



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

February 6, 2025

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. **5:50 PM Work Session**

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

3. **Roll Call**

4. **Public Comments**

Persons may address the Planning & Zoning Commission on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the commission may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

5. **Consent Agenda**

1. Adoption of the January 16, 2025 Planning & Zoning Commission Meeting Minutes

2. **FINAL PLAT/ Waffle House Addition NO. 1 (FP-24-006754).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 1.076 acres, generally located on the southeast corner of U.S. Highway 380 and Magnolia Boulevard, within Little Elm's town limits, in order to establish the necessary easements for development.

- Presentation
- Discussion
- Consideration

3. **FINAL PLAT/ Little Elm High West Add. (FP-25-000088).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 12.687 acres, generally located on the northwest corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.
 - Presentation
 - Discussion
 - Consideration

4. **FINAL PLAT/ Little Elm High Addition (FP-25-000083).** Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 51.060 acres, generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.
 - Presentation
 - Discussion
 - Consideration

6. **Regular Agenda**

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

1. Development Update by Project Manager Amanda Black.

2. Future agenda items and update on recent Council Action.

8. **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 3rd, 2025, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/06/2025

OVERVIEW

Project	Adoption of the January 16, 2025 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	02/06/2025
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

Adoption of the January 16, 2025 Planning & Zoning Commission Meeting Minutes

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

January 16, 2025 Meeting Minutes

DRAFT



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, JANUARY 16, 2025 - 6:00 pm

Present: Ron Trees, Chairperson; Robert Martin, Vice-Chair; Tom Ocelli, Commissioner; Jack Skinner, Commissioner; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Brian Kuberski, Alternate Commissioner

Absent: Michael Bell, Commissioner; Debra Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning
Brian Salvesen, Senior Planner
Citlali Castro, Planner
Mitchell Haug, Civil Engineer

1. **5:50 PM Work Session**

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

3. **Roll Call**

4. **Public Comments**

Persons may address the Planning & Zoning Commission on any issue for up to three (3) minutes. This is the appropriate time for citizens to address the Commission on any concern whether on this agenda or not. In accordance with the State of Texas Open Meeting Act, the commission may not comment or deliberate such statements during this period, except as authorized by Section 551.007, Texas Government Code.

5. **Consent Agenda**

Motion: Approve Consent Agenda as presented.

Motion by Commissioner Jack Skinner, seconded by Commissioner Brent Thibeaux

AYE: Chairperson Ron Trees, Vice-Chair Robert Martin, Commissioner Tom Ocelli, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent Thibeaux, Alternate Commissioner Brian Kuberski

7 - 0 Passed - Unanimously

1. Adoption of the January 2, 2025 Planning & Zoning Commission Meeting Minutes

Minutes approved in Consent Agenda motion.

2. **FINAL PLAT/ Waffle House Addition NO. 1 (FP-24-006754)**. Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 1.076 acres, generally located on the southeast corner of U.S. Highway 380 and Magnolia Boulevard, within Little Elm's town limits, in order to establish the necessary easements for development.
 - Presentation
 - Discussion
 - Consideration

Plat extended with conditional approval authority approved in Consent Agenda motion.

3. **CONVEYANCE PLAT/ Gazebo Commercial Ph 2 (CP-24-007002)** Presentation, Discussion, and Consideration on a request for approval of a Conveyance Plat for Gazebo Commercial Phase 2, establishing lot lines for conveyance, on approximately 1.277 acres, generally located 100 feet east of the intersection of U.S. Highway 380 and Gazebo, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Consideration

Plat approved with conditions in Consent Agenda motion.

6. **Regular Agenda**

1. **PUBLIC HEARING/ Kroger at Alta 380 PD Amendment (PD-24-006221)**. Presentation, Public Hearing, Discussion, and Recommendation on a request to rezone approximately 14.6 acres of land, currently zoned as Planned Development - Light Commercial, through Ordinance No. 1589, as last amended by Ordinance No. 1742 generally located northwest of the intersection of US Highway 380 and FM 2931, within Little Elm's town limits, in order to establish a new Planned Development - Light Commercial District, with modified development standards and signage standards to allow for development of a Big Box retail store and fuel station.
 - Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion
 - Recommendation

Staff presented the agenda item to the Commission.

Vice-Chair Martin asked the applicant if the fuel station would match the main building.

The applicant stated that it could and if that is what the Commission and Town Council prefer.

Commissioner Horn asked about the existing screening of the apartments.

Staff answered the existing screening is a masonry wall.

Commissioner Horn also inquired about the waiver request for the trash and loading dock area. Staff clarified that the waiver was necessary since the material was not a "Class A" material as established in Zoning Code.

Vice-Chair Martin wanted to know if staff thought the size and location of the monument signs was appropriate.

Staff felt that compared to other nearby recent approvals the sign plan was appropriate.

Vice-Chair Martin also asked the applicant if the large swath of wall on the east side could be broken up.

The applicant stated they could look into breaking up the facade, but did want to note the amount of landscaping going in between the facade and the right-of-way.

Commissioner Ocelli asked if this is the new template for Kroger stores?

The applicant stated it was.

Commissioner Horn inquired if there was only one entrance.

The applicant answered that there is only one main entrance with doors on either side of that main entry area, which is a part of their store design.

Vice-Chair Martin wanted to know why the fuel price sign on the canopy waiver request should be granted.

The applicant stated that it is the industry standard and provides better internal and external visibility for customers.

Chairperson Trees opened the Public Hearing at 6:32pm.

With no one in attendance indicating they wished to speak, the Public Hearing was closed at 6:32pm.

The Town's Civil Engineer Mitch Haug presented some concerns on the current TIA draft and clarified the request for Director discretion for TIA induced changes.

The Commission debated the proposal comparing it to the nearby developments, the Zoning Code, and the Comprehensive Plan.

Motion: Approve the item with the following conditions:

- The façade of the main big box structure shall incorporate a class A accent.?
- Approve the amended signage as shown in the presentation.?
- Give the Director of Development Services discretion to determine if any TIA induced site plan changes require a PD amendment.?

Motion by Vice-Chair Robert Martin, seconded by Commissioner Tom Ocelli

AYE: Chairperson Ron Trees, Vice-Chair Robert Martin, Commissioner Tom Ocelli,
Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Brent
Thibeaux, Alternate Commissioner Brian Kuberski

7 - 0 Passed - Unanimously

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

Citlali Castro, presented the Commission with an update on recent Town Council actions, upcoming P&Z items, and other key development updates.

8. **Adjourn**

Chairperson Trees adjourned the meeting at 6:45pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/06/2025

OVERVIEW

Project	FINAL PLAT/ Waffle House Addition NO. 1 (FP-24-006754)
P&Z Hearing	02/06/2025
Council Hearing	N/A
Size	Approximately 1.076 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Sylvie Germana, The Contineo Group
Owner	Steve and Melissa Trubenbach
Strategic Goal	

Agenda Item

FINAL PLAT/ Waffle House Addition NO. 1 (FP-24-006754). Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 1.076 acres, generally located on the southeast corner of U.S. Highway 380 and Magnolia Boulevard, within Little Elm's town limits, in order to establish the necessary easements for development.

- Presentation
- Discussion
- Consideration

Location

Generally located on the southeast corner of U.S. Highway 380 and Magnolia Boulevard, within Little Elm's town limits.

Planning Analysis

The purpose of a Final Plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's 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.

Recommended Action

Staff recommends approval of the plat.

Attachments

FINAL PLAT/ Waffle House Addition NO. 1 (FP-24-006754)

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS
COUNTY OF DENTON

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

WHEREAS Waffle House Inc. is the owner of all of that certain lot, tract or parcel of land situated in the J. Gonzales Survey, Abstract No. 447, in Denton County, Texas, and being all of a 1.076 acre tract of land conveyed to Waffle House Inc. by deed of record in Document Number 2024-67134, Real Property Records of Denton County, Texas (R.P.D.C.T. 1), and being more particularly described as follows:

BEGINNING at a 2 inch aluminum Texas Department of Transportation disk maintaining the northeast corner of said 1.076 acre tract, the northwest corner of a tract of a 2.338 acre tract of land conveyed to DPSTX Holding Group LLC by deed of record in Document Number 2024-144797 of said Real Property Records, and in the south line of U.S. Highway 380 (a variable width right-of-way):

THENCE South 02 degrees 56 minutes 10 seconds West, along the east line of said 1.076 acre tract and the west line of said 2.338 acre tract, a distance of 385.98 feet to a 3/8 inch iron rod maintaining the southeast corner of said 1.076 acre tract, the southwest corner of said 2.338 acre tract, and in the north line of Linden Hills Phase 2, an addition to the Town of Little Elm, Denton County, Texas, as shown by Plat of record in Document No. 2022-158, Plat Records, Denton County, Texas;

THENCE North 88 degrees 18 minutes 57 seconds West, along the south line of said 1.076 acre tract and the north line of said Linden Hills Phase 2, a distance of 147.09 feet to a capped 5/8 inch iron rod, stamped "KHA", maintaining the southwest corner of said 1.076 acre tract, the northwest corner of Lot 104X of said Linden Hills, Phase 2, and the southeast corner of a tract of 0.729 acre tract of land conveyed to Lemar Homes of Texas Land and Construction, Ltd. by deed of record in Document No. 2021-210061 of said Real Property Records, at the beginning of a non-tangent curve to the right with a radius of 214.29 feet being subtended by a chord that bears North 22 degrees 52 minutes 30 seconds East, a distance of 177.77 feet;

THENCE with the west line of said 1.076 acre tract and the east line of said 0.729 acre tract the following three (3) courses and distances:

- 1) with said curve to the right, through a delta angle of 04 degrees 45 minutes 08 seconds, an arc length of 177.77 feet to a capped 1/2 inch iron rod stamped "KAZZ" at the beginning of a non-tangent curve to the left with a radius of 263.50 feet being subtended by a chord that bears North 13 degree 33 minutes 16 seconds East, a distance of 102.58 feet;
- 2) with said curve to the left, through a delta angle of 22 degrees 26 minutes 55 seconds, an arc length of 103.24 feet to a capped 1/2 inch iron rod stamped "KAZZ";
- 3) North 02 degrees 19 minutes 49 seconds East, a distance of 216.57 feet to a capped 1/2 inch iron rod stamped "KAZZ" in the south line of 0.28 acre tract of land conveyed to the Texas Department of Transportation by deed of record in Document No. 2020-06402 of said Real Property Records.

THENCE along the north line of said 1.076 acre tract and the south line of said 0.28 acre tract the following three (3) courses and distances:

- 1) South 87 degrees 41 minutes 35 seconds East, a distance of 4.28 feet to a capped 1/2 inch iron rod stamped "KAZZ";
- 2) North 47 degrees 17 minutes 56 seconds East, a distance of 76.06 feet to a capped 1/2 inch iron rod stamped "KAZZ";
- 3) South 87 degrees 38 minutes 39 seconds East, a distance of 66.92 feet to the **POINT OF BEGINNING** and containing 1.076 acres of land, more or less;

and designated herein as the **WAFLE HOUSE ADDITION NO. 1**, Subdivision to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicated to the public use forever by free simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, paths, and to the public use forever easements for sidewalks, storm drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereto shown for the purpose and consideration therein expressed.

VECUS MILLER,
WAFLE HOUSE INC. REPRESENTATIVE
Date: _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **VECUS MILLER**, 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 _____, 2025.

Notary Public, State of Texas
MY COMMISSION EXPIRES ON _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

Know All Men By These Presents:
I, the undersigned, a (Licensed Professional Engineer/ Registered Professional Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the date _____.

Kenneth A. Zollinger
R.P.L.S. No. 5312
Date _____

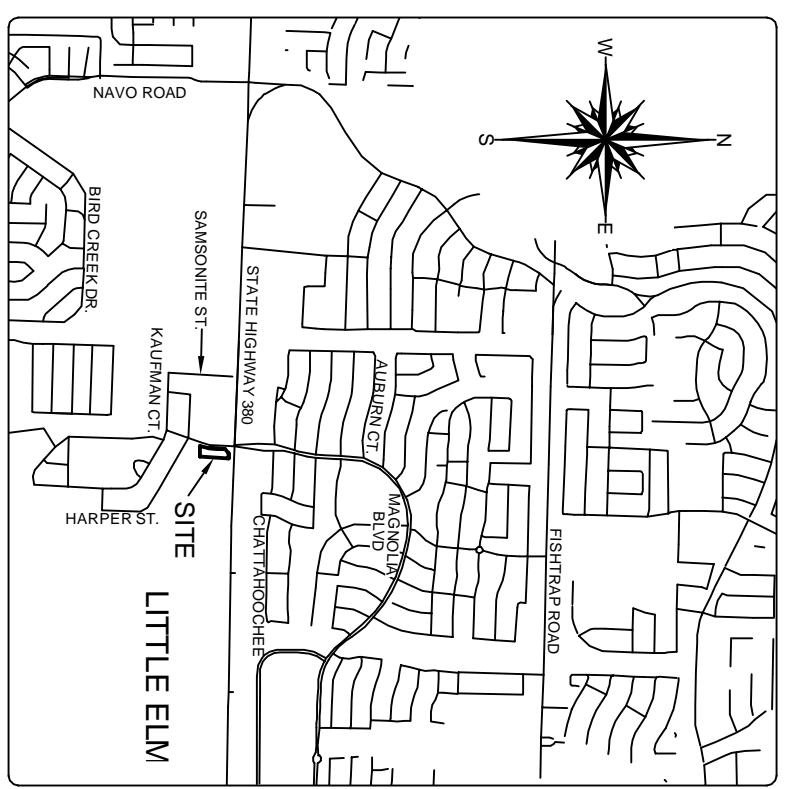
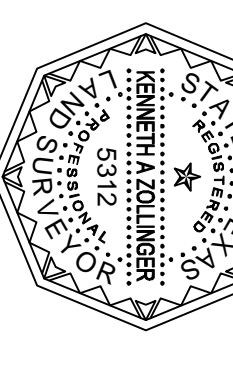
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared **KENNETH ZOLLINGER**, 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 _____, 2025.

Notary Public, State of Texas
MY COMMISSION EXPIRES ON _____

FINAL PLAT
LOT 1, BLOCK 1
WAFLE HOUSE ADDITION NO. 1
BEING 1.076 ACRES IN THE
J. GONZALES SURVEY, ABSTRACT NUMBER 447,
TOWN OF LITTLE ELM,
DENTON COUNTY, TEXAS
DATE OF SURVEY: 1-13-2025

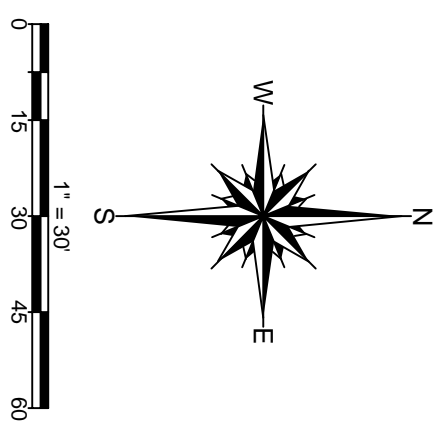


GENERAL NOTES:

1. ALL CONCRETS ARE MARKED WITH CAPED 1/2" IRON RODS STAMPED "KAZZ" UNLESS OTHERWISE NOTED.
2. FLOOD STATEMENT: HAVE REVIEWED THE FEMA FLOOD NUMBER 48162, EFFECTIVE DATE 4-18-2011, AND THAT MAP INDICATES AS SHOWN THAT THIS PROPERTY WITHIN NON-SHADED ZONE X DENIES AS METES DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOOD FLOOD (500 Year) AS SHOWN ON MAPSHEET 4102 OF SAID MAP.
3. NOTE: BEARING SPONGE HEAVEN ARE REFERENCED TO THE 2022, ADJUSTED TO THE 2011 DATUM, AND BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. NO CONVERSION FACTOR NEEDED.
4. ALL LOTS CORNER WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING ORDINANCE IN SAID CITY OF DENTON (COMMERCIAL).
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE TOWN REGARDING ANY APPLICABLE FEES DUES.
6. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY THE HOA/POA.
7. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF TOWN ORDINANCE AND STATE LAW AND PENALTY IS 10 TIMES AND WITHHOLDING OF UTILITIES AND BUILDING RESTRICTIONS, IF ANY, ON THE PROPERTY.
8. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THE PROPERTY.
9. MINIMUM FINISHED FLOOR ELEVATIONS ARE AT LEAST 12 FEET ABOVE THE (50 YEAR) FLOOD PLAIN.
10. WATER SERVICES TO BE PROVIDED BY M.S.U.D. (MUSTANG SPECIAL UTILITY DISTRICT)
11. SANITARY SEWER TO BE PROVIDED BY M.S.U.D. (MUSTANG SPECIAL UTILITY DISTRICT)

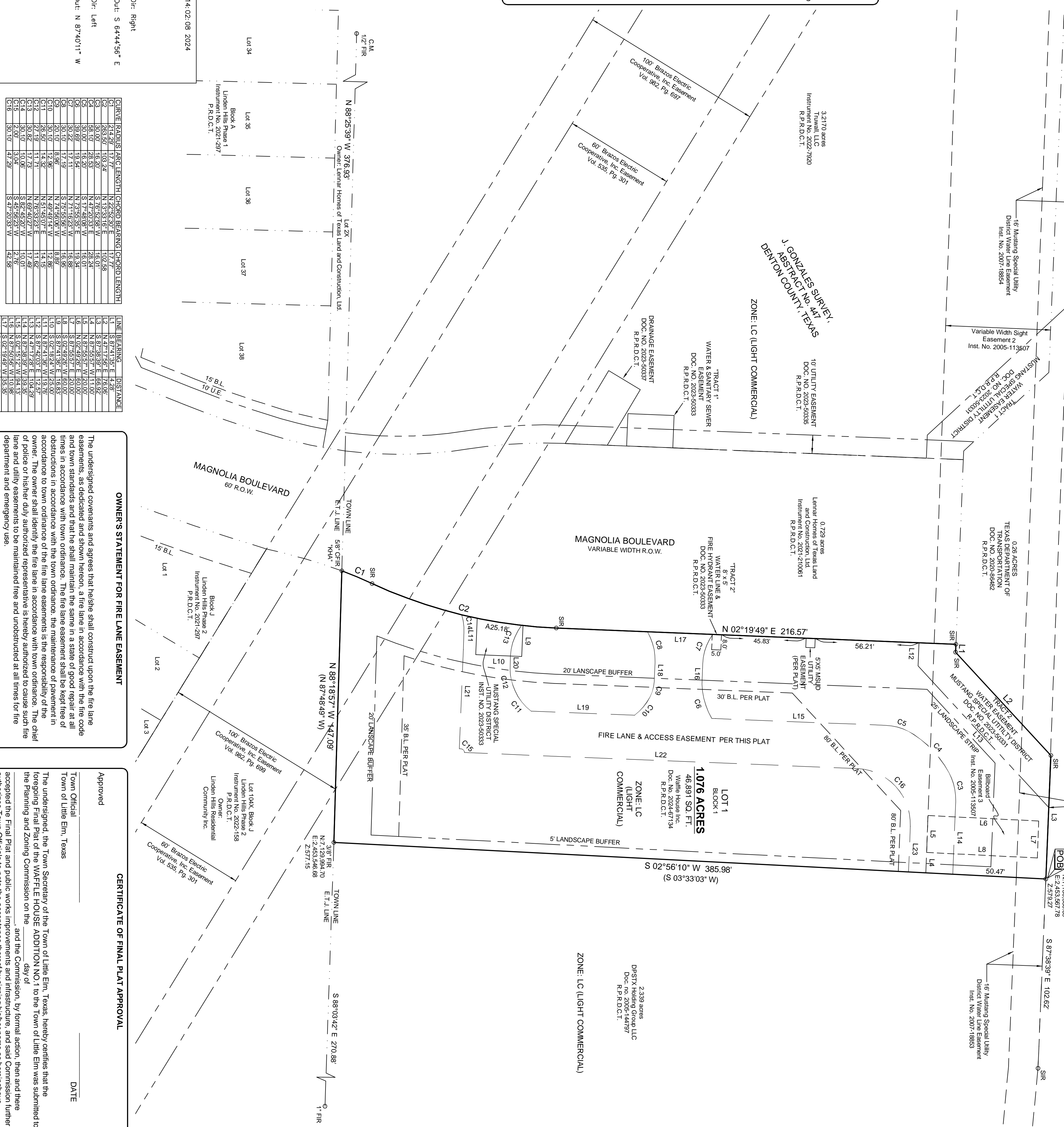
LEGEND

- R.O.W. = RIGHT-OF-WAY
- SIR/CAP = SETBACK ROD/CAP
- R.P.D.C.T. = RECORD DEED
- P.R.D.C.T. = PLAT RECORDS
- BOUNDARY LINE = BOUNDARY LINE
- EASEMENT LINE = EASEMENT LINE
- BUILDING LINE = BUILDING LINE



Closure Report
Wed Dec 11 14:02:08 2024

Northing	Easting	Bearing	Distance
7130380.668	2453597.834	S 02°56'10" W	385.977
7130380.668	2453597.834	N 89°18'57" W	147.092
7129999.521	2453401.036		
Radius: 214.288	Chord: 17.706	Degree: 26°44'16"	Dr: Right
Length: 177.73	Chord: 69.504	Degree: 69°50'04"	E: Node-Out: S 64°44'59" E
Radius Point: 7129924.473	2453561.755		
7130015.892	2453407.943	Degree: 21°44'39"	Dr: Left
Radius: 263.500	Chord: 102.581		
Chord Brg: N 13°31'16"	E: Rad-Int: N 65°13'16"	W: Rad-Out: N 87°40'11"	W
Radius Point: 713015.616	2453451.985	N 02°19'49" E	216.570
7130332.007	2454441.489	S 87°17'55" E	76.064
7130383.419	2453500.966	S 87°38'39" E	66.924
7130390.668	2453567.834		
Closure Error Distance: 0.00000			
Total Distance: 1077.920			
Polyline Area: 46891 sq ft, 1.076 acres			



OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he/she shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the fire code and town standards and that he shall maintain the same in a state of good repair at all times in accordance with town ordinance. The fire lane easement shall be kept free of obstructions in accordance with the town ordinance. The maintenance of pavement in good repair shall be the responsibility of the owner of the fire lane in accordance with town ordinance. The chief of police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for the department and emergency use.

Owner (printed name): _____
date: _____
Owner (signature): _____

CERTIFICATE OF FINAL PLAT APPROVAL

I, the undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the WAFLE HOUSE ADDITION NO. 1 to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 2025, and the Commission, by formal action, then and there authorized Town Officials to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Approved _____ DATE _____
Town Official
Town of Little Elm, Texas
Witness by hand this _____ day of _____, 2025.
Town Secretary
Town of Little Elm, Texas



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/06/2025

OVERVIEW

Project	FINAL PLAT/ Little Elm High West Add. (FP-25-000088)
P&Z Hearing	02/06/2025
Council Hearing	N/A
Size	Approximately 12.687 acres
Current Zoning	Planned Development (Community Facility Base)
Proposed Use	Community Facility (CF)
Existing Use	Community Facility (CF)
Future Land Use Plan Designation	Public/Semi-Public
Applicant	Robert Howman, Glenn Engineering
Owner	Little Elm Independent School District
Strategic Goal	

Agenda Item

FINAL PLAT/ Little Elm High West Add. (FP-25-000088). Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 12.687 acres, generally located on the northwest corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.

- Presentation
- Discussion
- Consideration

Location

Generally located on the northwest corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits.

Planning Analysis

The purpose of a Final Plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's 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.

Recommended Action

Staff recommends the plat be approved with the following conditions:

- Label the two unlabeled easements
- Differentiate line styles
- Show zoning district setbacks
- Change approval block to "... installation after approval..."

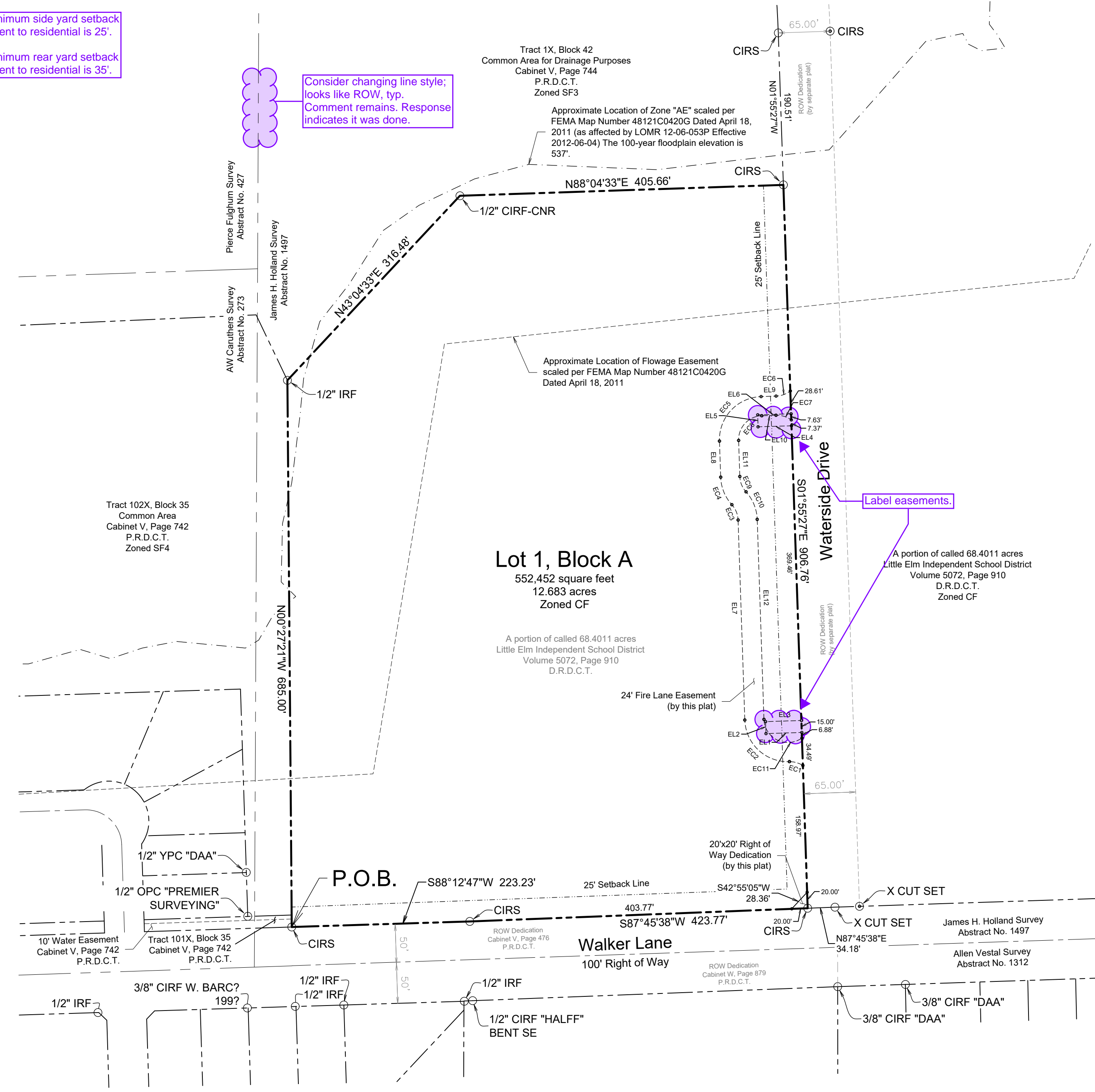
Attachments

FINAL PLAT/ Little Elm High West Add. (FP-25-000088)

- 1. Minimum side yard setback adjacent to residential is 25'.
- 2. Minimum rear yard setback adjacent to residential is 35'.

Consider changing line style; looks like ROW, typ. Comment remains. Response indicates it was done.

Label easements.



Line #	Length	Direction
EL1	44.90'	S88°12'08"W
EL2	15.00'	N1°47'52"W
EL3	44.87'	N88°12'08"E
EL4	41.88'	S88°12'49"W
EL5	15.00'	N1°41'26"W
EL6	41.82'	N88°12'49"E
EL7	250.72'	N1°55'31"W
EL8	45.20'	N1°55'31"W
EL9	18.80'	N88°04'29"E
EL10	17.90'	S88°04'29"W
EL11	45.20'	S1°55'31"E
EL12	250.72'	S1°55'31"E

Curve #	Chord Bearing	Chord Distance	Arc Length	Radius	Delta
EC1	N74°13'56"W	17.55'	17.79'	31.00'	32°52'37"
EC2	N46°58'59"W	76.44'	84.93'	54.00'	90°06'55"
EC3	N22°06'33"W	20.70'	21.14'	30.00'	40°22'04"
EC4	N22°06'33"W	37.26'	38.05'	54.00'	40°22'04"
EC5	N43°04'29"E	76.37'	84.82'	54.00'	90°00'00"
EC6	N70°17'26"E	18.94'	19.24'	31.00'	35°34'06"
EC7	N73°06'14"W	20.00'	20.37'	31.00'	37°38'33"
EC8	S43°04'29"W	42.43'	47.12'	30.00'	90°00'00"
EC9	S22°06'33"E	20.70'	21.14'	30.00'	40°22'04"
EC10	S22°06'33"E	37.26'	38.05'	54.00'	40°22'04"
EC11	S63°58'54"E	53.00'	64.99'	30.00'	124°06'45"

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

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

Dated this the ____ day of _____, 2025.

RELEASED FOR REVIEW PURPOSES ONLY. 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. DATE: 2025-01-21

Robert A. Hansen
Texas Registered Professional Land Surveyor No. 6439

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Robert A. Hansen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

We, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

BEING a 12.687 acre tract of land situated within the Town of Little Elm, James H. Holland Survey, Abstract No. 1497 and being a portion of a called 68.4011 acre tract of land as described in the deed to Little Elm Independent School District recorded in Volume 5072, Page 910 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at the intersection of the west line of said called 68.4011 acre tract of land with the north right of way line of Walker Lane, a 100-foot right of way, as dedicated on the plat recorded in Cabinet V, Page 476 of the Plat Records of Denton County, Texas, and being the southeast corner of Tract 101X, Block 35 of the plat recorded in Cabinet V, Page 742 of said Plat Records;

THENCE NORTH 00 degrees 27 minutes 21 seconds WEST, 685.00 feet with the west line of said called 68.4011 acre tract of land, being the east line of said Block 35 to a 1/2-inch iron rod found at a salient corner of said called 68.4011 acre tract of land, being a salient corner of said Block 35 and a salient corner of Tract 1X, Block 42 of the plat recorded in Cabinet V, Page 744 of said Plat Records;

THENCE NORTH 43 degrees 04 minutes 33 seconds EAST, 316.48 feet with a north line of said called 68.4011 acre tract of land, being the south line of said Block 42 to a 1/2-inch capped iron rod (unreadable) found at an angle point in said north line and said south line;

THENCE NORTH 88 degrees 04 minutes 33 seconds EAST, 405.66 feet with said north and south lines to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at a re-entrant corner of said called 68.4011 acre tract of land and being the southeast corner of said Block 42;

THENCE SOUTH 01 degree 55 minutes 27 seconds EAST, 906.76 feet through the interior of said called 68.4011 acre tract of land and with the west future right of way line as shown hereon to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set at its intersection with the north right of way line of said Walker Lane;

THENCE SOUTH 87 degrees 45 minutes 38 seconds WEST, 423.77 feet with the north right of way line of said Walker Lane to a 5/8-inch capped iron rod stamped "KMCE RPLS 6439" set;

THENCE SOUTH 88 degrees 12 minutes 47 seconds WEST, 223.23 feet with the north right of way line of said Walker Lane to the POINT OF BEGINNING, containing 12.687 acres.

and designated herein as the LITTLE ELM ISD ADDITION to the Town of Little Elm, Texas, and whose name is subscribed hereto, 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 drainage facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Owner: _____
Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for Little Elm Independent School District,

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/she is _____, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 20__.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires: _____

OWNER'S STATEMENT FOR FIRE LANE EASEMENT

The undersigned covenants and agrees that he/she shall construct upon the fire lane easements, as dedicated and shown hereon, a fire lane in accordance with the Fire Code and Town standards and that he shall maintain the same in a state of good repair at all times in accordance with Town Ordinance. The fire lane easement shall be kept free of obstructions in accordance with the Town Ordinance. The maintenance of pavement in accordance to Town Ordinance of the fire lane easements is the responsibility of the owner. The owner shall identify the fire lane in accordance with Town Ordinance. The Chief of Police or his/her duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

Owner (Printed Name): _____
Owner (Signature): _____
Date: _____

CERTIFICATE OF FINAL PLAT APPROVAL (FOR FINAL PLATS WITH REQUIRED PUBLIC IMPROVEMENTS INSTALLED BEFORE APPROVAL)

Approved _____
Town Official _____
Town of Little Elm, Texas _____
Date _____

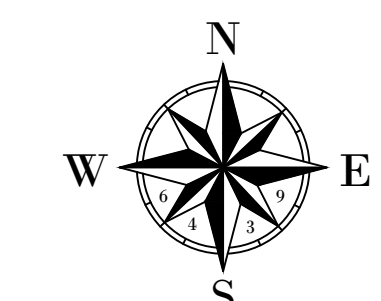
The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the Little Elm High West Addition Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, and the Commission,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

Witness by hand this ____ day of _____, _____.

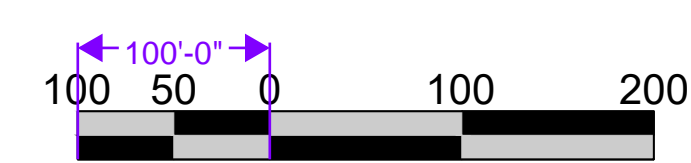
Town Secretary
Town of Little Elm, Texas

SURVEYOR NOTES

- BASIS OF BEARINGS FOR THIS PLAT IS GRID NORTH AS ESTABLISHED BY GPS OBSERVATION UTILIZING THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE 4202 (2011).
- ACCORDING TO ORDINANCE 1781, THIS SITE IS ZONED PLANNED DEVELOPMENT - COMMUNITY FACILITY.
- AS DETERMINED BY THE FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TEXAS, PER MAP NUMBER 48121C0420G DATED APRIL 18, 2011 PANEL 420 OF 750, SUBJECT TRACT IS LOCATED IN ZONE X UNSHADED AND ZONE AE.
- COORDINATES SHOWN HEREON ARE GRID, BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, NO SCALE NO PROJECTION.
- "All lots comply with the minimum size requirements of the zoning district."
- "This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due."
- "All common areas will be owned and maintained by the HOA/POA."
- "Notice - selling a portion of this addition by metes and bounds is a violation of Town ordinance and State Law and is subject to fines and withholding of utilities and building permits."
- "This plat does not alter or remove existing deed restrictions, if any, on this property."
- "Minimum finished floor elevations are at least 2 feet above the 100 year flood plain."



Basis of Bearings
GRID NORTH
Texas Coordinate System of
1983, North Central Zone



SCALE 1" = 100'
@ 24"x36" sheet size

SYMBOL LEGEND

- X-cut found
- Set Monument (as noted)
- Found Monument (as noted)

ABBREVIATION LEGEND

- POB Point of Beginning
- POC Point of Commencement
- CIRS set 6/8" capped iron rod stamped "KMCE RPLS 6439"
- CIR Found capped iron rod as noted
- IRF Found Iron Rod as noted
- IRF Found Iron Rod as noted
- CIR Found Iron Rod with a cap stamped as noted
- CNR Cap Not Readable
- YPC Yellow Plastic Cap
- OPC Orange Plastic Cap

O.P.R.D.C. Official Public Records, Denton County, Texas
D.R.T.D. Deed Records, Denton County, Texas
P.R.T.D. Plat Records, Denton County, Texas



LOCATION MAP
NOT TO SCALE

FINAL PLAT
Little Elm High West Addition
LOT 1, BLOCK A
BEING 12.687 ACRES SITUATED WITHIN THE
JAMES H. HOLLAND SURVEY, ABSTRACT NO. 1497
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
DATE: APRIL 15, 2024

17774 Preston Road, Suite 200
Dallas, TX 75252
TBPELS #10194838



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OWNER:
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400 Lobo Lane, Little Elm, TX 75068
mjames@liefmsd.net
972.947.9340



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/06/2025

OVERVIEW

Project	FINAL PLAT/ Little Elm High Addition (FP-25-000083)
P&Z Hearing	02/06/2025
Council Hearing	N/A
Size	Approximately 51.060 acres
Current Zoning	Planned Development (Community Facility Base)
Proposed Use	Community Facility (CF)
Existing Use	Community Facility (CF)
Future Land Use Plan Designation	Public/Semi-Public
Applicant	Robert Howman, Glenn Engineering
Owner	Little Elm Independent School District
Strategic Goal	

Agenda Item

FINAL PLAT/ Little Elm High Addition (FP-25-000083). Presentation, Discussion, and Consideration on a request for approval of a Final Plat of approximately 51.060 acres, generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits, in order to establish property lines for one parcel and the necessary easements for the existing high school and the current addition.

- Presentation
- Discussion
- Consideration

Location

Generally located on the northeast corner of the intersection of Walker Lane and Waterside Drive, within Little Elm's Town Limits.

Planning Analysis

The purpose of a Final Plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's 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.

Recommended Action

Staff would like to request the Planning and Zoning Commission extend the plat to the February 20, 2025, Regular Planning and Zoning Meeting and delegate approval authority to the Director of Development Services should there be no meeting on February 20, 2025.
