal.

The proposed project consists of five commercial buildings totaling 32,420 square feet, with an additional approximately 900 square feet of outdoor patio space for the two proposed restaurant tenants. The buildings are projected to be occupied by retail, restaurant, and medical office uses, as well as a restaurant drive-thru. The property owner is proposing to meet all of the requirements outlined within the Light Commercial (LC) zoning district, with the following deviations:

- Rear yard landscape setback and tree planting
- Shared dumpster across property lines
- Dead end fire lanes on the east and west property line
- Shared parking for the overall development

The following sections outline how the proposed development is deviating from the current standards.

Uses. Retail, medical office, and restaurant uses are allowed within the Light Commercial (LC) zoning district.

Design Standards. The proposed elevations show the buildings to be constructed primarily of brick and stone, and minor metal and stucco accents. The proposed building design meets horizontal and vertical building articulation requirements, utilizes muted earth tones, and provides for a clear tripartite design. The current elevations were revised per the Commission's guidance in order to provide a more interesting architectural design, with an added tower element which resembles a lighthouse, closely tying into the Town's lakeside character.

Landscaping. Since the last submittal, the property owner has revised the site plan to be able to provide as much tree planting as possible throughout the site, while still balancing between the provision of the appropriate number of parking spaces versus additional landscape islands. The property owner is also proposing a water feature and art installation meant to tie the theme of the proposed development with the surrounding community. Proposed landscape plans comply with most of the requirements listed in Section 106.06.18 with the exception of the following.

Proposed landscape plans do not provide a 20-foot rear landscape buffer with double row of trees planted within the required rear landscape edge along the residential adjacency, instead providing primarily 5 feet with a single row of trees. The land behind this property is a new single family subdivision, the Enclave at Oak Grove. A board on board screening fence, on top of a masonry retaining wall was constructed as part of the new subdivision, and due to the grade change totals approximately 10 feet in height from grade on subject property. Given the significant grade change and the limited depth of this property, the applicant is requesting relief from the required 20-foot rear landscape buffer with a double row of trees along the back of the property.

Parking. Light Commercial district requires that retail and medical office uses be parked at one space per 200 square feet and restaurant uses at one space per 100 square feet (patios under 500 square feet are exempt from parking requirements). The proposed development consists of 5,070 square feet of restaurant space, requiring 51 parking spaces, and 25,835 square feet of medical office space and retail space, requiring 130 parking spaces; a total requirement of 181 parking spaces. The site plan shows a total of 191 parking spaces

to be provided. The plans also show the provision for the required 10 spaces for future electric vehicle charging station infrastructure.

Additionally, the intent is to subdivide the property into five individual lots, with each lot containing a building and not being able to accommodate the appropriate number of parking spaces within that lot. Given the mix of proposed uses and varying hours operation, the property owner is requesting shared parking across property lines.

Fire. The proposed plans show a dead end fire lane on the east and west side of the site in order to be able to tie into the future fire lane of future adjacent development. This is a standard requirement in the Town and the fire department has approved the proposed fire lane layout.

Dumpster. The property owner is proposing to subdivide the property into five separate parcels for the individual buildings. By doing so, the parcel containing Building #3, drive-thru coffee shop, is unable to accommodate an onsite double dumpster as required for each commercial property. Instead, the property owner is requesting the allowance for Building #3 and Building #4 to share a double dumpster enclosure across property lines with the understanding that an agreement will be drawn up and signed in order to ensure cooperation and compliance between the two building owners.

Comprehensive Plan. The future land use of this area is identified as retail and commercial. This area is also part of the recently completed West Side Study which identified neighborhood retail/commercial type of uses as the vision of the frontages along this corridor. The proposed commercial development, to be occupied with future retail, medical office and restaurant tenants, aligns with the Town's vision for this area.

Recommended Action

The proposed development falls within the vision for future land use in this area and the property owner has worked with Staff in order to ensure the best site layout and building design. Since their original submittal, the property owner has significantly reduced the number of deviations from the Town's development standards, narrowing the request down to just the following waivers:

- Rear yard landscape setback and tree planting
- Shared dumpster across property lines
- Dead end fire lanes on the east and west property line
- Shared parking for the overall development

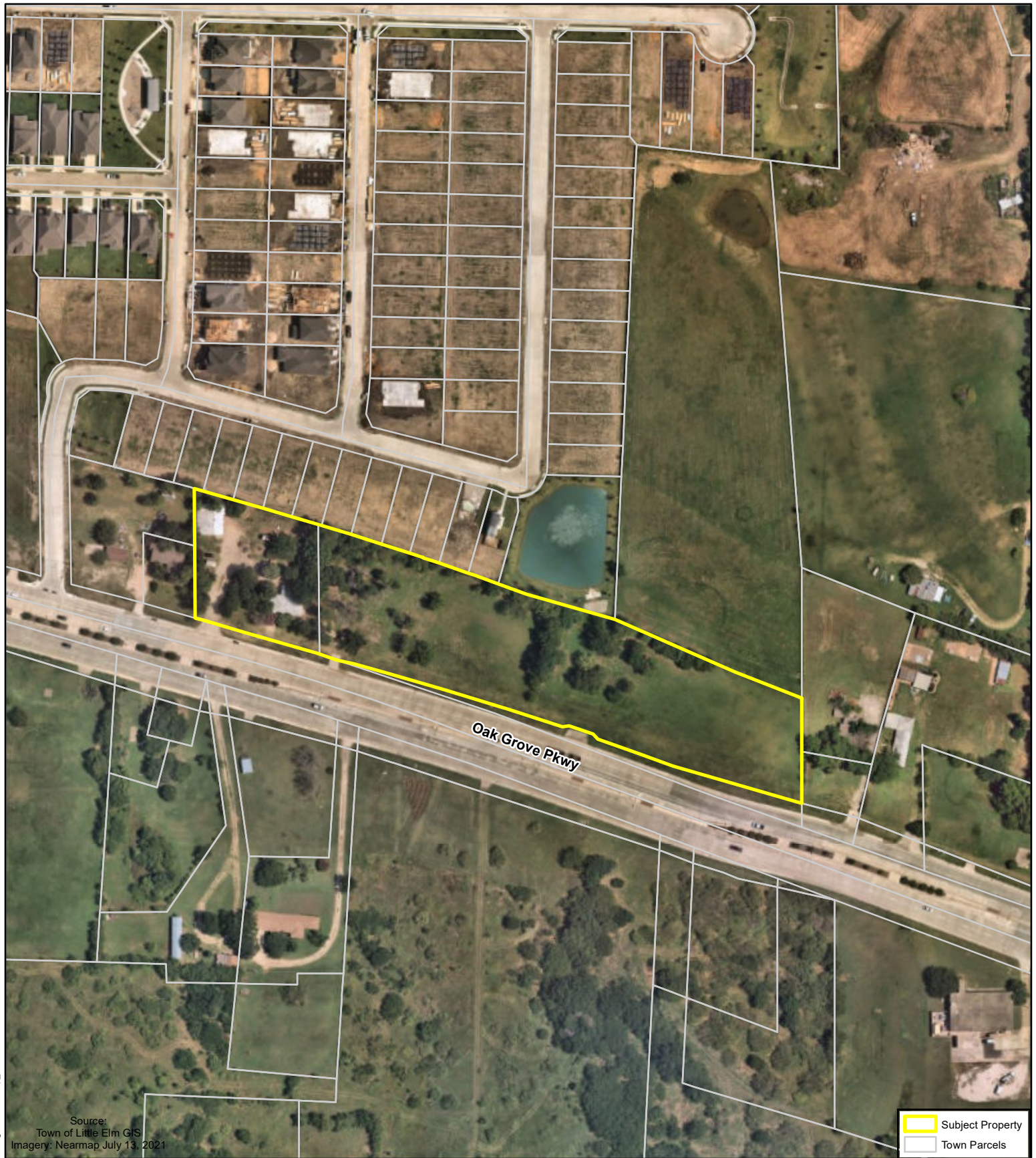
Given the property's depth limitations and the applicants efforts to meet as many of the Town's requirements as feasible, Staff supports the request for approval as presented. The Planned Development process allows certain properties to customize certain development standards in order to accommodate a unique high quality development that would otherwise not be able to fit into the envelope of a typical zoning district. Staff believes the property owner has provided an enhanced site and landscape design, with high quality, unique building aesthetic, and a development that would overall serve as the catalyst for exceptional redevelopment of this area.

Staff recommends that the Planning and Zoning Commission review this request based on the impact and suitability of the proposed development within the context of the existing area, and the importance of the development standards from which the property is requesting to vary, as well as how the proposed development benefits the Town overall.



Attachments

Location Map

PD Exhibits



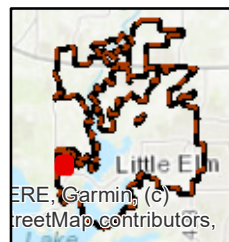
Source:
Town of Little Elm GIS
Imagery: Nearmap July 13, 2021

 Subject Property
 Town Parcels



The Shops at the Lakefront Zoning Ordinance Request

0 175 350 700
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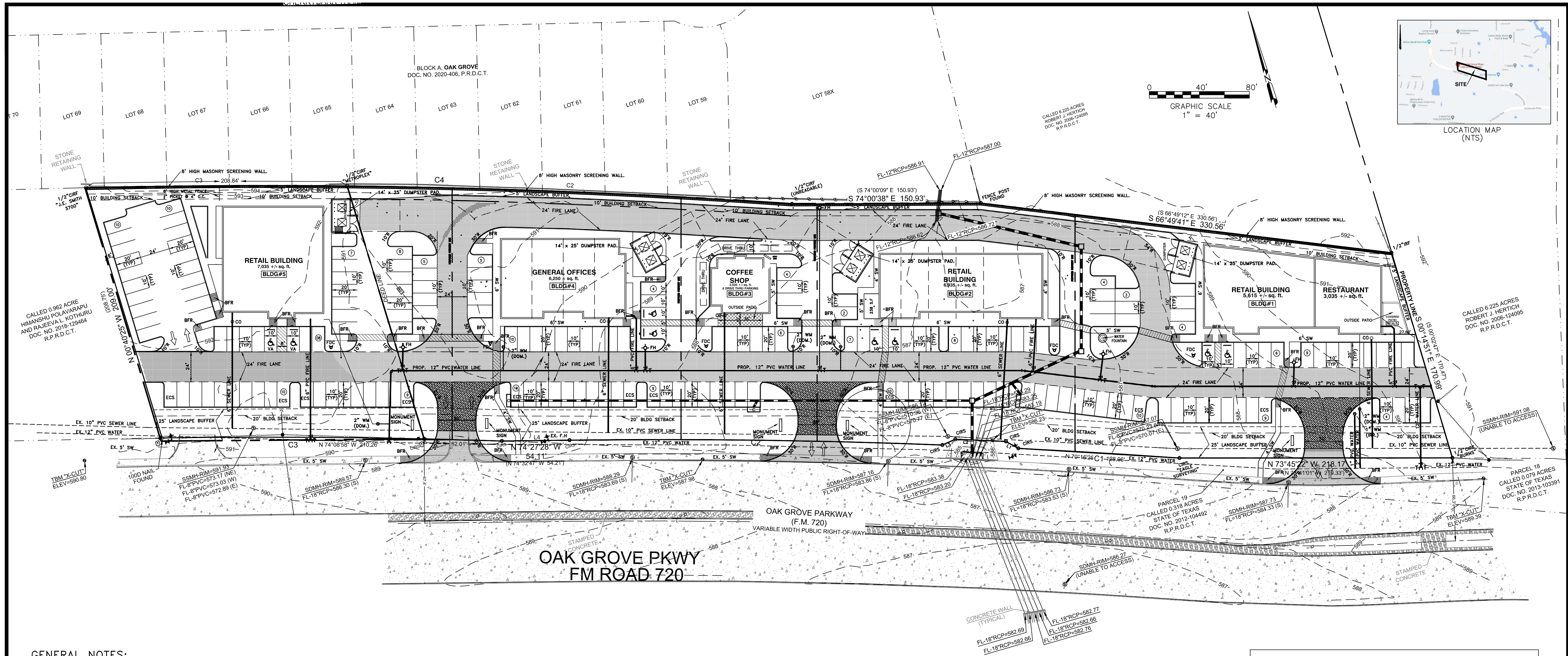
Town of Little Elm Denton County, Tx

Date: 8/17/2021



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.



GENERAL NOTES:

- 1- ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
2. ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH ZONING ORDINANCE.
3. ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
4. ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THRUH A REVISED PLAN, STAMPED BY STAFF.

LINE	BEARING	DISTANCE
L1	N 44°39'50" W	11.29'
L2	N 71°12'41" W	40.49'
L3	S 82°14'28" W	11.29'
L4	N 74°27'28" W	54.11'
L5	N 72°05'03" W	62.15'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	297.99'	5794.58'	2°56'47"	N 72°59'05" W	297.96'
C2	355.74'	5975.90'	3°24'39"	S 71°24'07" E	355.69'
C3	209.51'	5894.42'	2°00'21"	S 74°04'06" E	209.50'

FLOOD NOTE

This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 and is located in Community Number 481152 as shown on Map Number 48121C0415G.

Site Data Summary Table - Lot 1, Block A

General Site Data	
Zoning (from zoning map)	LC : Light Commercial
Land Use (from zoning ordinance)	Retail / Medical Office / Restaurant
Lot Area (square feet & acres)	198,766.55 s.f. (4.56 acres)
Building Footprint Area	Building #1 = 8,650.00 s.f. Building #2 = 6,935.00 s.f. Building #3 = 2,035.00 s.f. Building #4 = 6,250.00 s.f. Building #5 = 7,035.00 s.f.
Total Building Area	30,905.00 s.f.
Building Height (# stories)	1 story
Building Height (feet-distance to tallest building element)	31 ft
Lot Coverage (percent - xxx%)	16.31%
Floor Area Ratio (ratio -xxx:1)	0.15:1
Parking	
Parking Ratio (from zoning ordinance) :	One (1) parking space per 200 s.f. Retail. One (1) parking space per 200 s.f. Medical Office. One (1) parking space per 100 s.f. Restaurant.
Required Parking Spaces:	25,835 s.f. Retail / Medical Office = 25,835/200 = 130 parking spaces 5070s.f. Restaurant = 5070/100 = 51 parking spaces
Total Required Parking Spaces:	181
Total Provided Parking Spaces:	191
Electric Car Apace:	Required 1/20 parking spaces = 10 Provided = 10
Accessible Parking Required (#spaces)	6
Accessible Parking Provided (#spaces)	9 (2 VAN ACCESSIBLE)
Parking in Excess of 110% of required parking	0
Landscape Area (including turf area)	
Street Landscape Buffer area Provided (s.f.)	20,777.00
Required interior Landscape area (10% of total lot area) s.f.	19,876.65
Additional interior landscape area provided (s.f.)	21860.00
Other Landscape Area within the lot including stormwater conservation areas (s.f.)	0.00
Total Landscape Area (s.f.)	42,637.00

PD STIPULATIONS :

1. 5' REAR LANDSCAPE BUFFER WHEN ADJACENT TO RESIDENTIAL. (20' REQUIREMENT)
2. LOTS 3 & 4 TO SHARE A 14'X25' DOUBLE DUMPSTER.
3. SINGLE ROW OF TREES AT REAR SIDE OF THE PROPERTY. (DOUBLE ROW REQUIREMENT)
4. DEAD END FIRE LANE AT EAST AND WEST SIDE OF THE PROPERTY.
5. ALL LOTS TO HAVE A PARKING SHARE AGREEMENT BETWEEN THEM.

LEGEND:

- = FIRE LANE
- = STAMPED COLOR CONCRETE
- = EXISTING CONTOUR
- ECS = ELECTRIC CAR SPACE
- BFR = BARRIER FREE RAMP

OWNER: Wasefa Ghafur
821 LAKE HILL LANE
ALLEN, TEXAS. 75013
Tel. # 214-799-9732
EMAIL: wasefa@yahoo.com

SHOPS AT LAKE FRONT
2011 OAK GROVE PARKWAY
LITTLE ELM, TEXAS.

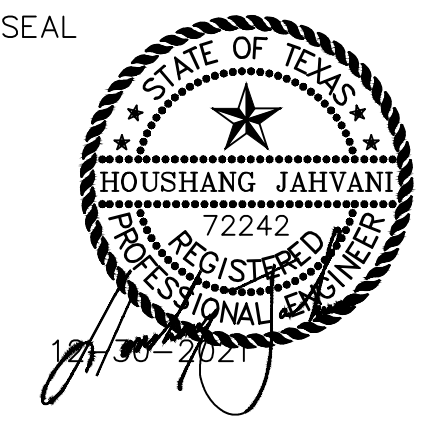
JAHVANI CONSULTING
ENGINEERS, INC.

TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS DATE

SEAL



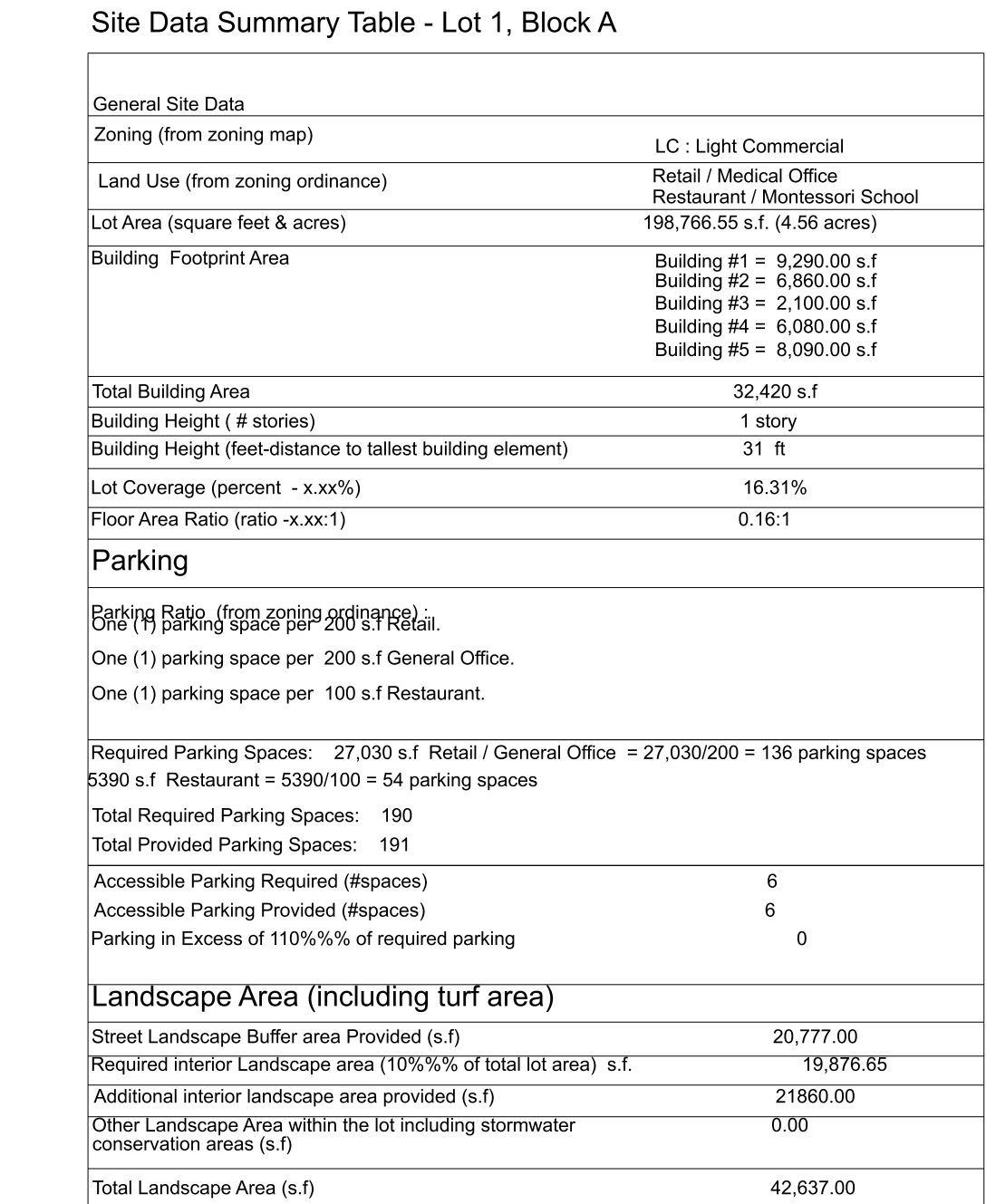
DWG. TITLE:
SITE PLAN

DRAWN BY: HJ
SCALE: 1" = 40'

DATE 12-30-2021

1 of 1
SHEET NUMBER

EXHIBIT "B"




1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. TREES SHALL BE PLANTED A LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
7. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
8. TREES ON HANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
9. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
10. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
12. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
13. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
14. A MINIMUM OF ONE BUBBLER PER CANOPY TREE AND ORNAMENTAL TREE.
15. ALL HYDROSEEDING AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

Enhanced entranceway paving	5 points
Enhanced hardscape (stamped crosswalks)	5 points
Buffer berms	5 points
Hardscaping, signage, or architectural features that include reference to Little Elm's lakefront character	10 points
Public art, small	5 points

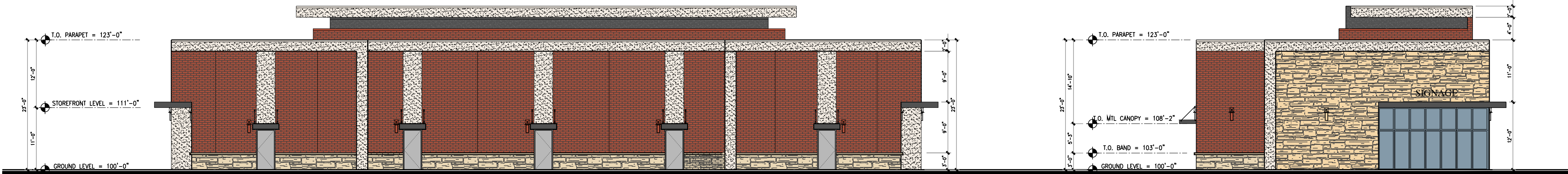
Quantity	Symbol	Description
Ground Cover-Vines		
60958		Cynodon dactylon / Bermudagrass sq. ft.
Shrubs Under 4 Feet		
145	⊗	Leucophyllum frutescens/ Texas Sage 36" ht. min.
135	⊙	Ilex burfordi nana / Dwarf Burford Holly 36" ht min.
Trees		
28	⊗	Ilex vomitoria / Holly, Yaupon 6 ft. to 8 ft.
39	+	Pistacia chinensis/ Pistache, Chinese 3 in. cal min
27	+	Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
25	⊗	Quercus muehlenbergii / Oak, Chinkapin 3 in cal min
27	⊗	Quercus shumardii / Oak, Shumard 3 in. cal min
35	+	Ulmus crassifolia / Elm, Cedar 3 in. cal min

Landscape Buffer Between Properties - 1048 ft
Trees Required - 52 Large Trees, 11 Ornamental Trees
Trees Provided - 58 Large Trees, 12 Ornamental Trees

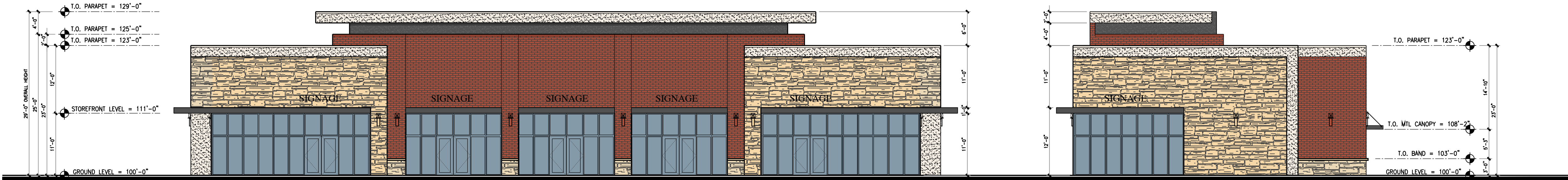

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FIRE LANE

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EXISTING CONTOUR

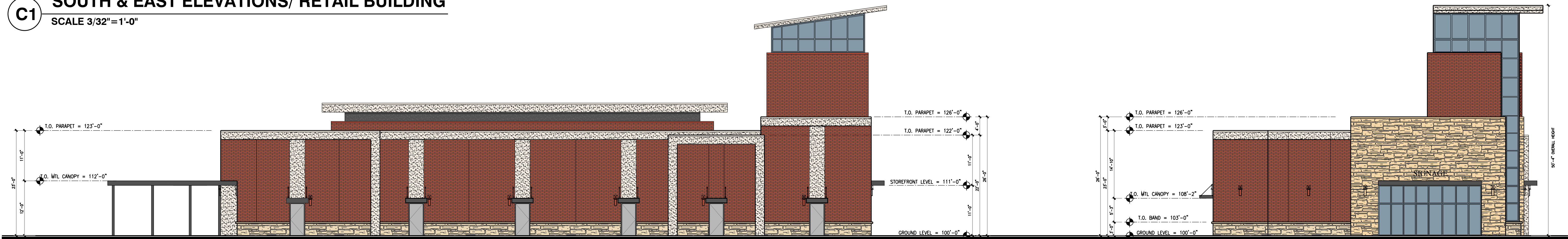
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	297.99'	5794.58'	2°56'47"	N 72°59'05" W	297.96'
C2	355.74'	5975.90'	3°24'39"	S 71°24'07" E	355.69'
C3	209.51'	5984.42'	2°00'21"	S 74°04'06" E	209.50'



D1 NORTH & WEST ELEVATIONS/ RETAIL BUILDING
SCALE 3/32"=1'-0"



C1 SOUTH & EAST ELEVATIONS/ RETAIL BUILDING
SCALE 3/32"=1'-0"

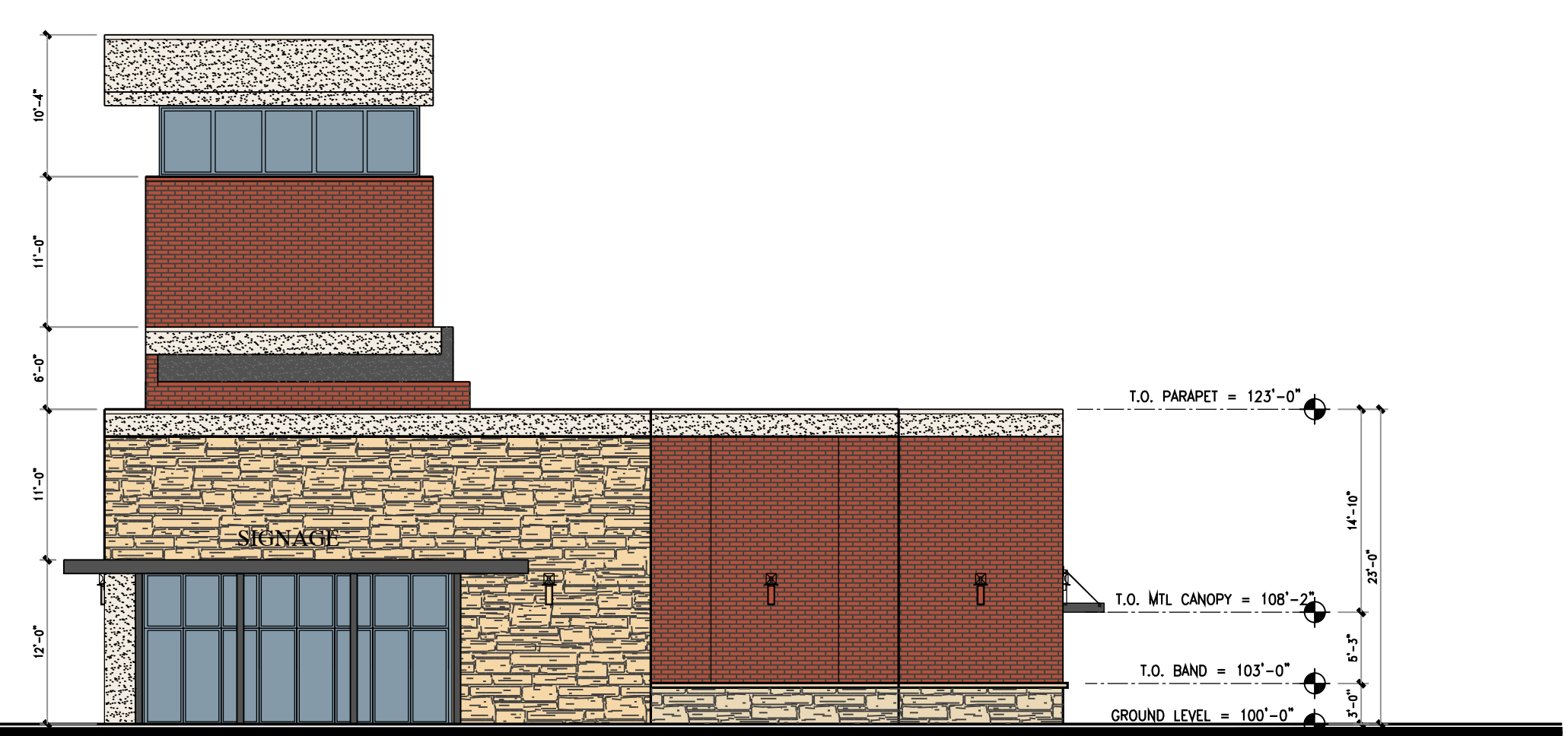


B1 NORTH ELEVATION/RETAIL _ RESTAURANT
SCALE 3/32"=1'-0"

B3 WEST ELEVATION/RETAIL _ RESTAURANT
SCALE 3/32"=1'-0"



A1 SOUTH ELEVATION/RETAIL _ RESTAURANT
SCALE 3/32"=1'-0"



A3 EAST ELEVATION/RETAIL _ RESTAURANT
SCALE 3/32"=1'-0"

ONE STORY BUILDINGS
LIGHT HOUSE TOWER 50'-4"
BUILDING HEIGHT 29'-0"

MATERIAL TABLE

	BRICK VENEER
	STONE VENEER
	STONE VENEER
	4" STONE BAND
	STUCCO FINISHED LIGHT COLOR
	STUCCO FINISHED DARK COLOR
	4" COPING
	MTL TYP CANOPY
	GLAZING

FACADE PLAN NOTES

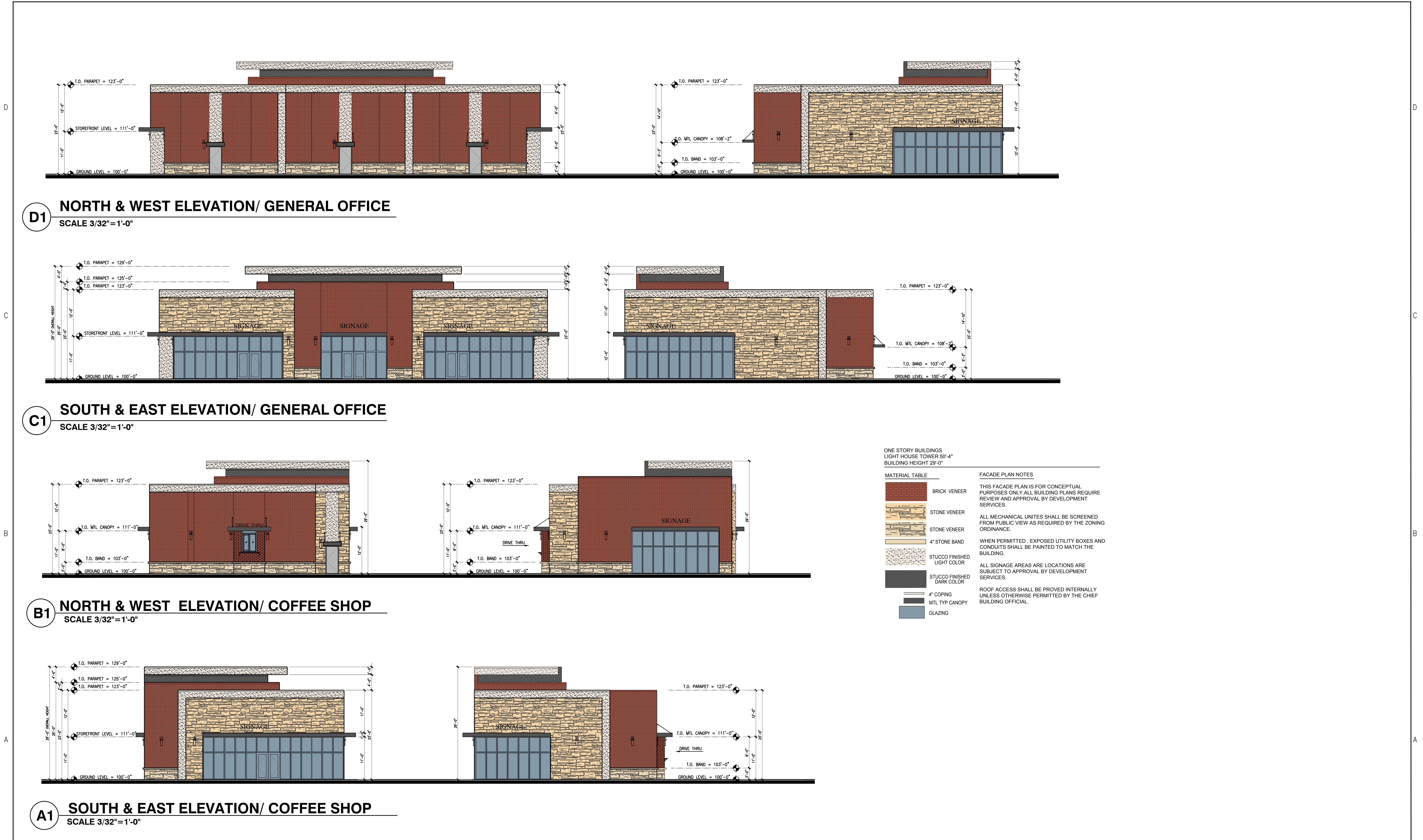
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.

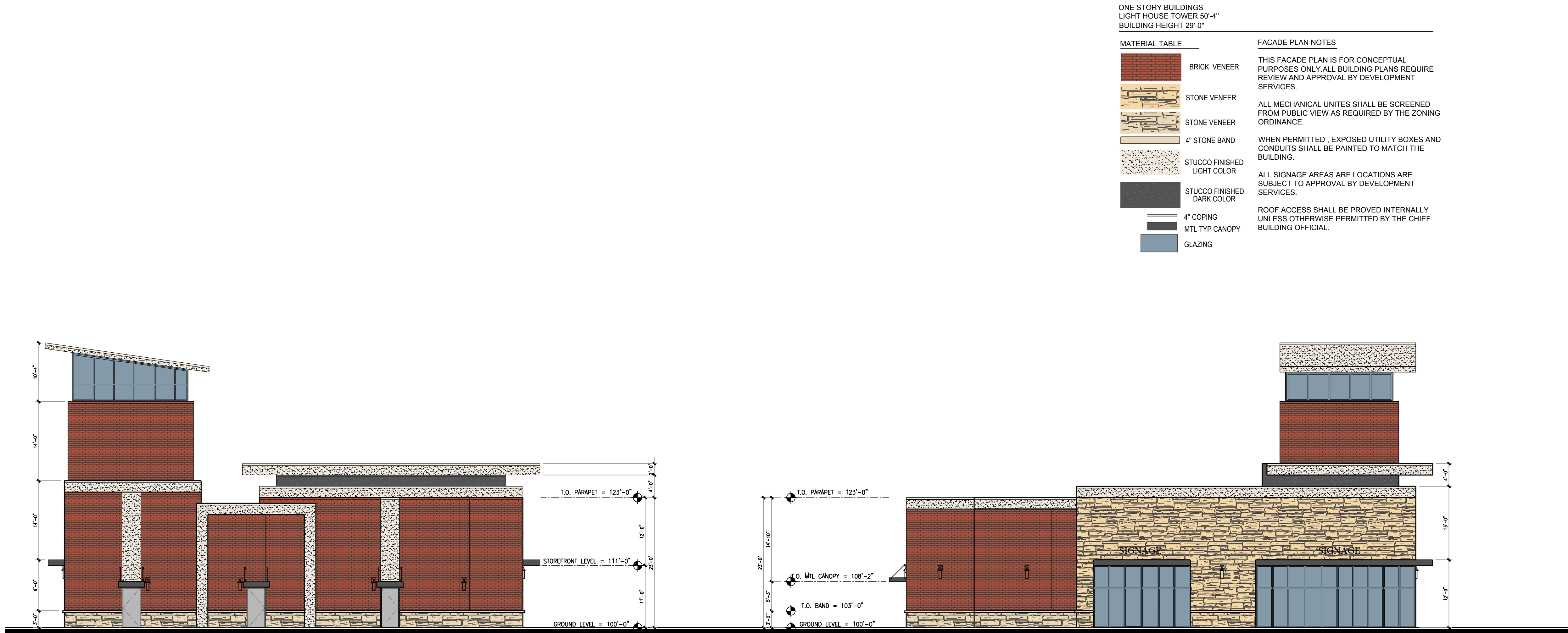
ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.

WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.

ALL SIGNAGE AREAS ARE LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.

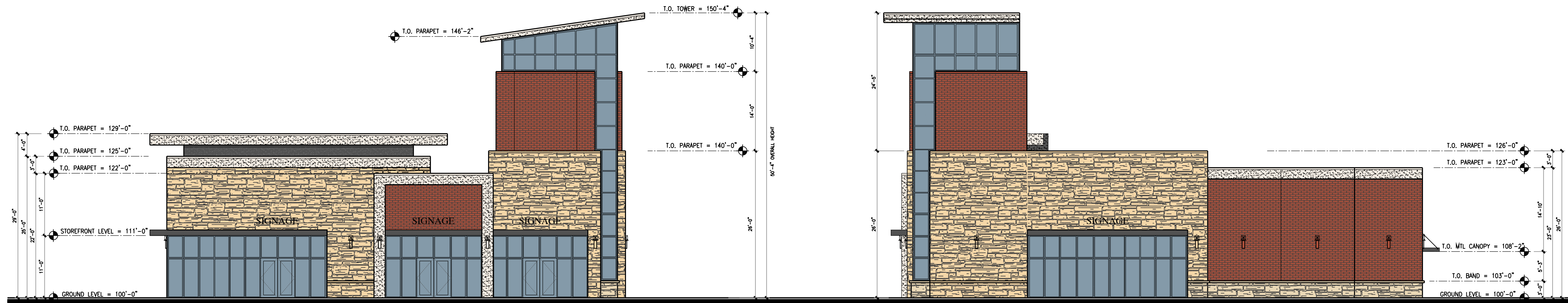
ROOF ACCESS SHALL BE PROVED INTERNALLY UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.





B1 NORTH ELEVATION/ RETAIL BUILDING
SCALE 3/32"=1'-0"

B3 EAST ELEVATION/ RETAIL BUILDING
SCALE 3/32"=1'-0"



A1 SOUTH ELEVATION/ RETAIL BUILDING
SCALE 3/32"=1'-0"

A3 WEST ELEVATION/ RETAIL BUILDING
SCALE 3/32"=1'-0"





TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

01/06/2022

OVERVIEW

Project	PUBLIC HEARING/ Daiquiri Wave (SUP-21-06613)
P&Z Hearing	01/06/2022
Council Hearing	February 1, 2022
Size	2,030 sq ft
Current Zoning	Light Commercial (LC)
Proposed Use	Liquor Store and Bar
Existing Use	Multi-tenant shopping center
Future Land Use Plan Designation	Retail/Commercial
Applicant	Will Henry
Owner	Courtney Henry
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Daiquiri Wave (SUP-21-06613). A request for a Specific Use Permit (SUP) for a Liquor Store and Bar, generally located on Lobo Lane, approximately 400 feet south of W. Eldorado Parkway, currently zoned Light Commercial (LC), in order to allow for a new establishment with both on-premises and off-premises alcohol sales and consumption.

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

Location

Generally located at 800 West Eldorado Parkway, on the west side of Lobo Lane, approximately 400 feet south of W. Eldorado Parkway.

Planning Analysis

Background. Subject property is currently zoned Light Commercial (LC) with a Specific Use Permit (SUP) for a child care center, as approved through Ordinance No. 943, and an SUP for minor auto repair use, as approved through Ordinance No. 1269. The property is operating as an existing multi-tenant shopping center with a mix of retail and restaurant tenants, as well as a child care center. The proposed establishment would occupy the currently vacant 2,030 square-foot Suite 128.

The applicant, Daiquiri Wave, is proposing an establishment offering the sale of to-go alcoholic beverages for off-premises consumption, which Staff has classified to be more closely aligned to a liquor store type use. Additionally, the applicant is proposing the sale of alcoholic beverages for on-promises consumption, which would be classified by the Town as a bar. This would be the first location and the applicant has provided Staff with a business plan outlining operations similar to a restaurant and bar use.

A bar is defined as “an establishment principally for the sale and consumption of alcoholic beverages on the premises that derives 75 percent or more of its gross revenue on a quarterly (three-month) basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (TABC), for on-premises consumption.” While the applicant anticipates a much smaller percentage of their revenue to be derived from the sale of alcoholic beverages, this is their first business of this kind, so the percentages cannot be guaranteed at this time. Given the applicant's proposal has limited inside seating for dining and the floor plan predominantly showing a large bar area, Staff believes the proposed use will more closely align with a bar than a restaurant with alcohol service.

A liquor store is defined as a retail establishment that offers for sale beer, wine and liquor, and related accessory items, subject to the review and approval by TABC. Staff believes that an establishment primarily focused on selling to-go alcoholic beverages for off-premises consumption would more closely align with a liquor store use.

Chapter 106 of the Little Elm Code of Ordinances requires a Specific Use Permit (SUP) be issued for a liquor store as well as a bar use.

Additionally, the existing SUP Ordinance No. 1269 provides a challenge by specifically prohibiting "liquor stores" on this site. It should be noted that after the approval of Ordinance No. 1269, the property was subdivided into two separate lots. While the auto repair use is currently located on a different lot, because the SUP was approved for the property in its entirety at that time, the Ordinance regulations are still applicable to the subject property. Therefore, in order to accommodate the applicant's request, Ordinance No. 1269 would also need to be amended to remove "liquor store" from the list of restricted uses. No other changes are being proposed to the existing ordinances on this property and all other existing conditions will remain in place. These requests are being proposed concurrently.

Proposal.

The applicant is requesting approval of an SUP for a liquor store and bar, in order to operate an establishment for the sale of off- and on-premises consumption of alcoholic beverages, with a drive-thru component. The applicant has provided a letter of intent describing a unique atmosphere that will attract social media users on the hunt for instagram-worthy destinations.

The proposal includes a total SUP area of 2,030 square feet. The submitted floor plan depicts half the space as storage, coolers, and food prep area, and the other half housing a large bar area and three tables for inside dining. The applicant's letter of intent indicates the primary purpose of this establishment is to provide food and alcoholic beverages for off-premises consumption.

Parking.

The proposed use is required to be parked at a ratio of one parking space per 100 square feet of floor area. The existing site was developed with a 31,356 square-foot retail building, which, inclusive of the child care center, requires a total of 115 parking spaces at full tenant occupancy. The site provides a total of 140 parking spaces and meets parking requirements.

Development Standards.

This site was developed through an approved Concept Plan and the existing suite already has a drive-thru window and lane. Since the applicant is not making any exterior changes or site improvements in order to accommodate the proposed use, no additional site requirements were reviewed at this time.

Comprehensive Plan.

The Future Land Use Plan (FLUP) designates the subject property with a retail/commercial land use category, which is appropriate for the proposed establishment. Therefore, the requested SUP, if approved, would not be in conflict with the Town's vision for this area.

Recommended Action

The purpose of an SUP is to add or modify specific land use rights to those already granted within a zoning district. Section 106.02.17 provides that each request considers the intensity of the proposed use within the context of the proposed location based on compatibility and suitability, and in evaluating the compatibility of the proposed use within the existing area context, "the town council may impose such additional development standards and safeguards as the conditions and locations indicate important to the welfare and protection of adjacent property from noise, vibration, dust, dirt, smoke, fumes, odor, gas, explosion, glare, offensive view, or other undesirable or hazardous conditions."

Section 106.05.02, in reference to special permanent land uses, identifies certain regulations and criteria that must be followed when the location of such uses is considered by the Town. One such regulation is placed on liquor store uses:

- The lot containing a liquor store shall be located at least 1,000 feet from any lot containing another like use, as measured in a straight line between the nearest points of one lot to the other.

Since the liquor store component of this request is Staff interpretation of a proposed use and the applicant is not explicitly proposing a liquor store, the Planning and Zoning Commission may choose to consider and classify the proposed use differently. However, it is important the Commission make that distinction as the adjacent property, directly to the north, contains an existing liquor store, and if the proposed use is deemed to really be classified as a liquor store, it would be prohibited on this site.

Given the regulations and conditions for the proposed special uses under Section 106.05.02, the following conditions should be placed on this SUP if the Commission considers approval:

- Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate as a bar, brewpub, or similar use.
- Prior to issuance of a certificate of occupancy, the business owner shall provide the town with a copy of its state permit to operate a liquor store.
- All alcohol-related activities must meet all standards found in [chapter 10](#), alcoholic beverages, of the Little Elm Code of Ordinances.

Staff recommends the Planning and Zoning Commission evaluate the proposed Specific Use Permit based on the proposed special uses and how they fit into the existing context of the area.

Attachments

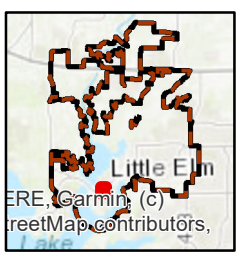
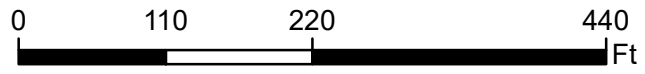
Location Map
PD Exhibits
Letter of Intent

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: 7/30/2021



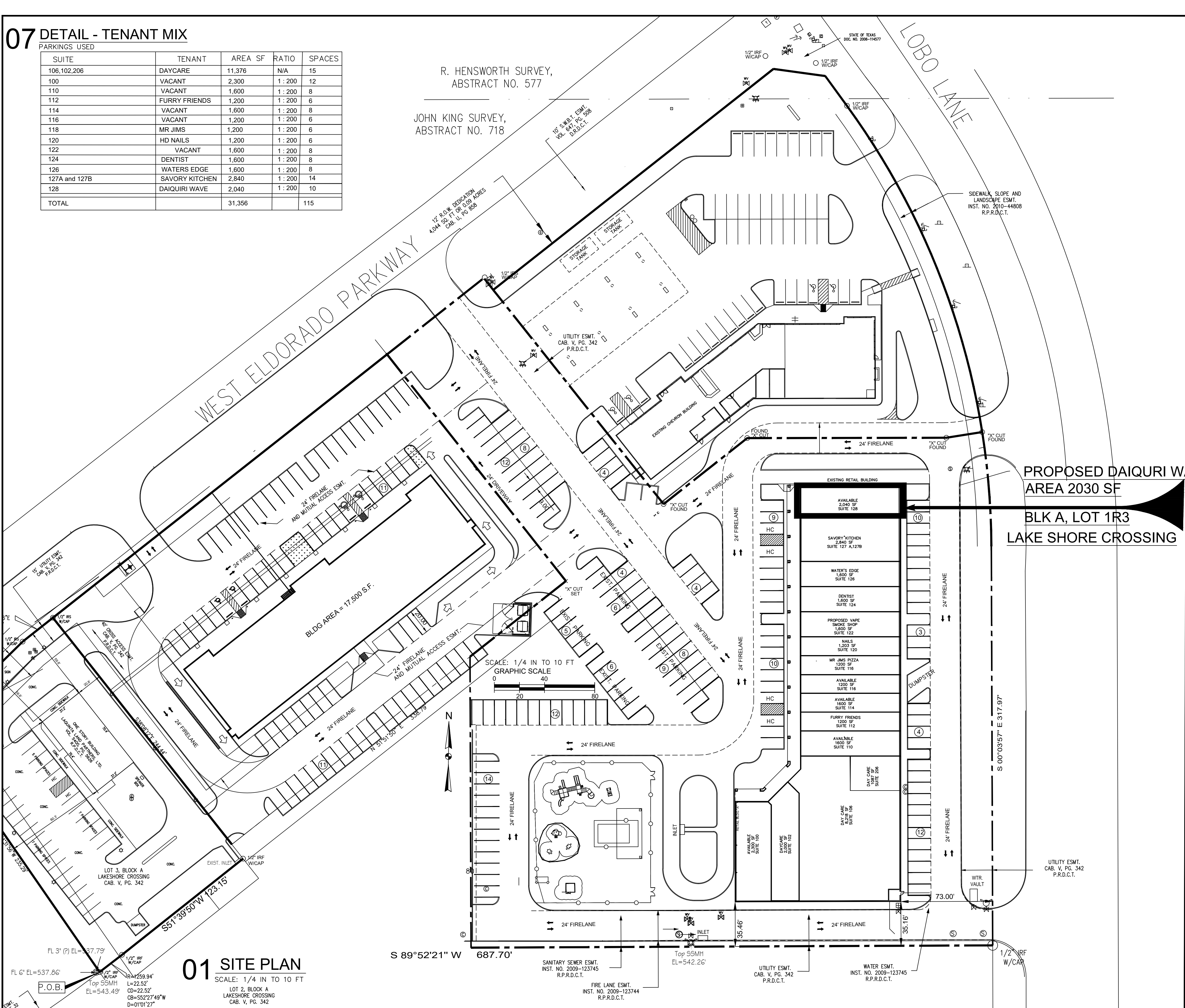
This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

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.

07 DETAIL - TENANT MIX

PARKINGS USED

SUITE	TENANT	AREA SF	RATIO	SPACES
106,102,206	DAYCARE	11,376	N/A	15
100	VACANT	2,300	1 : 200	12
110	VACANT	1,600	1 : 200	8
112	FURRY FRIENDS	1,200	1 : 200	6
114	VACANT	1,600	1 : 200	8
116	VACANT	1,200	1 : 200	6
118	MR JIMS	1,200	1 : 200	6
120	HD NAILS	1,200	1 : 200	6
122	VACANT	1,600	1 : 200	8
124	DENTIST	1,600	1 : 200	8
126	WATERS EDGE	1,600	1 : 200	8
127A and 127B	SAVORY KITCHEN	2,840	1 : 200	14
128	DAIQUIRI WAVE	2,040	1 : 200	10
TOTAL		31,356		115



01 SITE PLAN

SCALE: 1/4 IN TO 10 FT
LOT 2, BLOCK A
LAKESHORE CROSSING
CAB. V. PG. 342

02 DETAIL - LOT 1R3 LAKESHORE CROSSING

BLK A JOHN KING SURVEY, ABSTRACT 718

COUNTY	DENTON
BUILDING AREA	31,356 SF 18.4% OF LOT AREA
LOT AREA	3.907 ACRES OR 170,169 SF
LOT	1R3
BLOCK	A
DIVISION	LAKESHORE CROSSING
ABSTRACT	JOHN KING SURVEY, ABSTRACT 718

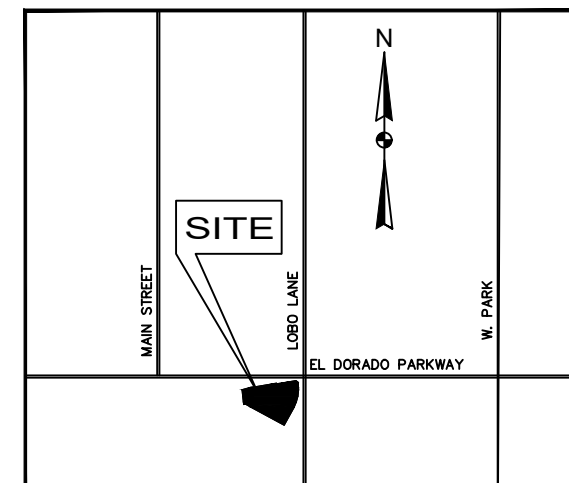
03 DETAIL - PARKING

ALL PARKING SPACES ARE 9' X 20' DAYCARE NEEDS REDUCED KIDS DROPPED OFF

PARKING REQUIREMENT	LOT 1R2
BUILDING AREA	DAYCARE 11,376; RETAIL 19,980 SF
PARKING REQUIRED	DAYCARE 15 (STAFF AND DROP OFF); RETAIL 100 (1/200)
PARKING FURNISHED	140 SPACES
H.G. PARKING REQUIRED	2 SPACES
H.G. PARKING FURNISHED	2 SPACES
OFF-SITE PARKING FURNISHED	6 SPACES

04 VICINITY MAP

SCALE: NONE



05 DETAIL - PROPOSED USE OF SPACE

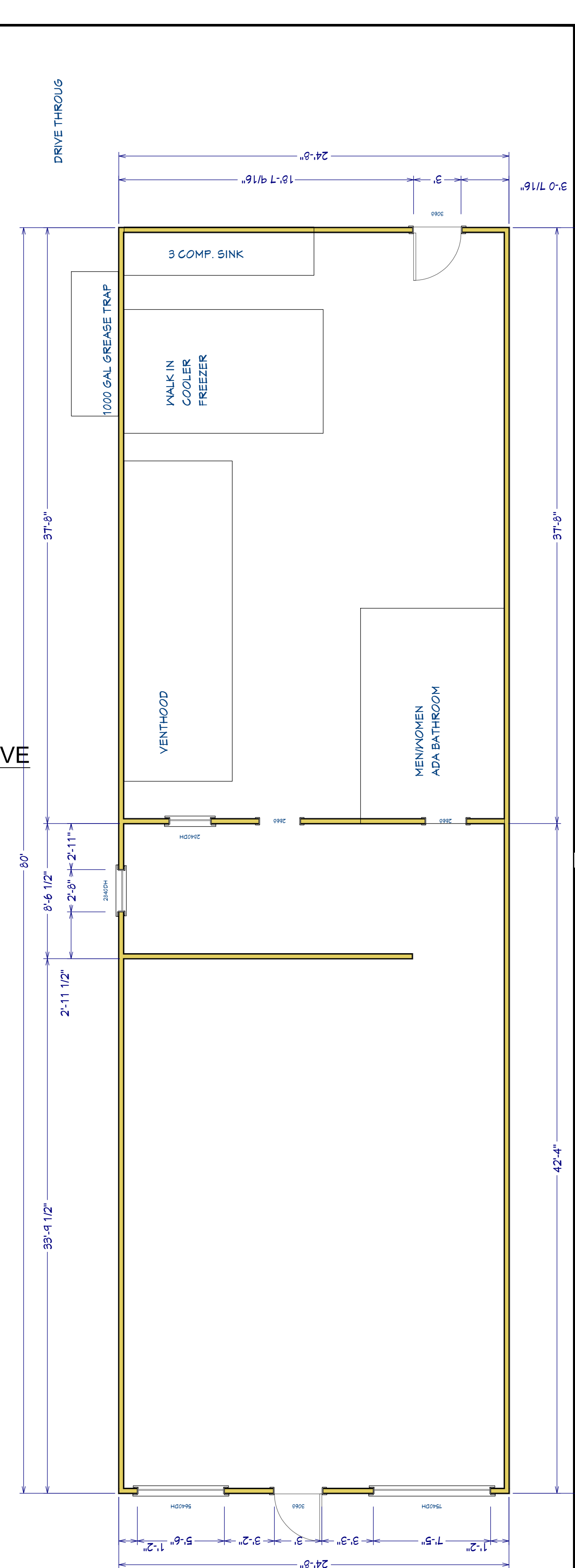
2030 SF INTERIOR RETAIL SPACE FULLY FIRE SPRINKLED SPACE

PARKING REQUIREMENT	10 SPACES, 1 PER 200 SF
SUITE 128	2030 SF 0.647% BUILDING AREA
USE	DAIQUIRI RESTAURANT
RESTRICTION	TABC PERMIT FOR LIQUOR REQUIRED
LICENSES	REQUIRES STATE AND CITY LICENSES
CURRENT ZONING	COMMERCIAL
BUILDING HEIGHT	SINGLE BLDG. 16 FT SINGLE STORY
FINISHING	UPSCALE

SUITE 128, 2030 SF

06 FLOOR PLAN

SCALE: NONE



DEVELOPER:

HEBRON CONSTRUCTION

REEYAZ THANAWALLA LAKSHMI INVESTMENT PROPERTIES LLC

1657 McGEE LN

CARROLLTON, TX 75010

TEL: 940-765-9896

DESIGNER :

HEBRON CONSTRUCTION

REEYAZ THANAWALLA

1657 McGEE LN

CARROLLTON, TX 75010

TEL: 940-765-9896

DAUIQUIRI WAVE Suite 128

800 WEST ELDORADO #128

EL DORADO PKWAY & LOBO LANE
LITTLE ELM, TEXAS 75068

Hebron Construction

SUITE 128
2100 SF

REVISIONS

RT

DATE

11/08/2021

Sections:

01 SITE PLAN

02 LOT DETAIL

03 PARKING

04 VICINITY MAP

05 PROPOSED USE

06 FLOOR PLAN

07 TENANT MIX

DWG. TITLE:

SITE AND FLOOR PLAN

PROJECT #: LSHR3

JOB #

DESIGN BY:

Reeyaz Thanawalla

PROJECT COORD:

CHECKED BY:

RT

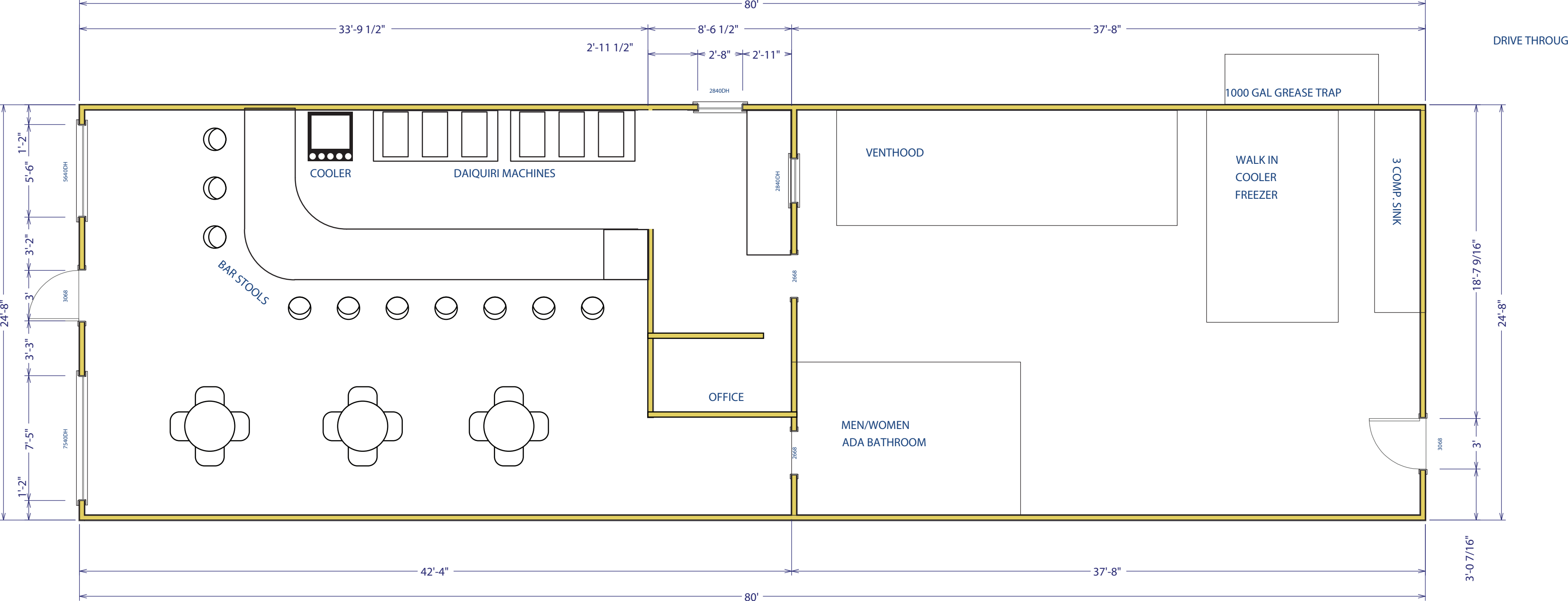
DRAWN BY:

RT

DATE:

11/08/2021

SP1



Daiquiri Wave Menu

Starters

Mozzarella Cheese Sticks

Fried Pickles

Egg Rolls

Bacon Wrapped Jalapenos

Starter Pack (6 wings, Truffle Fries & 2 Bacon Wrapped Jalapeños)

Wavy Wing Baskets (naked, breaded or boneless) 1 side

6pc

10pc

Family Pack Chicken Wings (2 sides)

16pc

24pc

30pc

Sauces

BBQ, Korean BBQ, Hot, Mild, Brown Sugar, Jerk, Mango Habanero

Dry Rub

Lemon Pepper, Garlic Parmesan, Cajun, Sweet & Spicy, Plain

Tender Baskets (grilled or breaded) 1 Side

4pc

6pc

8pc

Family Pack (2 sides)

10pc

16pc

24pc

Sauces (Same as Wings)

Sandwich Baskets (comes with fries)

Sausage in Bun with A pickle side of fries

(Jalapeño Cheddar or Beef Sausage)

Plain Hamburger

Bacon and Cheese Hamburger

Tsunami Burger (bacon, cheese, sausage & onion ring)

Texas Toast Grilled chicken (bacon, cheese & ranch)

Breaded Chicken

Texas Toast BLT Sandwich

Texas Garlic Toast Spaghetti Sandwich Chicken/Beef

Stuffed Bell Peppers

Ground Beef and Dirty Rice
Chili & Cheese
Chicken/Steak Fajita & Rice
Steak& Potatoes
Pizza

Sides

Mac and cheese
Truffle Fries
Baked Potato (Loaded)
Brown Sugar Beans
Fried Okra

Written Statement of Intent

Daiquiri Wave LLC.

PO BOX 203059

Arlington, Texas 76006

254-366-9629

November 13, 2021

Town of Little Elm

100 W. Eldorado Parkway

Little Elm, Texas 75068

Dear Town of Little Elm:

Daiquiri Wave is a company with a Daiquiri to-go concept. This will be our first operating location to build our brand. Within our concept for this location, we will be serving food as well, which will account for at least 25% of sales. Although, we will offer a dine-in experience, our emphasis on a product to-go through our drive-thru express will allow us to quickly serve customers and more vacancies for cars in the parking lot. This strategy will enhance our harmonious efforts with existing neighbors and increase compatibility because our food menu and daiquiris will give us niche products that will add to the area's many attractions.

Thank you.

Best,

Daiquiri Wave LLC.