



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

February 17, 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**

0. Discuss and take action regarding the approval of the February 3, 2022 regular Planning and Zoning Commission meeting minutes.

1. **PRELIMINARY PLAT/** Spiritas East Commercial Tract (PP-22-00226). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Spiritas East Planned Development, establishing three commercial lots on approximately 5.355 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

2. **FINAL PLAT/** Cottonwood Crossing Addition (FP-22-00567). Presentation, discussion, and consideration on a request for approval of a Final Plat for Cottonwood Crossing Addition, establishing Lot 4 Block A, a commercial lot on approximately .986 acres, situated in the William McFadin Survey, Abstract No. 893, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

3. **FINAL PLAT/** Union Park Phase 6C (FP-22-00470). Presentation, discussion, and consideration on a request for approval of a Final Plat for Union Park Phase 6C, establishing 30 residential lots and four open space lots, on approximately 30.552 acres, situated in the William Lumpkin Survey, Abstract No. 730, and the Thomas Navo Survey, within Little Elm town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
4. **FINAL PLAT/** Union Park 6B-4 (FP-22-00474). Presentation, discussion, and consideration on a request for approval of a Final Plat for Union Park Phase 6B-4, establishing 18 residential lots on approximately 1.737 acres, situated in the William Lumpkin Survey, Abstract No. 730, and the Thomas Navo Survey, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
5. **REPLAT/** Hardwicke Addition (FP-22-00818). Presentation, discussion, and consideration on a request for approval of a replat for Hardwicke Addition, establishing Block A, Lots 1-2, and Lot1X on approximately 3.747 acres, situated in the JM Jones Survey, Abstract No. 667, and in the Richard Hensworth Survey, Abstract No. 577, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

2. **Regular Agenda**

1. **FINAL PLAT/**Union Place Phase 2 (FP-21-07420). Presentation, discussion, and consideration on a request for the approval of a Final Plat for Right-of-Way dedication on approximately 1.577 acres, situated in the Thomas Navo Survey, Abstract No. 964, within Little Elm's town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation
2. **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
 - Relieve Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
3. **PUBLIC HEARING/** US380 & 2931 Planned Development (PD-21-07422). Presentation, discussion, public hearing, and take action on a request to rezone approximately 19.151 acres of land, currently zoned as Planned Development (Ordinance No. 1589), in order to establish a new Planned Development district based on Light Commercial (LC), to allow a new commercial development with modified uses and development standards.
 - 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 February 14th, 2022, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

Olga Chernomorets - Planning Manager



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	Adoption of the February 3rd, 2022 Planning & Zoning Commission Meeting Minutes.
P&Z Hearing	02/17/2022
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 February 3, 2022 regular Planning and Zoning Commission meeting minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes February 3, 2022

DRAFT



Minutes

Town of Little Elm PLANNING & ZONING COMMISSION Regular Meeting Thursday, FEBRUARY 3, 2022 - 7:00 pm

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

Absent: Brian Rawlins, Commissioner; Stephen Horn, Commissioner; Danny Weakley, Commissioner

Staff Present: Fred Gibbs, Director of Development Services
Wesley Brandon, Town Engineer
Brian Salvesen, Planner

1.

Emergency Notice Regarding Public Participation and Planning & Zoning Commission/Town Staff Attendance Due to Winter Storm

Due to the winter storm anticipated to impact the Town of Little Elm and surrounding areas, and the unsafe road and travel conditions anticipated to occur due to the winter storm, the Planning and Zoning Commission has opted, as allowed by Texas Government Code Sections 551.125 and 551.127, to conduct its regularly scheduled Planning and Zoning Commissioner Meeting of February 3, 2022, through remote means. This will allow (1) the Planning and Zoning Commission members and Town employees to participate in a Planning and Zoning meeting via videoconference call or other remote electronic means without a physical quorum of the Planning and Zoning Commission members being present at the site of the meeting; and (2) the use of videoconferencing and other remote means to allow the public to observe the meeting and, when required, to participate in the public meeting.

For the February 3, 2022, Planning and Zoning Commission meeting, individuals will be able to address the Commission on any topic through submission of the web form below. Forms received will be recorded into the record and be given to the Commission

To access the videoconference online, follow these instructions:

- To join the Zoom meeting, click: <https://us06web.zoom.us/j/81298615053>
- To view the live stream meeting, click <https://www.littleelm.org/1258/Agendas-Minutes-Videos>

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

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

Individuals who wish to speak to the Commission directly must register prior to the meeting. Please include in the comment box that you will be logging onto the meeting through the Zoom link above to speak to the Planning & Zoning Commission. If you have any questions, please email bsalvesen@littleelm.org.

Note: A physical quorum of the P&Z Planning and Zoning Commission will not be present during the meeting as the entire meeting will be conducted remotely as permitted by state law in emergency situations.

2. **5:30 PM Work Session**

Fred Gibbs answered questions from the Commission on the agenda items.

Commissioner Hagenbuch announced that he would need to step down from the Commission due to another commitment.

3. **Roll Call**

4. **6:00 PM Regular Meeting**

Chairman Bell opened the February 3, 2022, Regular Planning and Zoning Commission meeting at 6:00pm.

1. Discuss and take action regarding the approval of the January 20, 2022 regular Planning and Zoning Commission meeting minutes.

Motion: Approve minutes with minor text correction for neighbor's concern in item 11.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Robert Martin

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

6 - 0 Passed - Unanimously

2. REPLAT/Shawnee Trail (RP-21-03793). Presentation, discussion, and consideration on a request for approval of a Replat for Shawnee Trail Church of Christ Addition Block A, Lot 1 on approximately 3.887 acres, situated in the Christian Bohrmann Survey, Abstract 86, within Little Elm's town limits, in order to establish multiple utility, access, and fire lane easements, dedicate right-of-way, and abandon multiple easements for the purpose of new commercial development on Block A, Lot 1R.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

Fred Gibbs briefed the Commission on the agenda item, the actions taken during previous meetings, and the outstanding comments that have not been addressed in the replat.

Motion: Deny Replat.

Motion by Vice Chairman Ron Trees, seconded by Commissioner Tom Ocelli

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

6 - 0 Passed - Unanimously

3. RELIMINARY PLAT/Lakeside Shops and Business Park (PP-21-07426) Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Lakeside Shops and Business Park, establishing Block A, Lots 1 and 2, on approximately 5.006 acres, situated in the David M. Cule Survey, Abstract No. 226, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

Fred Gibbs briefed the Commission on the agenda item.

The Commission asked for the reasoning behind the change from recommending providing an extension for the item to approval with conditions. Fred Gibbs let the Commission know that staff was able to review a last minute submittal that had just one minor comment outstanding, justifying a change in recommended action from an extension to "Approve with conditions."

Motion: Approve with condition as outlined by staff.

Motion by Commissioner Brent Hagenbuch, seconded by Commissioner Brent Thibeaux

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

6 - 0 Passed - Unanimously

4. PRELIMINARY PLAT/ Spiritas East Commercial Tract (PP-22-00226). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Spiritas East Planned Development, establishing three commercial lots on approximately 5.355 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

Fred Gibbs briefed the Commission on the agenda item.

The Commission had no questions for staff or the applicant

Motion: Approve the requested extension.

Motion by Commissioner Robert Martin, seconded by Vice Chairman Ron Trees

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

6 - 0 Passed - Unanimously

5. FINAL PLAT/ Alta 380 (FP-22-00117). Presentation, discussion, and consideration on a request for approval of a Final Plat for Alta 380, establishing 11 lots on approximately 30.853 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

Fred Gibbs briefed the Commission on the agenda item.

There were no questions for staff or the applicant.

Motion: Approve Final Plat

Motion by Commissioner Tom Ocelli, seconded by Vice Chairman Ron Trees

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

6 - 0 Passed - Unanimously

6. SUBDIVISION VARIANCE/Witt Road (VAR-21-06705). Presentation, discussion, and consideration on a request for a Variance from Section 107 - Subdivision Ordinance, for CEC Witt Addition on approximately 1.385 acres, situated in the H. KENDAL SURVEY, Abstract No. 713, within Little Elm's town limit, in order to allow a two-year grace period for requirements listed in Section 107.08.01 (b) - Adequate Public Facilities
- Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

Fred Gibbs briefed the Commission on the previous submittals related to the variance.

Wesley Brandon, presented his letter of denial for the variance, which was the prior step to applying for a variance from the Planning and Zoning Commission.

Chairman Bell asked staff when the water lines were added. Staff answered that the water lines were added sometime around 2015 to 2017.

Commissioner Ocelli asked staff if the applicant had purchased after the utilities had been installed. Staff answered that the applicant had purchased after the water utilities had been installed.

Chairman Bell wanted to clarify that if this was a new build, that the applicant would have the same burden? Staff confirmed that this would be the same case for a "new build."

Commissioner Martin asked what was the triggering event behind the variance request. Staff answered that the triggering event was the applicant for a Certificate of Occupancy for the structure which led to a Final Plat requirement, which can't be approved without connection to Town utilities.

Applicant Alan Weiss, of 4920 Plantation Lane, Frisco TX, presented tot the commission that one of the items in the water well inspection is an easy fix, and the neighbor of the subject property is also in a similar predicament.

Project Engineer Paul West, 2205 Long Prairie Rd. Flower Mound TX, wanted to iterate to the Commission that this request was to allow for the building to finished out so that they could lease out the building in the future.

Vice-Chair Trees asked the applicants if \$20,000, as indicated during the presentation, was a fair estimate for the cost to connect to the utilities. The applicants answered that the cost would also need to include that of a water meter. Wesley Brandon stated that in order to reduce cost, the Town accepts a "Hot Tap" as a viable method to connect, which involves less impact on the water line. Paul West indicated that the applicants were willing to reduce the time of the variance from 2 years to just 1 year.

Chairman Bell asked the applicants if they were aware of the lot not being platted before they purchased it, the applicants were not aware it was not platted.

Commissioner Martin asked town staff if the town would have an enforcement mechanism should the variance agreement not be met, staff replied that the best option would either be a bond or a temporary Certificate of Occupancy, but both are difficult to enforce.

Chairman Bell and Commissioner Hagenbuch had concerns over the follow-through of any agreement.

Chairman Bell asked Town staff what the next step would be for the applicant if the Commission denied the variance request. Staff answered that the applicant can appeal the decision to the Town Council.

Vice-Chair Trees asked staff if the variance is approved tonight, will it still go to the Town Council for Approval. Staff answered that if the variance is approved tonight, it won't need to go to council. If the Commission approves, the variance is approved.

Commissioner Hagenbuch stressed that any approval of the variance would be setting a precedent for any similar cases brought up in the future.

Applicant Alan Weiss let the Commission know that they were open to all three alternatives mentioned during the discussion.

Motion: Deny the Variance

Motion by Commissioner Tom Ocelli, seconded by Commissioner Brent Hagenbuch

AYE: Chairman Michael Bell, Commissioner Brent Hagenbuch, Commissioner Robert Martin, Commissioner Tom Ocelli

NAY: Vice Chairman Ron Trees, Commissioner Brent Thibeaux

4 - 2 Passed

7. PUBLIC HEARING/ Hardwicke EDC Rezoning (Z-22-00287) Presentation, discussion, public hearing, and consideration of a request to rezone approximately .344 acres at 108 Hardwicke Lane, legally known as Lot 11, Block H, Little Elm Townsite from Single Family A1 (A1) to Lakefront District (LF).

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

Fred Gibbs presented the request to the Commission.

Jennette Espinosa, EDC Director, was available for questions.

Commissioner Martin asked the applicant what the future plans were for the property.

Jennette Espinosa answered that the long term plans for the property were for shared office space.

Motion: Approve the request.

Motion by Commissioner Brent Thibeaux, seconded by Commissioner Robert Martin

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

6 - 0 Passed - Unanimously

8. 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 request to table the item until the February 17th, 2022 Regular Planning and Zoning Commission Meeting.

Motion: Table item until the February 17th, 2022 Regular Planning and Zoning Commission Meeting

Motion by Commissioner Robert Martin, seconded by Commissioner Brent Thibaux

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Brent Hagenbuch, Commissioner Brent Thibaux, Commissioner Robert Martin, Commissioner Tom Ocelli

6 - 0 Passed - Unanimously

9. PUBLIC HEARING/ US380 & 2931 Planned Development (PD-21-07422). Presentation, discussion, public hearing, and take action on a request to rezone approximately 19.151 acres of land, currently zoned as Planned Development (Ordinance No. 1589), in order to establish a new Planned Development district based on Light Commercial (LC), to allow a new commercial development with modified uses and development standards.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the request to table the item until the February 17th, 2022, Regular Planning and Zoning Commission Meeting.

Motion: Table item until the February 17th, 2022, Regular Planning and Zoning Commission Meeting.

Motion by Commissioner Brent Thibaux, seconded by Commissioner Robert Martin

AYE: Chairman Michael Bell, Vice Chairman Ron Trees, Commissioner Brent Hagenbuch, Commissioner Brent Thibaux, Commissioner Robert Martin, Commissioner Tom Ocelli

6 - 0 Passed - Unanimously

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

Chairman Bell adjourned the February 3, 2022, Regular Planning and Zoning Commission Meeting at 6:55pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	PRELIMINARY PLAT/ Spiritas East Commercial Tract (PP-22-00226)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	5.355 acres
Current Zoning	Agriculture AG
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Jim Nichols, Barraza Consulting Group, LLC
Owner	MM Little Elm 43, LLC
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/ Spiritas East Commercial Tract (PP-22-00226). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Spiritas East Planned Development, establishing three commercial lots on approximately 5.355 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 US 380, approximately 3,000 feet east of Providence Blvd.

Planning Analysis

This is a Preliminary Plat for Spiritas East Commercial Tract, the commercial component of the overall Spiritas East Development, recently approved through the Spiritas East Development Agreement. The Preliminary Plat established three commercial lots on approximately 5.355 acres and dedicates right-of-way easement.

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.

Staff has reviewed the submitted plat documents and determined the submittal meets the requirements of Section 107 - Subdivision Ordinance.

Recommended Action

Staff recommends approval of the request as presented.

Attachments

Plat Document

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS MM LITTLE ELM 43, LLC, is the owner 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 43.923 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 being part of that certain tract of land described in deed to Robert G. Penley recorded in Volume 623, Page 106, of the Real Property Records of Denton County, Texas (RPRDCT), and part of that certain tract of land described in deed to Robert G. Penley and Faith Penley recorded in Volume 2210, Page 648, RPRDCT, and being more particularly described by metes and bounds as follows:

2.312 ACRE - LOT 1 BLOCK A

BEING 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 tract of land described in deed to Robert G. Penley recorded in Volume 623, Page 106, of the Real Property Records of Denton County, Texas (RPRDCT), and part of that certain tract of land described in deed to Robert G. Penley and Faith Penley recorded in Volume 2210, Page 648, RPRDCT, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "COBB-FENDLEY" found at the northeast corner of said Robert G. Penley tract, said iron rod also being located on the south right-of-way line of US Highway 380 (a variable-width right-of-way), and also being located on the west "take line" of Lake Lewisville;

THENCE North 88°16'39" West, with said south right-of-way line of US Highway 380, a distance of 938.43 feet to a concrete TXDOT monument found;

THENCE North 84°36'22" West, with said south right-of-way line of US Highway 380, a distance of 99.12 feet to the **POINT OF BEGINNING** of the hereon described tract, a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner;

THENCE departing said south right-of-way line of US Highway 380, and over and across said Robert G. Penley tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

South 05°15'54" West, a distance of 200.74 feet;

And North 84°22'49" West, a distance of 502.60 feet, said iron rod being located in the west line of a called 3-foot strip of land according to said Robert G. Penley tract recorded in Volume 2210, Page 648, RPRDCT;

THENCE North 03°11'21" East, with said west line of the called 3-foot strip of land, a distance of 191.42 feet to an aluminum TXDOT disk found for corner on said southerly right-of-way line of US Highway No. 380, said disk being the southwest corner of that certain tract of land described in deed to the State of Texas recorded in Volume 4308, Page 1681, RPRDCT;

THENCE South 88°31'59" East, with said southerly right-of-way line of US Highway No. 380 according to said deed to the State of Texas, a distance of 113.60 feet to a 5/8-inch iron rod with cap stamped "COBB-FENDLEY" found for corner at the east corner of said State of Texas tract;

THENCE South 84°30'58" East, continuing with said southerly right-of-way line of US Highway No. 380, said line according to deed to the State of Texas recorded in Volume 315, Page 504, RPRDCT, a distance of 194.05 feet to an aluminum TXDOT disk found for corner;

THENCE South 84°36'22" East, continuing with said southerly right-of-way line of US Highway No. 380 according to said State of Texas tract recorded in Volume 315, Page 504, RPRDCT, a distance of 202.13 feet to the **POINT OF BEGINNING**, and containing an area of 2.312 acres of land.

2.386 ACRE - LOT 2 BLOCK B

BEING 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 tract of land described in deed to Robert G. Penley recorded in Volume 623, Page 106, 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-inch iron rod with cap stamped "COBB-FENDLEY" found at the northeast corner of said Robert G. Penley tract, said iron rod also being located on the south right-of-way line of US Highway 380 (a variable-width right-of-way), and also being located on the west "take line" of Lake Lewisville;

THENCE North 88°16'39" West, with said south right-of-way line of US Highway 380, said south line according to deed to the State of Texas recorded in Volume 315, Page 504 RPRDCT, a distance of 455.08 feet to the **POINT OF BEGINNING** of the hereon described tract;

THENCE departing said south right-of-way line of US Highway 380, and over and across said Robert G. Penley tract, the following courses to 5/8-inch iron rods with cap stamped "BCG 10194538" set for corner:

South 01°53'44" West, a distance of 209.31 feet;

North 87°10'23" West, a distance of 514.31 feet;

And North 05°15'54" East, a distance of 201.00 feet, said iron rod being located in said south right-of-way line of US Highway 380, from which a TXDOT Aluminum disk found bears North 84°36'22" West, a distance of 282.13 feet;

THENCE with the south right-of-way line of US Highway 380, the following courses:

South 84°36'22" East, a distance of 19.12 feet to a Concrete TXDOT Monument found for corner;

And South 88°16'39" East, a distance of 483.35 feet to the **POINT OF BEGINNING**, and containing an area of 2.386 acres of land.

0.657 ACRE - LOT 3 BLOCK C

BEING 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 tract of land described in deed to Robert G. Penley recorded in Volume 623, Page 106, 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-inch iron rod with cap stamped "COBB-FENDLEY" found at the northeast corner of said Robert G. Penley tract recorded in Volume 623, Page 106, RPRDCT, said iron rod also being located on the south right-of-way line of US Highway 380 (a variable-width right-of-way), and also being located on the west "take line" of Lake Lewisville;

THENCE North 88°16'39" West with said south right-of-way line of US Highway 380, said south line according to deed to the State of Texas recorded in Volume 315, Page 504, RPRDCT, a distance of 233.52 feet to the **POINT OF BEGINNING** of the hereon described tract;

THENCE departing said south right-of-way line of US Highway 380, and over and across said Robert G. Penley tract, the following courses to a 5/8-inch iron rod with cap stamped "BCG 10194538" set for corner:

South 14°47'27" East, a distance of 5.08 feet;

South 11°51'34" East, a distance of 38.07 feet;

South 00°46'57" East, a distance of 14.90 feet;

South 12°02'26" West, a distance of 10.27 feet;

South 15°43'13" West, a distance of 5.97 feet;

South 37°47'16" West, a distance of 9.58 feet;

South 48°36'19" West, a distance of 10.43 feet;

South 54°02'19" West, a distance of 12.14 feet;

South 51°51'09" West, a distance of 24.67 feet;

South 43°25'46" West, a distance of 25.15 feet;

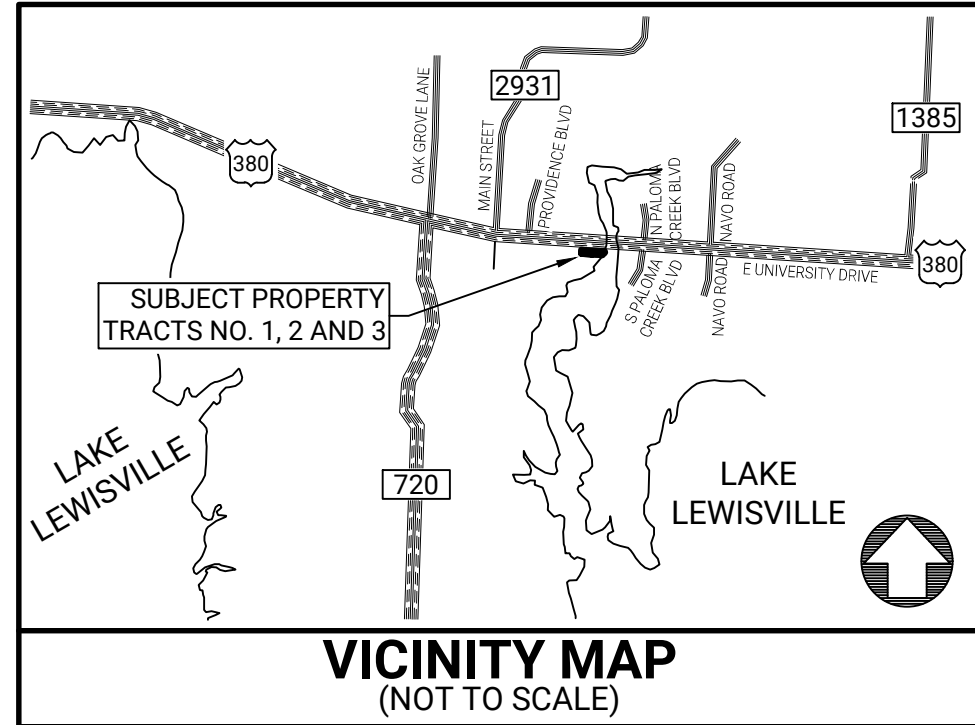
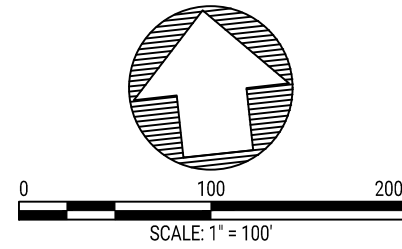
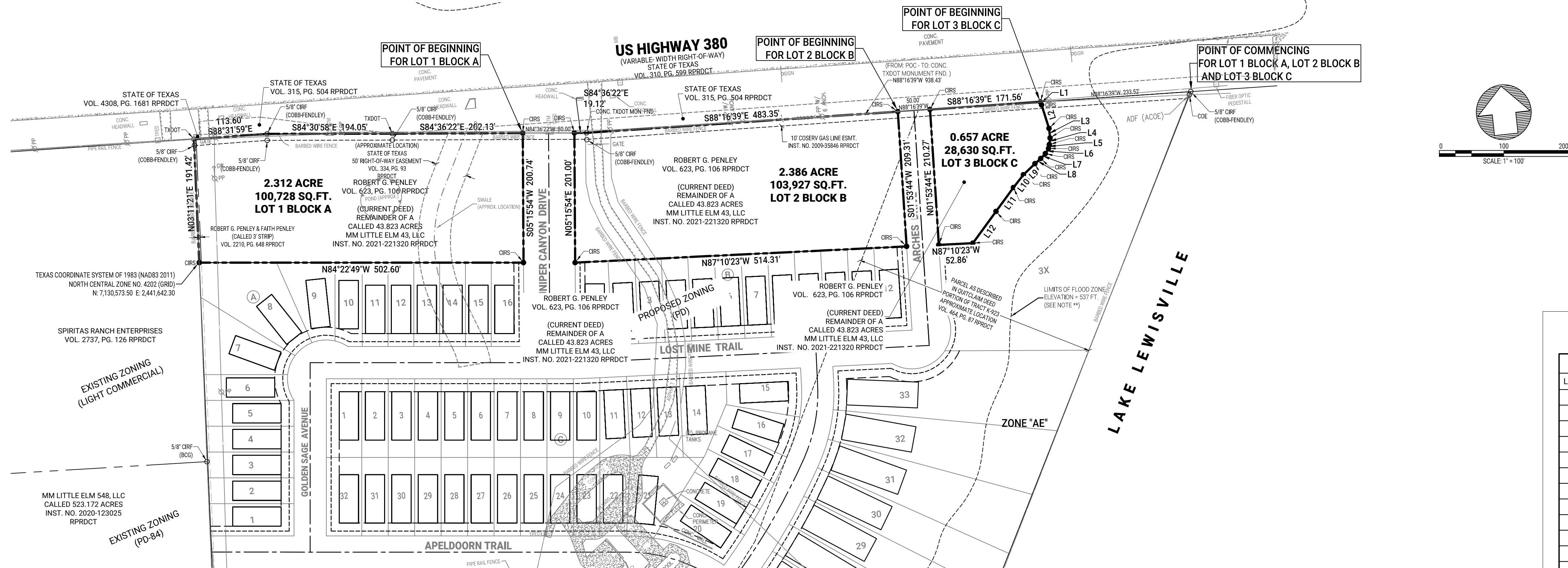
South 41°48'16" West, a distance of 45.80 feet;

South 41°38'43" West, a distance of 60.89 feet;

North 87°10'23" West, a distance of 52.86 feet;

And North 01°53'44" East, a distance of 210.27 feet to a corner located in said south right-of-way line of US Highway 380, from which a concrete monument found bears North 88°16'39" West, a distance of 533.35 feet;

THENCE South 88°16'39" East with said south right-of-way line of US Highway 380, a distance of 171.56 feet to the **POINT OF BEGINNING**, containing an area of 0.657 acres of land.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S14°47'27"E	5.09
L2	S11°51'34"E	38.07
L3	S00°46'57"E	14.90
L4	S12°02'26"W	10.27
L5	S15°43'13"W	5.97
L6	S37°47'16"W	9.58
L7	S48°36'19"W	10.43
L8	S54°02'19"W	12.14
L9	S51°51'09"W	24.67
L10	S43°25'46"W	25.15
L11	S41°48'16"W	45.80
L12	S41°38'43"W	60.89

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
RL	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
PROCT	PLAT RECORDS, DENTON COUNTY, TEXAS

Lot Area Table			
Lot	Area (AC)	Area (SF)	Block
1	2.312	100,728	A
2	2.386	103,927	B
3	0.657	28,630	C

THE INTENT OF THIS PLAT IS TO CREATE 3 COMMERCIAL TRACTS FROM THE REMAINDER OF AN OVERALL PARCEL FOR A TOTAL AREA OF A 5.355 ACRES OF LAND.

PRELIMINARY PLAT
SPIRITAS EAST COMMERCIAL
TOTAL AREA OF 5.355 ACRES
LOT 1 BLOCK A - 2.312 ACRE
LOT 2 BLOCK B - 2.386 ACRE
AND LOT 3 BLOCK C - 0.657 ACRE
3 COMMERCIAL TRACTS
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

NOTES:

- Water service to be provided by Mustang Special Utility District.
- 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
- Sanitary sewer service to be provided by Mustang Special Utility District.
- The maintenance of public paving and drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Town of Little Elm.
- This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
- 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 "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 48121 C04056, 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.
- 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 3 commercial tracts.
- 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 common areas and retaining walls exceeding four feet in height 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.
- All lots comply with the minimum size requirements of the zoning district.
- TXDOT FND - denotes a Texas Department of Transportation, concrete monument found.
- All off-site utility and paving improvements required to serve the commercial lots shall be installed prior to issuing building permits and/or certificates of occupancy.
- Mustang SUD is the provider and operator/maintainer of water and wastewater infrastructure.

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 COMMERCIAL 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 _____, 2022.	
Town Secretary	
Town of Little Elm, Texas	

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 Commercial, 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 _____, 2022.

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 MEHRDAD MOAYEDI, 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 _____, 2022.

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 _____, 2022.

Notary Public in and for the State of Texas

My Commission Expires: _____

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: J.Nichols@Barraza-Group.com

B **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: February 10, 2022

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



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	FINAL PLAT/ Cottonwood Crossing Addition (FP-22-00567)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	.986 acres
Current Zoning	Planned Development
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Farman Shir, Site Design Collaborative
Owner	Lin Zhang, Little Elm 423 Partners, LP
Strategic Goal	

Agenda Item

FINAL PLAT/ Cottonwood Crossing Addition (FP-22-00567). Presentation, discussion, and consideration on a request for approval of a Final Plat for Cottonwood Crossing Addition, establishing Lot 4 Block A, a commercial lot on approximately .986 acres, situated in the William McFadin Survey, Abstract No. 893, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located at the southwest corner of Little Elm Parkway and FM 423, approximately 350 feet west of FM 423, within Little Elm town limits.

Planning Analysis

This is a Final Plat for Cottonwood Crossing Addition Lot 4 Block A. The Final Plat establishes one commercial lot on approximately .986 acres, identifies setbacks, establishes fire lanes, and 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 it in compliance with Section 107 – Subdivision Ordinance, as well as Planned Development Ordinance No. 1639.

Recommended Action

Staff recommends approval of the request as presented.

Attachments

Plat Document



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	FINAL PLAT/ Union Park Phase 6C (FP-22-00470)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	28.086 acres
Current Zoning	Planned Development (SF-4 Base)
Proposed Use	Single Family Residential
Existing Use	Undeveloped Land
Future Land Use Plan Designation	Low Density Residential
Applicant	Andrea Saavedra, Kimley-Horn
Owner	Elaine Ford, H4 Little Elm, LP
Strategic Goal	

Agenda Item

FINAL PLAT/ Union Park Phase 6C (FP-22-00470). Presentation, discussion, and consideration on a request for approval of a Final Plat for Union Park Phase 6C, establishing 30 residential lots and four open space lots, on approximately 30.552 acres, situated in the William Lumpkin Survey, Abstract No. 730, and the Thomas Navo Survey, within Little Elm town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located at Union Park Boulevard and Fishtrap Road, within Little Elm town limits.

Planning Analysis

This is a Final Plat for Union Park Phase 6C, part of the master planned single-family residential development Union Park. The Final Plat establishes 30 residential lots and four open space lots on approximately 30.552 acres, dedicates 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.

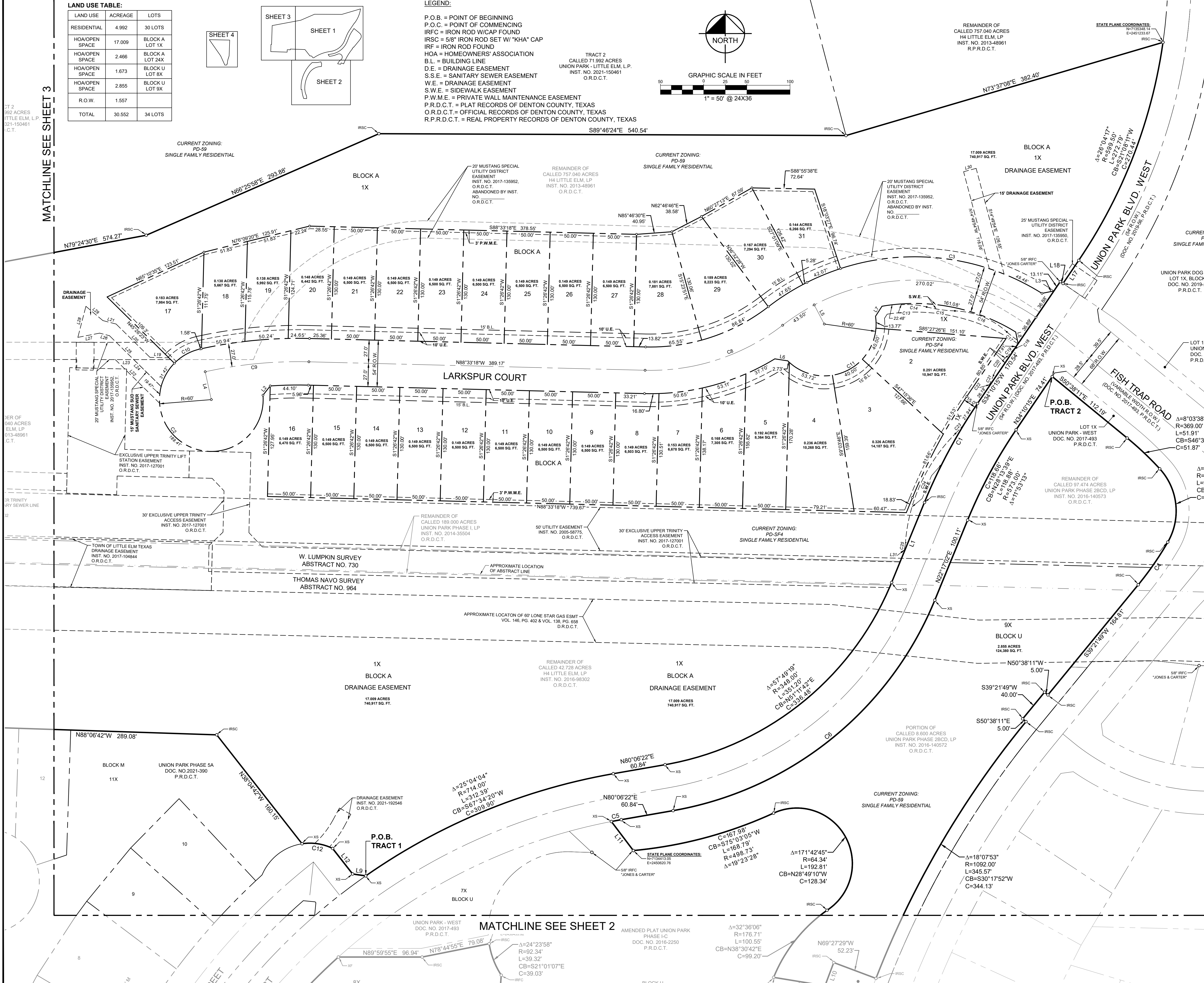
Staff has reviewed the submitted plat document and found it in compliance with Section 107 – Subdivision Ordinance, as well as Planned Development Ordinance No. 1329, as amended by Ordinances No. 1361, 1490, and 1559.

Recommended Action

Staff recommends approval of the request as presented.

Attachments

Plat Document



LAND USE TABLE:

LAND USE	ACREAGE	LOTS
RESIDENTIAL	4.992	30 LOTS
HOA/OPEN SPACE	17.009	BLOCK A LOT 1X
HOA/OPEN SPACE	2.466	BLOCK A LOT 24X
HOA/OPEN SPACE	1.673	BLOCK U LOT 8X
HOA/OPEN SPACE	2.855	BLOCK U LOT 9X
R.O.W.	1.557	
TOTAL	30.552	34 LOTS

LEGEND:

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCING
IRFC = IRON ROD W/CAP FOUND
IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
IRF = IRON ROD FOUND
HOA = HOMEOWNERS' ASSOCIATION
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
W.E. = DRAINAGE EASEMENT
S.W.E. = SIDEWALK EASEMENT
P.W.M.E. = PRIVATE WALL MAINTENANCE EASEMENT
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

NOTES:

- Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.999853696.
- According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain" Zone X (shaded) defined as "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" Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" Zone "AE", which is a special flood hazard area. For portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Only Zone "AE" is shown hereat.
- All common areas will be owned and maintained by the HOA/POA or the MMD.
- All dedicated public roads will be maintained by 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.
- Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Private Wall Maintenance Easement shall give the Union Park Homeowners Association (H.O.A.) and the Highway 380 Municipal Management District (District) the right but not the responsibility to maintain retaining and/or screen walls exceeding 4 feet in height.
- Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Highway 380 Municipal Management District No. 1.
- Refer to Upper Trinity Regional Water District (UTRW) Exclusive Easement Document Nos. 2005-53753, 2017-127001 and 2017-127002 for protection criteria.

Lots: 34 (PD-65)
Acreage: 30.552
Density: 1.11 D.U./AC

**FINAL PLAT
UNION PARK PHASE 6C**

**30 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31**

**AND 4 OPEN SPACE LOT
BLOCK A, LOT 1X AND 24X AND
BLOCK U, LOTS 8X-9X**

BEING 30.552 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

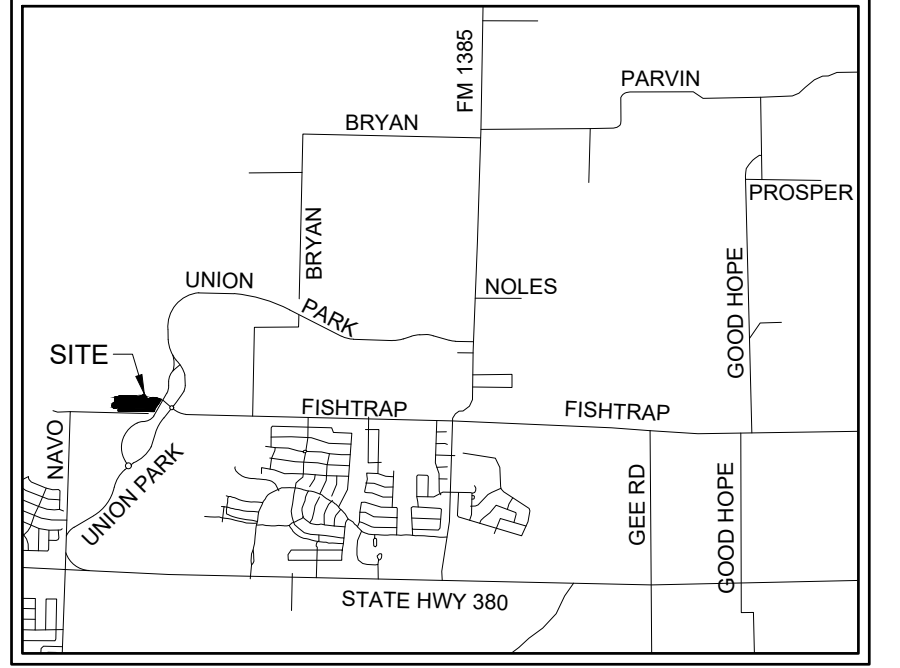
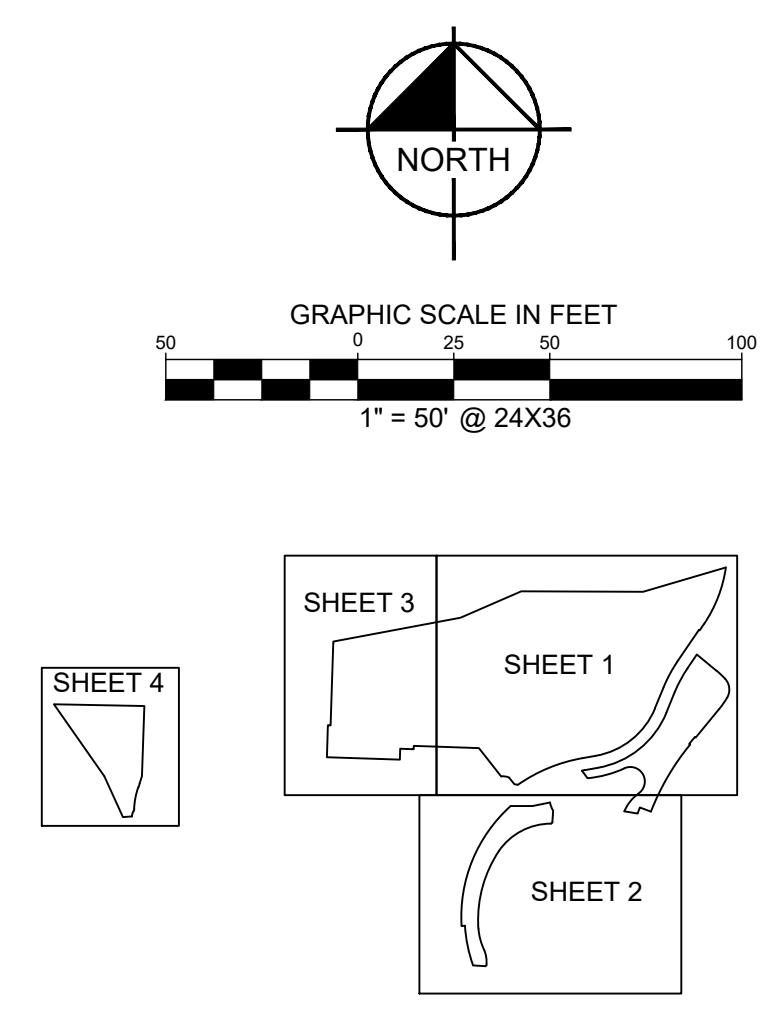
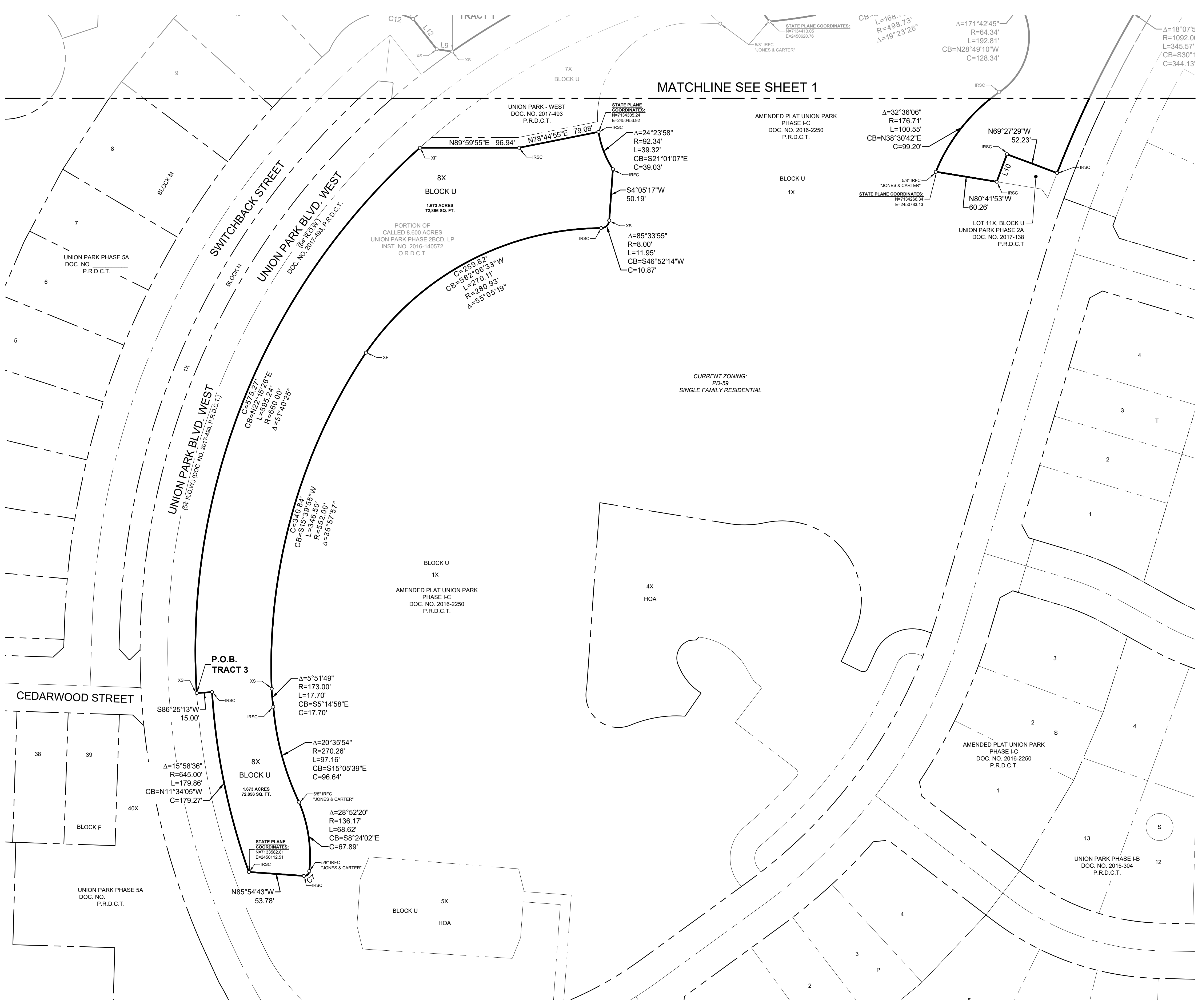
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034 FIRM # 10193822 Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	2/3/2022	063230000	1 OF 5

OWNERS
H4 Little Elm, LP
UPH4 West, LP
Union Park Phase 1, LP
Union Park Phase 5, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.



VICINITY MAP
N.T.S.

NOTES:

- Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.999853696.
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- All dedicated public roads will be maintained by the Town of Little Elm.
- All lots comply with the minimum size requirements of the zoning district.
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- Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Private Wall Maintenance Easement shall give the Union Park Homeowners Association (H.O.A.) and the Highway 380 Municipal Management District (District) the right but not the responsibility to maintain retaining and/or screen walls exceeding 4 feet in height.
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FINAL PLAT UNION PARK PHASE 6C

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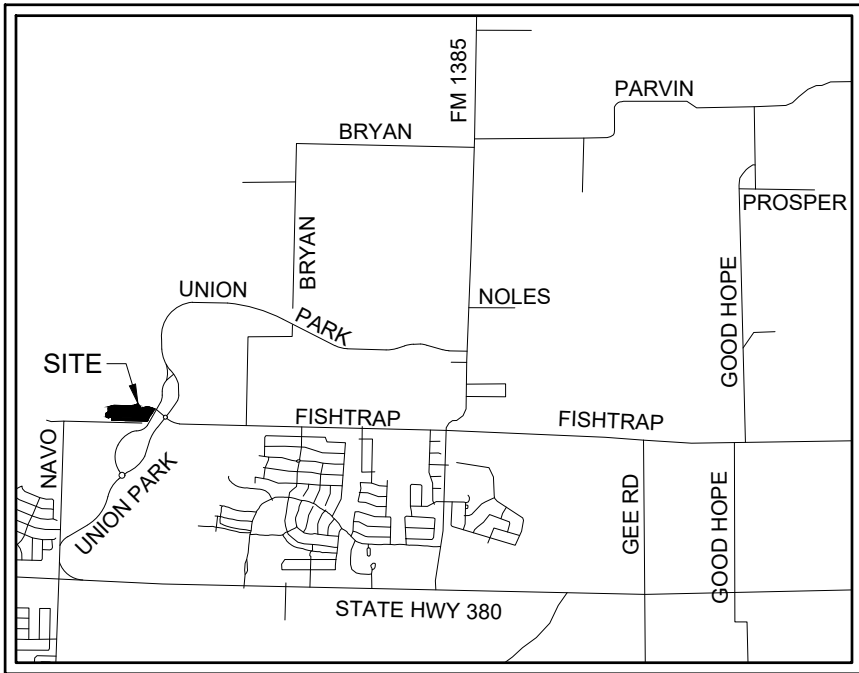
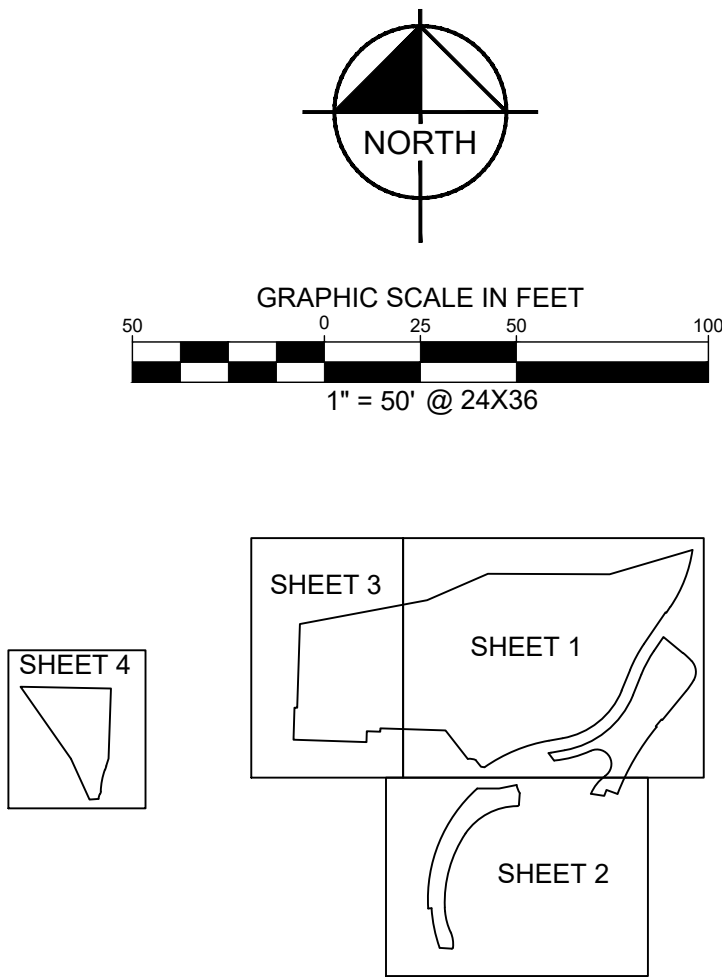
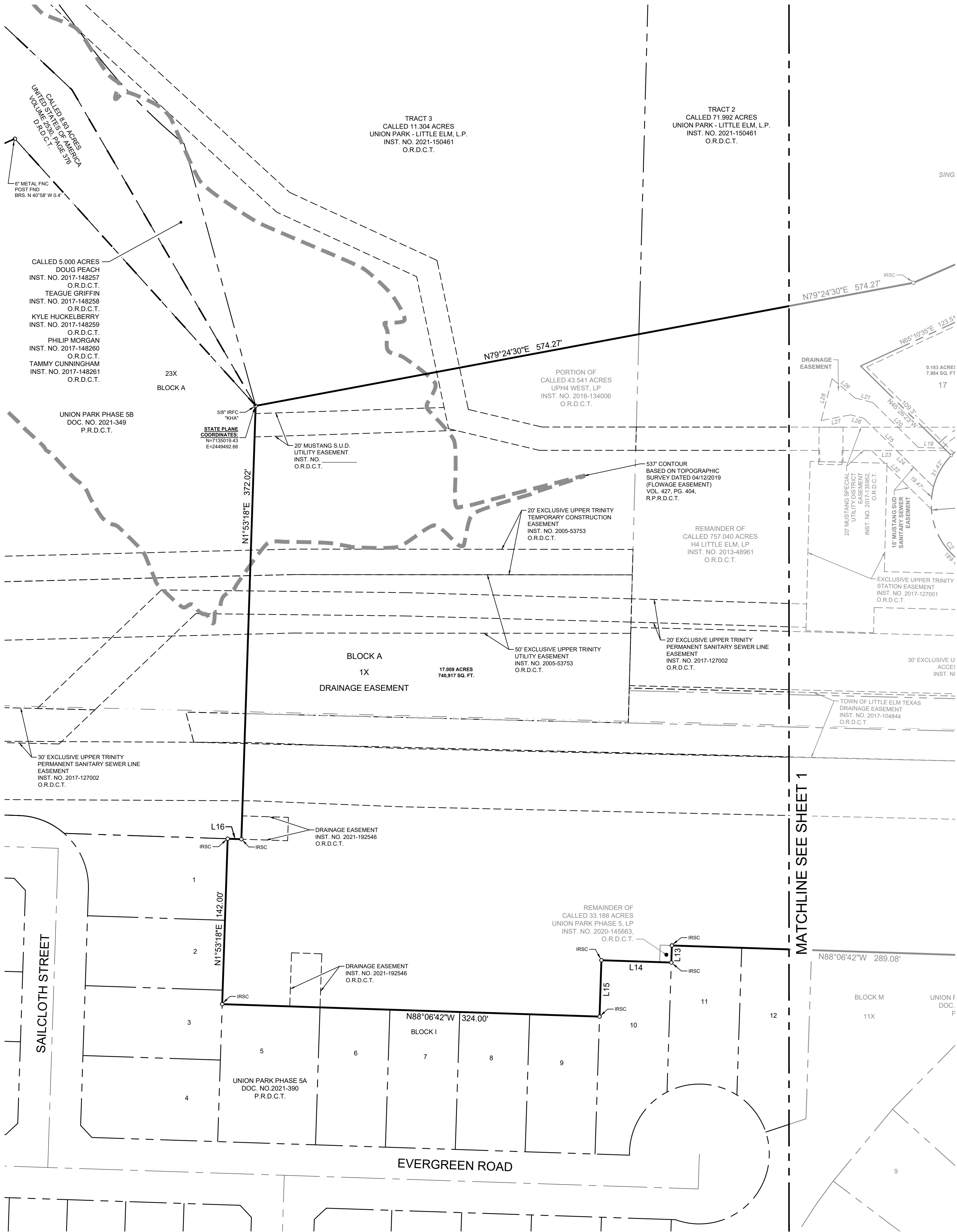
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renee.cousins@hillwood.com
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ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.



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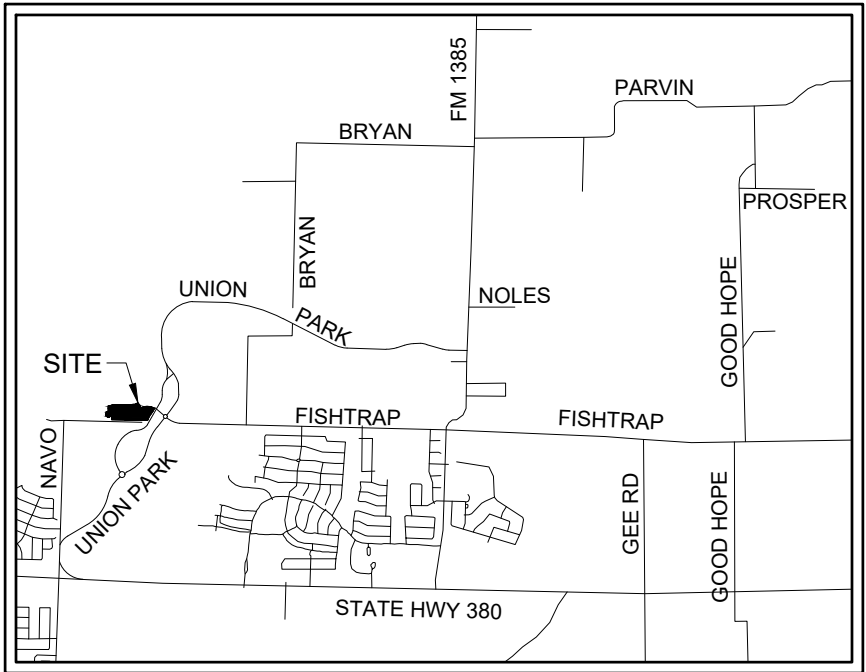
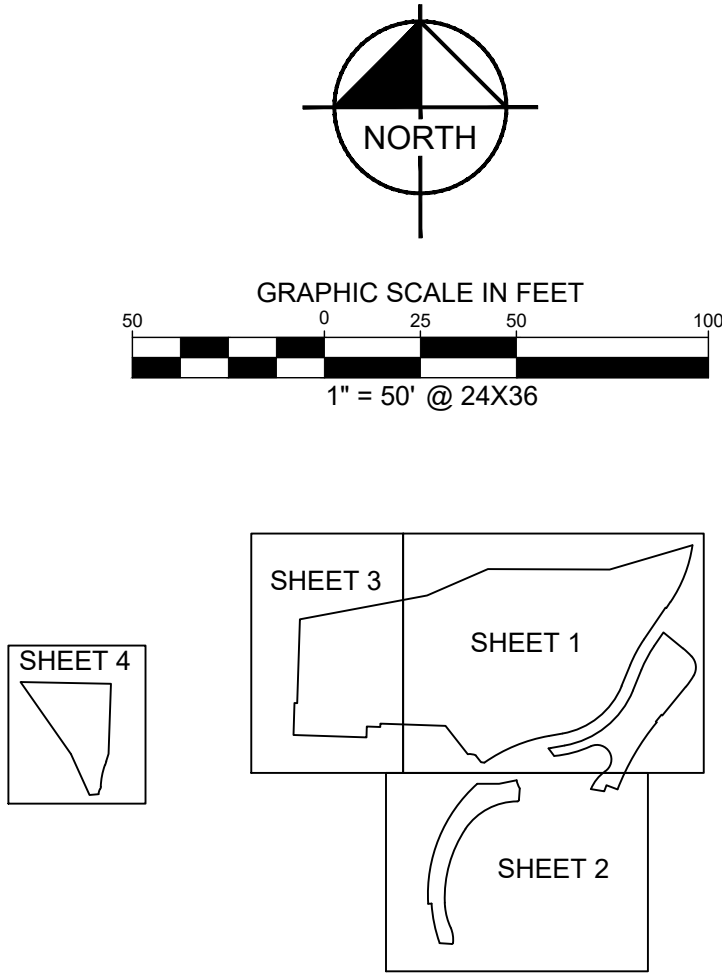
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S.W.E. = SIDEWALK EASEMENT
P.W.M.E. = PRIVATE WALL MAINTENANCE EASEMENT
P.R.D.C.T. = PLAT RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS

LINE TABLE			CURVE TABLE					
NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
L1	S22°17'02"W	100.11'	C1	11°53'13"	627.00'	130.08'	S28°13'39"W	129.85'
L2	S38°12'09"W	13.60'	C2	229°27'44"	60.00'	240.29'	N70°10'15"W	108.99'
L3	N78°39'10"E	14.10'	C3	50°09'37"	277.00'	242.50'	S82°58'38"E	234.83'
L4	N12°24'27"W	33.00'	C4	9°20'23"	369.00'	60.15'	S34°41'37"W	60.08'
L5	S27°44'22"E	25.00'	C5	1°00'40"	660.00'	11.85'	N79°36'02"E	11.65'
L6	S81°22'58"E	15.09'	C6	57°49'20"	402.00'	405.69'	N51°11'42"E	388.69'
L7	N32°48'27"E	13.85'	C7	89°58'56"	5.00'	7.85'	S49°05'49"W	7.07'
L8	S11°28'06"E	13.82'	C8	39°09'11"	250.00'	170.84'	N71°52'06"E	167.53'
L9	S81°48'24"E	15.37'	C9	13°51'09"	500.00'	120.89'	S84°31'07"W	120.59'
L10	S20°32'31"W	28.67'	C10	33°01'56"	60.00'	34.59'	S61°04'35"W	34.11'
L11	N37°03'56"W	42.14'	C11	143°26'37"	60.00'	150.21'	N63°07'02"E	113.95'
L12	S38°05'16"E	37.52'	C12	34°41'06"	60.00'	36.32'	N81°16'20"W	35.77'
L13	N01°53'18"E	14.63'	C13	7°51'36"	7.30'	1.00'	N04°01'43"W	1.00'
L14	S88°06'42"E	60.00'	C14	18°01'16"	93.89'	29.53'	N85°01'05"W	29.41'
L15	N01°53'18"E	48.37'	C15	12°08'21"	156.00'	33.05'	S82°04'56"E	32.99'
L16	N88°06'42"W	11.77'	C16	40°17'59"	94.00'	66.12'	N68°00'07"W	64.76'
L17	S34°10'20"W	32.36'	C17	8°24'44"	106.00'	15.56'	S52°03'29"E	15.55'
L18	S55°49'45"E	3.87'	C18	2°53'37"	17.52'	0.88'	N56°00'55"W	0.88'
L19	N88°33'18"W	21.95'	C19	15°14'24"	44.00'	11.70'	N41°47'36"E	11.67'
L20	N45°26'23"W	54.97'	C20	27°53'44"	56.00'	27.26'	S35°27'56"W	27.00'
L21	S75°26'23"E	15.81'	C21	3°16'15"	199.00'	11.36'	N23°09'12"E	11.36'
L22	N45°26'23"W	72.00'	C22	2°53'31"	17.52'	0.88'	N65°24'03"W	0.88'
L23	N89°59'52"E	21.38'	C23	4°26'12"	199.00'	15.41'	N42°35'58"E	15.41'
L24	N45°26'23"W	44.49'	C24	40°20'31"	201.00'	141.52'	S24°38'49"W	138.62'
L25	N45°26'23"W	83.89'	C25	9°54'06"	49.00'	8.47'	N09°25'37"E	8.46'
L26	S75°26'23"E	11.79'	C26	3°27'47"	284.00'	17.17'	S18°01'01"W	17.16'
L27	N79°04'46"E	25.68'	C27	17°53'26"	316.00'	98.67'	S10°48'11"W	98.27'
L28	S14°33'37"W	37.09'	C28	31°09'44"	20.00'	10.88'	S17°26'20"W	10.74'
L29	N49°57'33"W	25.68'	C29	34°06'19"	40.00'	23.81'	S15°58'03"W	23.46'
L30	S74°59'35"W	15.00'						
L31	S75°37'20"E	0.89'						
L32	S18°01'01"W	35.20'						



VICINITY MAP
N.T.S.

NOTES:

- Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid Values, multiply the distances by a Combined Scale Factor of 0.999853696.
- According to Community Panel No. 48121C0410C, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

Zone X (shaded) defined as "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"

Zone AE defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (Base Flood Elevations determined)" Zone "AE", which is a special flood hazard area.

For portions of this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. Only Zone "AE" is shown herein.

- All common areas will be owned and maintained by the HOA/POA or the MMD.
- All dedicated public roads will be maintained by 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.
- Notice - selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and platting statutes and is subject to fines and withholding of utilities and building permits.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Private Wall Maintenance Easement shall give the Union Park Homeowners Association (H.O.A.) and the Highway 380 Municipal Management District (District) the right but not the responsibility to maintain retaining and/or screen walls exceeding 4 feet in height.
- Maintenance of Detention Ponds and Drainage Channels within the Development is the responsibility of the Highway 380 Municipal Management District No. 1.
- Refer to Upper Trinity Regional Water District (UTRWD) Exclusive Easement Document Nos. 2005-53753, 2017-127001 and 2017-127002 for protection criteria.

Lots: 34 (PD-65)
Acreage: 30.552
Density: 1.11 D.U./AC

FINAL PLAT
UNION PARK PHASE 6C

30 RESIDENTIAL LOTS
BLOCK A, LOTS 2-31

AND 4 OPEN SPACE LOT
BLOCK A, LOT 1X AND 24X AND
BLOCK U, LOTS 8X-9X

BEING 30.552 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

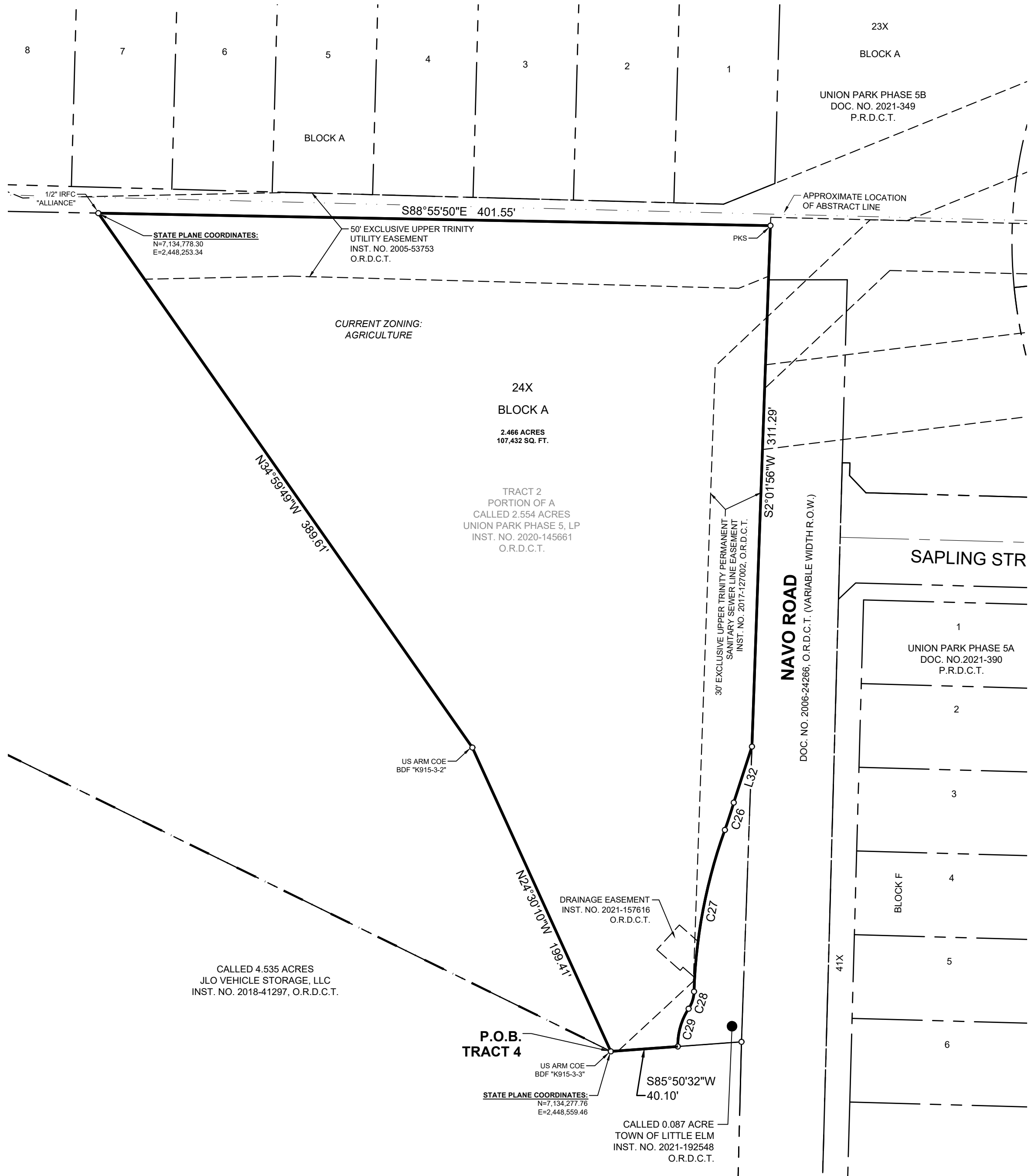
Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JCC	KHA	2/3/2022	063230000	4 OF 5

OWNERS
H4 Little Elm, LP
UPH4 West, LP
Union Park Phase 1, LP
Union Park Phase 5, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
972-770-1300
jason.kaiser@kimley-horn.com
Contact: Jason Kaiser, P.E.



OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS H4 LITTLE ELM, LP, UPH4 WEST, LP, UNION PARK PHASE I, LP, AND UNION PARK PHASE 5, LP, are the sole owners of a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being more particularly described as follows:

TRACT 1

BEING a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being a portion of a called 757.040 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2013-48961 of the Official Records of Denton County, Texas, a portion of a called 42.728 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2016-98302 of the Official Records of Denton County, Texas, a portion of a called 189.000 acre tract of land described in a deed to Union Park Phase I, LP, as recorded in Instrument No. 2014-35504 of the Official Records of Denton County, Texas, a portion of a called 43.541 acre tract of land described in a deed to UPH4 West, LP, as recorded in Instrument No. 2016-134006 of the Official Records of Denton County, Texas, and also being a portion of a called 33.188 acre tract of land described in a deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145663 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the easternmost northeast corner of Union Park Phase 5A, according to the Final Plat thereof recorded in Document No. 2021-390 of the Plat Records of Denton County, Texas, common to the easternmost northeast corner of a called 33.188 acre tract of land described in a deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145663 of the Official Records of Denton County, Texas, same being on the southeasterly line of said 42.728 acre tract and the westerly right-of-way line of Union Park Blvd. West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park-West recorded in Document No. 2017-493 of the Plat Records of Denton County, Texas;

THENCE departing the southeasterly line of said 42.728 acre tract and the westerly right-of-way line of said Union Park Blvd. West, along the northerly line of said Union Park Phase 5A and the northerly line of said 33.188 acre tract, the following courses and distances:

North 81°48'24" West, a distance of 15.37 feet to an "X" cut in concrete set for corner;

North 38°05'16" West, a distance of 37.52 feet to an "X" cut in concrete set at the beginning of a non-tangent curve to the left having a central angle of 34°41'06", a radius of 60.00 feet, a chord bearing and distance of North 81°16'20" West, 35.77 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 36.32 feet to an "X" cut in concrete set for corner;

North 38°04'42" West, a distance of 160.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°06'42" West, a distance of 289.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 1°53'18" West, departing the northerly line of said 33.188 acre tract, continuing along the northerly line of said Union Park Phase 5A and crossing said 33.188 acre tract, a distance of 14.63 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°06'42" West, continuing along the northerly line of said Union Park Phase 5A and across said 33.188 acre tract, passing en route an ell corner of said 33.188 acre tract, and continuing along the same course and along the northerly line of said 33.188 acre tract, a distance of 60.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 1°53'18" West, continuing along the northerly line of said Union Park Phase 5A and the northerly line of said 33.188 acre tract, a distance of 48.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°06'42" West, continuing along the northerly line of said Union Park Phase 5A and the northerly line of said 33.188 acre tract, a distance of 324.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for an ell corner of said Union Park Phase 5A, common to an ell corner of said 33.188 acre tract;

THENCE North 1°53'18" East, continuing along the northerly line of said Union Park Phase 5A and the northerly line of said 33.188 acre tract, a distance of 142.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost northeast corner of said Union Park Phase 5A, common to the northernmost northeast corner of said 33.188 acre tract, being on the southerly line of Union Park Phase 5B, according to the Final Plat thereof recorded in Document No. 2021-349 of the Plat Records of Denton County, Texas;

THENCE South 88°06'42" East, along the southerly line of said Union Park Phase 5B, a distance of 11.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Union Park Phase 5B;

THENCE North 1°53'18" East, along the easterly line of said Union Park Phase 5B, passing en route the northerly line of said 42.728 acre tract and the southerly line of aforesaid 43.541 acre tract, and continuing along the same course and crossing said 43.541 acre tract, for a total distance of 372.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for the northeast corner of said Union Park Phase 5B, common to an ell corner of said 43.541 acre tract, the southeast corner of a called 8.93 acre tract of land described in a deed to United States of America, as recorded in Volume 2530, Page 376 of the Deed Records of Denton County, Texas, the south corner of a called 5.000 acre tract of land described in a deed to Doug Peach, as recorded in Instrument No. 2017-148257 of the Official Records of Denton County, Texas, and the southwest corner of a called 11.304 acre tract of land described as Tract 3 in a deed to Union Park - Little Elm, L.P., as recorded in Instrument No. 2021-150461 of the Official Records of Denton County, Texas;

THENCE North 79°24'30" East, along the southerly line of said Tract 3 and the southerly line of a called 71.992 acre tract of land described as Tract 3 in said deed to Union Park - Little Elm, L.P., a distance of 574.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 66°25'58" East, continuing along the southerly line of said Tract 2, a distance of 293.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°46'24" East, continuing along the southerly line of said Tract 2, a distance of 540.54 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southernmost southeast corner of said Tract 2;

THENCE North 73°37'08" East, departing the southerly line of said Tract 2 and crossing aforesaid 757.040 acre tract, a distance of 382.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly right-of-way line of aforesaid Union Park Blvd., West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park Boulevard and Lot 1X, Block A of Union Park Phase 2, recorded in Document No. 2019-56 of the Plat Records of Denton County, Texas, and at the beginning of a non-tangent curve to the right having a central angle of 26°04'17", a radius of 599.50 feet, a chord bearing and distance of South 21°08'11" West, 270.44 feet;

THENCE along the westerly right-of-way line of said Union Park Blvd., West as recorded in Document Nos. 2019-56 and 2017-493 of the Plat Records of Denton County, Texas, the following courses and distances:

In a southwesterly direction, with said curve to the right, an arc distance of 272.79 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 34°10'20" West, a distance of 32.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°49'45" West, a distance of 3.87 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found for corner;

South 34°10'15" West, a distance of 170.54 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a tangent curve to the left having a central angle of 11°53'13", a radius of 627.00 feet, a chord bearing and distance of South 28°13'39" West, 129.85 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 130.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 22°17'02" West, a distance of 100.11 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 57°49'20", a radius of 348.00 feet, a chord bearing and distance of South 51°11'42" West, 336.48 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 351.20 feet to an "X" cut in concrete set for corner;

South 80°06'22" West, a distance of 60.84 feet to an "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 25°04'04", a radius of 714.00 feet, a chord bearing and distance of South 67°34'20" West, 309.90 feet;

In a southwesterly direction with said curve to the left, an arc distance of 312.39 feet to the **POINT OF BEGINNING** and containing 23.5584 acres (1,026.204 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being a portion of a called 8.600 acre tract of land described in a Special Warranty Deed to Union Park Phase 2BCD, LP, as recorded in Instrument No. 2016-140572 of the Official Records of Denton County, Texas, and being a portion of a called 97.474 acre tract of land described in a deed to Union Park Phase 2BCD, LP, as recorded in Instrument No. 2016-140573 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for the westernmost northwest corner of Lot 1X, Block U of Union Park - West, according to the Final Plat thereof recorded in Document No. 2017-493 of the Plat Records of Denton County, Texas, same being on the easterly right-of-way line of Union Park Blvd. West, a 54 foot wide right-of-way, as created in said Final Plat of Union Park - West;

THENCE departing the easterly right-of-way line of said Union Park Blvd. West and along the westerly line of said Lot 1X, Block U of Amended Plat Union Park Phase I-C, according to the Amended Plat thereof recorded in Document No. 2016-2250 of the Plat Records of Denton County, Texas, the following:

South 50°38'11" East, a distance of 112.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 08°03'38", a radius of 369.00 feet, a chord bearing and distance of South 46°36'22" East, 51.87 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 51.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 72°35'59", a radius of 72.06 feet, a chord bearing and distance of South 6°16'33" East, 85.32 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 91.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a compound curve to the right having a central angle of 09°20'23", a radius of 369.00 feet, a chord bearing and distance of South 34°41'37" West, 60.08 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 60.15 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°21'49" West, a distance of 164.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 50°38'11" West, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°21'49" West, a distance of 40.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 50°38'11" East, a distance of 5.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 18°07'53", a radius of 1092.00 feet, a chord bearing and distance of South 30°17'52" West, 344.13 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 345.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of Lot 11X, Block U of Union Park Phase 2A, according to the Final Plat thereof recorded in Document No. 2017-138 of the Plat Records of Denton County, Texas;

THENCE North 69°27'29" West, departing the westerly line of said Lot 1X, Block U and along the northerly line of said Lot 11X, Block U, a distance of 52.23 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Lot 11X, Block U;

THENCE South 20°32'31" West, along the westerly line of said Lot 11X, Block U, a distance of 28.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA"

set for the southwest corner of said Lot 11X, Block U, being on the northerly line of said Lot 1X, Block U;

THENCE along the northerly line of said Lot 1X, Block U, the following:

North 80°41'53" West, a distance of 60.26 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a non-tangent curve to the right having a central angle of 32°36'06", a radius of 176.71 feet, a chord bearing and distance of North 38°30'42" East, 99.20 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 100.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 171°42'45", a radius of 64.34 feet, a chord bearing and distance of North 28°49'10" West, 128.34 feet;

In a northwesterly direction, with said curve to the left, an arc distance of 192.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 19°23'28", a radius of 498.73 feet, a chord bearing and distance of South 75°03'05" West, 167.98 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 168.79 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found for corner;

North 37°03'56" West, a distance of 42.14 feet to a "X" cut in concrete set on the easterly right-of-way line of aforesaid Union Park Blvd. West, and at the beginning of a non-tangent curve to the right having a central angle of 1°00'40", a radius of 660.00 feet, a chord bearing and distance of North 73°36'02" East, 11.65 feet;

THENCE along the easterly right-of-way line of said Union Park Blvd. West, the following:

In a northeasterly direction, with said curve to the right, an arc distance of 11.65 feet to a "X" cut in concrete set for corner;

North 80°06'22" East, a distance of 60.84 feet to a "X" cut in concrete set at the beginning of a tangent curve to the left having a central angle of 57°49'20", a radius of 402.00 feet, a chord bearing and distance of North 51°11'42" East, 388.69 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 405.69 feet to a "X" cut in concrete set for corner;

North 22°17'02" East, a distance of 100.11 feet to a "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 11°53'13", a radius of 573.00 feet, a chord bearing and distance of North 28°13'39" East, 118.66 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 118.88 feet to a "X" cut in concrete set for corner;

North 34°10'15" East, a distance of 74.41 feet to the **POINT OF BEGINNING** and containing 2.855 acres (124.380 square feet) of land, more or less.

TRACT 3

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Denton County, Texas, and being a portion of a called 8.600 acre tract of land described in a Special Warranty Deed to Union Park Phase 2BCD, as recorded in Instrument No. 2016-140572 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut in concrete set for a northwesterly corner of Lot 1X, Block U of Amended Plat Union Park Phase I-C, according to the plat thereof recorded in Document No. 2016-2250 of the Plat Records of Denton County, Texas, common to an ell corner of said 8.600 acre tract, being on the easterly right-of-way line of Union Park Boulevard West, a 54 foot wide right-of-way, as created in the Final Plat of Union Park Phase 5B, as recorded in Document Number 2017-493, of the Plat Records of Denton County, Texas, and at the beginning of a curve to the right having a central angle of 51°40'25", a radius of 660.00 feet, a chord bearing and distance of North 22°15'26" East, 575.27 feet;

THENCE in a northeasterly direction with said curve to the right, along the easterly right-of-way line of said Union Park Boulevard West and crossing said 8.600 acre tract, an arc distance of 595.24 feet to an "X" cut in concrete found for a westerly corner of said Lot 1X, Block U, common to an ell corner of said 8.600 acre tract;

THENCE departing the easterly right-of-way line of said Union Park Boulevard West, along the common lines of said 8.600 acre tract and said Lot 1X, Block U, the following:

North 89°59'55" East, a distance of 96.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°44'55" East, a distance of 79.08 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 24°23'58", a radius of 92.34 feet, a chord bearing and distance of South 21°01'07" East, 39.03 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 39.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 04°05'17" West, a distance of 50.19 feet to an "X" cut in concrete set at the beginning of a tangent curve to the right having a central angle of 85°33'55", a radius of 8.00 feet, a chord bearing and distance of South 46°52'14" West, 10.87 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 11.95 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 55°05'19", a radius of 280.93 feet, a chord bearing and distance of South 62°06'33" West, 259.82 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 270.10 feet to an "X" cut in concrete found at the beginning of a non-tangent curve to the left having a central angle of 35°57'57", a radius of 552.00 feet, a chord bearing and distance of South 15°39'55" West, 340.84 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 346.50 feet to an "X" cut in concrete set at the beginning of a compound curve to the left having a central angle of 05°51'49", a radius of 173.00 feet, a chord bearing and distance of South 05°14'58" East, 17.70 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 17.70 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left having a central angle of 20°35'54", a radius of 270.26 feet, a chord bearing and distance of South 15°05'39" East, 96.64 feet;

In a southeasterly direction, with said curve to the left, an arc distance of 97.16 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a non-tangent curve to the right having a central angle of 28°52'20", a radius of 136.17 feet, a chord bearing and distance of South 08°24'02" East, 67.89 feet;

In a southeasterly direction, with said curve to the right, an arc distance of 68.62 feet to a 5/8 inch iron rod with plastic cap stamped "Jones Carter" found at the beginning of a non-tangent curve to the right having a central angle of 89°58'56", a radius of 5.00 feet, a chord bearing and distance of South 49°05'49" West, 7.07 feet;

In a southwesterly direction, with said curve to the right, an arc distance of 7.85 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 85°54'43" West, a distance of 53.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right having a central angle of 15°58'36", a radius of 645.00 feet, a chord bearing and distance of North 11°34'05" West, 179.27 feet;

In a northwesterly direction, with said curve to the right, an arc distance of 179.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 86°25'13" West, a distance of 15.00 feet to the **POINT OF BEGINNING** and containing 1.673 acres (72,858 square feet) of land, more or less.

TRACT 4

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Denton County Texas, and being a portion of a called 2.554 acre tract of land described in a Limited Warranty Deed to Union Park Phase 5, LP, as recorded in Instrument No. 2020-145661 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a Brass Disk stamped "K915-3-3" found for the southwest corner of said 2.554 acre tract, common to an ell corner of a called 4.535 acre tract of land described in a deed to Deed to JLO Vehicle Storage, LLC, as recorded in Instrument No. 2018-41297 of the Official Records of Denton County, Texas, and on the easterly line of Lake Lewisville;

THENCE North 24°30'10" West, departing the northerly line of said 4.535 acre tract and along the westerly line of said 2.554 acre tract and the easterly line of said Lake Lewisville, a distance of 199.41 feet to a Brass Disk stamped "K915-3-2" found for corner;

THENCE North 34°59'49" West, continuing along the westerly line of said 2.554 acre tract and the easterly line of said Lake Lewisville, a distance of 389.61 feet to a 1/2 inch iron rod stamped "ALLIANCE" found for the northwest corner of said 2.554 acre tract, being on the southerly line Union Park Phase 5B, according to the Final Plat thereof recorded in Document No. 2021-349 of the Plat Records of Denton County, Texas;

THENCE South 88°55'50" East, departing the easterly line of said Lake Lewisville, and along the northerly line of said 2.554 acre tract and the southerly line of said Union Park Phase 5B, a distance of 401.55 feet to a PK nail set for the northeast corner of said 2.554 acre tract;

THENCE South 02°01'56" West, along the easterly line of said 2.554 acre tract, and the westerly right of way line of Navo Road, a variable width right-of-way, no record found, a distance of 311.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the easterly line of said 2.554 acre tract, and continuing along the westerly right of way line of said Navo Road, the following:

South 18°01'01" West, a distance of 35.20 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 284.00 feet, a central angle of 03°27'47", and a chord bearing and distance of South 18°01'01" West, 17.16 feet;

In a southerly direction, with said non-tangent curve to the right, an arc distance of 17.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 316.00 feet, a central angle of 17°53'26", and a chord bearing and distance of South 10°48'11" West, 98.27 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 98.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the right with a radius of 20.00 feet, a central angle of 31°09'44", and a chord bearing and distance of South 17°26'20" West, 10.74 feet;

In a southerly direction, with said reverse curve to the right, an arc distance of 10.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left with a radius of 40.00 feet, a central angle of 34°06'19", and a chord bearing and distance of South 15°58'03" West, 23.46 feet;

In a southerly direction, with said reverse curve to the left, an arc distance of 23.81 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the southerly line of said 2.554 acre tract, same being on the northerly line of said 4.535 acre tract;

THENCE South 85°50'32" West, departing the westerly right of way line of said Navo Road, along the southerly line of said 2.554 acre tract and the northerly line of said 4.535 acre tract, a distance of 40.10 feet to the **POINT OF BEGINNING** and containing 2.466 acres (107,432 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **H4 LITTLE ELM, LP, UPH4 WEST, LP, UNION PARK PHASE I, LP, AND UNION PARK PHASE 5, LP**, ("Owner") do hereby adopt this plat designating the hereinabove property as **UNION PARK PHASE 6C**, an addition to the Town of Little Elm, Denton County, Texas, and do hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this the _____ day of _____, 20__.

H4 LITTLE ELM, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

STATE OF _____ §

COUNTY OF _____ §

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

Given under my hand and seal this _____ day of _____, 20__.

Notary Public, State of Texas

Witness, my hand this the _____ day of _____, 20__.

UPH4 WEST, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	FINAL PLAT/ Union Park 6B-4 (FP-22-00474)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	1.737 acres
Current Zoning	Planned Development (SF-4 Base)
Proposed Use	Single Family Residential
Existing Use	Undeveloped Land
Future Land Use Plan Designation	Low Density Residential
Applicant	Andrea Saavedra, Kimley-Horn
Owner	Bruce French, Tri Pointe DFW, LLC
Strategic Goal	

Agenda Item

FINAL PLAT/ Union Park 6B-4 (FP-22-00474). Presentation, discussion, and consideration on a request for approval of a Final Plat for Union Park Phase 6B-4, establishing 18 residential lots on approximately 1.737 acres, situated in the William Lumpkin Survey, Abstract No. 730, and the Thomas Navo Survey, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located between Fieldwood Way and Cherry Blossom Lane, along Lady Mantle Way, approximately 370 feet south of Union Park Boulevard, within Little Elm Town Limits.

Planning Analysis

This is a Final Plat for Union Park Phase 6B-4, part of the master planned single-family residential development Union Park. The Final Plat establishes 18 residential lots on approximately 1.737 acres and identifies setbacks.

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.

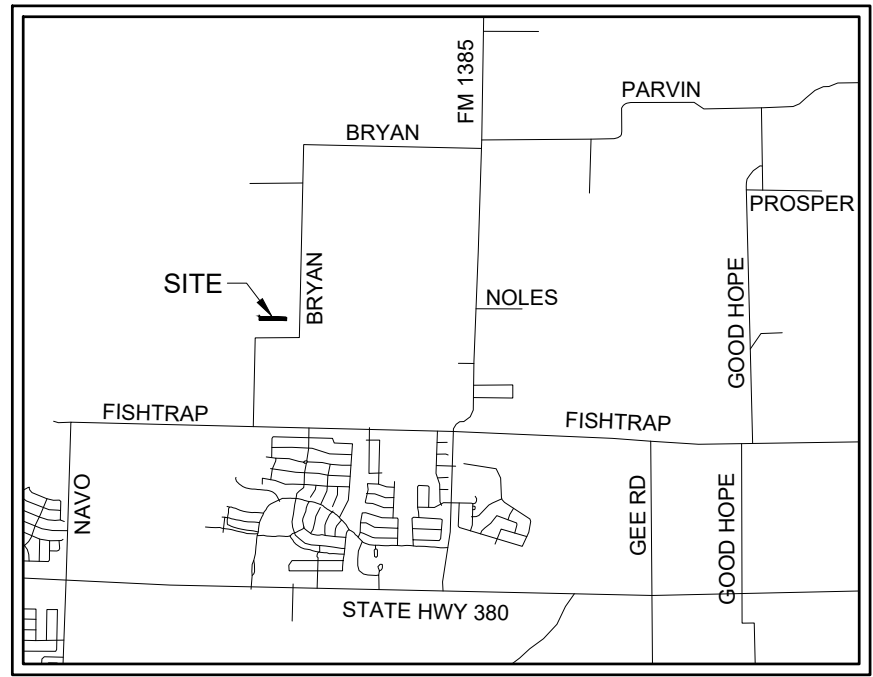
Staff has reviewed the submitted plat documents and found it in compliance with Section 107 - Subdivision Ordinance, as well as Planned Development Ordinance No. 1329, as amended by Ordinances No. 1361, 1490, and 1559.

Recommended Action

Staff recommends approval of the request as presented.

Attachments

Plat Document

VICINITY MAP
N.T.S.

- Lots: 18 (PD-SF4)
Acreage: 1.737
Density: 10.36 D.U./AC

LAND USE TABLE :

LAND USE	ACREAGE	LOTS
RESIDENTIAL	1.737	18 LOTS
STREET R.O.W.	-	-
TOTAL	1.737	18 LOTS

LEGEND:

P.O.B. = POINT OF BEGINNING
 W/CAF = IRON ROD W/CAF FOUND
 IRSC = 5/8" IRON ROD SET W/ "KHA" CAP
 IRF = IRON ROD FOUND
 PKF = PK NAIL FOUND
 B.L. = BUILDING LINE
 MFEE = MINIMUM FINISHED FLOOR ELEVATION
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 W.E. = WATER EASEMENT
 S.W.E. = SIDE WALK EASEMENT
 P.W.E. = PRIVATE WALL AND FENCE
 MAINTENANCE EASEMENT
 P.R.D.C.T. = PLAT RECORDS OF DENTON
 COUNTY, TEXAS
 O.R.D.C.T. = OFFICIAL RECORDS OF DENTON
 COUNTY, TEXAS
 R.P.R.D.C.T. = REAL PROPERTY RECORDS OF
 DENTON COUNTY, TEXAS

LOT TABLE			LOT TABLE		
LOT NO	ACRES	SQ. FT.	LOT NO	ACRES	SQ. FT.
BLOCK P LOT 1	0.104	4,550	BLOCK P LOT 10	0.095	4,133
BLOCK P LOT 2	0.095	4,133	BLOCK P LOT 11	0.095	4,132
BLOCK P LOT 3	0.095	4,132	BLOCK P LOT 12	0.095	4,132
BLOCK P LOT 4	0.095	4,132	BLOCK P LOT 13	0.095	4,132
BLOCK P LOT 5	0.095	4,132	BLOCK P LOT 14	0.095	4,132
BLOCK P LOT 6	0.095	4,132	BLOCK P LOT 15	0.095	4,133
BLOCK P LOT 7	0.095	4,133	BLOCK P LOT 16	0.095	4,132
BLOCK P LOT 8	0.095	4,132	BLOCK P LOT 17	0.095	4,132
BLOCK P LOT 9	0.095	4,132	BLOCK P LOT 18	0.115	4,989

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°12'35"	55.00'	56.84'	N59°05'06"W	54.34'

FINAL PLAT
UNION PARK PHASE 6B-4

18 RESIDENTIAL LOTS

BLOCK P, LOTS 1-18;

1.737 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

<u>Scale</u> 1" = 40'	<u>Drawn by</u> CDS	<u>Checked by</u> KHA	<u>Date</u> 2/3/2022	<u>Project No.</u> 063230000	<u>Sheet No.</u> 1 OF 2
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OWNER
UNION PARK LITTLE ELM, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Jason Kaiser, P.E.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Union Park Little Elm, LP is the owner of a tract of land situated in the W. Lumpkin Survey, Abstract No. 730, Town of Little Elm, Denton County, Texas, and being all of a called 0.032 acre tract of land described as "Tract 5" in a deed to Union Park Little Elm, LP, as recorded in Instrument No. 2021-150461 of the Official Property Records of Denton County, Texas, and a portion of a called 19.229 acre tract of land described as "Tract 4" in a deed to Union Park Little Elm, LP, as recorded in Instrument No. 2021-150461 of the Official Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 0.032 acre tract, common to the southerly most southwest corner of a called 10.021 acre tract of land described in a deed to Union Park Phase 6B, LP, as recorded in Instrument No. 2021-60069, of the Official Records of Denton County, Texas, same being on the southerly line of a 21.00 acre tract of land described in a deed to Union Park Phase 2, LP, as recorded in Instrument No. 2016-75316 of the Real Property Records of Denton County, Texas and the northerly line of a called 757.040 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2013-48961 of the Real Property Records of Denton County, Texas;

THENCE South 88°41'50" East, along the northerly line of said 0.065 acre tract and the southerly line of said 10.021 acre tract, a distance of 1.76 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northeast corner of said 0.032 acre tract, same being on the southerly line of said 10.021 acre tract and the northerly line of a called 0.506 acre tract of land described in a deed to Union Park Phase 6B, LP, as recorded in Instrument No. 2021-60066, of the Official Records of Denton County, Texas, and at the beginning of a non-tangent curve to the left with a radius of 55.00 feet, a central angle of 59°12'35", and a chord bearing and distance of South 59°05'06" East, 54.34 feet;

THENCE along the easterly line of said 0.032 acre tract and in a southeasterly direction, with said non-tangent curve to the left, an arc distance of 56.84 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 88°41'23" East, continuing along the easterly line of said 0.032 acre tract and along the southerly line of said 0.506 acre tract, a distance of 733.77 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for southeast corner of said 0.506 acre tract, same being on the westerly right-of-way line of Fieldwood Way, a variable width right-of-way, as recorded in Doc No. 2019-55 of the Plat Records of Denton County, Texas;

THENCE South 43°33'09" East, departing the southerly line of said 0.506 acre tract and along the westerly right-of-way line of said Fieldwood Way, a distance of 14.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 01°35'06" West, continuing along the westerly right-of-way line of said Fieldwood Way and along the easterly line of said 19.229 acre tract, a distance of 85.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 88°41'23" West, departing the westerly right-of-way line of said Fieldwood Way and crossing said 19.229 acre tract a distance of 792.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 01°18'37" East, continuing across said 19.229 acre tract and along the westerly line of said 0.032 acre tract, a distance of 121.85 feet to the **POINT OF BEGINNING** and containing 1.737 acres (75,659 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THE UNION PARK LITTLE ELM, LP ("Owner") does hereby adopt this plat designating the hereinabove property as **UNION PARK PHASE 6B-4**, an addition to the Town of Little Elm, Denton County, Texas, and does hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except those specifically noted on the plat. The District, its successors, assigns, and agents, and their officers and employees, are authorized to enter upon and over or across the easements of said plat. At the discretion of the District and subject to its rules and approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the consent of the District or its officers, agents, or employees. The District, its successors, assigns, and agents, and singular above described streets, alleys, easements or rights unto the District against every person whose owner lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extrajurisdictional jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this the _____ day of _____, 2021.

UNION PARK LITTLE ELM, LP, a Texas limited partnership

BY: BOH Investment GP, LLC,
a Delaware limited liability company
its general partner

By: Elaine Ford, Senior Vice President

SURVEYORS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Pkwy., Suite 210
Frisco, Texas 75034
Ph. 972-335-3580
sylviana.gunawan@kimley-horn.com

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

STATE OF TEXAS \$
COUNTY OF COLLIN \$

BEFORE ME, the undersigned authority, a Notary Public, on this day personally appeared Sylviana Gunawan, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purpose 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

CERTIFICATE OF FINAL PLAT 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 Final Plat of the Gazebo Street Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, 20____, 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 _____, 20__.

Town Secretary
Town of Little Elm, Texas

FINAL PLAT
UNION PARK PHASE 6B-4

18 RESIDENTIAL LOTS
BLOCK P, LOTS 1-18;

1.737 ACRES SITUATED IN THE
WILLIAM LUMPKIN SURVEY, ABSTRACT NO. 730
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Kimley»»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034

<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	CDS	KHA	2/3/2022	063230000	2 OF 2

OWNER
UNION PARK LITTLE ELM, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
renee.cousins@hillwood.com
Contact: Renee Cousins

ENGINEER/SURVEYOR:
Kimley-Horn & Associates
13455 Noel Road
Two Galleria Office Tower
Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Jason Kaiser, P.E.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	REPLAT/ Hardwicke Addition (FP-22-00818)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	3.747 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

REPLAT/ Hardwicke Addition (FP-22-00818). Presentation, discussion, and consideration on a request for approval of a replat for Hardwicke Addition, establishing Block A, Lots 1-2, and Lot 1X on approximately 3.747 acres, situated in the JM Jones Survey, Abstract No. 667, and in the Richard Hensworth Survey, Abstract No. 577, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the southeast corner of West Eldorado Parkway and Hardwicke Lane.

Planning Analysis

The purpose of this submittal is to replat Lot 11 and 13, Block H, Little Elm Townsite, and Tract 50 of JM Jones Survey Abstract #667, by creating Block A, Lot 1 and 2, and Lot 1X.

Engineering.

The plat has been reviewed and found it to be in compliance with the requirements of Section 107 - Subdivision Ordinance.

Recommended Action

Staff recommends approval of the request as presented.

Attachments

Plat Document



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	FINAL PLAT/Union Place Phase 2 (FP-21-07420)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	1.577 acres
Current Zoning	Planned Development PD
Proposed Use	Commercial
Existing Use	Undeveloped Land
Future Land Use Plan Designation	Commercial/Retail
Applicant	Andrea Saavedra, Kikmley-Horn
Owner	H4 LITTLE ELM, LP
Strategic Goal	

Agenda Item

FINAL PLAT/Union Place Phase 2 (FP-21-07420). Presentation, discussion, and consideration on a request for the approval of a Final Plat for Right-of-Way dedication on approximately 1.577 acres, situated in the Thomas Navo Survey, Abstract No. 964, within Little Elm's town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the east side of Pergola Drive, between US Highway 380 and Union Place, within Little Elm's town limits.

Planning Analysis

This is a Final Plat for Union Place Phase 2, this is the commercial tract along US Highway 380, that is in connection with the master planned single-family residential development Union Park. The Final Plat dedicates 1.577 acres of right-of-way 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 document and found it in compliance with Section 107 - Subdivision Ordinance, as well as Planned Development Ordinance No. 1329, as amended by Ordinances No. 1361, 1490, and 1559. However, there are outstanding Staff comments that have not been addressed. Staff has determined that the outstanding item is minor enough to be included as a condition.

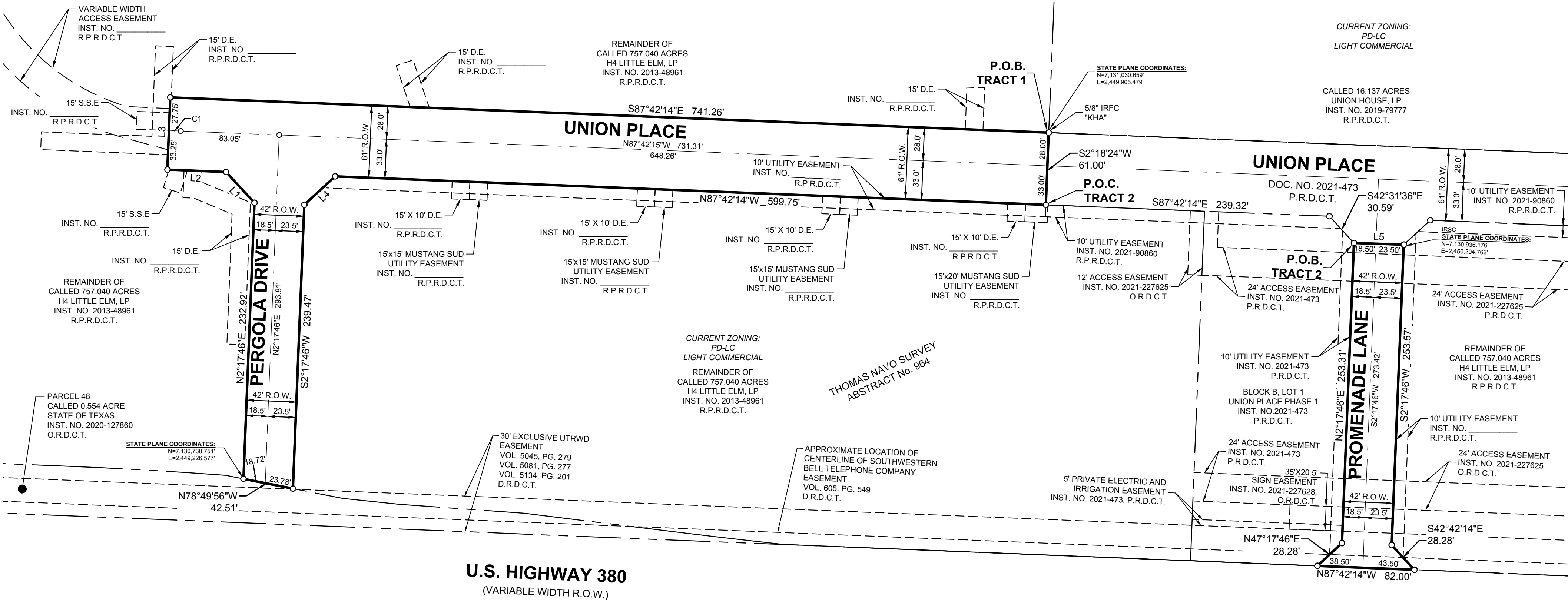
Recommended Action

Staff recommends approval of the submitted Final Plat with the following condition:

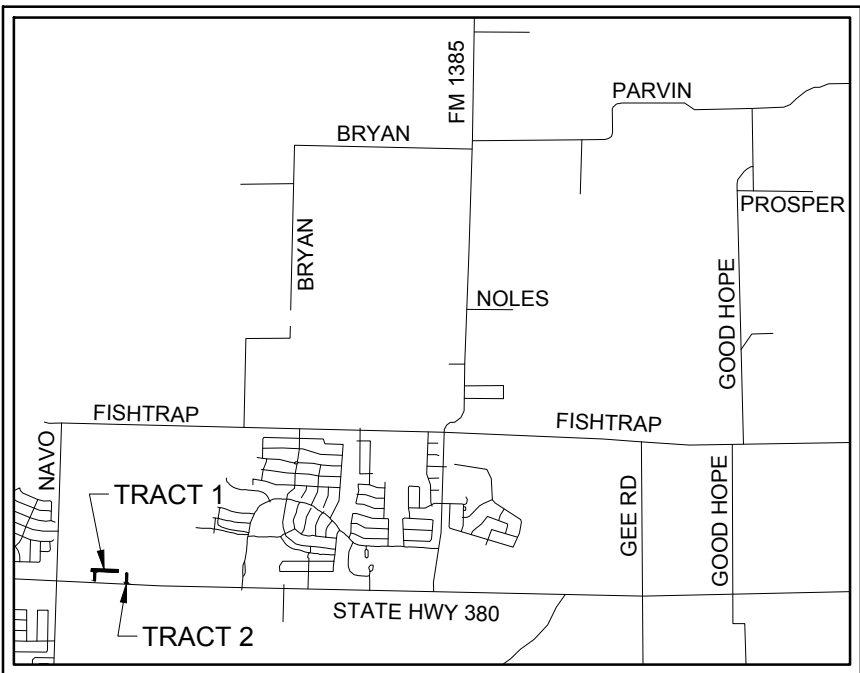
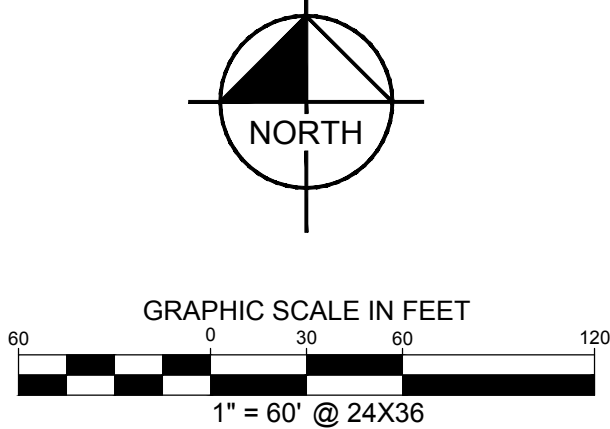
- Prior to recording the plat, blank instrument numbers must be provided on all sheets.

Attachments

Plat Document



LAND USE TABLE:		
LAND USE	ACREAGE	LOTS
STREET R.O.W.	1.577	-
TOTAL	1.577	-



CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	2°51'27"	200.00'	9.97'	S86°16'35"E 9.97'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N42°42'14"W	35.36'
L2	N87°42'16"W	49.55'
L3	N02°20'50"E	61.00'
L4	S47°17'46"W	35.36'
L5	S88°03'53"E	42.00'

LEGEND	
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.P.R.D.C.T.	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
M.S.U.D.	MUSTANG SPECIAL UTILITY DISTRICT

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS **H4 LITTLE ELM, LP**, is the sole owner of the following described tracts of land:

TRACT 1

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Town of Little Elm, Denton County, Texas, and being a portion of a called 757.040 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2013-48961 of the Official Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the north end of the westerly terminus of Union Place, a 61 foot right of way, according to the Final Plat of Union Place, Phase 1 thereof recorded in Document No. 2021-473 of the Plat Records of Denton County, Texas, same being the southwest corner of a called 16.137 acre tract of land described in a deed to Union House, LP, as recorded in Instrument No. 2019-79777, of the Real Property Records of Denton County, Texas;

THENCE South 02°18'24" West, along said westerly terminus, a distance of 61.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for south end of said westerly terminus;

THENCE departing said westerly terminus and crossing said 757.040 acre tract, the following:

North 87°42'14" West, a distance of 599.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°17'46" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 02°17'46" West, a distance of 239.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the northerly right of way line of U.S. Highway 380, a variable width right of way;

THENCE North 78°49'56" West, along the northerly right of way line of said U.S. 380, a distance of 42.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the northerly right of way line of said U.S. 380 and crossing said 757.040 acre tract, the following:

North 02°17'46" East, a distance of 232.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 42°42'14" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°42'16" West, a distance of 49.55 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°20'50" East, a distance of 61.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 87°42'14" East, a distance of 741.26 feet to the **POINT OF BEGINNING** and containing 1.304 acres (56,813 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Town of Little Elm, Denton County, Texas, and being a portion of a called 757.040 acre tract of land described in a deed to H4 Little Elm, LP, as recorded in Instrument No. 2013-48961 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch iron rod with plastic cap stamped "KHA" found for the south end of the westerly terminus of Union Place, a 61 foot right of way, according to the Final Plat of Union Place, Phase 1 thereof recorded in Document No. 2021-473 of the Plat Records of Denton County, Texas;

THENCE South 87°42'14" East, along the southerly right of way line of said Union Place, a distance of 239.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 42°31'36" East, continuing along the southerly right of way line of said Union Place, a distance of 30.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE South 88°03'53" East, continuing along the southerly right of way line of said Union Place, a distance of 42.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 02°17'46" West, departing the southerly right of way line of said Union Place and crossing said 757.040 acre tract, a distance of 253.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 42°42'14" East, continuing across said 757.040 acre tract, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly right of way line of U.S. Highway 380, a variable width right of way;

THENCE North 87°42'14" West, along the northerly right of way line of said U.S. Highway 380, a distance of 82.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southerly southeast corner of Lot 1, Block B of said Union Place, Phase 1;

THENCE North 47°17'46" East, departing the northerly right of way line of said U.S. Highway 380 and along the easterly line of said Lot 1, Block B, a distance of 28.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northerly southeast corner of said Lot 1, Block B;

THENCE North 02°17'46" East, continuing along the easterly line of said Lot 1, Block B, a distance of 253.31 feet to the **POINT OF BEGINNING** and containing 0.273 of an acre (11,884 square feet) of land, more or less.

OWNER'S DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **H4 LITTLE ELM, LP**, ("Owner") does hereby adopt this plat designating the hereinabove property as **UNION PLACE PHASE 2**, an addition to the Town of Little Elm, Denton County, Texas, and does hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the municipal use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this the _____ day of _____, 20__.

H4 LITTLE ELM, LP, a Texas limited partnership

By: BOH Investment GP, LLC,
a Delaware limited liability company,
its general partner

By: _____
Name, Title

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 _____, 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 this _____ day of _____, 20__.

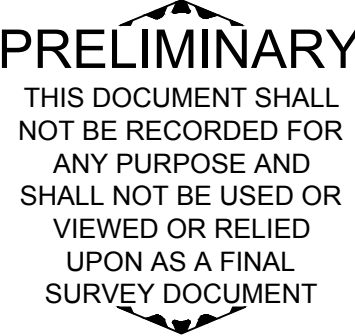
Notary Public, State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

I, Sylviana Gunawan, a Registered Professional Land Surveyor in the State of Texas, do hereby declare that I have prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with Subdivision Regulations of the Town of Little Elm, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779



STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, 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 the _____ day of _____, 20__.

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

Town Official
Town of Little Elm, Texas

Date

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the Union Place, Phase 2 Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 20__, 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 _____, 20__.

Town Secretary
Town of Little Elm, Texas

NOTES:

- Bearing system for this survey is based upon NAD 83 - Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Gnd Values, multiply the distances by a Combined Scale Factor of 0.9999853696.
- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- According to Community Panel No. 48121C0410G, dated April 18, 2011 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Denton County, Texas, Federal Emergency Management Agency, Federal Insurance Administration, this property is within Zone "X-Unshaded", which is not a special flood hazard area. For portions of this site is not within an identified special flood hazard area. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- 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.
- All dedicated public roads will be maintained by 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.

FINAL PLAT
UNION PLACE
PHASE 2

RIGHT-OF-WAY DEDICATION

BEING 1.577 ACRES SITUATED IN THE
THOMAS NAVO SURVEY, ABSTRACT NO. 964
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 60'	CDS	KHA	01/25/2022	063230000	1 OF 1

OWNERS:
Union Park Phase 2A, LP
H4 LITTLE ELM, LP
3000 Turtle Creek Blvd.
Dallas, Texas 75219
972-201-2980
Contact: Renee Cousins
Renee.Cousins@kimley-horn.com

ENGINEER / SURVEYOR:
Kimley-Horn and Associates
Two Galleria Office Tower
13455 Noel Road, Suite 700
Dallas, Texas 75240
972-770-1300
Contact: Jason Kaiser, P.E.
Email: Jason.Kaiser@kimley-horn.com



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	PUBLIC HEARING/ Providence Commons PD (PD-21-05005)
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	9.8 acres
Current Zoning	Agriculture (AG)
Proposed Use	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
- Relieve 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 proposing to develop Phase 5 as a 45-lot single-family residential development. The proposed 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 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 5,500 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 be met, inclusive of design and materials. Garage doors shall be of carriage style and consist of stained cedar, redwood, spruce, fir, or other hardwood design as referenced in the provided elevations.

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 (side and rear yards) shall be board on board construction, with six-foot board-on-board fencing surrounding the remainder of the development.

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 low density residential. The proposed single-family residential development aligns with the Town's vision for future land use of this area.

Updates.

- 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.
- The item was ultimately approved by the Town of Providence Village Town Council on January 4, 2022, however, the property owner would like to explore other potential development options on the property located within the Town of Little Elm.
- Staff and the property owner's representatives met on January 11, 2022 to discuss alternate solutions, and the property owner had requested additional time to consider his options.
- On January 20th, 2022 the Planning and Zoning Commission voted to table the item until the February 3rd, 2022 Planning and Zoning Commission Meeting.
- On February 3rd, 2022, Staff requested the commission table the item due to a late submittal by the applicant, the commission voted to table the item.

At this time, the applicant has revised the plans to address the Commission's concerns as follow:

- The Commission had concerns about having only one point of access into the subdivision, therefore a ROW stubout has been created in the southeastern portion of the property with the intent to connect to FM 2931 (Main Street) in the future, when the adjacent properties to the east are ready to develop.
- The Commission had concerns regarding the typical eight-foot masonry wall being too high on top of a six-foot retaining wall, therefore the wall is now being proposed as six-foot board on board.
- The Commission had concerns regarding the proposed architectural standards not matching the Town's typical requirements, therefore the architectural standards have been revised to match Section 106.06.03 Architectural Standards for Residential Structures, inclusive of design, materials, and garage door design, as represented on the sample photos.

Recommended Action

Staff recommends that the Planning and Zoning Commission evaluate the new request based on:

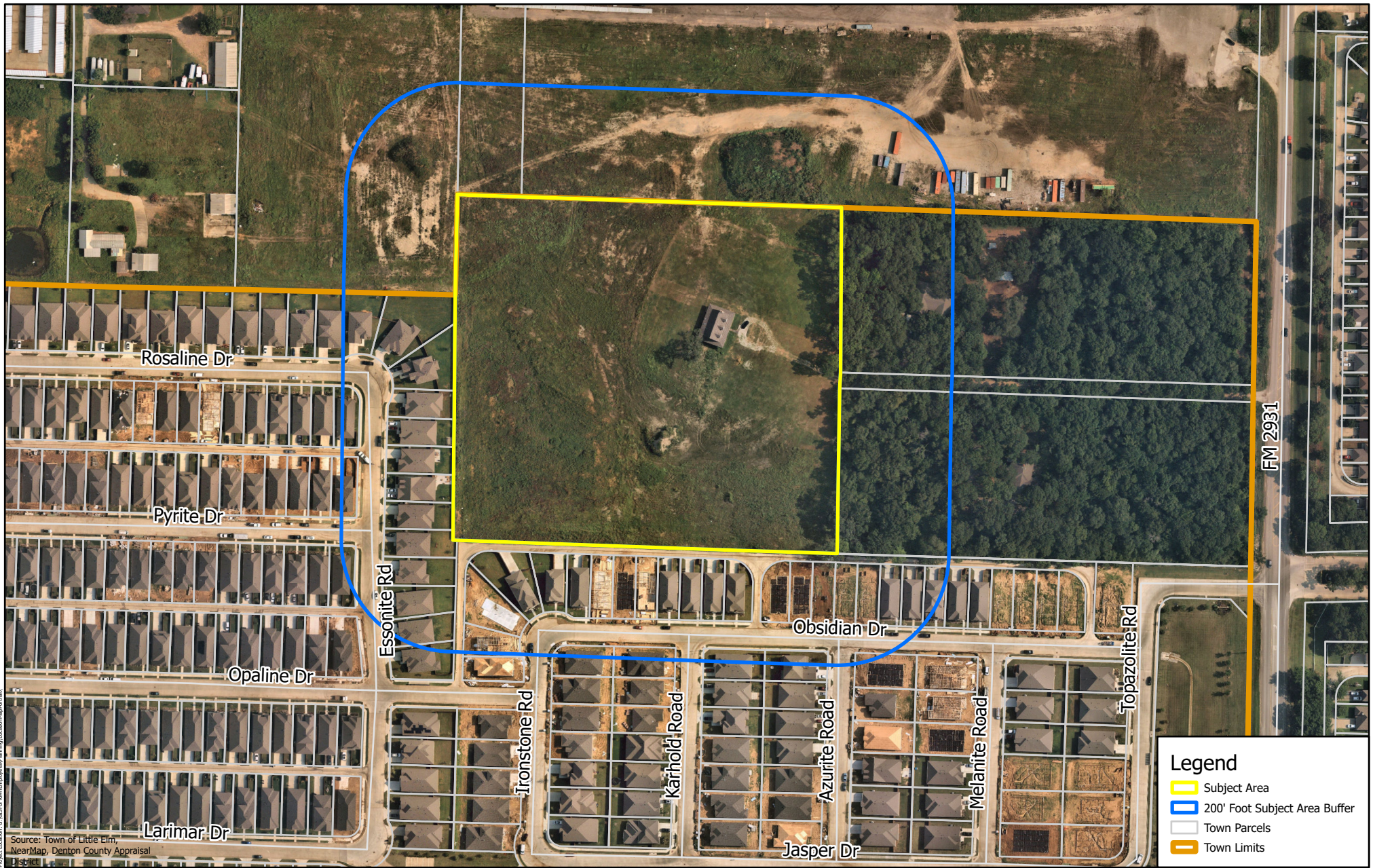
- impact and suitability of the proposed development within the context of the existing area
- importance of the development standards from which the property is requesting to vary
- how the proposed development benefits the Town overall
- Town's vision for this area, as outlined by the Town's Comprehensive Plan, and Future Land Use Plan

Attachments

Location Map

PD Exhibits

Standards Approved by Town of Providence Village



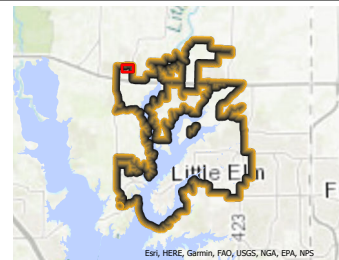
Providence Commons Rezoning and PD Map

0 0.03 0.05 0.1 Miles



Town of Little Elm
Denton County, Tx

Date: 12/6/2021



This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.

**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*

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**

January 25, 2022

**ST. LOUIS**

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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"). 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 B.

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 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.
 - 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.

- All dwellings shall be accessible from the street and front entry. Minimum front driveway width shall be 16'.
- 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 B, 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.

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1520 S. Fifth Street
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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.
 - Perimeter Screening. Six-foot board-on-board fencing surrounding the remainder of the development.
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 B. 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, ~~Detention/Retention and other similar uses~~. Detention/Retention areas must be landscaped and utilized 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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314.984.9887 tel

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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.

Retention Pond at Southeast Corner



Retention Pond at Northern Boundary



10. Architectural Standards: Minimum design elements listed in Section 106.06.03 Architectural Standards for Residential Structures will apply with no additional modifications.

- The architectural exhibits provided in this PD, "Exhibit D" are incorporated herein by reference and demonstrate potential elevations. The ultimate design must generally conform to Exhibit D and will be provided at time of building permit by designated home builder.
- Garage doors shall be of carriage style and consist of stained cedar, redwood, spruce, fir, or other hardwood design.

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636.978.7508 *tel*

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Suite 367
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972.624.6000 *tel*

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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 setback

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

Min lot area 6,000 sq. ft. – Requested Min. lot area 5,500 sq. ft.

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St. Louis, MO 63103
314.984.9887 tel

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Suite 367
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972.624.6000 tel

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

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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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

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Suite 367
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972.624.6000 tel

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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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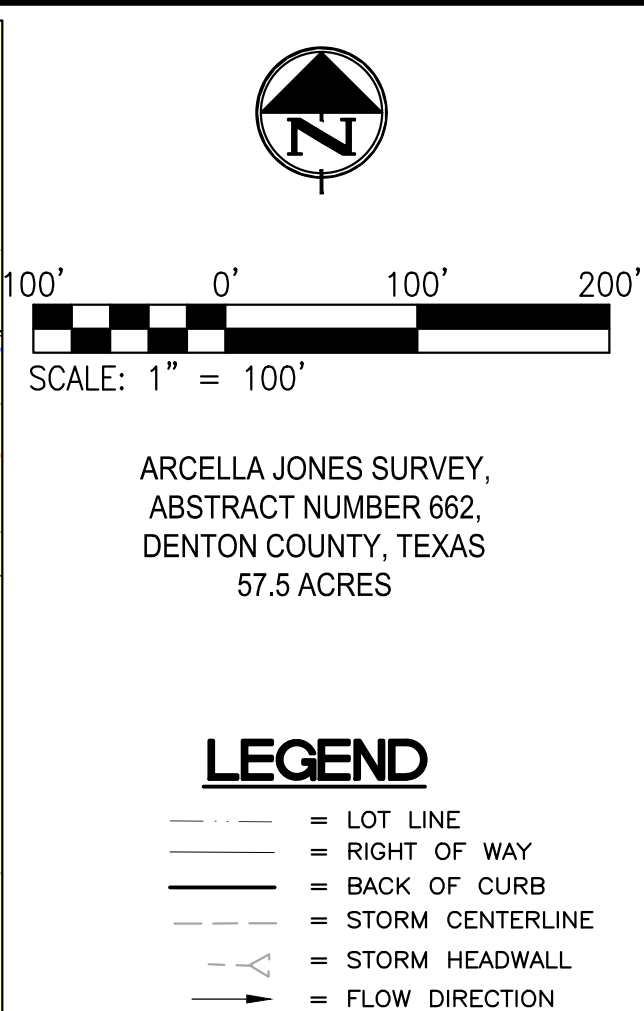
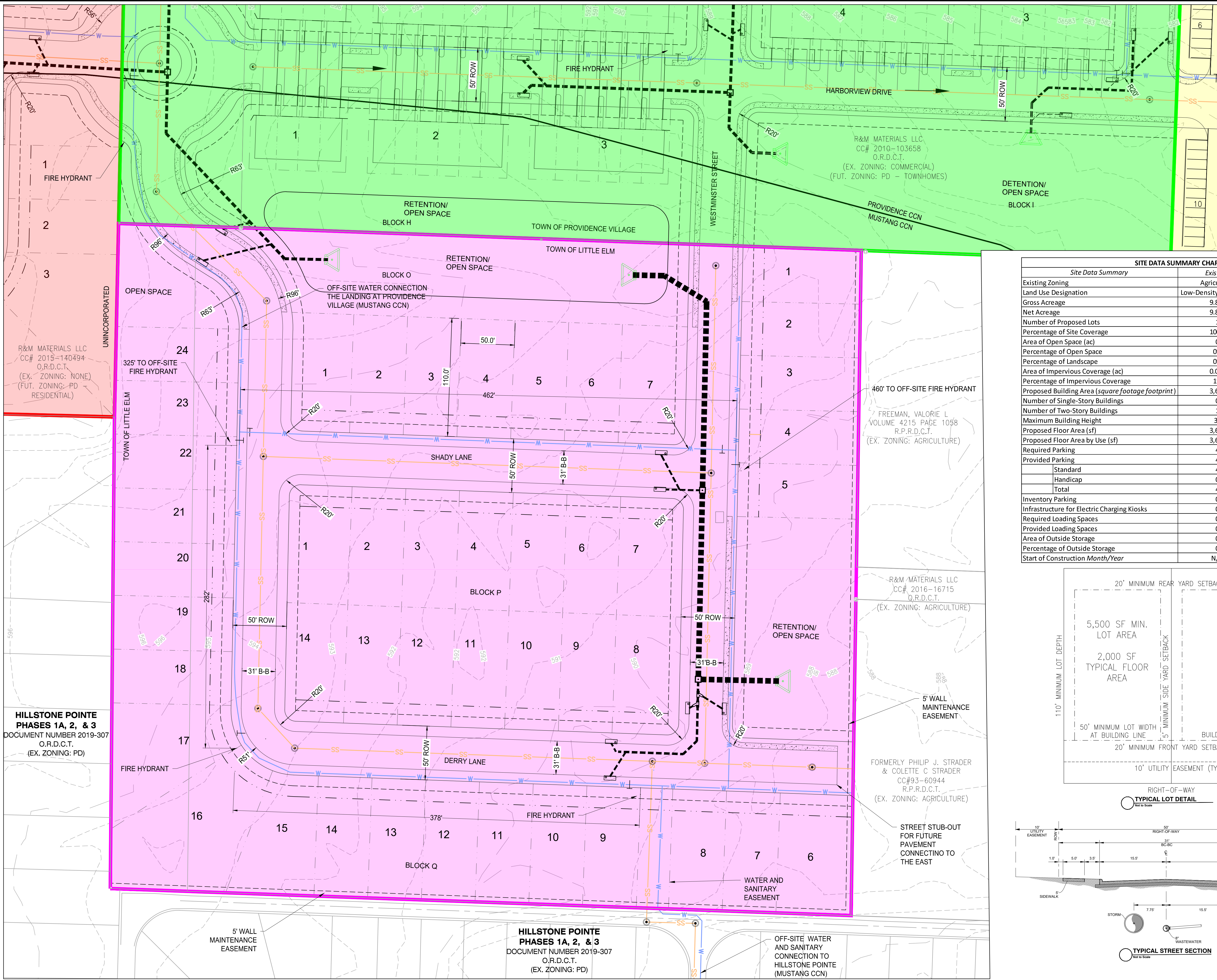
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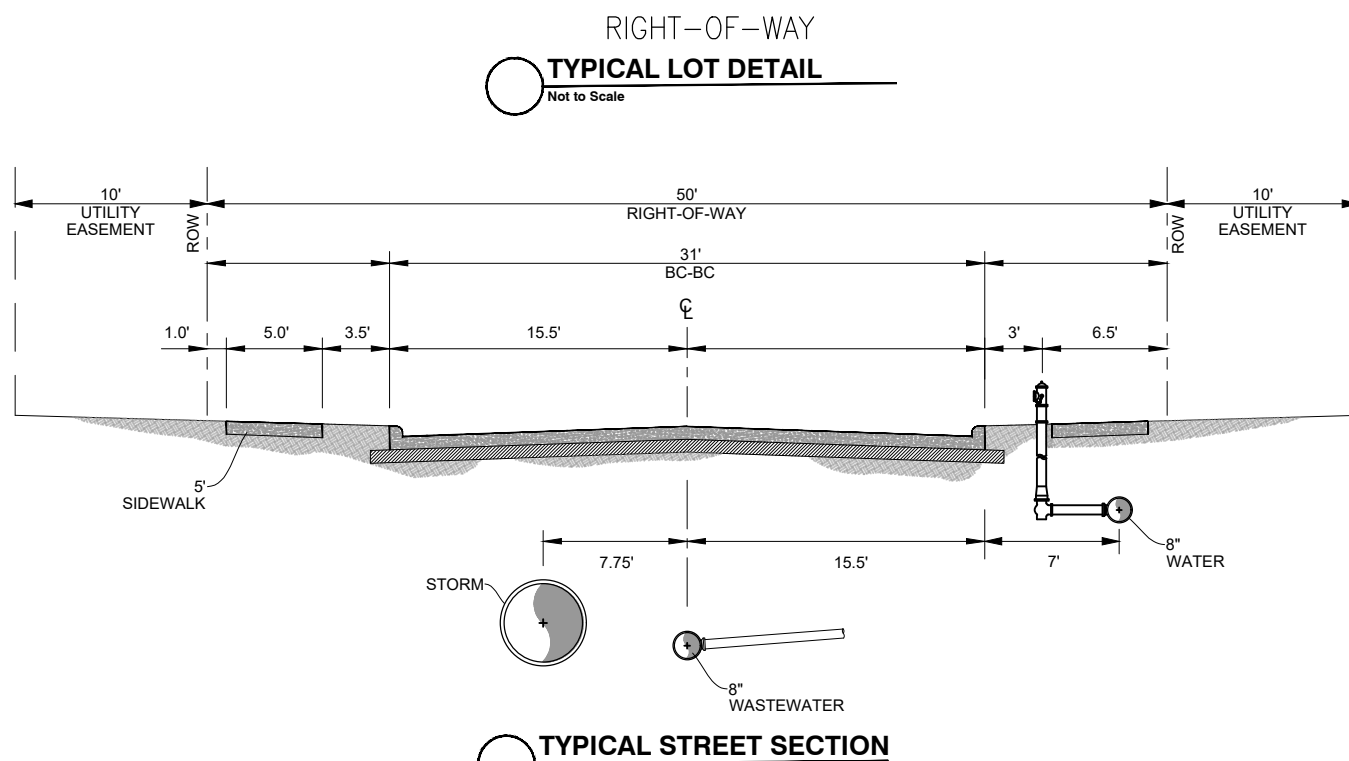
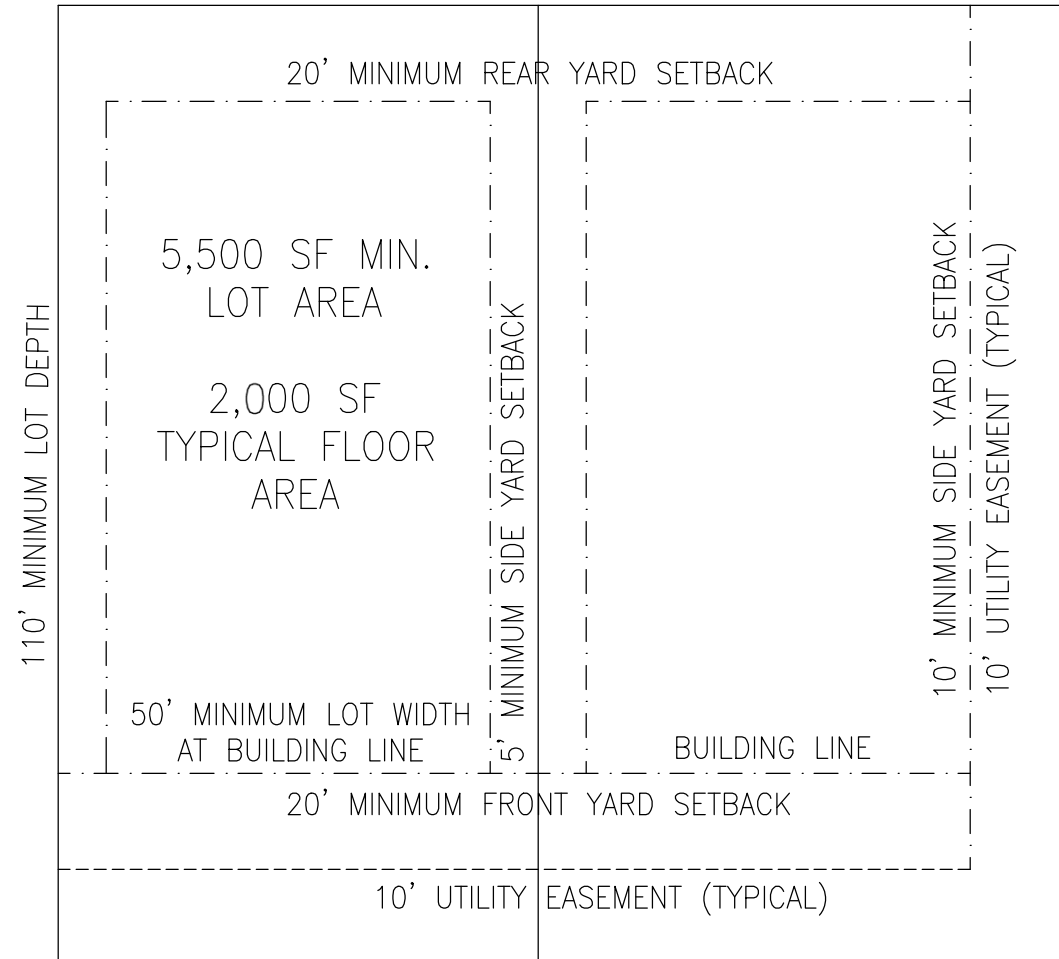
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EXHIBIT B



SITE DATA SUMMARY CHART		
Site Data Summary	Existing	Proposed
Existing Zoning	Agriculture	Planned Development
Land Use Designation	Low-Density Residential	Low-Density Residential
Gross Acreage	9.815	9.815
Net Acreage	9.815	9.815
Number of Proposed Lots	1	45
Percentage of Site Coverage	100%	63%
Area of Open Space (ac)	0	3.680
Percentage of Open Space	0%	37%
Percentage of Landscape	0%	56%
Area of Impervious Coverage (ac)	0.084	4.346
Percentage of Impervious Coverage	1%	44%
Proposed Building Area (square footage footprint)	3,659	2,600
Number of Single-Story Buildings	0	0
Number of Two-Story Buildings	1	45
Maximum Building Height	35	35
Proposed Floor Area (sf)	3,659	2,600
Proposed Floor Area by Use (sf)	3,659	2,600
Required Parking	4	2
Provided Parking	4	2
Standard	4	2
Handicap	0	0
Total	4	2
Inventory Parking	0	0
Infrastructure for Electric Charging Kiosks	0	0
Required Loading Spaces	0	0
Provided Loading Spaces	0	0
Area of Outside Storage	0	0
Percentage of Outside Storage	0	0
Start of Construction Month/Year	N/A	March/2022



DEVELOPER/OWNER:
**BARRY RICH,
R&M MATERIALS, LLC**
5208 TENNYSON PKWY, STE 130
PLANO, TX 75024
PHONE 214-239-4722

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for the purpose of
preliminary review under
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Matthew G. Zamiripa
P.E. No. 141705
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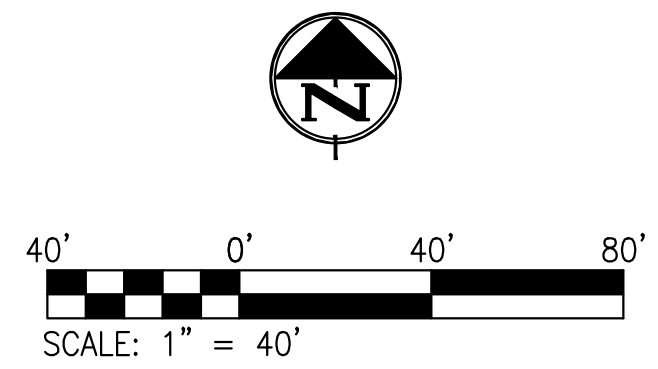
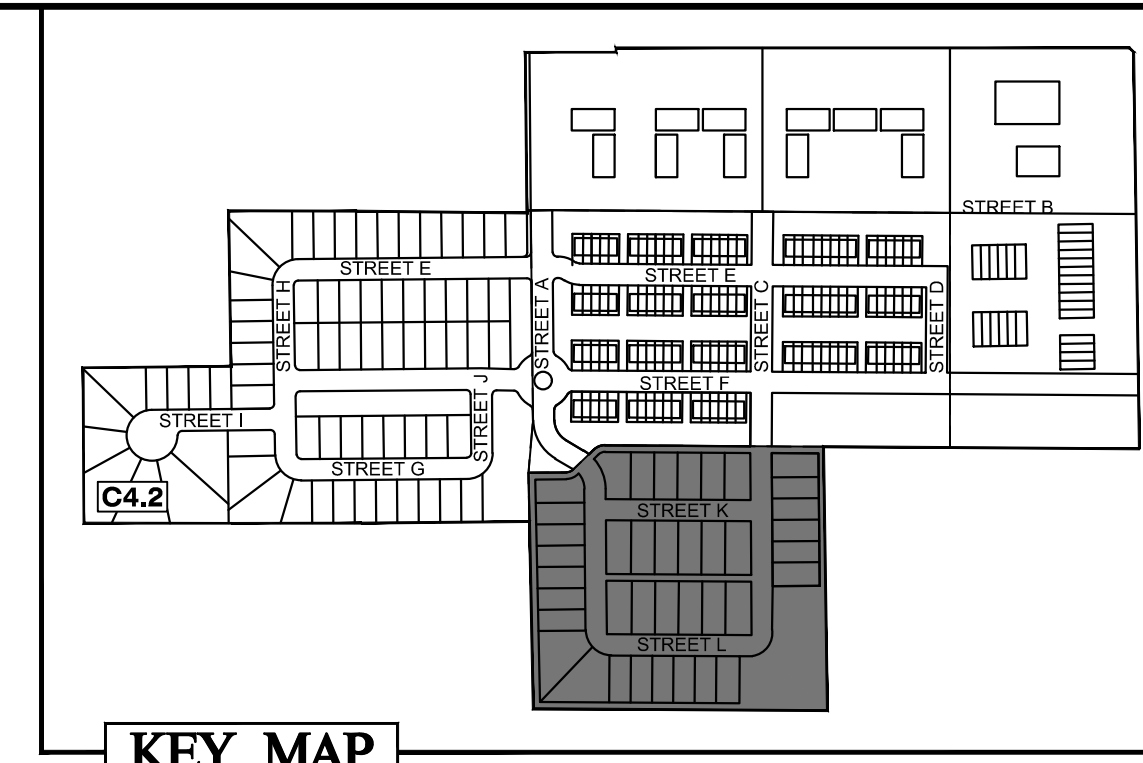
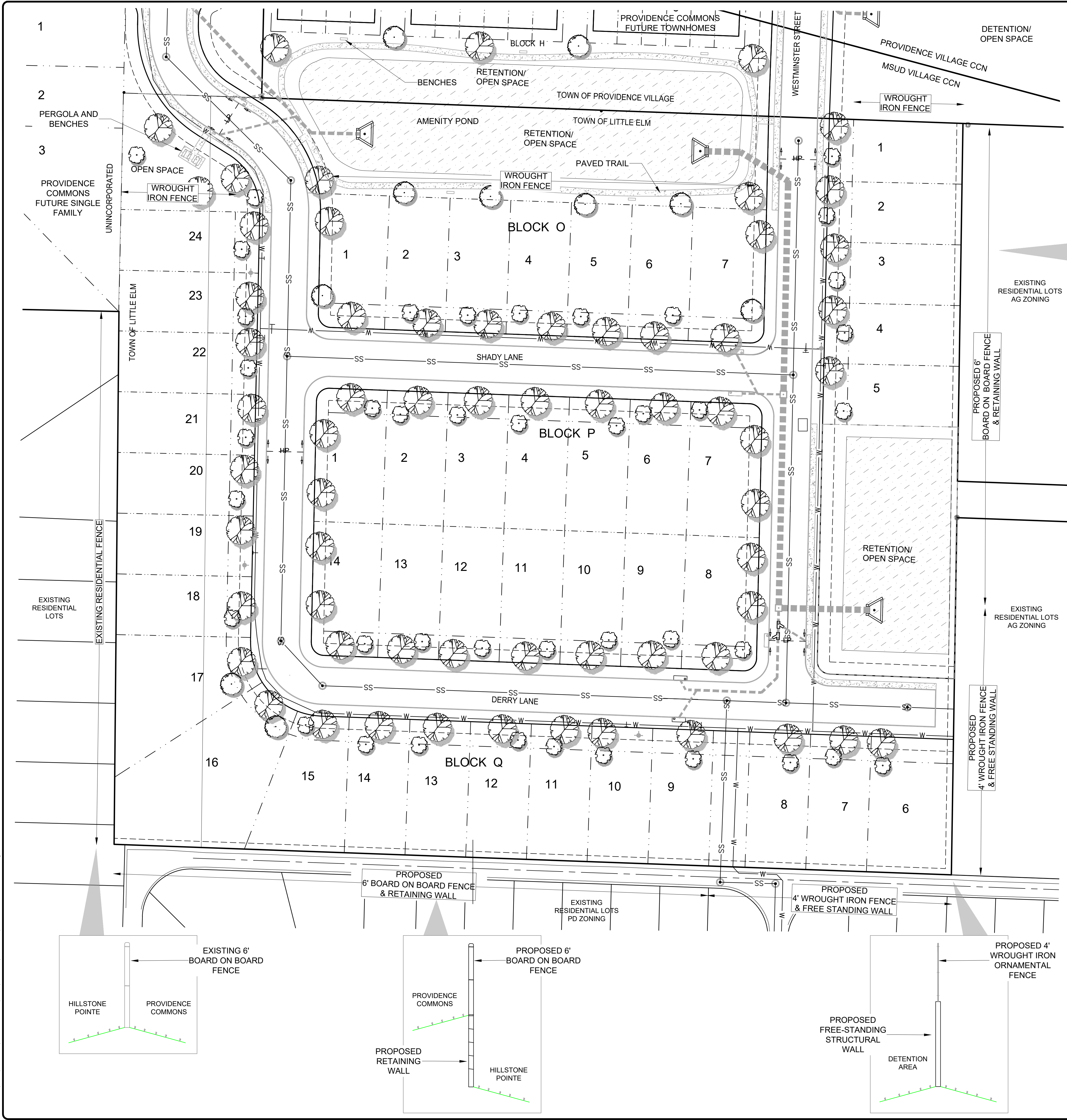
PROVIDENCE COMMONS
FM 2931 & FISHTRAP ROAD
PROVIDENCE VILLAGE, TX 76227

CONCEPT SITE PLAN

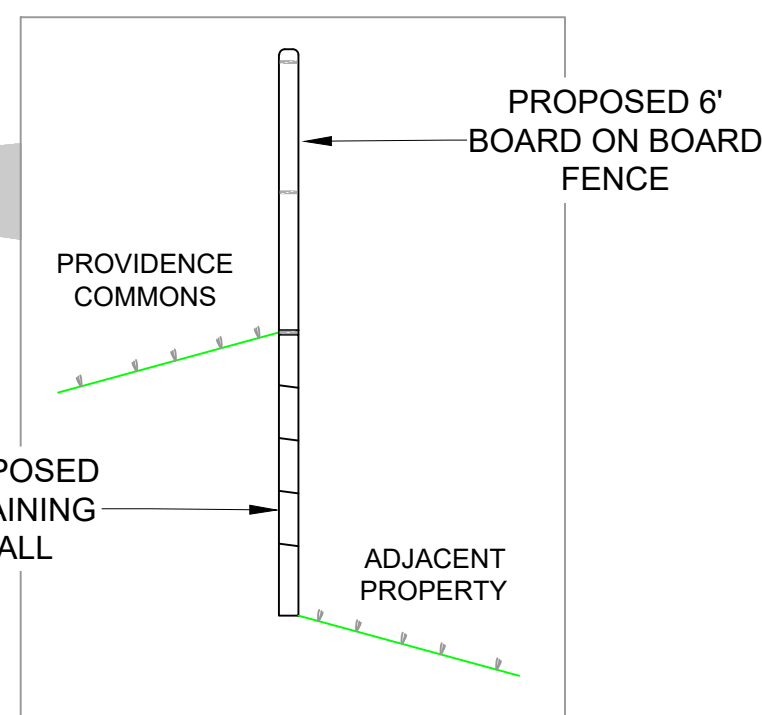
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Civil Engineering / Surveying / Planning / Landscape Architecture
765 / ADA Transition Planning
Texas Board of Professional Engineers and Land Surveyors
Registration #10198871
City of Providence, Texas is a Fair Housing Opportunity Area. Other Multiple Opportunity Areas are identified in the Providence & Tarrant County Regional Housing Element for the City of Providence.

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JHH
CHECKED BY
MGZ
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AS SHOWN
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- LEGEND**
- LARGE TREE
 - SMALL TREE
 - ORNAMENTAL TREE

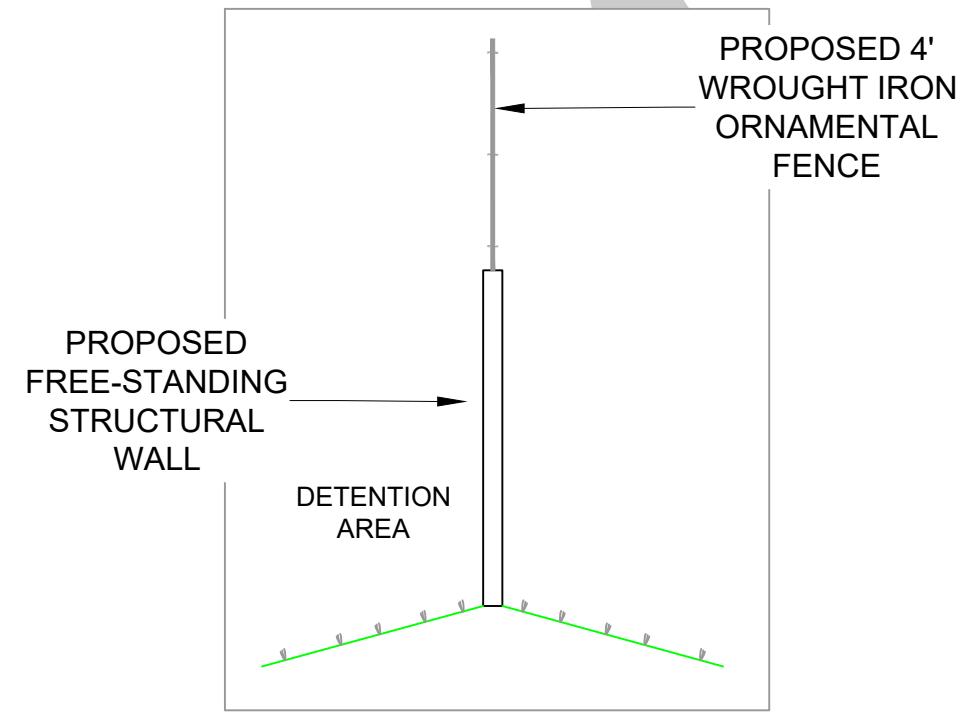
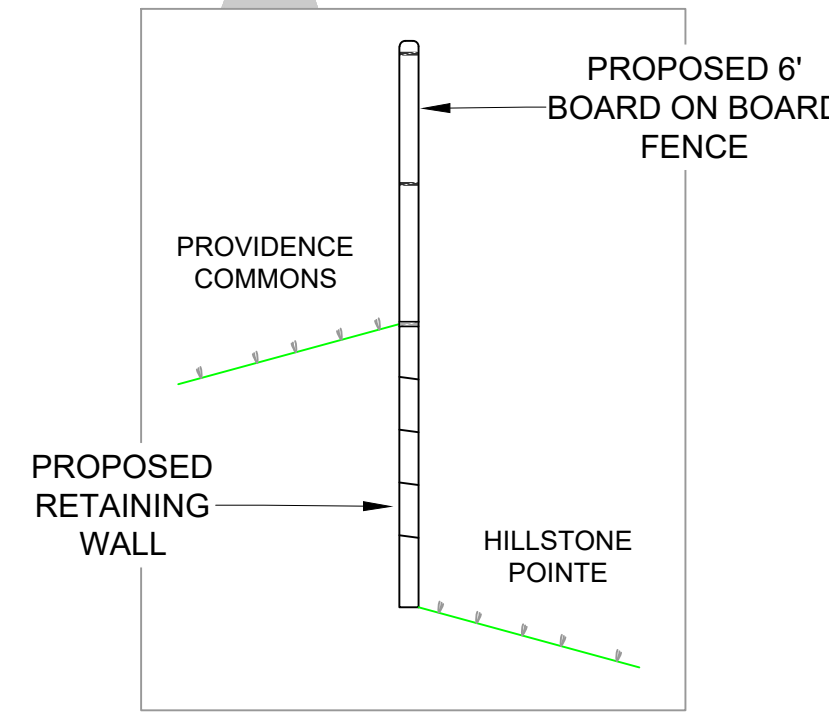
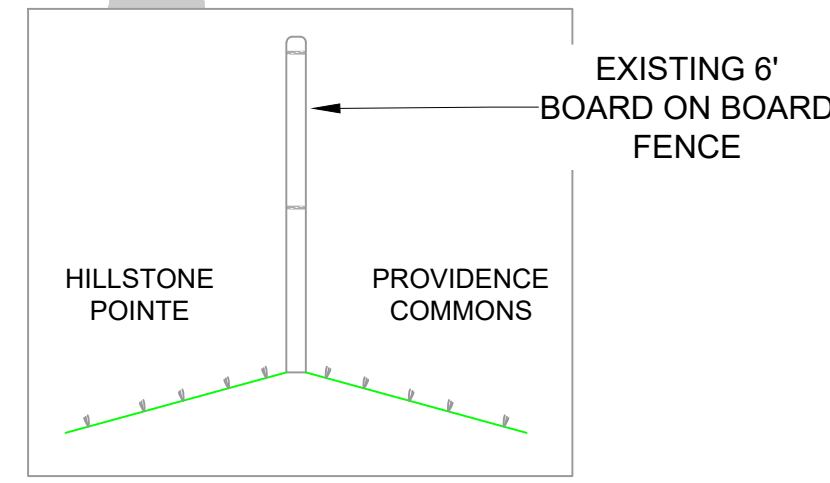


NOTE:
NO TREE MITIGATION PLAN IS REQUIRED AS THERE ARE NO EXISTING TREES ON THE SUBJECT PROPERTY

PROJECT LANDSCAPE DATA TABLE

CITY LANDSCAPE REQUIREMENTS			
TYPE	REQUIREMENT	REQUIRED	PROVIDED
GENERAL	ALL RESIDENTIAL LAWNS MUST BE COVERED WITH VEGETATION, INCLUDING GRASS, LIVING GROUNDCOVER, MULCH, AND/OR DECORATIVE STONE.	YES	YES
LOT TREES	REQUIRED LARGE TREES SHALL NOT BE SMALLER THAN FOUR CALIPER INCHES IN SIZE.	YES	YES
	REQUIRED SMALL TREES SHALL NOT BE SMALLER THAN TWO CALIPER INCHES IN SIZE.	YES	YES
	INTERIOR LOTS AND NORTHERN LOTS: FRONT YARD: 1 LARGE TREE AND 1 ORNAMENTAL TREE	21 LOTS	YES
	TREES PLANTED IN THE FRONT YARD OR SIDE YARD ON A CORNER SHALL BE PLANTED IN THE AREA BETWEEN RESIDENCE AND THE SIDEWALK.	YES	YES
	FRONT: 1 LARGE, 1 ORNAMENTAL TREE	22 LOTS	YES
RETENTION/OPEN SPACE	CORNER LOTS, FRONT: 1 LARGE CANOPY TREE, 1 SMALL TREE	2 LOTS	YES
	ALL RETENTION AREAS TO RECEIVE NATIVE GRASS SPECIES	YES	YES

- LITTLE ELM LANDSCAPE PLAN STANDARD NOTES:**
- The owner, tenant and their agent, if any, shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, and fertilizing, watering, weeding and such activities common to the maintenance of landscaping.
 - Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping.
 - No substitutions for plant materials are allowed without written approval by the director and acknowledged by an approval stamp on the landscape plan.
 - The right-of-way adjacent to required landscape areas shall be maintained by the adjacent property owner in the same manner as the required landscape area. All driveways will maintain visibility as approved by the director. All plantings intended for erosion control will be maintained. The town may require revegetation to prevent erosion or slippage.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within 30 days or a date approved by the director, based on current seasons and weather conditions (e.g. drought or freeze).
 - When power lines are present, trees shall not be planted underneath and should be oriented in a manner to avoid conflict. Substitution of plant material is not allowed without prior written authorization from the director.
 - All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.
 - All trees are to be equipped with a bubbler irrigation system.
 - Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material, per the landscape ordinance.
 - All landscaping shall be in a planned area that is defined by edging, mulch or another practice approved by the town.



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R&M MATERIALS, LLC**
5208 TENNYSON PKWY, STE 130
PLANO, TX 75024
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PROVIDENCE VILLAGE, TX 76227

CONCEPT LANDSCAPE PLAN

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Texas Board of Professional Engineers and Land Surveyors
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JHH

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MGZ

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DATE
02/2022

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St. Louis, MO 63103
314.984.9887 tel

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1520 S. Fifth Street
Suite 307
St. Charles, MO 63303
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Frisco, TX 75034
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2701 E. Camelback Road
Suite 175
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EXHIBIT D Single-Family



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

ST. CHARLES

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Suite 367
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Suite 175
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Submittal Documents in Support of

Providence Commons

A Planned Development District

in the

Town of Providence Village, Denton County, Texas

Owner:

RPM xConstruction, LLC

5208 Tennyson Parkway, Suite 130

Plano, Texas 75024

December 27, 2021

**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
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EXHIBIT "A"

Legal Descriptions for Providence Commons, Town of Providence Village, Texas

16-0170 COMBINED TRACTS PROPERTY DESCRIPTION

OWNER'S CERTIFICATE AND DEDICATION:

ALL THAT CERTAIN TRACT OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NUMBER 662, DENTON COUNTY, TEXAS. WITH SAID TRACT BEING ALL OF A CALLED 29.959 ACRES TRACT OF LAND AS DESCRIBED BY DEED TO R & M MATERIALS, LLC AS RECORDED IN COUNTY CLERK'S FILE NUMBER 2010-103658, OFFICIAL RECORDS, DENTON COUNTY, TEXAS (O.R.D.C.T.), ALSO BEING PART OF A CALLED 9.166 ACRES TRACT OF LAND DESCRIBED IN DEED TO R & M MATERIALS LLC AS RECORDED IN DOCUMENT NO. 2015-140494, O.R.D.C.T. AND BEING MORE PARTICULARLY DESCRIBED HEREIN AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH CAP STAMPED "COLE 10193871" (TYPICAL) SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED R & M MATERIALS TRACT AND BEING IN THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF FISHTRAP ROAD (A CALLED 60 FOOT R.O.W.);

THENCE SOUTH 88 DEGREES 16 MINUTES 12 SECONDS EAST, ALONG THE NORTH LINE OF SAID R & M MATERIALS TRACT AND SAID SOUTH R.O.W. LINE OF FISHTRAP ROAD, A DISTANCE OF 1355.36 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER IN THE WESTERLY R.O.W. LINE OF F.M. 2931 (A CALLED 100 FOOT R.O.W.);

THENCE SOUTH 43 DEGREES 54 MINUTES 07 SECONDS EAST, ALONG THE EAST LINE OF SAID R & M MATERIALS TRACT AND SAID WEST RIGHT-OF-WAY LINE OF F.M. 2931, A DISTANCE OF 99.52 FEET TO A 6 INCH WOOD POST RIGHT-OF-WAY MARKER FOUND FOR CORNER;

THENCE SOUTH 00 DEGREES 54 MINUTES 07 SECONDS WEST, CONTINUING ALONG THE EAST LINE OF SAID R & M MATERIALS TRACT AND SAID WEST RIGHT-OF-WAY LINE OF F.M. 2931, A DISTANCE OF 930.08 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID R & M MATERIALS TRACT AND NORTHEAST CORNER OF A CALLED 5.0 ACRES TRACT OF LAND DESCRIBED IN DEED TO VALORIE L. FREEMAN AS RECORDED IN VOLUME 95, PAGE 368, O.R.D.C.T.;

THENCE NORTH 87 DEGREES 54 MINUTES 14 SECONDS WEST, DEPARTING SAID WEST R.O.W. LINE OF F.M. 2931 AND ALONG THE SOUTH LINE OF SAID R & M MATERIALS TRACT AND NORTH LINE OF SAID FREEMAN TRACT, A DISTANCE OF 739.98 FEET TO A 1/2 INCH IRON ROD WITH CAP STAMPED "RPLS 4561" FOUND FOR THE NORTHWEST CORNER OF SAID FREEMAN TRACT AND NORTHEAST CORNER OF A CALLED 10.317 ACRES TRACT DESCRIBED IN DEED TO R & M MATERIALS, LLC AS RECORDED IN DOCUMENT NO. 2016-16715, O.R.D.C.T.;

THENCE NORTH 87 DEGREES 55 MINUTES 54 SECONDS WEST, CONTINUING ALONG THE SOUTH LINE OF SAID R & M MATERIALS TRACT AND ALONG THE NORTH LINE OF SAID 10.317 ACRES TRACT, PASSING THE SOUTHWEST CORNER OF SAID 29.959 ACRES R & M MATERIALS AND CONTINUING OVER AND ACROSS SAID 9.166 ACRES TRACT, FOR A TOTAL DISTANCE OF 691.33 FEET TO A 5/8 INCH IRON ROD SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

**ST. LOUIS**

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St. Louis, MO 63103
314.984.9887 tel

ST. CHARLES

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St. Charles, MO 63303
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6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 tel

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

THENCE NORTH 01 DEGREE 15 MINUTES 28 SECONDS EAST, ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND CONTINUING OVER AND ACROSS SAID 9.166 ACRES TRACT, A DISTANCE OF 543.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 01 DEGREES 11 MINUTES 39 SECONDS EAST, CONTINUING ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND CONTINUING OVER AND ACROSS SAID 9.166 ACRES TRACT, A DISTANCE OF 447.30 FEET TO THE POINT OF BEGINNING AND CONTAINING, WITHIN THE METES AND BOUNDS HEREIN DESCRIBED, 32.57 ACRES (1,418,740 SQ. FT.) OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT RPMX CONSTRUCTION, ACTING HEREIN BY AND THROUGH THE DULY AUTHORIZED OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS PROVIDENCE VILLAGE, AN ADDITION TO THE COUNTY OF DENTON, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC THE PUBLIC EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED FOR PUBLIC USE FOREVER, AND DO HEREBY DEDICATE THE PRIVATE EASEMENTS SHOWN ON THE PLAT FOR THE PURPOSES INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER VERTICAL IMPROVEMENTS SHALL BE PLACED UPON, OVER OR ACROSS THE EASEMENTS ON SAID PLAT. PAVING AND SURFACE STRUCTURES THAT DO NOT INTERFERE WITH OPERATION, MAINTENANCE OF FACILITIES MAY BE CONSTRUCTED ACROSS PUBLIC AND PRIVATE EASEMENTS. DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO 8-B SHALL NOT BE RESPONSIBLE FOR DAMAGE TO SUCH STRUCTURES RESULTING FROM MAINTENANCE AND OPERATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE PURPOSES SHOWN HEREON. ANY PUBLIC UTILITY WITH THE RIGHT TO USE SAID EASEMENTS SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER VERTICAL IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL THE PLATTING ORDINANCES, RULES AND REGULATIONS OF THE COUNTY OF DENTON.

**ST. LOUIS**

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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
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602.795.4111 *tel*

EXHIBIT “B”

Statement of Intent and Purpose for Providence Commons, Town of Providence Village, Texas

The intent of this Planned Development District (PD) is to provide unified regulations for the 32.585-acre portion of development within the Town of Providence Village, called Providence Commons. Providence Commons is located west of FM 2931, just south of the Fish Trap Road intersection. Providence Commons is a planned community consisting of a diverse community made up of Single Family, Light Industrial, Multi-Family, and Light Business. The portion within this Planned Development is based on Light-Industrial, Multi-Family, and Heavy Business standard zoning regulations.

The following development standards describe the desired image and character necessary to ensure quality development throughout Providence Commons property. The development standards have been carefully designed to allow sufficient flexibility for creative residential building solutions while being prescriptive in areas necessary to preserve an overall cohesiveness. The proposed Planned Development District within the Town of Providence Village is approximately 32.585-acres as described in the metes and bounds description attached as Exhibit “A”. The proposed building area for this Proposed Development can be found at Property ID: 199290, and 38033 from the Denton County Central Appraisal District Map.

EXHIBIT "C"

Development Standards for Providence Commons, Town of Providence Village, Texas

Conformance with the Town's Zoning Ordinance and Subdivision Ordinance: Except as otherwise set forth in these Development Standards, the regulations of the Town's Comprehensive Zoning Ordinance (Chapter 14 Zoning Ordinance 2014-060-03 as it currently exists or may be amended) and Subdivision Ordinance (Chapter 10 Subdivision Regulation Ordinance 2014-061-02 as it currently exists or may be amended) shall apply.

1. Amenity Program

- a. General. As a master planned community, Providence Commons will have a programmed and qualitatively controlled system of amenities throughout. These amenities combine to create an overall sense of place that would be difficult to achieve when considered as independent elements within smaller developments.

b. Community Main Entries

1. Major points of entry into Providence Commons will be two locations along FM 2931 and two locations along Fish Trap Road. They will all be defined with a combination of monument signage, landscape and lighting to create a sense of arrival commensurate in scale and character with a 54.8-acre master planned community (see representative examples below).

These entries will include:

- Community name / logo incorporated into monument signage element, to be constructed of masonry or similar material;
- Enhanced landscape, including seasonal color, shrubs, groundcover, perennials and unique combinations of both canopy and ornamental trees;
- Enhanced lighting on the monument / signage and the unique aspects of the landscape;
- Water will be considered as an accent feature if land and topography permit, and if compatible with the overall physical design theme for the community.

2. Main entries will be developed to incorporate both sides of the entry roadway when both are contained within Providence Commons, and will also include enhancements to the median in the immediate area (where / if applicable). Landscape easements will be provided to

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St. Charles, MO 63303
636.978.7508 tel

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ensure adequate space to provide for visibility triangle(s) and adequate development of entry design

- c. Thoroughfare Landscape Buffers (FM 2931 & Fishtap Road) – 20' Min. FM 2931 thoroughfare and the adjacent landscape buffers are intended to include the following:

- Enhanced grading / berms combined with landscape (grass, trees, accent shrubs and groundcover at entry points) to provide design continuity and buffer adjacent land uses:

2. Architectural Standards:

- a. Providence Commons shall be consistent with the Cape Cod style look with craftsman architecture elements like front porches, gabled roofs, and tapered columns to ensure the new development blends with the style of the town.

b. Facade Plan and Design Requirements:

1. Facade Plan. A Facade Plan showing exterior elevations and colors for each side of a structure must be submitted and approved by the Town prior to the issuance of a building permit. The Facade Plan must be submitted at least 7 business days prior to the desired date to receive the building permit. Facade Plans may be administratively approved by receiving joint approval of both the Building Inspector and the Town Manager.
 - a. A denial of a Facade Plan may be appealed to the Board of Adjustments by the applicant within 10 days of the denial. The appeal shall be made in writing to the Town Secretary. The Town Secretary shall place the appeal on the agenda for the next regularly scheduled Board of Adjustments meeting that allows compliance with the Texas Open Meetings Act.
2. Design Requirements for Facade Plan Approval.
 - a. Minimum masonry requirement. The front facing exterior facades of the main building or structure shall be constructed of 100 percent masonry finishing material that is comprised of brick, stone, cast stone, cementitious board or a combination thereof. The overall minimum masonry content of all facades shall be 85 percent. Other materials of equal or similar characteristics may be allowed at the discretion of the town.

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- b. Cementitious fiberboard. Cementitious fiberboard may constitute up to 100 percent of the exterior facades. Cementitious fiberboard may also be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, or other architectural features approved by the town.
- c. Secondary materials. Secondary materials (maximum 15%) may be metal or other approved material with recommendation by staff and Town Council approval.
- d. Earth-toned colors. At least 80% of brick, stone, cast stone facades shall be neutral, cream, or deep, rich, nonreflective natural or earth-toned colors, and no more than one (1) color may be used for visible roof surfaces.
- e. Glass. Total window area shall not exceed 50% of street-facing facades. Windows shall have a maximum reflectivity of 20%. Pink or gold glass is not permitted.
- f. Doors. Garage doors and front entry doors visible from the right-of-way shall consist of stained cedar, redwood, spruce, fir or other hardwood, or other products, including products that are not wood but have a wood appearance and approved by the Town staff.
- g. Mechanical unit screening. All mechanical equipment shall be screened from public right-of-way view. Screening must match building or fence color and material.
- h. Exposed Conduit. Exposed conduit, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.
- i. Architectural design features. All new residential structures must include at least six (6) of the following design features on the front facade or visible from the front or side street:
 - Carriage style garage door(s) with hardware;
 - Architectural pillars or posts;
 - Bay window(s);
 - Brick chimney on exterior wall;

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636.978.7508 tel

DALLAS

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- Cast stone accents;
- Covered front porches (minimum of 100 square feet covered by main roof or an architectural extension);
- Cupulas or turrets;
- Dormers or gables;
- Garage door not facing the street (J-swing garage style);
- Roof accent upgrades (e.g. metal, tile, slate, solar tiles);
- Recessed entries a minimum of three feet deeper than main front facade;
- Minimum 6:12 primary roof pitch, or variable roof pitches, with natural slate roof or asphalt shingles;
- Transom windows;
- Shutters;
- Masonry arches;
- Coach lights at entrances;
- Decorative attic or gable feature, minimum two square feet in size (e.g. vent, window, brick detail);
- Decorative driveway paving (e.g. salt finish, exposed aggregate, or other treatments approved by the town's building official).

c. Nonresidential Construction and Architectural Design Standards.

1. All structures shall be permanently affixed to a standard foundation in accordance with applicable building codes adopted by the Town.
2. In all districts, the use of shakes or shingles of wood as roofing material is specifically prohibited.
3. In all nonsingle-family districts, all exterior facades shall be constructed of masonry as their primary construction material. Secondary construction materials may comprise up to 20% (not including the area of doors and windows) of any facade. Secondary construction materials include:
 - Aluminum or other metals;
 - Cement siding;
 - Tinted or split face CMU (Concrete Masonry Unit);
 - EIFS (Exterior Insulation and Finish System) or texturized or patterned tilt wall;
 - Cast stone;
 - Marble, granite, glass block, and tile.

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4. Windows and glazing shall be limited to a minimum of 30 percent and maximum of 70 percent of each building elevation facing a street, major access lane, or side yard greater than ten feet.
5. Public entrance doors may be comprised of materials consistent with windows and window framing. Exterior utility doors and frames shall consist of metal material, painted to match the facade of the structure.
6. Refuse facilities will be enclosed and shall resemble the facade of the primary structure, including an opaque, nonsee-through, metal material gate.
7. Roofs shall be peaked with either hip, gable or mansard design with a minimum one-to-four (1:4) pitch, or a parapet wall or false mansard design with a minimum one-to-two (1:2) pitch is acceptable only if constructed around the entire perimeter of a building so that no flat roof shall be visible from a public street or along an active storefront.
8. Auxiliary design standards. All structures shall be designed to incorporate no less than three of the architectural elements from the list below:
 - Canopies, awnings, porticos with colonnade or arcades;
 - Raised pilaster cornices (end columns at corner), or quoined corners;
 - Vertical elements (tower, cupola, lighthouse, turret, arches, etc.);
 - Accented windows and doors framed with smooth cobble, cast stone, limestone or other decorative masonry headers and sills; or dormer windows;
 - Outdoor patios and/or courtyards (landscaped and furnished);
 - Decorative ornamentation integrated into the building facade, such as corbels, medallions (nonsignage), functioning clocks, niches, wrought iron, balconettes, gargoyles or gryphons, or horizontal and rhythm patterned brickwork.

3. Landscaping:

a. Residential

- i. Street trees throughout (formal and/or informal in arrangement – design to be determined), to visually identify the hierarchy of streets within the neighborhoods. A variety of tree species will be provided, including canopy / shade and smaller flowering, ornamentals of a minimum of three-inch (3”) caliper to be planted outside the lots.

b. Non-Residential

- i. Parking Lot

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401 S. 18th Street, Suite 200
St. Louis, MO 63103
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ST. CHARLES

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Suite 307
St. Charles, MO 63303
636.978.7508 tel

DALLAS

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1. Parking spaces shall not exceed ten (10) spaces before placing a landscape area minimum nine (9) feet wide, face of curb to face of curb. At least one tree shall be planted in each interior landscape area.
- ii. Roadways
 1. Trees shall be planted no closer than five (5) feet from a paved surface
 2. Trees shall not be planted with fifteen (15) feet of intersections, within ten (10) feet of private driveways, fire hydrants, or utility poles, or within twenty (20) feet of light standards.
 3. Trees, as they grow, shall be pruned so that at maturity there will be at least nine feet six inches (9' 6") of clearance above the curb height and the same clearance above sidewalks.

4. Light-Industrial (manufacturing) Tract no. 1

- a. Light Industrial (Manufacturing): Manufacturing of finished products or parts, predominantly from previously prepared materials, including fabrication, assembly, and packaging of such products and incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

- b. Permitted Uses: Permitted uses include the following:

Accessory uses:

- Temporary Field Office (Subject to Section 17.3)

Educational, Institutional, and Special Uses:

- College, university, or trade school
- Exhibition Area
- Fraternal organization, lodge, civic club
- Museum or art gallery
- School, trade or commercial

Transportation, Utility and Communication Uses

- Town Operations and Use

Automobile Related Uses:

(must be within 500 feet of Fish Trap Road, and FM 2931)

- Auto parts sales (inside only)
- Auto repair (minor)
- Quick oil change facility

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- Quick tune-up facility

Office, Retail, Commercial, and Service Type Uses

- Alcoholic Beverage Establishment
- Amusement, Commercial (indoor)
- Bakery/confectionary retail sales
- Banks, Savings and Loan, Credit Unions
- Barber Shop
- Beauty Shop
- Business Service
- Cabinet/upholstery shop
- Cleaning/small plant shop
- Clinic, medical or dental
- Feed store
- Florist
- Furniture, home furnish, appliance store
- Garden center (retail)
- Household appliance service/repair
- Office center
- Office, professional/general administrative
- Plumbing, heating, refrigeration/air conditioning
- Print shop
- Retail shops/stores
- Service, retail
- Veterinary Clinic (no outside pens)

- c. Permitted Special Uses: Permitted special uses include the following:

Education, Institutional and Special Uses

- Country Club

Transportation, Utility and Communication Uses

- Office/storage area of public/private utility

Office, Retail, Commercial, and Service Type Uses

- Antique shop
- Arcade
- Building material sales
- Custom personal service shop
- Discount, variety or department store
- General merchandise store

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- Miscellaneous retail store
- Package sales

Industrial, Manufacturing, Storage and Warehousing Uses

- Light manufacturing

d. Height and Area Regulations:

- i. Minimum Lot Area: 12,500 SF
- ii. Minimum Lot Width: 60 FT
- iii. Minimum Lot Depth: 100 LF
- iv. Minimum Front Setback: 20 LF
- v. Minimum Side (Interior) Setback: 10 LF
- vi. Minimum Side (Street) Setback: 5 LF
- vii. Minimum Rear Setback: 10 LF
- viii. Maximum Height: 45'

e. Special Yard and Lot Regulations:

- i. Side Yards: When the industrial district is adjacent to any residential district, and minimum side yard of ten (ten) feet shall be observed and a six (6) foot solid masonry or wood fence shall be constructed adjacent to the residential district's property line.
- ii. Rear Yards: There shall be a rear yard depth of ten (10) feet. When adjacent to a residential district, a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.

f. Off-Street Parking:

- i. One (1) space for each employee or maximum number employed and on duty at any one time, minimum four (4), plus an additional three (3) spaces for non-employees.

5. Commercial Tract no. 2, 3a, & 3b

B-2 – Business District-Heavy shall be the base zoning for standard zoning regulations

- a. Use Regulations: Uses permitted shall meet B-2 – Business District-Heavy uses.

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St. Charles, MO 63303
636.978.7508 tel

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6175 Main Street
Suite 367
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972.624.6000 tel

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b. Permitted Uses: Permitted uses include the following:

Accessory uses:

- Temporary Field Office (Subject to Section 17.3)

Transportation, Utility and Communication Uses

- Town Operations and Use

Office, Retail, Commercial, and Service Type Uses

- Antique shop
- Bakery/confectionary retail sales
- Banks, Savings and Loan, Credit Unions
- Barber Shop
- Beauty Shop
- Custom personal service shop
- Florist
- Food store
- Furniture, home furnish, appliance store
- General merchandise store
- Pharmacy/drug store
- Post Office, gov. & private
- Restaurant/cafeteria without drive-in or drive-through service
- Retail shops/stores

c. Permitted Special Uses: Permitted special uses include the following:

Education, Institutional and Special Uses

- Day Care Center (State Licensed), ***limit one to entire planned development area***

Office, Retail, Commercial, and Service Type Uses

- Alcoholic Beverage Establishment
- Amusement, Commercial (indoor)
- Arcade
- Business service
- Clinic, medical or dental
- Garden center (retail)
- Miscellaneous retail store
- Office center
- Office, prof/gen. administrative
- Package Sales
- Print shop

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- Restaurant/cafeteria with drive-through service
- Restaurant/drive-in
- Restaurant/drive-through service
- Vet. Clinic (no outside pens)

d. Height and Area Regulations:

- i. Minimum Lot Area: 10,000 SF
- ii. Minimum Lot Width: 50 FT
- iii. Minimum Lot Depth: 80 LF
- iv. Minimum Front Setback: 20 LF
- v. Minimum Side (Interior) Setback: 10 LF
- vi. Minimum Side (Street) Setback: 5 LF
- vii. Minimum Rear Setback: 10 LF
- viii. Maximum Height: 35'

e. Special Yard and Lot Regulations:

- i. Side Yards: When the commercial district is adjacent to any residential district, and minimum side yard of ten (ten) feet shall be observed and a six (6) foot solid masonry or wood fence shall be constructed adjacent to the residential district's property line.
- ii. Rear Yards: There shall be a rear yard depth of ten (10) feet. When adjacent to a residential district, a six (6) foot solid masonry or wood wall shall be constructed adjacent to the residential district's property line.

f. Off-Street Parking:

- i. Minimum one (1) space for each two hundred (200) square feet of floor area

6. Townhomes Tract no. 4

MF – Multifamily Residential District shall be the base zoning for standard zoning regulations

- a. Use Regulations: Uses permitted shall meet MF – Multifamily Residential uses.
- b. Max Unit: The maximum number of town homes will be set at 110 units.

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- c. Permitted Uses: Permitted uses include the following:

Residential and Related uses:

- Single-family dwelling detached
- Townhouse/row dwelling
- Zero lot line house

Educational, Institutional, and Special Uses:

- Community Center, private
- Park, playground/com rec ctr (private)

- d. Permitted Special Uses: Permitted special uses include the following:

Residential and Related Uses

- Townhome residence

- e. Height and Area Regulations:

- I. Minimum Lot Area: 1,400 SF
- II. Minimum Lot Width: 20 LF
- III. Minimum Lot Depth: 70 LF
- IV. Minimum Front Setback: 20 LF
- V. Minimum Side (Interior) Setback: 10 LF
- VI. Minimum Side (Street) Setback: 10 LF
- VII. Minimum Rear Setback: 10 LF
- VIII. Maximum Height: 50'

- f. Off-Street Parking: Two (2) off-street parking spaces shall be provided per unit. Required parking may be provided within the required front yard. Required parking may be provided by garages within each unit.

7. General Requirements

- a. Development Plan: A Conceptual Development Plan is hereby attached (Exhibit "D") and made a part of these development standards. It establishes the most general guidelines for the district by identifying the project boundaries, land use types, approximate thoroughfare locations, R.O.W. dedication, roads and illustrates the integration of these elements into a master plan for the whole district.

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- b. **Maintenance of Facilities:** The Developers shall establish a Homeowner's Association ("HOA") for single family and multifamily residential areas in which membership is mandatory for each lot, and that will be responsible for operation and maintenance of all common areas and/or common facilities contained within the area of the respective residential or mixed-use development or adjacent Right-of-Way ("ROW"). Upon completion of fifty percent (50%) buildout of any phase of residential development and creation of the corresponding HOA, the Developer shall provide that all HOA Boards have an advisory position to be filled by individual homeowners residing within the corresponding phase. Prior to transfer of the ownership to the HOA, all specified facilities shall be constructed by the Developer and approved by the Town. The Developer shall provide the Town a mandatory HOA agreement that will be recorded in the deed records of Denton County, Texas. In-lieu of the HOA, the Town and Developer may elect to create another entity to undertake the same responsibilities of the HOA.
8. **Definitions.** The definitions of the Town's Zoning Ordinance (as it currently exists or may be amended) shall apply to these regulations except as otherwise amended herein.
- a. **Package Sales:** as defined by 24.5.48(b) of the Providence Village Code of Ordinances.

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St. Charles, MO 63303
636.978.7508 *tel*

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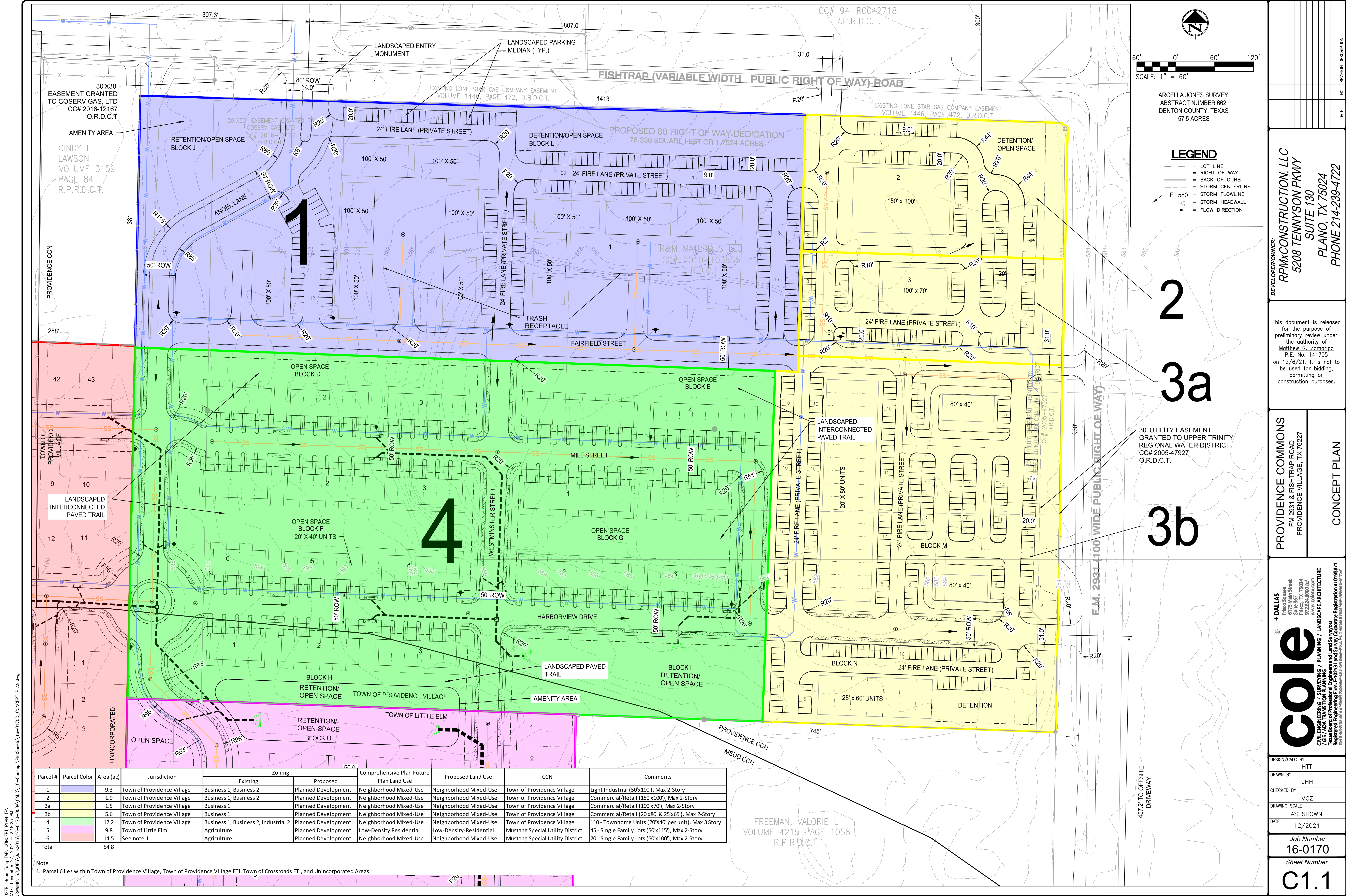
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EXHIBIT "D"**Concept Plan for Providence Commons, Town of Providence Village, Texas**

(Separately Attached in 24" X 36" Plan Set)



Parcel #	Parcel Color	Area (ac)	Jurisdiction	Zoning		Comprehensive Plan Future Plan Land Use	Proposed Land Use	CCN	Comments
				Existing	Proposed				
1		9.3	Town of Providence Village	Business 1, Business 2	Planned Development	Neighborhood Mixed-Use	Neighborhood Mixed-Use	Town of Providence Village	Light Industrial (50'x100'), Max 2-Story
2		1.9	Town of Providence Village	Business 1, Business 2	Planned Development	Neighborhood Mixed-Use	Neighborhood Mixed-Use	Town of Providence Village	Commercial/Retail (150'x100'), Max 2-Story
3a		1.5	Town of Providence Village	Business 1	Planned Development	Neighborhood Mixed-Use	Neighborhood Mixed-Use	Town of Providence Village	Commercial/Retail (100'x70'), Max 2-Story
3b		5.6	Town of Providence Village	Business 1	Planned Development	Neighborhood Mixed-Use	Neighborhood Mixed-Use	Town of Providence Village	Commercial/Retail (20'x80' & 25'x65'), Max 2-Story
4		12.2	Town of Providence Village	Business 1, Business 2, Industrial 2	Planned Development	Neighborhood Mixed-Use	Neighborhood Mixed-Use	Town of Providence Village	110 - Townhome Units (20'x40' per unit), Max 3 Story
5		9.8	Town of Little Elm	Agriculture	Planned Development	Low-Density Residential	Low-Density Residential	Mustang Special Utility District	45 - Single Family Lots (50'x115'), Max 2-Story
6		14.5	See note 1	Agriculture	Planned Development	Neighborhood Mixed-Use	Neighborhood Mixed-Use	Mustang Special Utility District	70 - Single Family Lots (50'x100'), Max 2-Story
Total		54.8							

Note
1. Parcel 6 lies within Town of Providence Village, Town of Providence Village ETJ, Town of Crossroads ETJ, and Unincorporated Areas.

DEVELOPER/OWNER:
RPMXCONSTRUCTION, LLC
5208 TENNYSON PKWY
SUITE 130
PLANO, TX 75024
PHONE 214-239-4722

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PROVIDENCE COMMONS
FM 2931 & FISHTRAP ROAD
PROVIDENCE VILLAGE, TX 76227

CONCEPT PLAN

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Frisco Square
6175 Main Street
Suite 567
Frisco, TX 75034
www.coledallas.com

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Texas Board of Professional Engineers and Land Surveyors
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Civil & Mechanical Engineering License #10198871

DESIGN/CALC BY
HTT

DRAWN BY
JHH

CHECKED BY
MGZ

DRAWING SCALE
AS SHOWN

DATE
12/2021

Job Number
16-0170

Sheet Number
C1.1

**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

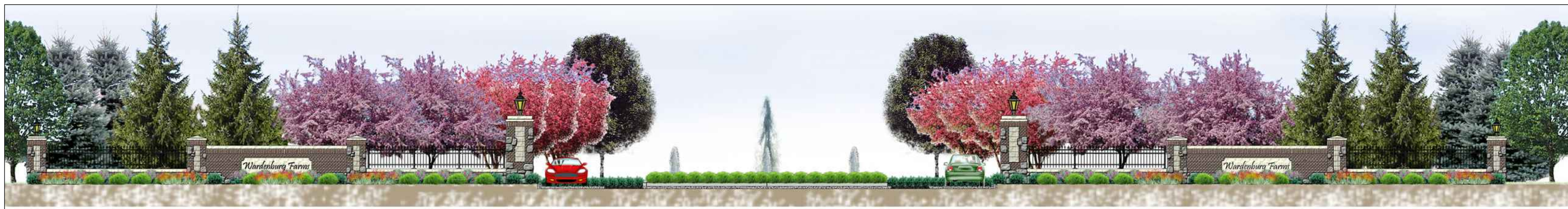
2701 E. Camelback Road
Suite 175
Phoenix, AZ 85016
602.795.4111 *tel*

EXHIBIT "E"

Landscape Conceptual Monuments for Providence Commons, Town of Providence
Village, Texas

(Separately Attached in 24" X 36" Plan Set)

CONCEPTUAL MONUMENTS
NOT TO SCALE



DEVELOPER/OWNER:

ELPOROWNER:
RPIMxCONSTRUCTION, LLC
5208 TENNYSON PKWY
SUITE 130
PLANO, TX 75024
PHONE 214-239-4722

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PROVIDENCE COMMONS
FM 2931 & FISHTRAP ROAD
PROVIDENCE VILLAGE, TX 76227

CONCEPTUAL MONUMENTS

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Frisco Square
6175 Main Street
Suite 367
75034
972.624.6000 tel
www.coiecorp.com

CIVIL ENGINEERING / SURVEYING / PLANNING / LANDSCAPE ARCHITECTURE
Texas Board of Professional Engineers and Land Surveyors
Registered Engineering Firm, F-10231 and Survey Company Registration #10193871
Coie is a member company of the Coie Group, Inc. Coie Group, Inc. is a wholly owned subsidiary of Coie Group, Inc. Coie Group, Inc. is a registered professional engineering firm in the state of Texas.

DESIGN/CALC BY	HTT
DRAWN BY	JHH
CHECKED BY	MGZ
DRAWING SCALE	AS SHOWN
DATE	12/2021
Job Number	
16-0170	
Sheet Number	

CONCEPTUAL MONUMENTS
NOT TO SCALE

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

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Phoenix, AZ 85016
602.795.4111 tel

EXHIBIT “F”

Illustrative Elevations and Plans for Providence Commons, Town of Providence Village, Texas

Residential



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.
- Neighborhood compatible, low-intensity commercial uses like personal service shops of limited square footage may be acceptable in specific instances.

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.

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

Townhomes



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

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Suite 175
Phoenix, AZ 85016
602.795.4111 tel

Light-Industrial/Commercial



Anticipated Land Uses

- Commercial and residential land uses are highly supported with a balanced mix of entertainment, restaurant, and shopping destinations and family-friendly amenities.

Development Characteristics

- One to three stories typical
- Development should be oriented toward green spaces that are extensively landscaped.
- Native plantings should be incentivized to manage stormwater runoff.
- New development should be planned for a mix of transportation options by providing safe sidewalk crossings throughout the districts.
- Additional design considerations should be provided to ensure distinctive pavement markings for each mode of transportation.

The Neighborhood Mixed-Use designation is intended to serve Providence Village residents with a low to medium intensity, neighborhood friendly mix of uses that are easy to access from most modes of transportation.

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DALLAS

6175 Main Street
Suite 367
Frisco, TX 75034
972.624.6000 *tel*

PHOENIX

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602.795.4111 *tel*

EXHIBIT "G"

Traffic Impact Analysis for Providence Commons, Town of Providence Village, Texas

The Traffic Impact Analysis was prepared by DeShazo Group and will be submitted separately. A copy will be provided with this document in CD format.



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St. Louis, MO 63103
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EXHIBIT "H"

**Preliminary Drainage Study for Providence Commons, Town of Providence Village,
Texas**

PRELIMINARY DRAINAGE STUDY

PROVIDENCE COMMONS, TOWN OF PROVIDENCE VILLAGE, TEXAS

The Providence Commons Development is a 57.5-acre planned development that will consist of 115 single-family residential lots, 110 townhomes, commercial and industrial development, public streets, utility infrastructure, and landscaping. The site is located on the west side of FM 2931 just South of the Fishtrap Road intersection, in the Town of Providence Village, Denton County, Texas.

The Providence Commons improvements are located within Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRM) for Denton County, Texas, and Incorporated Areas, Community Panel Numbers 48121C0405G. According to the map, the site is located in Zone X, not shaded, where areas determined to be outside of the 0.2% annual chance floodplain.

The site soil mainly consists of Gasil fine sandy loam with 1 to 3 percent slopes. This soil group is classified Hydrologic Soil Group (HSG) B, as determined by the Natural Resources Conservation Service (NRCS).

Detention for the Providence Commons development will be provided by multiple dry and wet pond systems, with detention of the 10 & 100-year storm frequencies for pre-developed runoff rates.

EXISTING HYDROLOGY

The Modified Rational Method methodology will be used for the detention pond analysis where runoff hydrographs are required. The existing site is grassland has a poor NRCS, hydrologic condition with a CN of 79 for hydrologic soil group (HSG) B, respectively. Rational Method C-Values for the undeveloped areas is 0.35. The results and summary table of existing hydrology calculations are identified below. The existing drainage area map and additional information is attached as a part of the Planned Development submittal. The existing and proposed hydrograph report, hydrology, and pond routing will be provided later with the Preliminary Plat submittal.

SUMMARY OF PRE-DEVELOPED CONDITIONS

Design point 1 collects onsite and off-site, undeveloped flow from drainage areas A, OS-1 and OS-2. Drainage areas A, OS-1 and OS-2 will use a C-Value of 0.35 and estimate Tc values as shown in Table 1. Existing runoff is conveyed to the east under FM 2931 via 3-existing 24" RCP culverts.

Design point 2 collects onsite and off-site, undeveloped flow from drainage areas B and OS-3. Drainage areas B and OS-3 will use a C-Value of 0.35 and estimate Tc values as shown in Table 1. Existing runoff is conveyed to the south in the TxDOT right-of-way ditch.

Design point 3 collects onsite and off-site, undeveloped flow from drainage area D. Drainage area D will use a C-Value of 0.35 and estimate Tc values as shown in Table 1. Existing runoff is conveyed to the east onto the adjacent property.

Table 1
Pre-Development Time of Concentration Calculations

	Designation	Sheet Flow						Shallow Concentrated Flow					Total	
		Surface Description	Manning's n (table 3-1)	Flow Length, L (ft)	Two-year, 24-hr rainfall, P2 (in)	Land Slope, s	Tt (Eqn 3-3) (hrs)	Surface Description (paved or unpaved)	Flow Length, L (ft)	Watercourse Slope, s (ft/ft)	Average velocity, V (figure 3-1) (fps)	Tt (Eqn 3-1) (hrs)	T _c (hrs)	T _c (min)
PRE-DEVELOPMENT	A	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	2,851.1	0.009	1.60	0.49	0.62	36.9
	B	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	2,704.9	0.010	1.65	0.46	0.58	34.6
	C	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	913.5	0.027	2.70	0.09	0.21	12.9
	D	Short Grass	0.150	50.0	3.36	0.010	0.12	Unpaved	2,088.7	0.012	1.80	0.32	0.44	26.6

*Pre-Developed Time of Concentration Calculations are calculated using TR-55.

Table 2
Pre-Development Runoff Calculations

MULCH YARD @ PROVIDENCE VILLAGE - CURRENT PRE-DEVELOPED DRAINAGE AREA CALCULATIONS								
DRAINAGE AREA	AREA (AC)	C-FACTOR	T _c (MINUTES)	INTENSITY, I ₁₀ (IN/HR)	Q ₁₀ (CFS)	INTENSITY, I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A	19.78	0.35	36.9	3.41	23.57	5.05	34.95	Short grass generally sloping at 2%
B	25.28	0.35	34.6	3.54	31.31	5.24	46.32	Short grass generally sloping at 2%
C	2.26	0.35	12.9	5.87	4.65	8.41	6.65	Short grass generally sloping at 2%
D	17.00	0.35	26.6	4.12	24.49	6.04	35.92	Short grass generally sloping at 2%
OS-1	11.72	0.35	36.4	3.43	14.08	5.09	20.87	Off-site bypass
OS-2	0.45	0.50	10	6.50	1.46	9.24	2.08	TxDOT ROW
OS-3	0.55	0.50	10	6.50	1.79	9.24	2.54	TxDOT ROW

PROPOSED HYDROLOGY

The hydrology for the proposed conditions for the site will consist of buildings, sidewalks, and paved areas and will have multiple C-Values for the varying land uses. Rational Method C-Values for the development will be 0.35 for unpaved, natural, and landscaped areas, 0.50 for the residential portion, 0.80 for the townhome portion, and 1.0 for the commercial portion. The results and summary table of existing hydrology calculations are identified below. The proposed drainage area map and additional data is attached as a part of the Planned Development submittal. The proposed hydrograph report, hydrology, and pond routing will be provided later in the Preliminary Plat submittal.

SUMMARY OF POST-DEVELOPED CONDITIONS

Design point 1 captures onsite, developed flow from drainage area A (also known as tract 1 per the concept plan) and offsite, undeveloped flow from drainage areas OS-1, OS-2, and D. Drainage area A consists of onsite, industrial development with a C-value of 1.0 and a minimum T_c value of 10 minutes. Drainage areas OS-1 and D are offsite flows West of the site while drainage area OS-2 is offsite flow within the TxDOT ROW. Drainage areas A and D flow will be captured in four (4) dry detention ponds along Fishtrap Road and discharged at a rate less than or equal to the pre-development flow of pre-development basin A. The ponds will be separate due to proposed site geometry conditions.

Design point 2 captures onsite, developed flow from drainage area B and offsite undeveloped flow from drainage area OS-3. Drainage area B consists of onsite, townhomes with a C-value of 0.80 and commercial development with a C-value of 1.0 and a minimum Tc value of 10 minutes. Drainage area B flow will be captured in two, dry detention ponds south of the basin and discharged at a rate less than or equal to the pre-development flow of pre-development basin B. The ponds will be separate due to site geometry conditions.

Design point 3 captures onsite, developed flow from drainage area D. Drainage area D consists of onsite, single family residential lots with a C-value of 0.5 and a minimum Tc value of 10 minutes. Drainage area C flow will be captured in one (1) wet detention pond in the middle and one (1) dry detention pond to the south and discharged at a rate less than or equal to the pre-development flow of pre-development basin D. The ponds will be separate due to proposed site geometry conditions.

Table 3
Post-Development Runoff Calculations

MULCH YARD - CURRENT POST-DEVELOPED MAJOR DRAINAGE AREA CALCULATIONS						
DRAINAGE AREA	AREA (AC)	C-FACTOR	T _c (MINUTES)	INTENSITY, I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A	12.65	0.90	10	9.24	105.18	Light-industrial/Commercial generally sloping at 0.6%
B	16.98	0.80	10	9.24	125.49	Townhomes/Commercial generally sloping at 0.6%
C	24.74	0.50	10	9.24	114.27	Single-family generally sloping at 0.6%
D	9.38	0.35	10	9.24	30.33	Off-site to be detained
OS-1	11.72	0.35	10	9.24	37.89	Off-site bypass
OS-2	0.45	0.50	10	9.24	2.08	TxDOT ROW
OS-3	0.55	0.50	10	9.24	2.54	TxDOT ROW

TEMPORARY CONTROLS

Temporary Stormwater control measures will be used in in order to mitigate soil loss in a manner consistent with best management practices (BMPs). This will include the use of silt fencing, sediment barriers, stabilized construction entrance, and sediment traps.

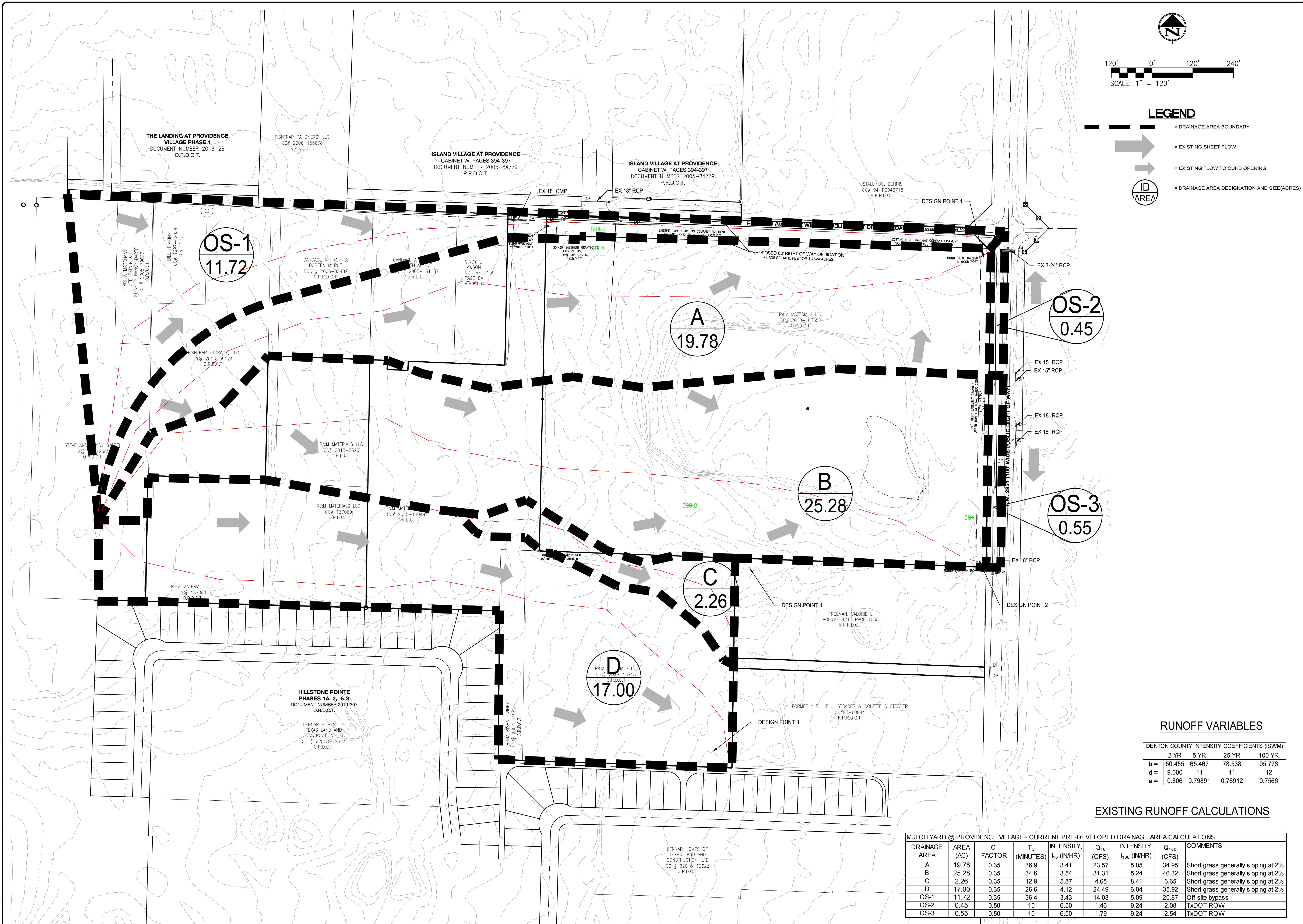
STORM WATER CONVEYANCE SYSTEM

The storm water run-off from Providence Commons development will be conveyed to two separate detention pond systems through two separate storm sewers. The storm water system will be designed to convey the fully developed run-off flows to the detention pond. The design and sizing of the storm sewer system was based on the Rational Method. Curb & gutter and valley gutters will be utilized to convey storm water to curb inlets. Inlet capacity and grate design will be included on the plans as a part of the Final Plat and Construction Plan submittal at a later date.

CONTAINMENT AND STABILIZATION METHODS FOR ALL PROPOSED CUT AND FILL ACTIVITIES

All on-site cut and fill activities will be contained and/or stabilized via temporary control measures including but not limited to inlet protection, silt fence, temporary sediment traps and basins, stabilized construction entrance and a construction stockpiling area. Inspection and maintenance of the on-site controls shall be performed during the site clearing and rough

grading process. Inlet protection shall be installed on all inlets once constructed to prevent contaminated storm water from entering the storm sewer infrastructure. Pollution prevention of surface water or groundwater that originates on-site or flows off-site, including pollution caused by contaminated storm water run-off from the site, shall be achieved through the use of silt fences placed immediately downstream of disturbed areas. When silt accumulates six (6) inches in depth, the Contractor will promptly remove the silt from the controls. No erosion controls are placed beyond the property boundary unless written permission has been obtained from adjacent property Owners. The proposed development will implement one (1) stabilized construction entrance and construction stockpiling area to help minimize pollutant run-off and erosion generated during construction. Paved streets and driveways adjacent to these sites will be cleaned regularly to remove excess mud, dirt or rock tracked from the site. Water trucks will be on-site as necessary to aid in controlling dust.



MULCH YARD @ PROVIDENCE VILLAGE - CURRENT PRE-DEVELOPED DRAINAGE AREA CALCULATIONS								
DRAINAGE AREA	AREA (AC)	C-FACTOR	T _c (MINUTES)	INTENSITY, I ₁₀ (N/HR)	Q ₁₀ (CFS)	INTENSITY, I ₁₀₀ (N/HR)	Q ₁₀₀ (CFS)	COMMENTS
A	19.78	0.35	36.9	3.41	23.57	5.05	34.95	Short grass generally sloping at 2%
B	25.28	0.35	34.6	3.54	31.31	5.24	46.32	Short grass generally sloping at 2%
C	2.26	0.35	12.9	5.87	4.65	8.41	6.65	Short grass generally sloping at 2%
D	17.00	0.35	26.6	4.12	24.49	6.04	35.92	Short grass generally sloping at 2%
OS-1	11.72	0.35	36.4	3.43	14.08	5.09	20.87	Off-site bypass
OS-2	0.45	0.50	10	6.50	1.46	9.24	2.08	TxDOT ROW
OS-3	0.55	0.50	10	6.50	1.79	9.24	2.54	TxDOT ROW





TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/17/2022

OVERVIEW

Project	PUBLIC HEARING/ US380 & 2931 Planned Development
P&Z Hearing	02/17/2022
Council Hearing	N/A
Size	Approximately 19.151 acres
Current Zoning	Planned Development
Proposed Use	Planned Development
Existing Use	Vacant
Future Land Use Plan Designation	Commercial/Retail
Applicant	Kiew Kam
Owner	Peter Flowers
Strategic Goal	

Agenda Item

PUBLIC HEARING/ US380 & 2931 Planned Development (PD-21-07422). Presentation, discussion, public hearing, and take action on a request to rezone approximately 19.151 acres of land, currently zoned as Planned Development (Ordinance No. 1589), in order to establish a new Planned Development district based on Light Commercial (LC), to allow a new commercial development with modified uses and development standards.

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

Location

Generally located at the northwest corner of FM2931 & US380, within Little Elm's town limits.

Planning Analysis

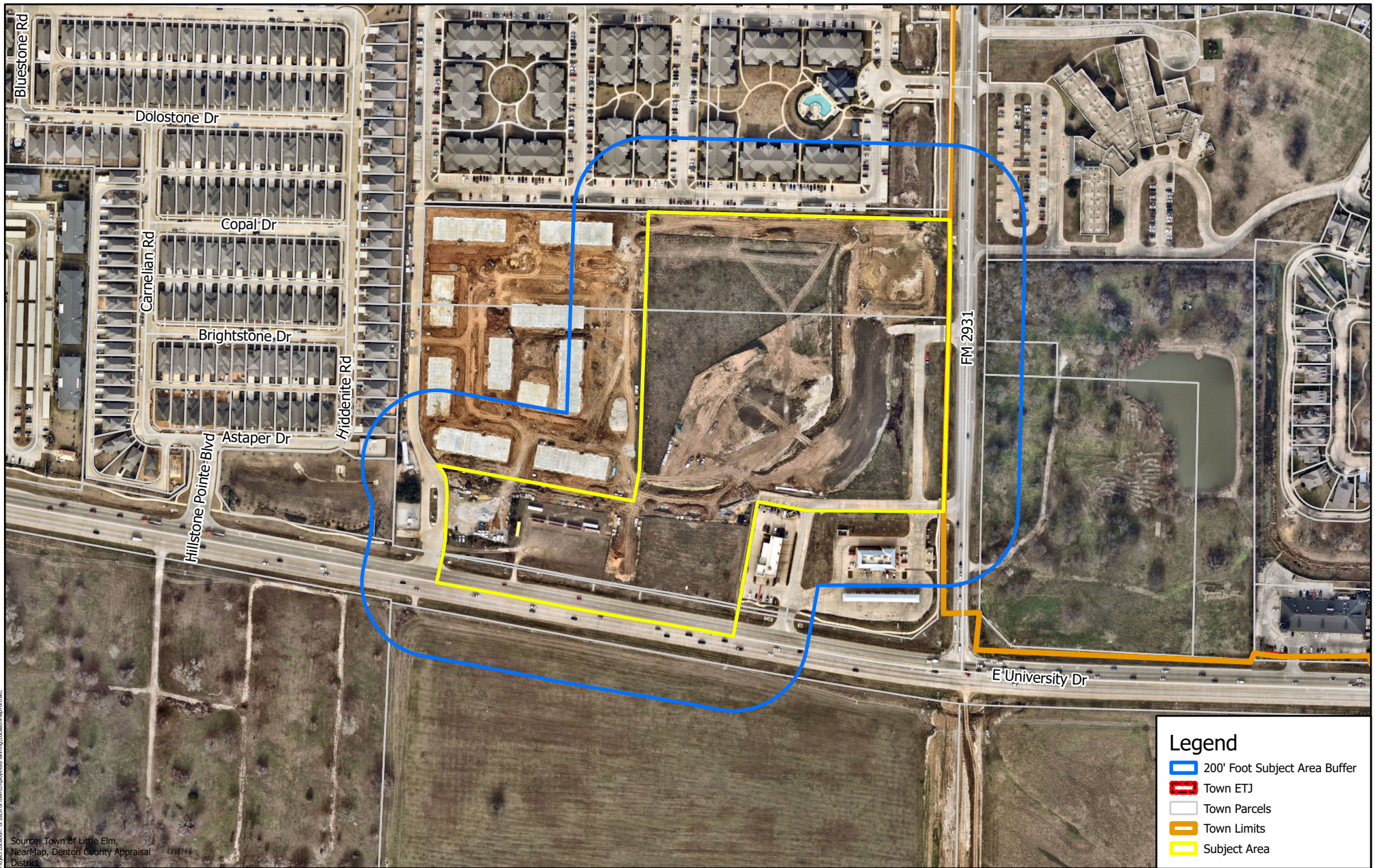
This request was prematurely noticed and is not ready to move forward at this time.

Recommended Action

Staff requests to table until March 3, 2022 to allow the applicant additional time to revise the request.

Attachments

Location Map



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



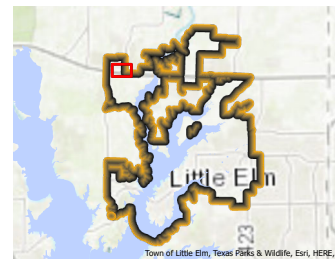
380 Montessori School Planned Development
PD-21-07422

0 0.03 0.05 0.1 Miles



Town of Little Elm
Denton County, Tx

Date: 1/24/2022



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