



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

March 3, 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**

Sign Ordinance Amendments Workshop.

- a. Amendment to Chapter 86 (Signs) to revise and clarify various sections.
- b. Amendment to Chapter 26 (Businesses and Business Regulations) to capture new language in Chapter 86

2. **Roll Call**

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

1. **Consent Agenda**

1. Discuss and take action regarding the approval of the February 17, 2022 regular Planning and Zoning Commission meeting minutes.
2. **FINAL PLAT/ Valencia Amenity Center (FP-22-01113).** Presentation, discussion, and consideration on a request for approval of a Final Plat for Valencia Amenity Center, establishing Block A, Lot 1X, an HOA common area lot from existing abstract survey on approximately 4.045 acres, situated in Alexander Cooper Survey, Abstract No. 250, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

2. **Regular Agenda**

1. 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 prior to 5:00 p.m. on February 28, 2022. 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



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/03/2022

OVERVIEW

Project	Adoption of the February 17, 2022 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	03/03/2022
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 17, 2022 regular Planning and Zoning Commission meeting minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes February 17, 2022

DRAFT



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, FEBRUARY 17, 2022 - 7:00 pm

Present: Ron Trees, Vice Chairman; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Tom Ocelli, Commissioner; Danny Weakley, Commissioner

Absent: Michael Bell, Chairman; Brian Rawlins, Commissioner; Brent Hagenbuch, Commissioner; Robert Martin, Commissioner

Staff Present: Fred Gibbs, Director of Development Services
Brian Salvesen, Planner

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

2. **Roll Call**

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

Vice-Chair Ron Trees opened the February 17, 2022 Regular Planning and Zoning Commission Meeting at 6:00 pm.

1. **Consent Agenda**

Development Services Director Fred Gibbs read the consent agenda items.

Motion: Approve consent agenda as presented by staff.

Motion by Commissioner Brent Thibeaux, seconded by Commissioner Stephen Horn

AYE: Vice Chairman Ron Trees, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Tom Ocelli, Commissioner Danny Weakley

5 - 0 Passed - Unanimously

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

Staff presented the agenda item to the commission.

Applicant Renee Cousins, 3000 Turtle Creek Boulevard, Dallas TX 75219, of Hillwood Communities, defined the intent of the plat. The commission didn't have any questions.

Motion: Approve the Plat with the condition that prior to recording the plat, blank instrument numbers must be provided on all sheets.

Motion by Commissioner Brent Thibeaux, seconded by Commissioner Tom Ocelli

AYE: Vice Chairman Ron Trees, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Tom Ocelli, Commissioner Danny Weakley

5 - 0 Passed - Unanimously

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

Staff presented the agenda item to the commission, highlighting the changes since the initial presentation on December 16, 2021.

Representing the applicant, Regional Operations Manager Scott McMahon, 6175 Main St. Frisco TX, 75034, for Cole and Associates, talked through the changes and remaining conditions of the agenda item.

Vice-Chair Ron Trees asked Mr. McMahon if there will be an HOA and if there is, will the entire development have a single HOA or will it be a separate HOA for the part in Little Elm. Mr. McMahon, stated that there will likely be a main HOA for the entire development, and a sub HOA for the specific part in Little Elm.

Vice-Chair Ron Trees opened the public hearing at 6:17pm.

Valerie Freeman, 9920 Cherokee Oaks Rd, had questions regarding the retaining wall running across Cherokee Oaks Road and the timeline of the process for establishing erosion controls.

Mr. McMahon stated that he did not have an exact answer on the wall height next to Cherokee Oaks Road, but that initial erosion control happens early on in the process and that the erosion control features would be finished out later.

Vice-Chair Ron Trees closed the public hearing at 6:21pm.

Commissioner Horn wanted clarification on the location of the stub-out and the fencing type. Staff clarified that it wouldn't connect to Cherokee Oaks and that the fencing would be wrought iron by the pond.

Commissioner Ocelli wanted clarification on the board-on-board fencing location versus the wrought iron fencing location. Staff provided clarification on the types of fences and their locations.

Motion: Approve the requested PD request with the following condition:

- The landscape plan shall be replaced with the revised plan showing board on board fencing consistently around the perimeter of the property.

Motion by Commissioner Brent Thibeaux, seconded by Commissioner Danny Weakley

AYE: Vice Chairman Ron Trees, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Tom Ocelli, Commissioner Danny Weakley

5 - 0 Passed - Unanimously

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

Staff requested the item be tabled until the March 3, 2022 Regular Planning and Zoning Commission Meeting.

Motion: Table item until the March 3, 2022 Regular Planning and Zoning Commission Meeting.

Motion by Commissioner Tom Ocelli, seconded by Commissioner Brent Thibeaux

AYE: Vice Chairman Ron Trees, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Commissioner Tom Ocelli, Commissioner Danny Weakley

5 - 0 Passed - Unanimously

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

Staff discussed future agenda items with the commission including, the upcoming retreat on February 22nd, upcoming workshops for the next meeting, and Lakefront District updates.

5. **Adjourn**

Vice-Chair Ron Trees adjourned the meeting at 6:31pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/03/2022

OVERVIEW

Project	FINAL PLAT/ Valencia Amenity Center (FP-22-01113)
P&Z Hearing	03/03/2022
Council Hearing	N/A
Size	4.045
Current Zoning	Planned Development
Proposed Use	Amenity Center
Existing Use	Amenity Center
Future Land Use Plan Designation	Low Density Residential
Applicant	Ricardo Doi, Petitt & Associates LLC
Owner	Mehrdad Moayedi, Valencia on the Lake, LP
Strategic Goal	Provide a safe and welcoming environment for Little Elm residents and visitors

Agenda Item

FINAL PLAT/ Valencia Amenity Center (FP-22-01113). Presentation, discussion, and consideration on a request for approval of a Final Plat for Valencia Amenity Center, establishing Block A, Lot 1X, an HOA common area lot from existing abstract survey on approximately 4.045 acres, situated in Alexander Cooper Survey, Abstract No. 250, within Little Elm’s Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located at the western end of Rockhill Parkway, within Little Elm’s Town Limits.

Planning Analysis

The purpose of this Final Plat (FP-22-01113) is to establish Block A, Lot 1X, and HOA common lot housing the Amenity Center for this subdivision, as required by the Planned Development Ordinance.

Engineering.

This Final Plat meets the requirements in Section 107 – Subdivision Ordinance as well as the requirements in Planned Development Ordinance No. 1616.

Recommended Action

Staff recommends approval of the requested plat as requested.

Attachments

Plat Document

PETITT & ASSOCIATES

ENGINEERING SURVEYING CONSTRUCTION ADMINISTRATION

800 N. Watters Road
Suite 130
Allen, Texas 75013
214.221.9955
Fax 214.340.3550
TBPELS Firm Registration
Engineering No. 1488
Surveying No. 101068-00

February 21, 2022

Ms. Olga Chernomorets
Town of Little Elm
100 W. Eldorado Parkway
Little Elm, TX 75068

Re: Valencia on the Lake – Amenity
Application for Final Plat – 1st Resubmittal

Dear Ms. Chernomorets:

The following information is provided in response to comments received on February 15, 2022.

- CobbFendley Summary of Engineering Review Comments spreadsheet with responses
- Revised Final Plat
- Revised Town of Little Elm Final Plat Checklist

Sincerely,



Ricardo Doi, P.E.
Sr. Associate

Enclosure

Cc: Mr. Alan Adkins, Scarborough Lane Development, LLC

Town of Little Elm

Summary of Engineering Review Comments

Date: February 9, 2022
 Plan Review : Final Plat Review #1
 Received: February 1, 2022
 Plan Date: Jan. 2022
 Development: Valencia Amenity Center

Town Project #: FP-22-01113

Prepared by: PM

All comments on Plan Review Set and Summary of Review Comment form must be addressed. Summary of Review Comment form may NOT be all inclusive of comments made directly on the Plan Review Set.

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
GENERAL	Reference markups for clarifications and any additional comments/questions that may not be specifically identified here.	Agree	
1	Is there an associated panel number for these cases? Provide.	Agree	FEMA FIRM Panel number was incorporated into revised note 6
1	Zoning of subject property and adjacent properties - FP Checklist	Agree	Zoning was incorporated into the revised plat
1	Identify acreage and square footage of individual lots to 3 digits for each lot, tract, or site (e.g. 3.657 acres) - FP Checklist	Agree	Acreage was updated to the 3rd decimal point
1	There is a FH in this area; was this constructed within the ROW? It's unclear in the plans on file.	Agree	The fire hydrant was previously constructed in conjunction with Rockhill Parkway independently from this plat. It is also in the right of way
1	List elevation [FP Checklist]	Agree	Elevation was incorporated into the revised plat
1	There is an inlet at the end of the parking lot with associated pipe and outfall into Lake Lewisville; is this private? It's unclear in the plans on file.	Agree	Private
1	Refer to 2021 Development Application Handbook for appropriate Town Approval block	Agree	Title block was updated
1	Include email address [FP Checklist]	Agree	Email was incorporated into the revised plat. Please note that emails can change without notice
1	Full date of preparation; include the date	Agree	Month and year were provided in the plat. Day was incorporated into the revised plat. The only relevant day will be the recording day
1	3" X 3" block in lower right-hand corner for County recording seal [FP Checklist]	Agree	The 2 1/2" dimensions were revised to 3" as requested. Collin County has recorded countless of plats with the 2 1/2" recording block without any issues

- Notes:**
1. Response: Appropriate response is Agree (Correction Made) or Disagree (Correction Not Made), Explanation Required.
 2. This form must be completed and returned with future submittals.
 3. **Failure to submit Completed Summary of Review Comments form will result in a delay of future plan sets being reviewed.**
 4. **Send all plan submittals directly to the Town of Little Elm**



FINAL PLAT CHECKLIST

GENERAL INFORMATION

- 1) 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.
- 2) See **Section 107.04.04 Final Plats** of the Subdivision Ordinance for more information on the Final Plat process.
- 3) Final Plats shall be accompanied by full Civil Plans, as described in **Section 107.05 Construction Plans & Procedures** of the Subdivision Ordinance. Civil Plans must be approved before staff can accept a submittal of a Final Plat.
- 4) The Town of Little Elm is completely paperless in terms of submittals and resubmittals. All required materials shall be submitted via MyGov or in electronic formats (Adobe PDF or Dropbox link via email). The Online Submittal Guide can help you through this process.
- 5) Final Plats will not be filed with Denton County until all required public improvements have been installed and accepted by the Town of Little Elm, unless specifically allowed in a Development Agreement.

Applicant	Staff	Final Plat Requirements
		APPLICATION CONTENTS
		Universal Application Form (completed)
		Written statement of intent
		Final Plat Checklist (signed)
		Fees (see fee chart)
		Electronic copy (PDF) of the plat
		Proof of ownership
		Copy of Title Commitment
		Tax Certificate from Denton County indicating that all Town taxes are current (http://dentoncounty.com/Departments/Tax-Assessor-Collector/Property-Tax/Tax-Certificates.aspx)
		FORMATTING
		North Arrow
		Scale (both graphic and written) appropriate for the level of detail (typically 1"=100')
		Legend for any symbols used
		GENERAL FEATURES
		Location/Vicinity Map
		Location and dimensions of all boundary lines, lot lines, and Town limit lines
		Location, dimensions, purpose, and filing information for all existing and proposed easements and rights-of-way within and abutting the subdivision (rights-of-way may be "reserved" for future dedication; easements may be recorded by a conveyance plat)



Applicant	Staff	Final Plat Requirements (continued)
		Subdivision name of adjacent platted properties (P.R.D.C.T) or ownership information for adjacent unplatted properties (D.R.D.C.T.) with recording information
		Proposed street names, subject to the review and approval of the Town and the US Post Office
		Acreage or square footage of right-of-way dedicated should be shown, including corner clips and deceleration/turn lanes
		Dimensions of streets, drives, and alleys
		Curve table for proposed streets, drives, and alleys
		All existing, recorded, and proposed residential lots, parks, public areas, permanent structures, and/or land dedication within or contiguous to the subject property
		Location of numbers and dimensions of existing lots, blocks, building lines, water courses, ravines, bridges, culverts, or other existing structures on the subject property
		Subdivision boundary marked with heavy weighted lines
		Bearings and length of each boundary line
		Building setback lines
		Zoning of subject property and adjacent properties (not applicable in ETJ)
		Acreage and square footage of individual lots to 3 digits for each lot, tract, or site (e.g. 3.657 acres)
		Proposed densities, lot sizes, and number of residential lots and blocks
		Existing FEMA 100-year floodplain boundaries with elevations listed
		Match lines & key map (if more than one sheet)
		Old lot lines and numbers should be "ghosted" if being abandoned
		State Plane Coordinates (grid)
		Locations, materials, and size of all monuments found and set
		TITLE BLOCK ELEMENTS
		Titled "Final Plat"
		Name of proposed development/addition
		Lot and block numbers (lot numbers are numbers; block numbers are letters)
		Survey name and abstract number
		Gross acreage
		Date of preparation and subsequent revisions
		SIGNATURE BLOCKS
		Name, address, phone number, and email of preparer
		Name, address, phone number, and email of owner
		Approval block for Town Official
		3" X 3" block in lower right-hand corner for County recording seal
		STANDARD NOTATIONS
		"All lots comply with the minimum size requirements of the zoning district." (ETJ plats may omit)
		"This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due."



Applicant	Staff	
Final Plat Requirements (continued)		
✓		"All common areas will be owned and maintained by the HOA/POA."
✓		"Notice – selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits."
✓		"This plat does not alter or remove existing deed restrictions, if any, on this property."
✓		"Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."
OTHER REQUIRED DOCUMENTATION		
✓		"The subject property does not lie within a 100 year flood plain according to Community Panel No. <u>48121004106</u> , dated <u>APRIL 18, 2011</u> , of the National Flood Insurance rate Maps for Denton County, Texas."
✓		Legal description of property (metes and bounds)
		FINAL DRAINAGE PLANS AND SWP3 (see page 70)
		FINAL UTILITY PLANS (see page 63)
		TRAFFIC IMPACT STUDY (see page 65)
		FLOODPLAIN PERMIT (see page 66)

Certification of Submitted Information

I hereby certify that the above stated information is included with the accompanying submission materials. Further, I have included any required conditions final plat review and approval.



 Applicant's Signature

1/25/22

 Date

Verification of Detailed Information

I hereby confirm that the above detailed information as required by the checklist is complete and accurate to the best of my knowledge. I understand that proper Town staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me or my firm may delay the proper review of this application.



 Applicant's Engineer's Signature
 Petitt & Associates LLC

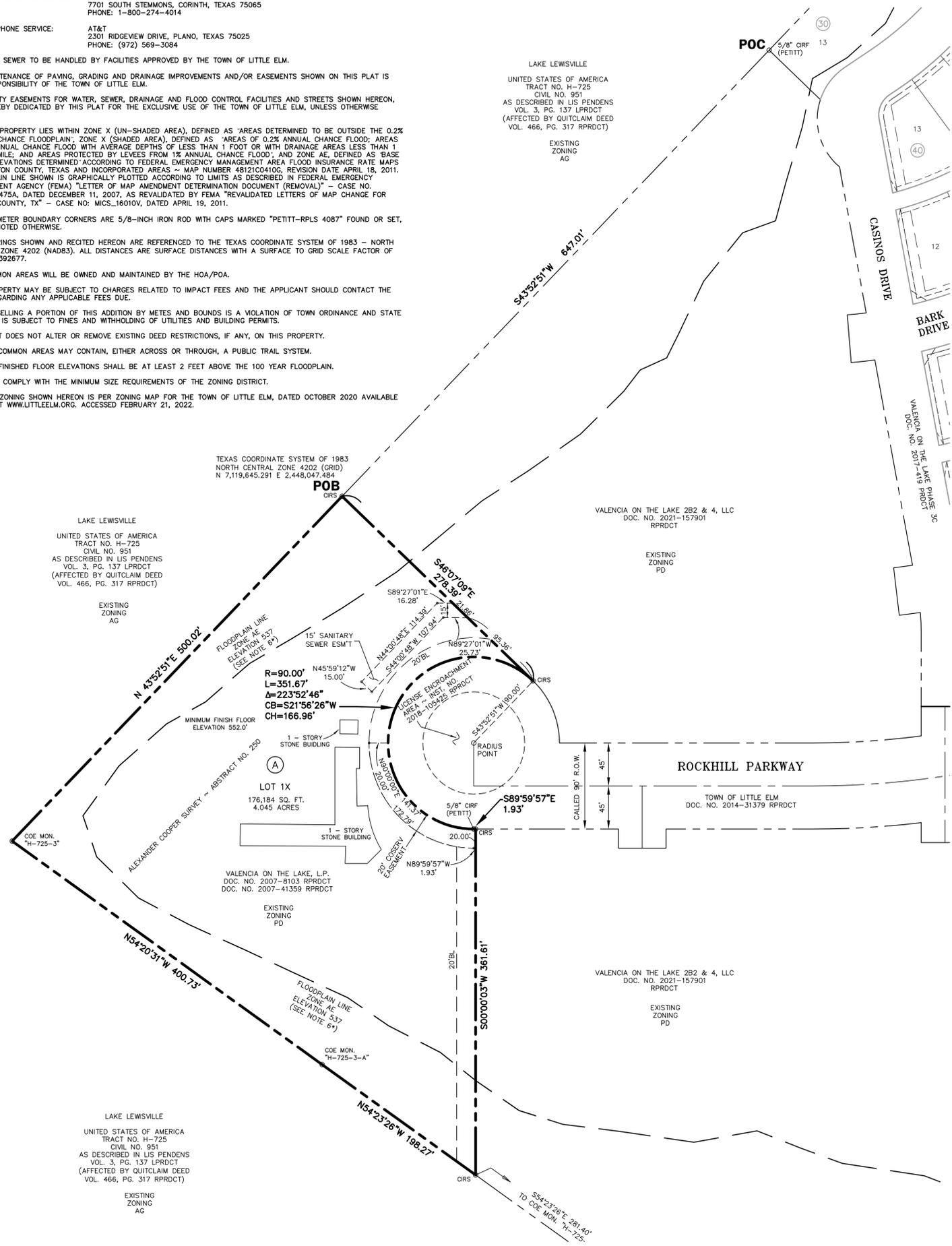
 Firm

1/25/22

 Date

NOTES:

- 1. WATER SERVICE TO BE PROVIDED BY THE TOWN OF LITTLE ELM.
2. UTILITY PROVIDERS:
(1) ELECTRIC & GAS SERVICE: COSERV
7701 SOUTH STEMMONS, CORINTH, TEXAS 75065
PHONE: 1-800-274-4014
(2) TELEPHONE SERVICE: AT&T
2301 RIDGEVIEW DRIVE, PLANO, TEXAS 75025
PHONE: (972) 569-3084
3. SANITARY SEWER TO BE HANDLED BY FACILITIES APPROVED BY THE TOWN OF LITTLE ELM.
4. THE MAINTENANCE OF PAVING, GRADING AND DRAINAGE IMPROVEMENTS AND/OR EASEMENTS SHOWN ON THIS PLAT IS THE RESPONSIBILITY OF THE TOWN OF LITTLE ELM.
5. ALL UTILITY EASEMENTS FOR WATER, SEWER, DRAINAGE AND FLOOD CONTROL FACILITIES AND STREETS SHOWN HEREON, ARE HEREBY DEDICATED BY THIS PLAT FOR THE EXCLUSIVE USE OF THE TOWN OF LITTLE ELM, UNLESS OTHERWISE NOTED.
6. SUBJECT PROPERTY LIES WITHIN ZONE X (UN-SHADED AREA), DEFINED AS 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ZONE X (SHADED AREA), 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; AND ZONE AE, DEFINED AS 'BASE FLOOD ELEVATIONS DETERMINED ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AREA FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS ~ MAP NUMBER 48121C0410G, REVISION DATE APRIL 18, 2011. FLOODPLAIN LINE SHOWN IS GRAPHICALLY PLOTTED ACCORDING TO LIMITS AS DESCRIBED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 'LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)' - CASE NO. 07-06-2475A, DATED DECEMBER 11, 2007, AS REVALIDATED BY FEMA 'REVALIDATED LETTERS OF MAP CHANGE FOR DENTON COUNTY, TX' - CASE NO. MGS_16010V, DATED APRIL 19, 2011.
7. ALL PERIMETER BOUNDARY CORNERS ARE 5/8-INCH IRON ROD WITH CAPS MARKED 'PETITT-RPLS 4087' FOUND OR SET, UNLESS NOTED OTHERWISE.
8. 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 0.999849392677.
9. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
10. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUE.
11. 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.
12. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
13. PRIVATE COMMON AREAS MAY CONTAIN, EITHER ACROSS OR THROUGH, A PUBLIC TRAIL SYSTEM.
14. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE AT LEAST 2 FEET ABOVE THE 100 YEAR FLOODPLAIN.
15. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.
16. EXISTING ZONING SHOWN HEREON IS PER ZONING MAP FOR THE TOWN OF LITTLE ELM, DATED OCTOBER 2020 AVAILABLE ONLINE AT WWW.LITTLEELM.ORG. ACCESSED FEBRUARY 21, 2022.



OWNERS DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Valencia on the Lake, L.P. is the owner of that certain tract of land situated in the ALEXANDER COOPER SURVEY, Abstract No. 250, in the Town of Little Elm, Denton County, Texas, and being part of a called 448.136 acre tract of land described in deed to Valencia on the Lake, L.P. recorded in Document No. 2007-8103, of the Real Property Records of Denton County, Texas (RPRDCT), and part of a called 447.942 acre tract of land described in deed to Valencia on the Lake, L.P. recorded in Document No. 2007-41359, RPRDCT, and being more particularly described as follows;

COMMENCING at a 5/8 inch iron rod with cap marked 'Petitt-RPLS 4087' found for the most westerly corner of Valencia on the Lake Phase 3C, an Addition to the Town of Little Elm, Texas according to Final Plat recorded in Document No. 2017-419, of the Plat Records of Denton County, Texas, said iron rod also being located on the northwesterly line of said Valencia on the Lake tracts and the 'Take Line' of Lake Lewisville, said 'Take Line' described in Quitclaim Deed recorded in Volume 466, Page 317, RPRDCT;

THENCE South 43 degrees 52 minutes 51 seconds West, with the common line between said Valencia on the Lake tracts and the Lake Lewisville 'Take' line, a distance of 647.01 feet to a 5/8-inch iron with cap marked 'Petitt-RPLS 4087' set for the POINT OF BEGINNING of herein described tract;

THENCE South 46 degrees 07 minutes 09 seconds East, departing said common line, and over and across said Valencia on the Lake tracts, a distance of 278.39 feet to a 5/8-inch iron with cap marked 'Petitt-RPLS 4087' set for corner on the northerly line of that certain tract of land described in deed to the Town of Little Elm (Rockhill Parkway - variable width R.O.W. at this point), recorded in Document Number 2014-31379, RPRDCT, said iron rod also being the beginning of a non-tangent curve to the left;

THENCE southwesterly, with the westerly line of said Rockhill Parkway, and with said non-tangent curve to the left which has a central angle of 223 degrees 52 minutes 46 seconds, a radius point which bears South 43 degrees 52 minutes 51 seconds West, a chord which bears South 21 degrees 56 minutes 26 seconds West, a chord length of 166.96 feet, for an arc length of 351.67 feet to the end of said curve, a 5/8 inch iron rod with cap marked 'Petitt-RPLS 4087' found for corner;

THENCE South 89 degrees 59 minutes 57 seconds East, with the southerly line of said Rockhill Parkway, a distance of 1.93 feet to a 5/8-inch iron with cap marked 'Petitt-RPLS 4087' set for corner;

THENCE South 00 degrees 00 minutes 03 seconds West, departing said southerly line of Rockhill Parkway, and over and across said Valencia on the Lake tracts, a distance of 361.81 feet to a 5/8-inch iron with cap marked 'Petitt-RPLS 4087' set for corner located on the southwesterly line of said Valencia on the Lake tracts, and said 'Take Line' of Lake Lewisville, from which a United States of America Corps of Engineers (USACE) monument marked 'H-725-4' found bears South 54 degrees 23 minutes 26 seconds East, a distance of 281.40 feet;

THENCE North 54 degrees 23 minutes 26 seconds West, with the common line of said Valencia on the Lake tracts, and said 'Take Line', a distance of 198.27 feet to a USACE monument marked 'H-725-3' found for corner;

THENCE North 54 degrees 20 minutes 31 seconds West, continuing with the common line of said Valencia on the Lake tracts and said 'Take Line', a distance of 400.73 feet to a USACE monument marked 'H-725-3' found for corner;

THENCE North 43 degrees 52 minutes 51 seconds East, continuing with the common line of said Valencia on the Lake tracts and said 'Take Line', a distance of 500.02 feet to the POINT OF BEGINNING of herein described tract, containing 4.045 acres or 176,184 square feet of land, more or less.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Valencia on the Lake, L.P., a Texas Limited Partnership acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as Valencia on the Lake Amenity Center, an addition to the Town of Little Elm, Texas and does hereby dedicate to the Town of Little Elm (THE TOWN), in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to THE TOWN'S exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown hereon. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements shown on said plat. At the discretion of THE TOWN 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 TOWN'S use thereof. Any public utility given the right by THE TOWN 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 any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto THE TOWN against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This plat approved subject to all the platting ordinances, rules and regulations of the Town of Little Elm and Denton County, Texas.

Witness my hand this ____ day of _____, 2022.

Valencia on the Lake, L.P.
A Texas Limited Partnership

BY: Valencia on the Lake G.P., 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 Valencia on the Lake G.P., 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, James Mark Whitkanack, 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. '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.'

JAMES MARK WHITKANACK
Registered Professional Land Surveyor No. 6134

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared James Mark Whitkanack, 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: _____

CERTIFICATE OF FINAL PLAT APPROVAL

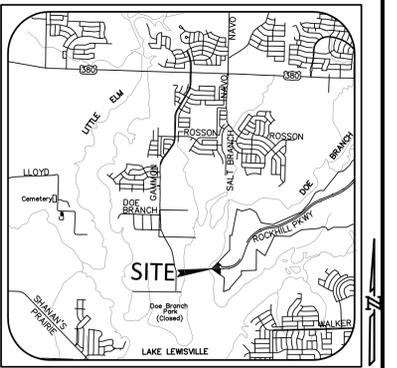
Approved

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

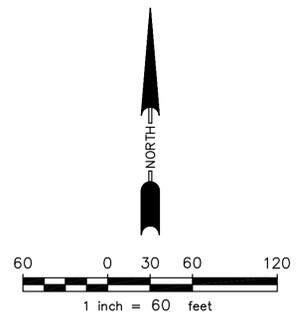
The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the _____ Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 2022, and the Commission, by formal action, 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 _____, 2022.

Town Secretary
Town of Little Elm, Texas



VICINITY MAP
NOT TO SCALE



LEGEND

Table with 2 columns: Symbol and Description. Includes POB, POC, DOC. NO., INST. NO., VOL., PG., CAB., RPRDCT, PRDCT, COE MON., ESM'T, UE, WME, BL, (CIRF) IRF, CIRS, R.O.W., and a circled 20 symbol for designating subdivision blocks.

FINAL PLAT
VALENCIA ON THE LAKE
AMENITY CENTER
BLOCK A, LOT 1X
176,184 SQ. FT. - 4.045 ACRES
1 HOMEOWNERS ASSOCIATION LOT
SITUATED IN THE
ALEXANDER COOPER SURVEY,
ABSTRACT NO. 250
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

PETITT & ASSOCIATES
ENGINEERING SURVEYING CONSTRUCTION MANAGEMENT

CONTACT: MEHRDAD MOAYEDI, MANAGER
OWNER: VALENCIA ON THE LAKE, L.P.
1800 VALLEY VIEW LANE, SUITE NO.
300 FARMERS BRANCH, TEXAS 75234
PHONE: 469-892-7201
EMAIL: laura@centurionamerican.com

TBPELS FIRM REGISTRATION
ENGINEERING FIRM NO. 1488 - SURVEYING FIRM NO. 101068
800 N. Walters Rd. Suite 130 Tel. No. (214) 221-9955
Allen, Texas 75013 Fax No. (214) 340-3550
DATE: FEBRUARY 21, 2022 SCALE: 1"= 60'
SURVEYOR: MWHITKANACK@PETITT.SOLUTIONS JOB NO. 06017-00



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

03/03/2022

OVERVIEW

Project	PUBLIC HEARING/ US380 & 2931 Planned Development (PD-21-07422)
P&Z Hearing	03/03/2022
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	Provide a safe and welcoming environment for Little Elm residents and visitors

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 17, 2022 to allow the applicant additional time to revise the request.

Attachments

Location Map



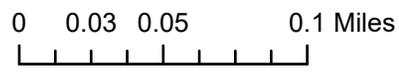
Legend

-  200' Foot Subject Area Buffer
-  Town ETJ
-  Town Parcels
-  Town Limits
-  Subject Area

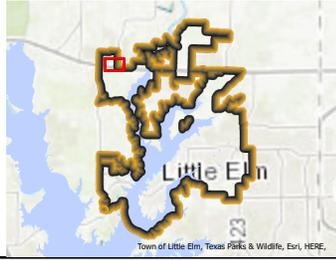
Source: Town of Little Elm, NearMap, Denton County Appraisal District



380 Montessori School Planned Development
 PD-21-07422



Town of Little Elm
Denton County, Tx
 Date: 1/24/2022



This product is to be used for graphical representation only. The accuracy is not to be taken or 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.

Project Location: G:\GIS\TownEmployment\Planning\Location\Map\Portra\