



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

May 19, 2022

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

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

2. **Roll Call**

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

1. **Consent Agenda**

1. Discuss and take action regarding the approval of the May 5, 2022 regular meeting minutes of the Planning and Zoning Commission.
2. **CONVEYANCE PLAT/** Tricon Addition (CP-22-02719). Presentation, discussion, and consideration on a request for approval of a Conveyance Plat for Tricon Addition, Lots 2R1 and 2R2, in block 1, on approximately 6.284 acres situated in the J.S. Clark Survey, Abstract No. 252 and M. Jones Survey, Abstract 667, within Little Elm's Town limits.
 - Staff Report
 - Applicant Presentation
 - Discussion and Recommendation

2. **Regular Agenda**

1. **REPLAT /** Frisco Park Estates W. Park Replat (RP-22-02652). Presentation, discussion, and consideration on a request for a replat of residential Lot 29, Block 2, establishing 2 lots (29R-1 and 29R-2) on approximately 0.24 acres situated in Frisco Park Estates, Richard Hensworth Survey, Abstract No. 577, within Little Elm Town Limits.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

3. **PRELIMINARY PLAT/** Eldorado Bend Addition (PP-22-02680). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Eldorado Bend, establishing 25 residential lots, 5 HOA lots, Right of way, and easements on approximately 6.049 acres located in the D.M. Cule Survey, Abstract No. 226, in Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- 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 May 16, 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

05/19/2022

OVERVIEW

Project	Adoption of the May 5, 2022 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	05/19/2022
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 May 5, 2022 regular meeting minutes of the Planning and Zoning Commission.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes May 5, 2022

DRAFT



Minutes

Town of Little Elm PLANNING & ZONING COMMISSION Regular Meeting Thursday, MAY 5, 2022 - 6:00 pm

Present: Ron Trees, Vice Chairman; Tom Ocelli, Commissioner; Brent Thibeaux, Commissioner; Jack Skinner, Commissioner

Absent: Michael Bell, Chairman; Stephen Horn, Commissioner; Robert Martin, Commissioner; Chip Norman, Commissioner; Danny Weakley, Commissioner

Staff Present: Olga Chernomorets, Planning Manager
Rachel Balthrop-Mendoza, Development Manager

1. 5:30 PM Work Session

P&Z Training 1

Recap and Discussion on Essential Skills Topics

Roles & Responsibilities

Gain a deeper understanding of your role and responsibility as a planning official. Listen as our presenter describes the activities of the planning commission and expectations of planning officials.

Managing the Meeting

Watch as seasoned veterans share best practices for managing commission public meetings and hearings. Learn tips to establish a welcoming, civil, and ethical process while allowing robust citizen engagement.

2. Roll Call

3. 6:00 PM Regular Meeting

Vice Chair Ron Trees opened the May 5, 2022 regular meeting of the Planning and Zoning Commission at 6:00pm.

1. Discuss and take action regarding the approval of the April 21, 2022 Regular Planning and Zoning Commission Meeting Minutes.

Motion: Approval of the minutes as presented.

Motion by Commissioner Jack Skinner, seconded by Commissioner Brent Thibaux

AYE: Vice Chairman Ron Trees, Commissioner Tom Ocelli, Commissioner Brent Thibaux,
Commissioner Jack Skinner

4 - 0 Passed - Unanimously

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

Vice Chair Ron Trees closed the May 5, 2022 regular meeting of the Planning and Zoning Commission at 6:03pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/19/2022

OVERVIEW

Project	CONVEYANCE PLAT / Tricon Addition (CP-22-02719)
P&Z Hearing	05/19/2022
Council Hearing	N/A
Size	Approximately 6.284 Acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Juan J. Vasquez
Owner	Sam Brasharkhah
Strategic Goal	

Agenda Item

CONVEYANCE PLAT/ Tricon Addition (CP-22-02719). Presentation, discussion, and consideration on a request for approval of a Conveyance Plat for Tricon Addition, Lots 2R1 and 2R2, in block 1, on approximately 6.284 acres situated in the J.S. Clark Survey, Abstract No. 252 and M. Jones Survey, Abstract 667, within Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the Northwest corner of Eldorado Parkway and Hart Road, within Little Elm's Town Boundaries.

Planning Analysis

This is a Conveyance Plat for Lots 2R1 and 2R2 in Block 1. The purpose of a Conveyance Plat is to subdivide land and to provide for recordation of same, for the purpose of conveying (i.e., selling) the property without developing it in the near future. A conveyance plat may be used to convey the property or interests therein; however, a conveyance plat does not constitute approval for any type of development on the property. A conveyance plat is an interim step in the subdivision and development of land.

Engineering Review.

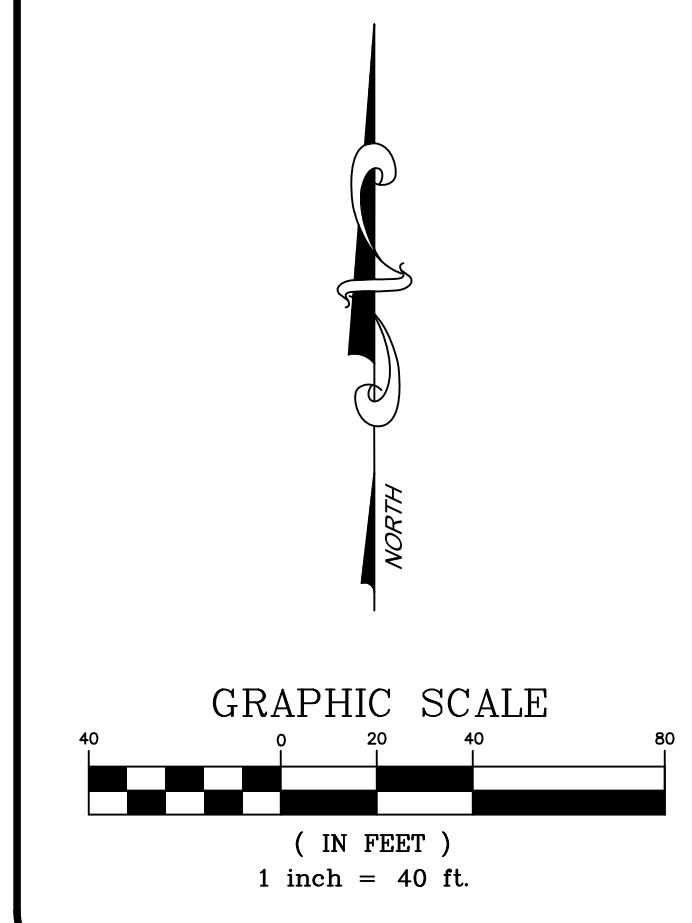
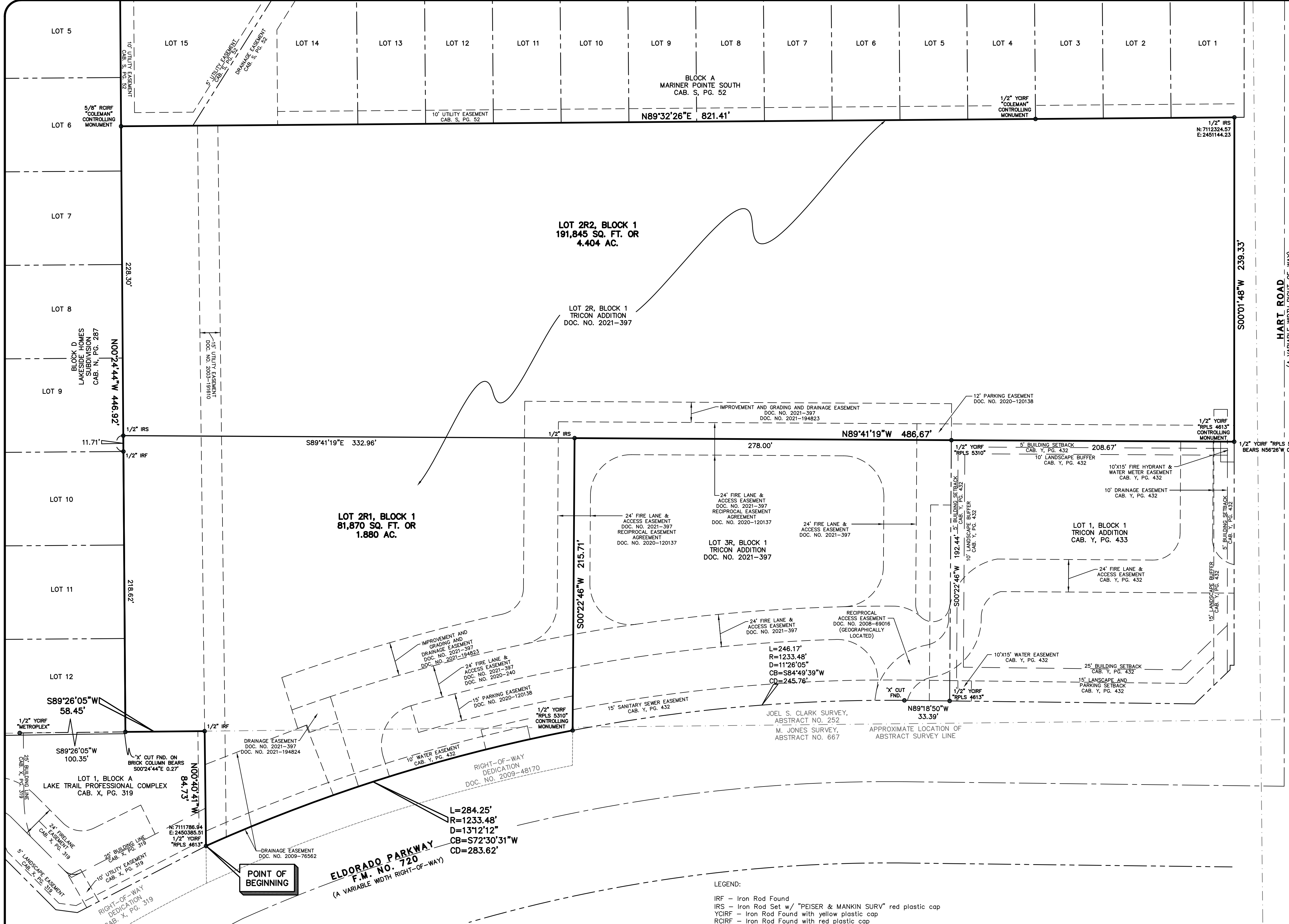
Staff has reviewed the submitted plat documents and found it to be in compliance with all of the requirements of Section 107 - Subdivision Ordinance.

Recommended Action

Staff recommends approval of the submitted Conveyance Plat as presented.

Attachments

Plat Document



SURVEYOR'S CERTIFICATE

I, Timothy R. Mankin, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that I prepared this plat from an actual on the ground survey of the land and that the monuments shown thereon were found and/or placed under my personal supervision in accordance with Platting Rules and regulations of the City Planning Commission of the Town of Little Elm, Texas.

PRELIMINARY---NOT FOR RECORDING

Timothy R. Mankin Date
Registered Professional Land Surveyor, No. 6122

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared TIMOTHY R. MANKIN, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____ 2022.

Notary Public in and for Tarrant County, Texas

LEGEND:

IRF - Iron Rod Found
IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
YORIF - Iron Rod Found with yellow plastic cap
RCRIF - Iron Rod Found with red plastic cap

NOTES:

1. Bearings of lines shown hereon refer to Grid North of the Texas Coordinate System of 1983 (North Central Zone 4202; NAD83 (2011) Epoch 2010) as derived locally from Allterra Central's Continuously Operating Reference Stations (CORS) via Real Time Kinematic (RTK) Methods. An average Combination Factor of 1.0001475 was used to scale grid coordinates and distances to surface.
2. All lots comply with the minimum size requirements of the zoning district.
3. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
4. Notice-selling a portion of this addition by metes and bounds is a violation of Town ordinances and State Law and is subject to fines and withholding of utilities and building permits.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
7. The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420G, dated 4/18/2011, of the National Flood Insurance rate Maps for Denton County, Texas.
8. This conveyance plat is intended for one or more of the allowed purposes as listed in Section 107.04.02(a) of the Little Elm Code of Ordinances and does not authorize any development on the property, nor shall any building permit be issued as a result of the approval of a conveyance plat.

CERTIFICATE OF CONVEYANCE PLAT APPROVAL

APPROVED _____ DATE _____

TOWN OFFICIAL _____ TOWN OF LITTLE ELM, TEXAS

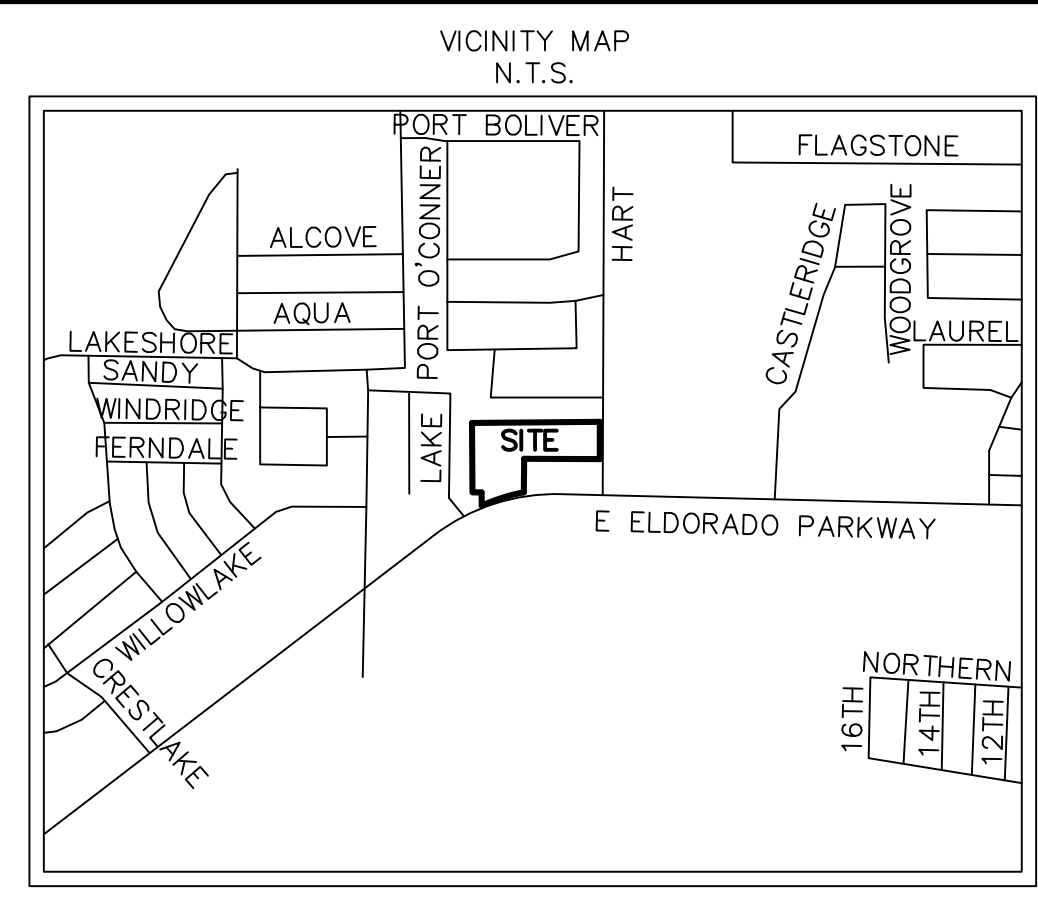
WITNESS MY HAND THIS ____ DAY OF _____

TOWN SECRETARY _____ TOWN OF LITTLE ELM, TEXAS

OWNER:
TRICON-HART, LP
13101 PRESTON ROAD
SUITE 601
DALLAS, TEXAS 75240
CONTACT: SAM BASHARKHAH
214-532-7558
SBASHARKHAH@EITEXAS.COM

ENGINEER:
VASQUEZ ENGINEERING, LLC
1919 S. SHILOH ROAD
SUITE 440
GARLAND, TEXAS 75042
CONTACT: JUAN VASQUEZ
972-278-2948
JVASQUEZ@VASQUEZENGINEERING.COM

LINETYPE TABLE	
---	BOUNDARY LINE
- - -	ADJOINER LINE
- . -	EASEMENT LINE
---	BUILDING LINE
---	STREET CENTERLINE



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, Tricon-Hart Road, LP is the sole owner of a tract of land situated in the Joel S. Clark Survey, Abstract No. 252 and M. Jones Survey, Abstract No. 667, Town of Little Elm, Denton County, Texas, and being all of Lot 2R, Block 1, Tricon Addition, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 319, Plat Records, Denton County, Texas, and being in the northwest right-of-way line of Eldorado Parkway (F.M. No. 720)(variable width right-of-way);

BEGINNING at a ½ inch iron rod with yellow "RPLS 4613" plastic cap found for the most southerly southwest corner of said Lot 2R, same being the southeast corner of Lot 1, Block A, Lake Trail Professional Complex, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 319, Plat Records, Denton County, Texas, and being in the northwest right-of-way line of Eldorado Parkway (F.M. No. 720)(variable width right-of-way);

THENCE along the common line of said Lot 2R and said Lot 1 as follows:
North 00 deg. 40 min. 41 sec. West, a distance of 84.73 feet to a ½ inch iron rod found for internal corner, same being the northeast corner of said Lot 1; South 89 deg. 26 min. 05 sec. West, a distance of 58.45 feet to a point in column for the most westerly southwest corner of said Lot 2R, from which an 'x' cut found on column bears South 00 deg. 24 min. 44 sec. East, 0.27 feet, same being the southeast corner of Block D, Lakeside Homes Subdivision, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet N, Page 287, said Plat Records;

THENCE North 00 deg. 24 min. 44 sec. West, along the common line of said Lot 2R and said Block D, a distance of 446.92 feet to a 5/8 inch iron rod with red "Coleman" red plastic cap found for the northwest corner of said Lot 2R, same being the southwest corner of Block A, Mariner Pointe South, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet S, Page 52, said Plat Records;

THENCE North 89 deg. 32 min. 26 sec. East, along the common line of said Lot 2R and said Block A, a distance of 821.41 feet to a ½ inch iron rod set with red "Peiser & Mankin SURV" plastic cap set (hereinafter referred to as ½ inch iron rod set) for the northeast corner of said Lot 2R, same being in the west right-of-way line of Hart Road (a variable width right-of-way);

THENCE South 00 deg. 01 min. 48 sec. West, along the common line of said Lot 2R and said Hart Road, a distance of 239.33 feet to a ½ inch iron rod with yellow "RPLS 4613" plastic cap found for the most easterly southeast corner of said Lot 2R, same being the northeast corner of Lot 1, Block 1, Tricon Addition, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 433, aforesaid Plat Records, from which a ½ inch iron rod with yellow "RPLS 5310" plastic cap found bears North 56 de. 26 min. West, 0.13 feet;

THENCE North 89 deg. 41 min. 19 sec. West, along the common line of said Lot 2R and said Lot 1, passing a ½ inch iron rod with yellow "RPLS 5310" plastic cap found for the northwest corner of said Lot 1, same being the northeast corner of Lot 3R, aforesaid Block 1 (Document Number 2021-397), and continuing along the common line of said Lot 2R and said Lot 3R, a total distance of 486.67 feet to a ½ inch iron rod set for corner, same being the northwest corner of said Lot 3R;

THENCE South 00 deg. 22 min. 46 sec. West, along the common line of said Lot 2R and said Lot 3R, a distance of 215.71 feet to a ½ inch iron rod with yellow "RPLS 5310" plastic cap found for the most southerly southeast corner of said Lot 2R, same being the southwest corner of said Lot 3R, same being in the northwest right-of-way line of aforesaid Eldorado Parkway, same being the beginning of a non-tangent curve to the left, having a radius of 1233.48 feet and a delta angle of 13 deg. 12 min. 12 sec.;

THENCE along said non-tangent curve to the left, and along the common line of said Lot 2R and said Eldorado Parkway, an arc distance of 284.25 feet and a chord bearing and distance of South 72 deg. 30 min. 31 sec. West, 283.62 feet to the POINT OF BEGINNING and containing 273,715 square feet or 6.284 acre of computed land, more or less.

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENT: That Tricon-Hart Road, LP, acting herein by and through its duly authorized officers, does hereby adopt this conveyance plat designating the herein above described property as **Lots 2R1 & 2R2, Block 1, Tricon Addition**, and Addition to the Town of Little Elm, Denton County, Texas, and does hereby dedicate to the public use forever, streets, rights of ways, and alleys shown thereon and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed, or placed upon, over, or across the easement strips of said plat. Any public utility 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 the easement strips, and any public utility shall at all times have the right of ingress or egress to or from an upon said easement for the purposes of construction, reconstruction, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring permission.

TRICON-HART ROAD, LP

By: _____

(NAME), (TITLE)

STATE OF TEXAS
COUNTY OF _____

BEFORE me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person or persons whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same in the capacity herein stated and the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of ____ 2022.

Notary Public in and for _____ County, Texas

HART ROAD
(A VARIABLE WIDTH RIGHT-OF-WAY)

JOB NO.: 22-0212	PEISER & MANKIN SURVEYING, LLC		SHEET
DATE: 4/18/2022	www.peisersurveying.com		
FIELD DATE: 03/10/2022	1604 HART STREET SOUTH LAKE, TEXAS 76092 817-481-1806 (O)		1 OF 1
SCALE: 1" = 40'	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE		
FIELD: N.T.K.	Texas Surveyors		1
DRAWN: J.B.W.	Member Since 1977		
CHECKED: T.R.M.	tmankin@peisersurveying.com FIRM No. 100999-00		



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/19/2022

OVERVIEW

Project	Frisco Park Estates W. Park Replat (RP-22-02652)
P&Z Hearing	05/19/2022
Council Hearing	N/A
Size	Approximately 0.24 acres
Current Zoning	Single Family A2
Proposed Use	Single Family Residential
Existing Use	Vacant
Future Land Use Plan Designation	"Special Planning Area" Lakefront Residential
Applicant	Bryan Connally
Owner	Joe Thackery
Strategic Goal	

Agenda Item

REPLAT / Frisco Park Estates W. Park Replat (RP-22-02652). Presentation, discussion, and consideration on a request for a replat of residential Lot 29, Block 2, establishing 2 lots (29R-1 and 29R-2) on approximately 0.24 acres situated in Frisco Park Estates, Richard Hensworth Survey, Abstract No. 577, within Little Elm Town Limits.

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

Location

Generally located on the eastern side of W. Park Drive, approximately 840 feet south of the corner of Main St. and W. Park Drive, within Little Elm's Town limits.

Planning Analysis

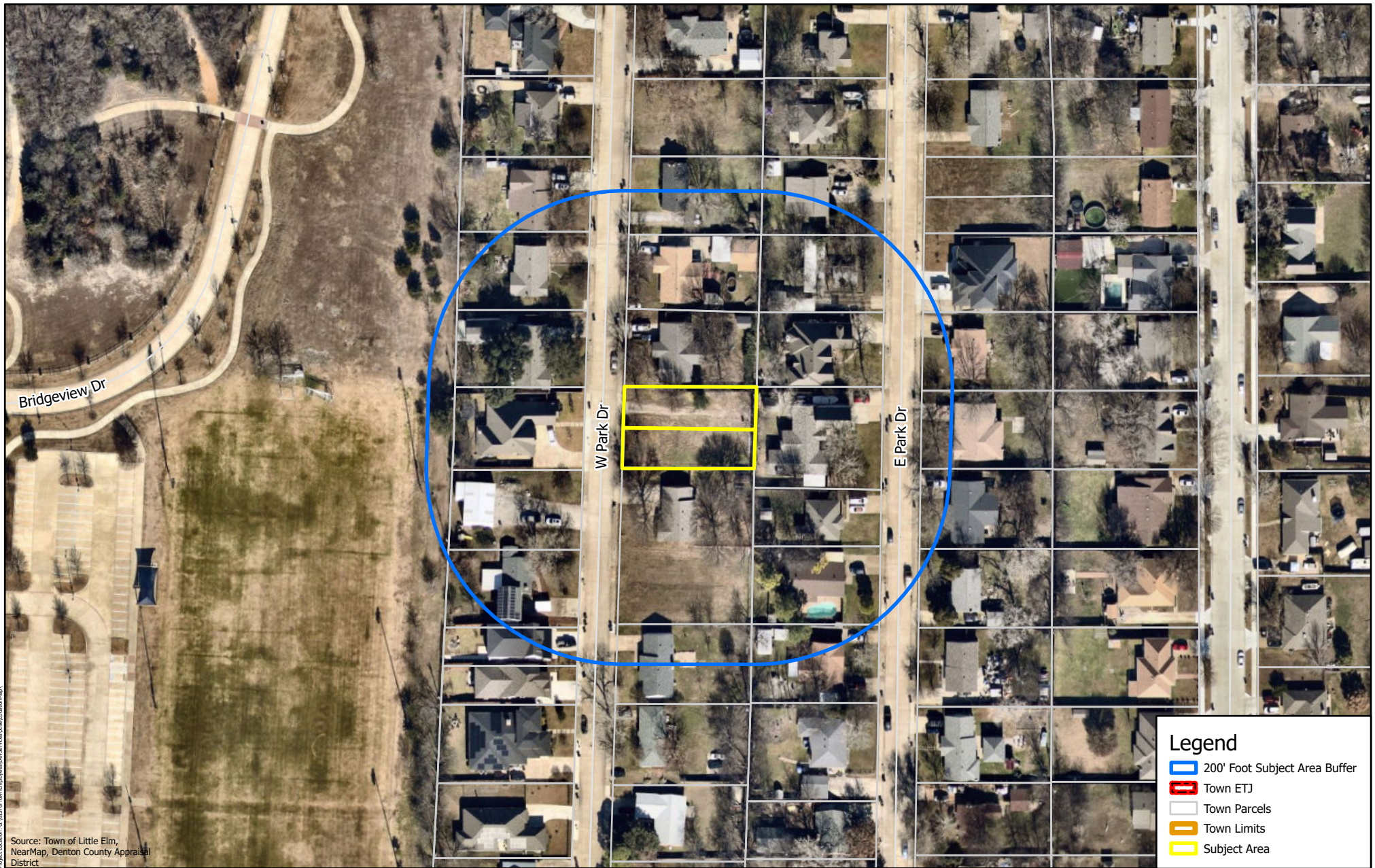
The applicant would like to withdraw the replat request and pursue a minor plat request instead.

Recommended Action

Applicant is requesting to withdraw their request for a replat.

Attachments

Location Map



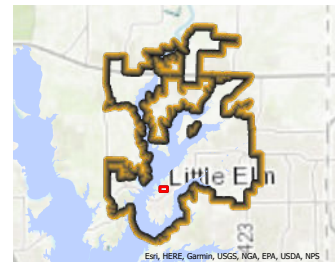
Frisco Park Estates Lot 29R1 and 29R2 Block 2 Replat

0 0.01 0.03 0.05 Miles



Town of Little Elm
Denton County, Tx

Date: 4/21/2022



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. This disclaimer is required per Texas House Bill 1147.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/19/2022

OVERVIEW

Project	Preliminary Plat / Eldorado Bend Addition (PP-22-02680)
P&Z Hearing	05/19/2022
Council Hearing	N/A
Size	Approximately 6.049 acres
Current Zoning	Planned Development PD
Proposed Use	Low Density Residential
Existing Use	Vacant
Future Land Use Plan Designation	Residential
Applicant	Robert Price, KJ Environmental
Owner	John Barbee, Barbee Enterprises
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/ Eldorado Bend Addition (PP-22-02680). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Eldorado Bend, establishing 25 residential lots, 5 HOA lots, Right of way, and easements on approximately 6.049 acres located in the D.M. Cule Survey, Abstract No. 226, in Little Elm's Town limits.

- Staff Report
- Applicant Presentation
- Discussion and Recommendation

Location

Generally located on the south side of W. Eldorado Parkway, 1000 ft west of the intersection with Oak Grove Parkway.

Planning Analysis

This is a Preliminary Plat for Eldorado Bend Addition, part of the single-family residential development recently approved as the Eldorado Bend Planned Development. The Preliminary Plat identifies the layout of the proposed residential development, with 25 residential lots and 5 common area lots on approximately 6.049 acres, dedicates right-of-way, setbacks, and associated easements necessary for development.

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

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

Engineering.

Staff has reviewed the submitted plat documents and made the determination that the submittal does not fully meet the requirements of Section 107 - Subdivision Ordinance.

Recommended Action

Applicant has requested an extension in order to allow additional time to address the outstanding comments. Staff recommends approval of the extension request.
