



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

May 7, 2026

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**

0. Discuss and take action regarding the approval of the April 16, 2026 regular Planning & Zoning Commission meeting minutes.

0. **REPLAT/ Elm Little Property Addition (RP-26-001056).** Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately 2.911 acres, generally located about 100 feet west of the intersection of E. Eldorado Parkway and Pecan Drive , within Little Elm's Town Limits to create one lot.

- Presentation
- Discussion
- Consideration

0. **REPLAT /Little Elm Landscape Center (FP-26-001059).** Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately .850 acres, generally located about 400 feet north of the intersection of Little Elm Parkway and FM 423, within Little Elm's Town Limits to create one lot and establish easements.

- Presentation
- Discussion
- Consideration

0. **REPLAT/Ladera Little Elm Ph 2 (RP-26-001064).** Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately 34.485 acres, generally located about 1,000 feet south of the intersection of Hill Lane and Oak Grove Parkway, within Little Elm's Town Limits to establish necessary infrastructure to support the future 100 residential units.

- Presentation
- Discussion
- Consideration

6. **Regular Agenda**

1. **PUBLIC HEARING/ Shops at Paloma Creek Planned Development (PD-26-000039).** Presentation, public hearing, discussion, and recommendation on a request to rezone approximately 17.55 acres of land, currently zoned Light Commercial (LC), generally located southwest of the intersection of Highway US 380 and South Paloma Creek Boulevard, within the Town of Little Elm Limits, to establish a new Planned Development (PD) district based on the Light Commercial (LC) District, with modified uses and development standards, in order to allow for a phased commercial development inclusive of restaurant, retail, office, medical, and drive-thru uses.

- Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Recommendation

2. **PUBLIC HEARING/ Zoning Map Amendment - Lakeside Village.** Presentation, Public Hearing, Discussion, and Recommendation for a Town-initiated request to amend the Future Land Use Plan (FLUP), currently Neighborhood designation to Mixed Residential designation, generally located at the intersection of West Eldorado Parkway and Oak Grove Parkway, within Little Elm's town limits, in order to align more closely with the recent zoning change through Ordinance No.1838, approved during the April 7,2026 Town Council meeting.

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

3. **PUBLIC HEARING/ Zoning Map Amendment - Cook Children's FM 423.** Presentation, Public hearing, discussion, and take action on a recommendation regarding a Town-initiated request to amend the Future Land Use Plan (FLUP), currently Floodplain/CORP designation to Retail/Commercial designation, generally located about 900 feet south of the intersection of Little Elm Parkway and FM 423, within Little Elm's town limits, in order to align more closely with the by-right development of a commercially-zoned property.
 - Presentation
 - Open Public Hearing
 - Receive Public Hearing
 - Close Public Hearing
 - Discussion
 - Recommendation

4. **PUBLIC HEARING/ Zoning Map Amendment – Lakefront District.** Presentation, Public hearing, discussion, and take action on a a Town-initiated request to amend the Future Land Use Plan (FLUP), currently Retail to Lakefront District designation, for properties generally located on the Eldorado Corridor within Little Elm's town limits, in order to align more closely with the Small Area Plan for the expansion of the Lakefront District, approved through Ordinance No. 1838, during the September 2, 2025 Town Council meeting.
 - Presentation
 - Open Public Hearing
 - Public Hearing
 - Close Public Hearing
 - Discussion
 - Recommendation

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

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 April 30th, 2026, 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.

Citlali Castro, Senior Planner



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	Discuss and take action regarding the approval of the April 16, 2026 regular Planning & Zoning Commission meeting minutes.
P&Z Hearing	05/07/2026
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 April 16, 2026 regular Planning & Zoning Commission meeting minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z 04.16.26 Minutes

DRAFT



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, APRIL 16, 2026 - 6:00 pm

Present: Robert Martin, Chairman; Tom Ocelli, Vice-Chairman; Ron Trees, Commissioner; Brandon McLemore, Commissioner; Brian Kuberski, Commissioner; Paula Ward, Commissioner

Absent: Jack Skinner, Commissioner; Nisha Singla, Alternate Commissioner; Debra Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning Services
Citlali Castro, Senior Planner
Thomas Mitchell, Planner

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**

Commissioner Kuberski suggested a grammatical fix to the previous hearing's minutes.

Motion: Approve the consent agenda with the suggested grammatical correction to the previous hearing's minutes.

Motion by Commissioner Ron Trees, seconded by Commissioner Paula Ward

AYE: Chairman Robert Martin, Vice-Chairman Tom Ocelli, Commissioner Ron Trees, Commissioner Brandon McLemore, Commissioner Brian Kuberski, Commissioner Paula Ward

6 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the April 2, 2026 regular Planning & Zoning Commission meeting minutes.
2. **REPLAT/Little Elm Court Addition (RP-26-000795)**. Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately .908 acres, generally located about 800 feet south of the intersection of Woodlake Parkway and FM 423, within Little Elm's Town Limits to create one lot.
 - Presentation
 - Discussion
 - Consideration

6. **Regular Agenda**

1. **PUBLIC HEARING/ Shops at Paloma Creek Planned Development (PD-26-000039)**. Presentation, public hearing, discussion, and recommendation on a request to rezone approximately 17.55 acres of land, currently zoned Light Commercial (LC), generally located southwest of the intersection of Highway US 380 and South Paloma Creek Boulevard, within the Town of Little Elm Limits, to establish a new Planned Development (PD) district based on the Light Commercial (LC) District, with modified uses and development standards, in order to allow for a phased commercial development inclusive of restaurant, retail, office, medical, and drive-thru uses.
 - Presentation
 - Open Public Hearing
 - Close Public Hearing
 - Discussion
 - Recommendation

Citlali Castro requested to table the agenda to the following meeting on May 7th, 2026. She stated this would allow the applicant more time to make corrections to concerns raised by Staff.

Chairman Martin opened the public hearing at 6:02pm. There were no speakers.

Motion: Extend the public hearing on the agenda item to the following meeting on May7th, 2026.

Motion by Commissioner Paula Ward, seconded by Commissioner Ron Trees

AYE: Chairman Robert Martin, Vice-Chairman Tom Ocelli, Commissioner Ron Trees, Commissioner Brandon McLemore, Commissioner Brian Kuberski, Commissioner Paula Ward

6 - 0 Passed - Unanimously

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

The Commission discussed ongoing and future development updates.

8. **Adjourn**

The meeting was adjourned at 6:04pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	REPLAT/ Elm Little Property Addition (RP-26-001056)
P&Z Hearing	05/07/2026
Council Hearing	N/A
Size	Approximately 2.911 Acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Eagle Surveying, LLC
Owner	THE SHOPS AT ELDORADO LLC
Strategic Goal	

Agenda Item

REPLAT/ Elm Little Property Addition (RP-26-001056). Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately 2.911 acres, generally located about 100 feet west of the intersection of E. Eldorado Parkway and Pecan Drive , within Little Elm's Town Limits to create one lot.

- Presentation
- Discussion
- Consideration

Location

Located about 100 feet west of the intersection of E Eldorado Parkway and Pecan Drive , within Little Elm's Town Limits.

Planning Analysis

The purpose of a Replat is to update the existing plat to record newly established lot lines, easements, and to ensure that the 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 of such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the replat to be recorded with Denton County. This replat establishes one lot including site easements.

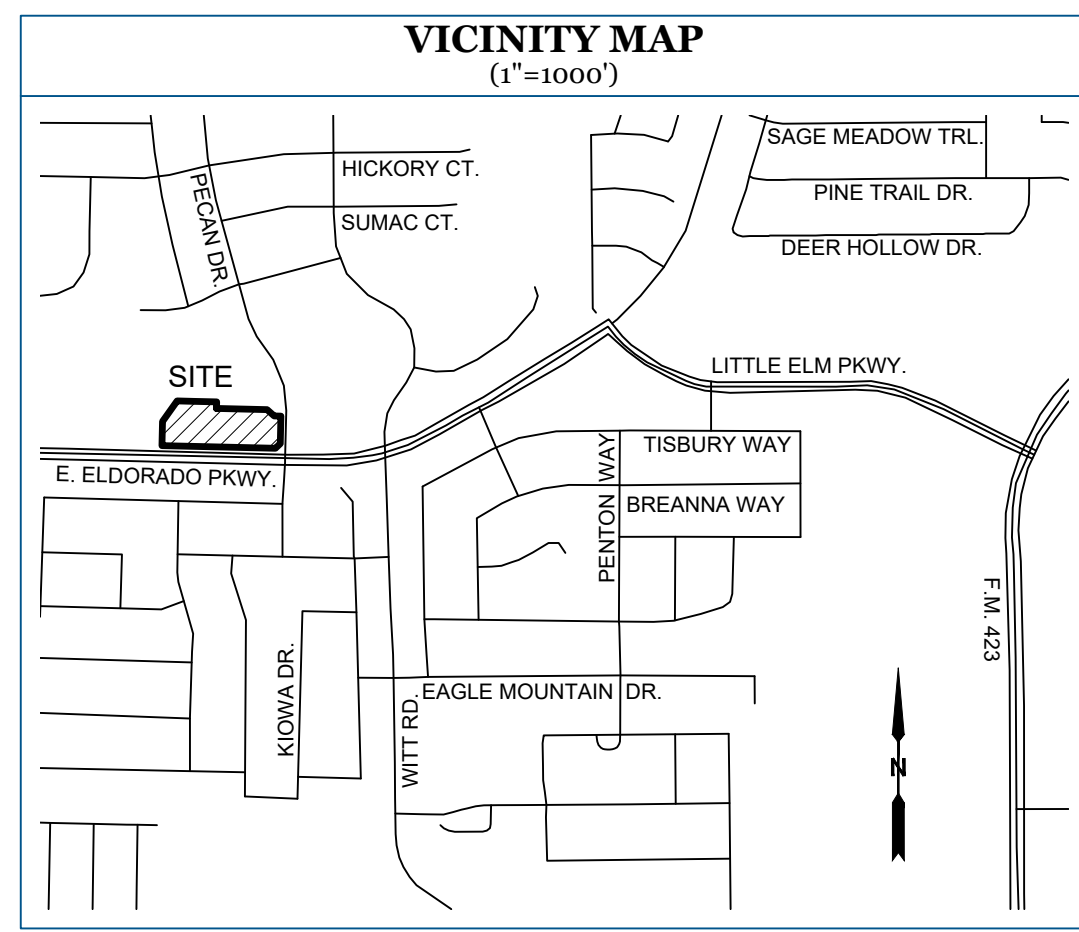
Recommended Action

Applicant is requesting extension until May 21,2026 in order to allow additional time to address Staff comments.

Attachments

Plat Markups

Location Map



GENERAL NOTES

- The purpose of this replat is to plat a portion of a lot sold off by metes & bounds to create one (1) lot of record, and to dedicate easements for site development.
- The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420G, dated April 18, 2011, of the National Flood Insurance rate Maps for Denton County, Texas, and revised under Letter of Map Revision (LOMR) 11-06-2132P, dated June 14, 2011.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network, North American Datum of 1983 (2011) Adjustment Realization, Texas North Central Zone (4202). Distances shown are surface distances with a combined scale factor of 1.0001483802.
- This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
- Notice - Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- All lots comply with the minimum size requirements of the zoning district.
- The subject property shown hereon is zoned "Light Commercial (LC)" per the Town of Little Elm zoning map, accessed on February 6, 2026.
- All Capped Iron Rods Set are 1/2 inch with green plastic cap stamped "EAGLE SURVEYING".
- All common areas will be owned and maintained by the POA.
- The retaining wall and drainage infrastructure shall be maintained by the property owner.

Lots: 1 (Light Commercial)
Acreage: 2.911
Density: 0.343 (D,U/AC)

owned and

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, 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.

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

Matthew Raabe, R.P.L.S. # 6402

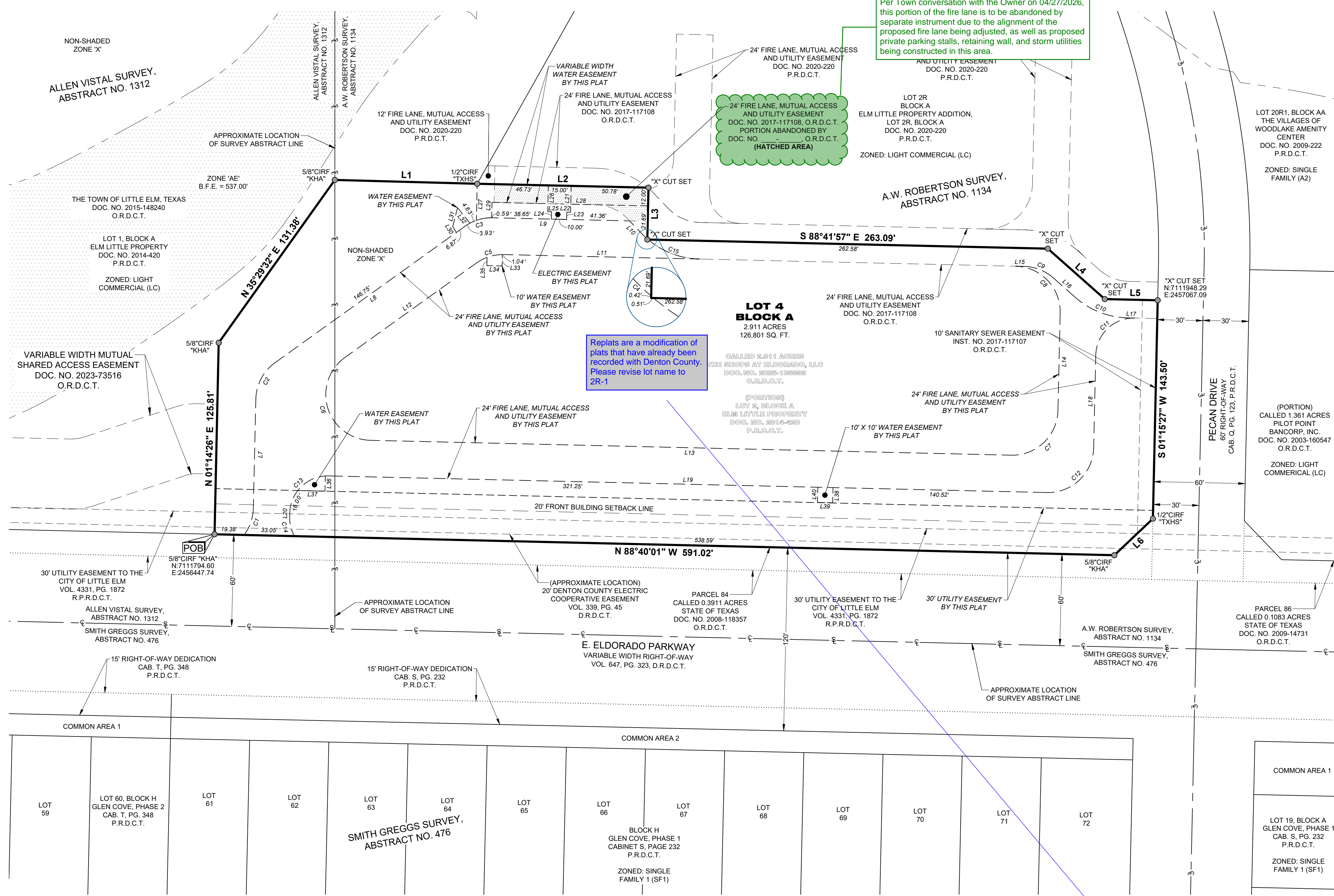
Date _____

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

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

Notary Public in and for the State of Texas



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°27'18" E	93.51'
L2	S 88°41'57" E	112.51'
L3	S 01°18'03" W	34.10'
L4	S 48°28'47" E	49.97'
L5	S 88°41'57" E	34.74'
L6	S 46°34'26" W	34.88'
L7	N 01°19'40" E	72.00'
L8	N 54°18'03" E	153.62'
L9	S 88°41'57" E	90.01'
L10	S 43°41'57" E	11.57'
L11	N 88°41'57" W	128.35'
L12	S 54°18'03" W	106.27'
L13	S 88°40'19" E	420.91'
L14	N 01°18'41" E	64.16'
L15	S 88°41'57" E	5.56'
L16	S 48°28'47" E	19.21'
L17	S 88°41'57" E	4.53'
L18	S 01°18'41" W	60.92'
L19	N 88°40'19" W	471.76'
L20	S 01°19'40" W	2.52'

LINE TABLE

LINE	BEARING	DISTANCE
L21	S 01°18'03" W	17.30'
L22	S 88°41'57" W	2.50'
L23	S 01°18'03" W	4.80'
L24	N 01°18'03" E	4.80'
L25	N 88°41'57" W	2.50'
L26	N 01°18'03" E	17.30'
L27	N 01°18'52" E	24.03'
L28	N 88°41'57" W	102.52'
L29	S 01°18'52" W	10.11'
L30	N 31°03'48" W	4.55'
L31	N 14°12'53" E	12.73'
L32	S 38°41'38" E	13.01'
L33	S 01°19'41" W	7.50'
L34	N 88°40'19" W	10.00'
L35	N 01°19'41" E	5.41'
L36	S 01°19'41" W	9.98'
L37	N 88°40'01" W	17.83'
L38	S 01°19'41" W	10.00'
L39	N 88°40'19" W	10.00'
L40	N 01°19'41" E	10.00'

CURVE TABLE

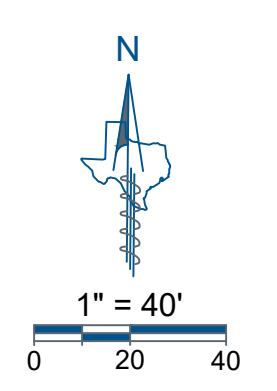
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	30.00'	18.75'	35°49'02"	N 19°14'11" E	18.45'
C2	30.00'	27.74'	52°58'21"	N 27°48'52" E	26.76'
C3	30.00'	19.37'	37°00'01"	N 72°48'03" E	19.04'
C4	54.00'	5.05'	5°21'42"	S 46°22'48" E	5.05'
C5	30.00'	19.37'	37°00'01"	S 72°48'03" W	19.04'
C6	30.00'	74.86'	142°58'21"	S 17°11'08" E	56.89'
C7	30.00'	47.13'	90°01'00"	N 46°19'11" E	42.43'
C8	30.00'	47.13'	90°00'38"	N 43°41'38" W	42.43'
C9	30.00'	21.06'	40°13'09"	S 68°35'22" E	20.63'
C10	54.00'	37.91'	40°13'09"	S 68°35'22" E	37.13'
C11	25.00'	39.27'	89°59'22"	S 46°18'22" W	35.35'
C12	30.00'	47.13'	90°01'00"	S 46°19'11" W	42.43'
C13	25.00'	39.27'	90°00'01"	S 46°19'40" W	35.36'
C14	25.00'	13.15'	30°08'38"	S 13°44'39" E	13.00'
C15	54.00'	36.70'	38°56'33"	S 69°13'40" E	36.00'

LEGEND

POB = POINT OF BEGINNING
VOL. = VOLUME
CAB. = CABINET
PG. = PAGE
B.F.E. = BASE FLOOD ELEVATION
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = 1/2-INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET
DOC. NO. = DOCUMENT NUMBER
P.R.D.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.R.D.C.T. = OFFICIAL RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS

--- = PLAT BOUNDARY
--- = LOT LINE
--- = PROPOSED EASEMENTS
--- = EXISTING EASEMENTS
--- = STREET CENTERLINE
--- = ADJOINING PROPERTY LINE
--- = OLD LOT/DEED LINE
--- = SURVEY LINE



CERTIFICATE OF FINAL PLAT APPROVAL

Approved _____ Date _____

Town Official _____
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 **ELM LITTLE PROPERTY ADDITION, LOT 4, BLOCK A** 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 hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, 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

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: _____

**REPLAT
ELM LITTLE
PROPERTY ADDITION
LOT 4, BLOCK A
2.911 ACRES**

BEING A REPLAT OF A PORTION OF
LOT 2, BLOCK A, ELM LITTLE ADDITION
RECORDED IN DOC. NO. 2014-420, P.R.D.C.T.
AND BEING 2.911 ACRES OUT OF THE
A.W. ROBINSON SURVEY, ABSTRACT NO. 1134,
ALLEN VISTAL SURVEY, ABSTRACT NO. 1312
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

DATE OF PREPARATION: 04/20/2026

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

I, **THE SHOPS AT ELDORADO, LLC**, owner of the land shown on this plat within the area described by metes & bounds as follows:

BEING a 2.911 acre tract of land out of the A.W. ROBERTSON SURVEY, ABSTRACT NUMBER 1134 and the ALLEN VISTAL SURVEY, ABSTRACT NUMBER 1312, situated in the Town of Little Elm, Denton County, Texas, being a portion of Lot 2, Block A of Elm Little Addition, a subdivision of record in Document Number 2014-420 of the Plat Records of Denton County, Texas, and being all of a called 2.911 acre tract of land conveyed to The Shops At Eldorado, LLC by Special Warranty Deed of record in Document Number 2025-135892 of the Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8 inch iron rod with a red plastic cap stamped "KHA" found in the North right-of-way line of Farm to Market Road 720 (120 foot public right-of-way), being the Southeast corner of Lot 1, Block A of said Elm Little Addition, also being the Southwest corner of said Lot 2 and said 2.911 acre tract;

THENCE, leaving the North right-of-way line of Farm to Market Road 720, along the East line of said Lot 1 and the common West line of said Lot 2 and said 2.911 acre tract, the following three (3) Courses and distances:

- N 01°14'26"E, a distance of 125.81 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found;
- N 35°29'32"E, a distance of 131.38 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found;
- S 88°41'57"E, a distance of 93.51 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "TXHS" found at the Southwest corner of Lot 2R, Block A, Elm Little Property Addition, Lot 2R, Block A, a subdivision of record in Document Number 2020-220 of said Plat Records;

THENCE, leaving the East line of said Lot 1 and the West line of said Lot 2, along the South line of said Lot 2R, being the common North line of said 2.911 acre tract, the following five (5) courses and distances:

- S 88°41'57"E, a distance of 112.51 feet to an X-cut in concrete set;
- S 01°18'03"W, a distance of 34.10 feet to an X-cut in concrete set;
- S 88°41'57"E, a distance of 263.09 feet to an X-cut in concrete set;
- S 48°28'47"E, a distance of 49.97 feet to an X-cut in concrete set;
- S 88°41'57"E, a distance of 34.74 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found at the South end of said cut-back line, being the most Southerly Southeast corner of said Lot 2 and said 2.911 acre tract;

THENCE, S 01°15'27"W, along the West right-of-way line of Pecan Drive, being the common East line of said Lot 2 and said 2.911 acre tract, a distance of 143.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "TXHS" found at the North end of a cut-back line at the intersection of the West right-of-way line of Pecan Drive and the North right-of-way line of Farm to Market Road 720, being the most Easterly Southeast corner of said Lot 2 and said 2.911 acre tract;

THENCE, S 46°34'26"W, along said cut-back line, being the Southeast line of said Lot 2 and said 2.911 acre tract, a distance of 34.88 feet to a 5/8 inch iron rod with a red plastic cap stamped "KHA" found at the South end of said cut-back line, being the most Southerly Southeast corner of said Lot 2 and said 2.911 acre tract;

THENCE, N 88°40'01"W, along the North right-of-way line of Farm to Market Road 720, being the common South line of said Lot 2 and said 2.911 acre tract, a distance of 591.02 feet to the **POINT OF BEGINNING** and containing an area of 2.911 Acres, or (126,801 Square Feet) of land, more or less.

And designated herein as **ELM LITTLE PROPERTY ADDITION, LOT 4, BLOCK A** to the Town of Little Elm, Texas, and whose name is subscribed hereto, hereby dedicate to the public use forever by fee simple title, 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: **THE SHOPS AT ELDORADO, LLC**

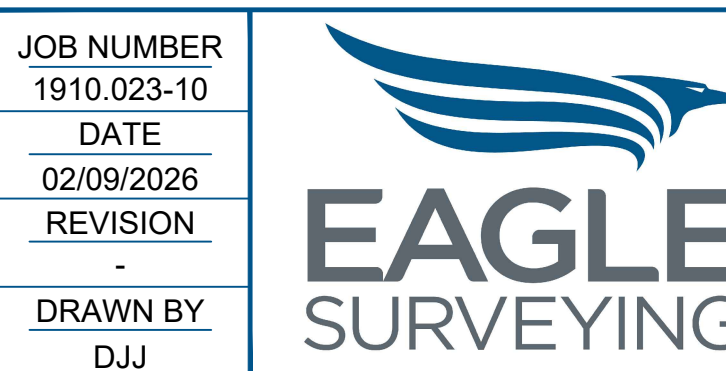
BY: _____ Date _____
Signature _____
Printed Name and Title _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority in and for _____ County, Texas, on this day personally appeared _____ known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the owner, and that he 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 THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission Expires: _____



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009
david@eaglesurveying.com

ENGINEER
Claymore Engineering, Inc.
Contact: Clay Cristy
3231 Harwood Road
Bedford, TX 76021
(817) 281-0572
clay@claymoreeng.com

OWNER
The Shops At Eldorado, LLC
Contact: Venkata Panchumarthi
14800 Quorum Drive, Suite: 269
Dallas, TX 75254
(214) 306-5252
construction@sinoaks.com

JOB NUMBER	1910.023-10
DATE	02/09/2026
REVISION	
DRAWN BY	DJJ

Little Elm Property Addition
(RP-26-001056)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx
Date: 4/21/2026



Parcel ID - 655017

E Eldorado Pkwy

Jackson Dr




Marble Falls Ln

Lake Fork Ln

White Rock Ln



1 inch equals
200 feet

-  Subject Property
-  Parcels
-  Town Limits

0 50 100 150 200
US Feet

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.

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

Project Location: C:\GIS\Projects\RP26-001056\MapDocs\MapDocs.mxd



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	REPLAT /Little Elm Landscape Center (RP-26-001059)
P&Z Hearing	05/07/2026
Council Hearing	N/A
Size	Approximately .850 Acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Quick Service Drive-Thru
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Traverse Land Surveying, LLC
Owner	2R1 JCJ FAMILY LLC
Strategic Goal	

Agenda Item

REPLAT /Little Elm Landscape Center (FP-26-001059). Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately .850 acres, generally located about 400 feet north of the intersection of Little Elm Parkway and FM 423, within Little Elm's Town Limits to create one lot and establish easements.

- Presentation
- Discussion
- Consideration

Location

Located about 400 feet north of the intersection of Little Elm Parkway and FM 423, within Little Elm's Town Limits.

Planning Analysis

The purpose of the replat is to ensure the proposed development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of the 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.

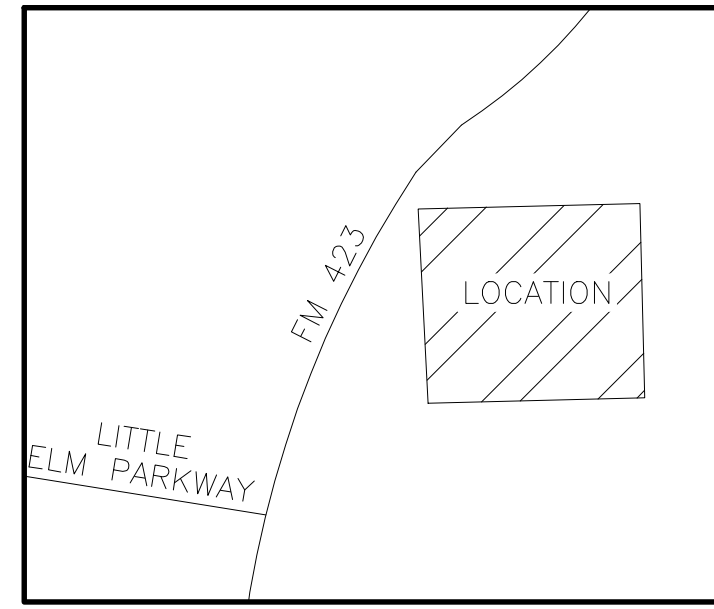
Recommended Action

The applicant is requesting extension until May 21,2026 in order to allow additional time to address Staff comments.

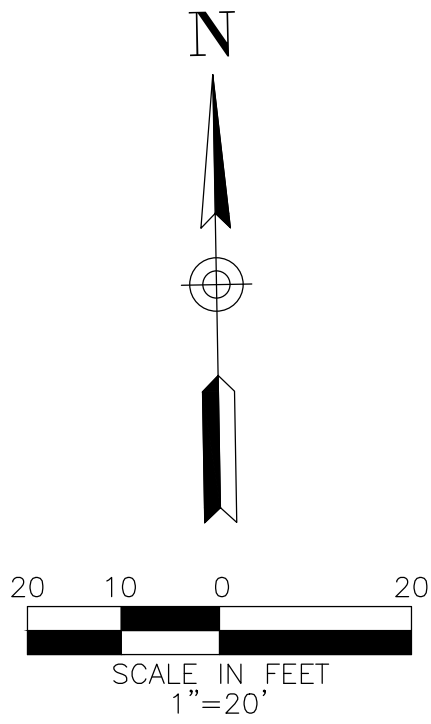
Attachments

Plat Markups

Location Map

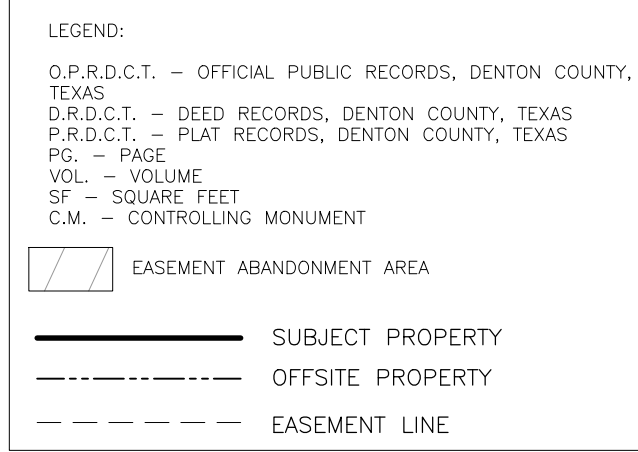


VICINITY MAP
NOT TO SCALE

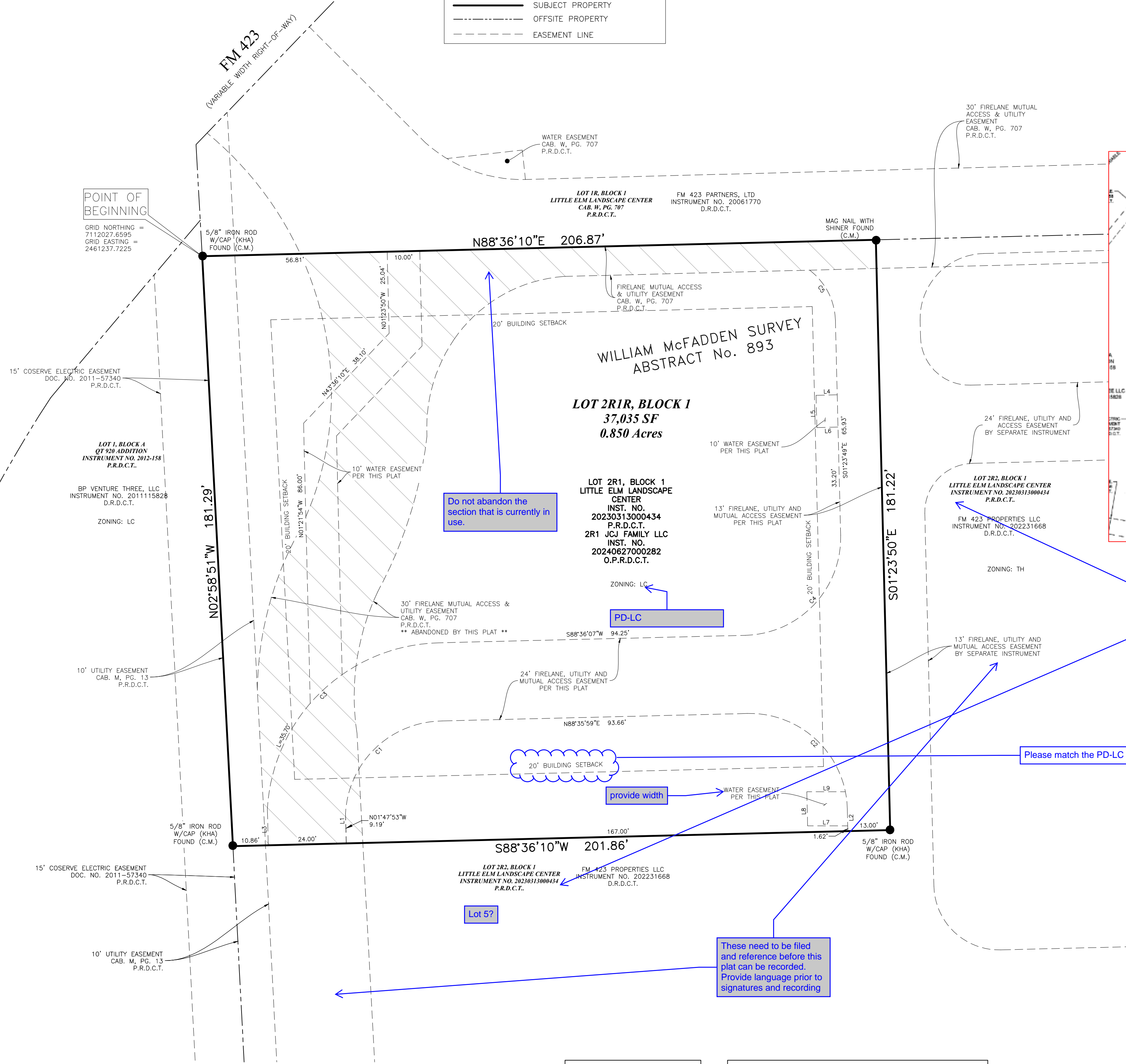


FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48121C0420G, dated April 18, 2011. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



POINT OF BEGINNING
GRID NORTHING = 7112027.6595
GRID EASTING = 2461237.7225



Do not abandon the section that is currently in use.

PD-LC

Confirm as these appear to be different lots with different PD zoning (PD-LC & PD-TH)

Please match the PD-LC

provide width

These need to be filed and reference before this plat can be recorded. Provide language prior to signatures and recording

- GENERAL NOTES
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.000150630.
 - 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.
 - The purpose of this plat is to revise existing easements.
 - This plat does not alter or remove existing deed restrictions, if any, on this property.
 - All Lots comply with the minimum size requirements of the zoning district.
 - Minimum Finished Floor Elevations are at least 2 feet above the 100 year flood plain.
 - 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 and drainage easements will be owned and maintained by the Property Owners Association (POA).

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS: That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

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

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____
STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 2026

Notary Public in and for the State of Texas

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

CERTIFICATE OF REPLAT APPROVAL:

Approved: _____ Date _____

Town Official
Town of Little Elm, Texas

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Replat of B&G ADDITION to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ____ day of _____, 2026 and the Commission, by formal action, then and there accepted the Replat and public works improvements and infrastructure, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

WITNESS by hand this ____ day of _____, 20____

Town Secretary
Town of Little Elm, Texas

Line #	Distance	Bearing
L1	9.20'	N01°21'56"W
L2	6.84'	S01°23'49"E
L3	11.08'	S01°20'50"E
L4	6.50'	S88°36'10"W
L5	9.90'	N01°23'50"W
L6	6.50'	N88°36'10"E
L7	12.32'	N90°00'00"E
L8	10.48'	S01°19'59"E
L9	11.84'	S90°00'00"W

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	45.26'	30.00'	086°26'57"	N46°19'39"E	41.09'
C2	47.12'	30.00'	090°00'23"	S46°23'50"E	42.43'
C3	80.48'	54.00'	085°23'51"	S45°48'06"W	73.24'
C4	47.12'	30.00'	089°59'57"	S43°36'09"W	42.43'
C5	17.94'	20.00'	051°23'40"	N27°05'49"W	17.34'

Maximum height	60'
Minimum front yard setback	10'
Maximum front yard setback	30'
Minimum side yard setback	No minimum
Minimum side yard setback adjacent to residential	20'
Minimum rear yard setback	No minimum
Minimum rear yard setback adjacent to residential	35'
Minimum lot width	50'
Minimum lot area	0.75 acres

Lot numbers on replats shall be noted as follows:
The first replat shall include the letter "R" following the lot number, as "Lot 1R, Block A"
Any subsequent replats shall include a number following the "R," as in "Lot 1R-1, Block A"

Certification of Submitted Information
I hereby certify that the above stated information is included with the accompanying submission materials and is true and accurate to the best of my knowledge. Further, I have included any required conditions for

REPLAT
LOT 2R1R, BLOCK 1
LITTLE ELM
LANDSCAPE CENTER
BEING 0.850 ACRES
OUT OF THE WILLIAM McFADDEN SURVEY
ABSTRACT NUMBER 893
BEING A REPLAT OF LOT 2R1, BLOCK 1 OF
LITTLE ELM LANDSCAPE CENTER
AN ADDITION TO THE TOWN OF LITTLE ELM AS
RECORDED IN INST. NO. 20230313000434, O.P.R.D.C.T.
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS
APRIL 2026

TRAVERSE
LAND SURVEYING LLC
359 Lake Park Road, Suite 102, Lewisville, Texas 75057 T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2026.04.20 Project No.: TR-28-24

Name, address, phone number, and email of owner
Repeat comment. Provide owner information required per the plat checklist
OWNER/DEVELOPER
2R1 JCJ Family LLC
1502 Irion Court
Southlake, Texas 76092

FOR DENTON COUNTY PURPOSES ONLY

Little Elm Landscape Center
(FP-26-001059)
Little Elm, TX 75068

Town of Little Elm
Denton County, Tx

Date: 4/21/2026

Parcel ID - 1016212

Deerwood Dr

Crestridge Dr




Yuma Dr

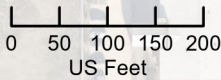
Greenbrook Dr

Dove Creek Dr



1 inch equals
200 feet

-  Subject Property
-  Parcels
-  Town Limits



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.

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



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	REPLAT/Ladera Little Elm Ph 2 (RP-26-001064)
P&Z Hearing	05/07/2026
Council Hearing	N/A
Size	Approximately 34.465 acres
Current Zoning	Planned Development (Single-Family 4)
Proposed Use	Single-Family 4
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	McAdams Engineering
Owner	LE Ladera LLC
Strategic Goal	

Agenda Item

REPLAT/Ladera Little Elm Ph 2 (RP-26-001064). Presentation, discussion, and consideration on a request for approval of a Replat consisting of approximately 34.485 acres, generally located about 1,000 feet south of the intersection of Hill Lane and Oak Grove Parkway, within Little Elm's Town Limits to establish necessary infrastructure to support the future 100 residential units.

- Presentation
- Discussion
- Consideration

Location

Located about 1,000 feet south of the intersection of Hill Lane and Oak Grove Parkway, within Little Elm's Town Limits.

Planning Analysis

The purpose of a Replat is to update the existing plat to record newly established lot lines, easements, and to ensure that the 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 of such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the replat to be recorded with Denton County. This replat establishes the infrastructure to support about 100 residential units in the future.

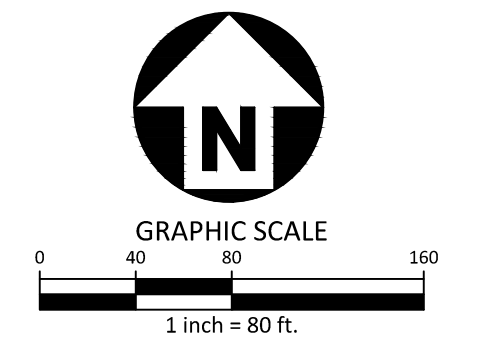
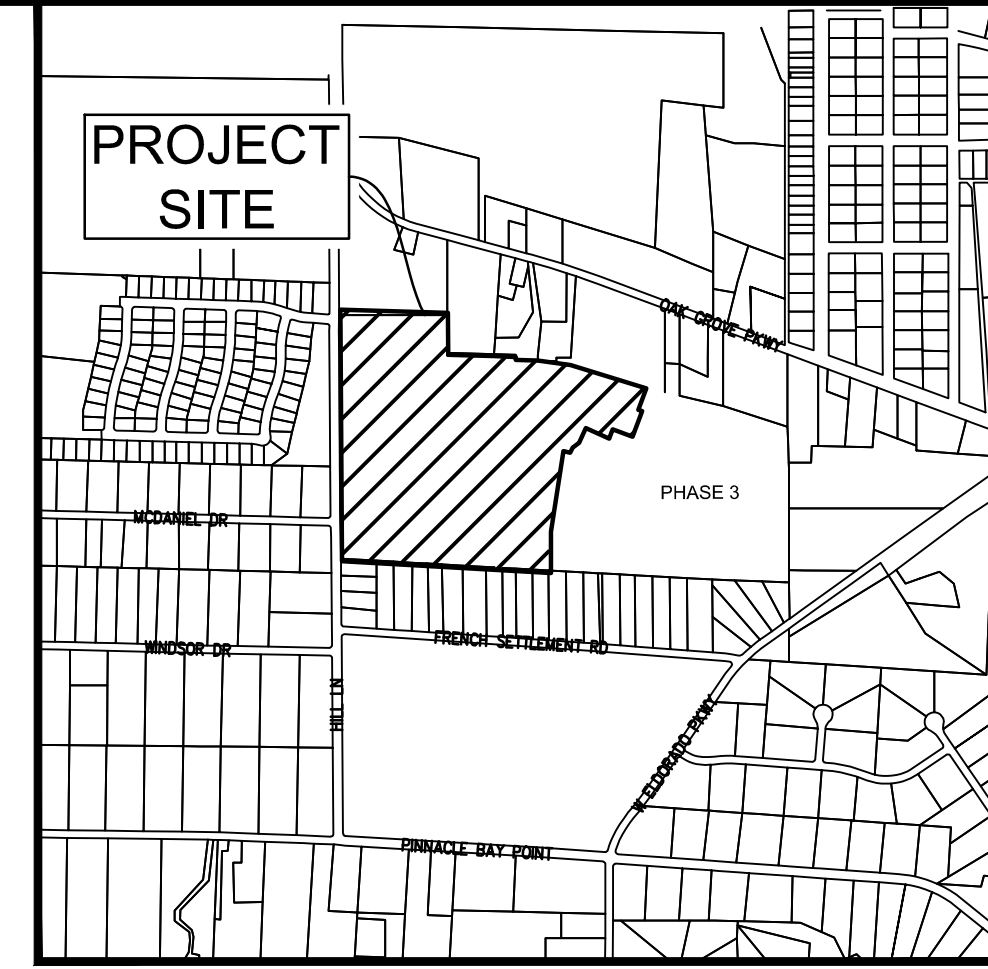
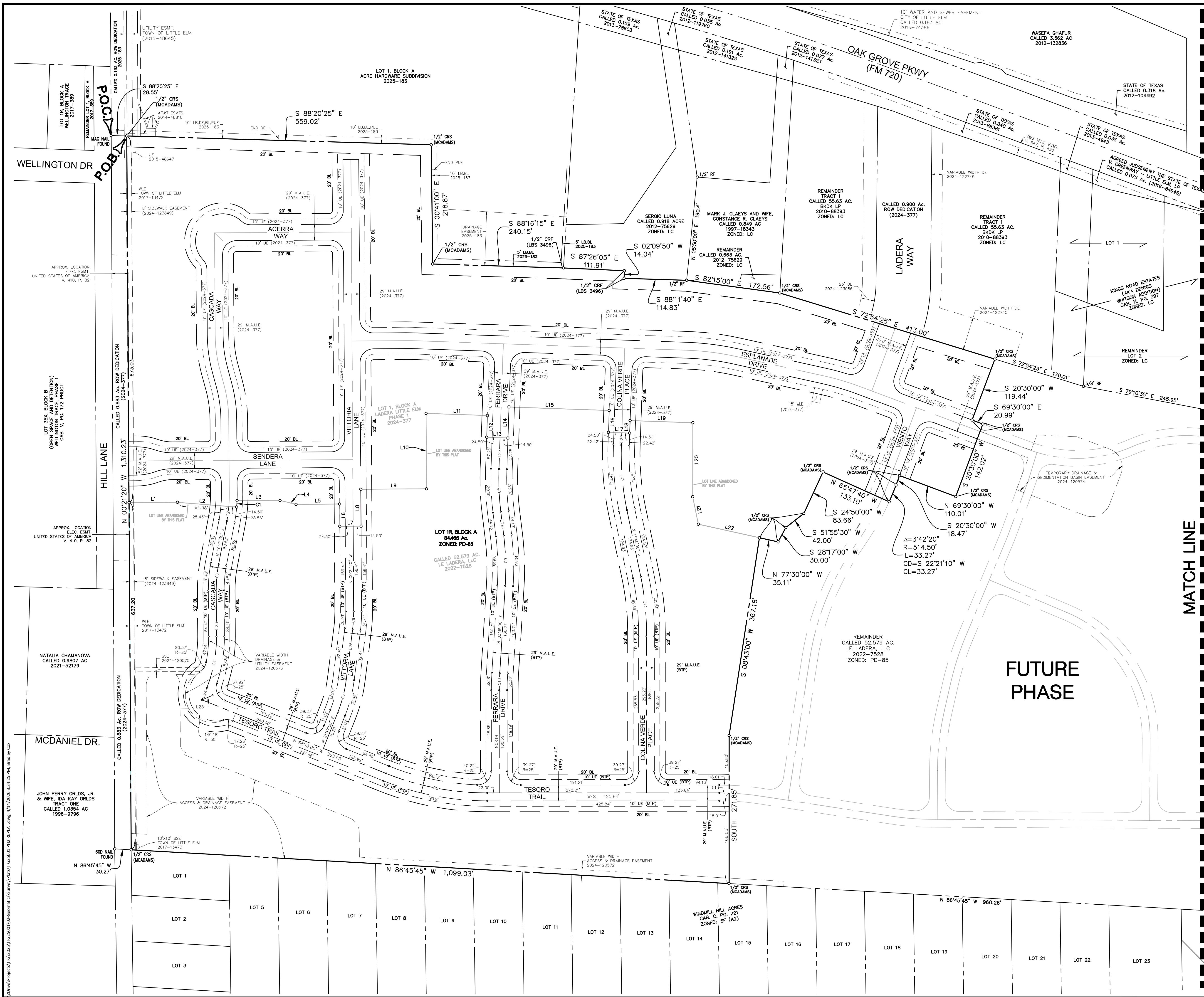
Recommended Action

Staff requests that the Planning and Zoning Commission to approve the plat as presented.

Attachments

Plat

Location Map



LEGEND

- P.O.B. = POINT OF BEGINNING
- RF = REBAR FOUND
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- LB = LANDSCAPE BUFFER
- PUE = PUBLIC DRAINAGE EASEMENT
- DE = DRAINAGE EASEMENT
- SSE = SANITARY SEWER EASEMENT
- UE = UTILITY EASEMENT
- WLE = WATER LINE EASEMENT
- M.A.U.E. = MUTUAL ACCESS, AND UTILITY EASEMENT
- BTP = BY THIS PLAT

PRELIMINARY DOCUMENT:
 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 STOWELL, RPLS 6518 4/14/26

REPLAT
LOT 1R, BLOCK A
LADERA LITTLE ELM, PHASE 1
34.465 ACRES
 DAVID M. CULE SURVEY, ABSTRACT NO. 226
 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

The John R. McAdams Company, Inc.
 4400 State Highway 121, Suite 800
 Lewisville, Texas 75056
 phone 972.436.9712
 fax 972.436.9715
 TBPUS FIRM #
 PE:19762 RPLS:10194440
 www.mcadamsco.com

PROJECT NO.	ITG25001	CHECKED BY	JS	SCALE	1"=80'
FILENAME	PH 2 REPLAT	DRAWN BY	BC	DATE	6.13.2025

OWNER
 LE LADERA LLC
 361 W BRON NELSON BLVD, STE 104
 ROANOKE, TX 76262
 CONTACT: JOHN DELIN
 EM: john@integritygroups.com
 PH: 817.252.4281

SURVEYOR
 JAMES STOWELL, RPLS
 4400 STATE HIGHWAY 121, SUITE 800
 LEWISVILLE, TX 75056
 EMAIL: jstowell@mcadamsco.com
 PH: 972.436.9712

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS WE, LE LADERA, LLC are the owners of all that certain lot, tract or parcel of land situated in the David M. Cule Survey, Abstract Number 226, Town of Little Elm, Denton County, Texas, and being all of that certain called 0.601 tract of land described in deed in favor of LE LADERA, LLC, recorded in Document Number 2021-209077 of the Real Property Records of Denton County, Texas, and being part of that certain called 55.63 acre tract of land described as Tract 1 in deed in favor of Navigators Carson's Crossing, LLC, recorded in Instrument Number 2006-62784 of the Real Property Records of Denton County, Texas, and being part of that certain called 52.579 acre tract of land described in deed in favor of LE LADERA, LLC, recorded in Document Number 2022-7528 of the Real Property Records of Denton County, Texas, and being all of Lot 1, Block A, Ladera Little Elm, Phase 1, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof, recorded in Document Number 2024-377 of the Plat Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at magnetic nail found at the most westerly northwest corner of said 55.63 acre tract, the northwest corner of said 52.579 acre tract and the northwest corner of said Ladera Little Elm, Phase 1, being the southwest corner of Ace Hardware Subdivision, an addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Document Number 2025-183 of the Plat Records of Denton County, Texas, and being in Hill Lane (a public roadway, no record found);

THENCE S 88°20'25" E, 28.55 feet with the north line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Ladera Little Elm, Phase 1 and the south line of said Ace Hardware Subdivision to a 1/2" capped rebar set (MCADAMS) at the northeast corner of a called 0.883 acre right-of-way dedication as evidenced on said Ladera Little Elm, Phase 1 plat, and being the northwest corner of Lot 1, Block A of said Ladera Little Elm, Phase 1, and being the POINT OF BEGINNING;

THENCE S 88°20'25" E, with the north line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Lot 1, Ladera Little Elm, Phase 1 and the south line of said Ace Hardware Subdivision, passing at 0.5 feet the southeast corner of a called 0.193 acre right-of-way dedication as evidenced on the plat of said Ace Hardware Subdivision and the most westerly southwest corner of Lot 1, Block A of said Ace Hardware Subdivision, continuing with the south line of said Lot 1 of Ace Hardware Subdivision a total distance of 559.02 feet to a 1/2" capped rebar set (MCADAMS) at a salient corner in the northerly line of said Lot 1, Ladera Little Elm, Phase 1 and a reentrant corner in the south line of said Lot 1, Ace Hardware Subdivision;

THENCE S 00°41'00" E, 218.87 feet continuing with the northerly line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Lot 1, Ladera Little Elm, Phase 1 and the south line of said Lot 1, Ace Hardware Subdivision to a 1/2" capped rebar set (MCADAMS) at a reentrant corner in the northerly line of said Lot 1, Ladera Little Elm, Phase 1 and the most southerly southwest corner of said Lot 1, Ace Hardware Subdivision;

THENCE S 88°16'15" E, 240.15 feet continuing with the northerly line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Lot 1, Ladera Little Elm, Phase 1 and the south line of said Lot 1, Ace Hardware Subdivision to a 1/2" capped rebar found (LBS 3496) at the southeast corner of said Lot 1, Ace Hardware Subdivision, being the southwest corner of that certain called 0.918 acre tract of land described in deed in favor of Sergio Luna, recorded in Document Number 2012-75629 of the Real Property Records of Denton County, Texas;

THENCE S 87°26'05" E, 111.91 feet continuing with the northerly line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Lot 1, Ladera Little Elm, Phase 1 and the south line of said 0.918 acre tract to a 1/2" capped rebar found (LBS 3496) at a reentrant corner in the south line of said 0.918 acre tract;

THENCE S 02°09'50" W, 14.04 feet continuing with the northerly line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Lot 1, Ladera Little Elm, Phase 1 and the south line of said 0.918 acre tract to a 1/2" capped rebar found (LBS 3496) at a salient corner in the south line of said 0.918 acre tract;

THENCE S 88°11'40" E, 114.83 feet continuing with the northerly line of said 55.63 acre tract, the north line of said 52.579 acre tract, the north line of said Lot 1, Ladera Little Elm, Phase 1 and the south line of said 0.918 acre tract to a 1/2" rebar found at the southeast corner of said 0.918 acre tract, and being the southwest corner of that certain called 0.849 acre tract of land described in deed in favor of Mark J. Claeys and wife, Constance R. Claeys, recorded in Document Number 1997-18343 of the Real Property Records of Denton County, Texas, from which a 1/2" rebar found at the most westerly northwest corner of said 0.849 acre tract bears N 05°50'00" E, 190.4 feet and being the northwest corner of that certain called 0.663 acre tract of land described in deed in favor of Mark Claeys and wife, Constance Claeys recorded in Document 1999-29032 of the Real Property Records of Denton County, Texas, and being the northwest corner of the aforementioned 0.601 acre tract;

THENCE S 82°15'00" E, 172.56 feet continuing with the northerly line of said Lot 1, Ladera Little Elm, Phase 1 and the north line of said 0.601 acre tract to a 1/2" capped rebar set (MCADAMS) at the northeast corner of said 0.601 acre tract;

THENCE S 72°54'25" E, continuing with the northerly line of said Lot 1, Ladera Little Elm, Phase 1 and the north line of said 52.579 acre tract, passing at 171.32 feet the southwest corner of a certain called 0.900 acre right-of-way dedication as evidenced by said Ladera Little Elm, Phase 1 plat, continuing with the south line thereof, passing at 271.45 feet the southeast corner thereof, continuing a total distance of 413.00 feet to a 1/2" capped rebar set (MCADAMS) at the northeast corner of said Lot 1, Ladera Little Elm, Phase 1;

THENCE with the easterly and southerly line of said Lot 1, Ladera Little Elm, Phase 1, the following:

- S 20°30'00" W, 119.44 feet to a 1/2" capped rebar set (MCADAMS);
S 69°30'00" E, 20.99 feet to a 1/2" capped rebar set (MCADAMS);
S 20°30'00" W, 142.02 feet to a 1/2" capped rebar set (MCADAMS);
N 69°30'00" W, 110.01 feet to a 1/2" capped rebar set (MCADAMS);
S 20°30'00" W, 18.47 feet to a 1/2" capped rebar set (MCADAMS) at the beginning of a curve to the right;

with the arc of said curve to the right having a radius of 514.50', a central angle of 3°42'20" and an arc length of 33.27 feet, whose chord bears S 22°21'10" W, 33.27 feet to a 1/2" capped rebar set (MCADAMS);

N 65°47'40" W, 133.10 feet to a 1/2" capped rebar set (MCADAMS);

S 24°50'00" W, 83.66 feet to a 1/2" capped rebar set (MCADAMS);

S 51°55'30" W, 42.00 feet to a 1/2" capped rebar set (MCADAMS);

S 28°17'00" W, 30.00 feet to a 1/2" capped rebar set (MCADAMS);

N 77°30'00" W, 35.11 feet to a 1/2" capped rebar set (MCADAMS);

THENCE S 08°43'00" W, 367.18 feet to a 1/2" capped rebar set (MCADAMS);

THENCE South, 271.85 feet to a 1/2" capped rebar set (MCADAMS) on the south line of said 55.63 acre tract, the south line of said 52.579 acre tract and the north line of Windmill Hill Acres, an addition to Denton County, Texas, according to the plat thereof recorded in Cabinet C, Page 221 of the Plat Records of Denton County, Texas;

THENCE N 86°45'45" W, 1,099.03 feet with the south line of said 55.63 acre tract, the south line of said 52.579 acre tract and the north line of said Windmill Hill Acres to a 1/2" capped rebar set (MCADAMS) at the southeast corner of the aforementioned 0.883 acre right-of-way dedication, from which a 60D nail found at the southwest corner of said 55.63 acre tract, the southwest corner of said 52.579 acre tract, the southwest corner of said 0.883 acre right-of-way dedication and the northwest corner of said Wind Mill Acres bears N 86°45'45" W, 30.27 feet;

THENCE N 00°21'20" W, with the east line of said 0.883 acre right-of-way dedication, passing at a distance of 637.20 feet the southwest corner of said Lot 1, continuing with the west line thereof a total distance of 1,310.23 feet to the POINT OF BEGINNING and containing approximately 34.465 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THE PRESENTS: THAT WE, LE LADERA, LLC, hereby adopt this plat designating herein described property as LADERA LITTLE ELM, PHASE 2, and do 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 plot and to implement the requirements of the plotting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

BY: LE LADERA, LLC JOHN DELIN DATE STATE OF TEXAS § COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared JOHN DELIN, 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 ___, 2026.

Notary Public, State of Texas My commission expires the ___ day of ___, 2026.

CERTIFICATE OF FINAL PLAT APPROVAL

Approved Town Official Town of Little Elm, Texas Date

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the ___ day of ___, 2026, 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 ___, 2026. Town Secretary Town of Little Elm, Texas

SURVEYOR NOTES:

- 1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83, distances are surface with a combined scale factor of 1.00014904335.
2. According to Community/Panel No. 48121C0415G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within unshaded Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
3. No flood zone area analysis has been performed by MCADAMS on the subject property.
4. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
5. Field work performed during the month of February, 2025.
6. The purpose of this Replat is to create the necessary easements for development purposes.
7. Maintenance and upkeep of the Retaining Walls is the responsibility of the Condo Association.

TOWN NOTES:

- 1. 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
2. Drainage from remainder tract and future phases is deemed private and all infrastructure serving this lot and any future lot associated with the Ladera development shall be owned and maintained by the Condo Association.
3. All lots comply with the minimum size requirements of the zoning district.
4. This property may be subject to charges related to impact fees and the applicant should contact the Town regarding any applicable fees due.
5. This plot does not alter or remove existing deed restrictions, if any, on this property.
6. All common areas to be maintained by the Condo Association.
7. All M.A.U.E.'s to be maintained by the Condo Association.
8. Minimum Finished Floor elevations are at least 2 feet above the 100 year flood plain.

BENCHMARK NOTES:

- 1. TBM Box Cut with "+" in the center of an existing storm headwall 28' ± southwest from an existing storm inlet manhole located on the south side of Oak Grove Parkway, 222' ± southeast from the most northerly property corner of subject property.
N: 7111589.047
E: 2435467.003
Elevation: 585.10'
2. TBM "+" set in the northeast corner of a storm headwall located at the southwest corner of the intersection of Hill Lane & Wellington Drive, 30' ± southeast from an existing road sign.
N: 7111515.890
E: 2434824.546
Elevation: 577.10'
3. TBM Box Cut with "+" at the southwest corner of an existing storm inlet on the southeast corner of the intersection of Hill Lane & French Settlement Road.
N: 7109895.423
E: 2434824.111
Elevation: 564.10'
4. Little Elm GPS Benchmark #8 - Located on the west side of W. Eldorado Parkway, on the north side of the Town of Little Elm West Eldorado Lift Station.
N: 7110571.118
E: 2438159.635
Elevation: 550.90' (Called 551.35')

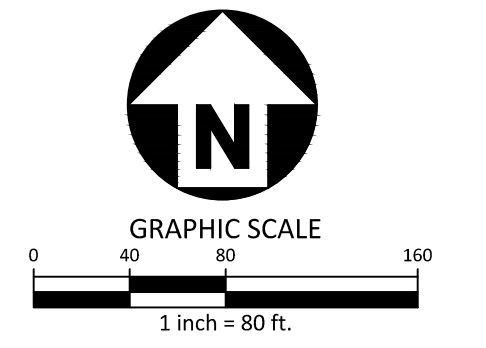
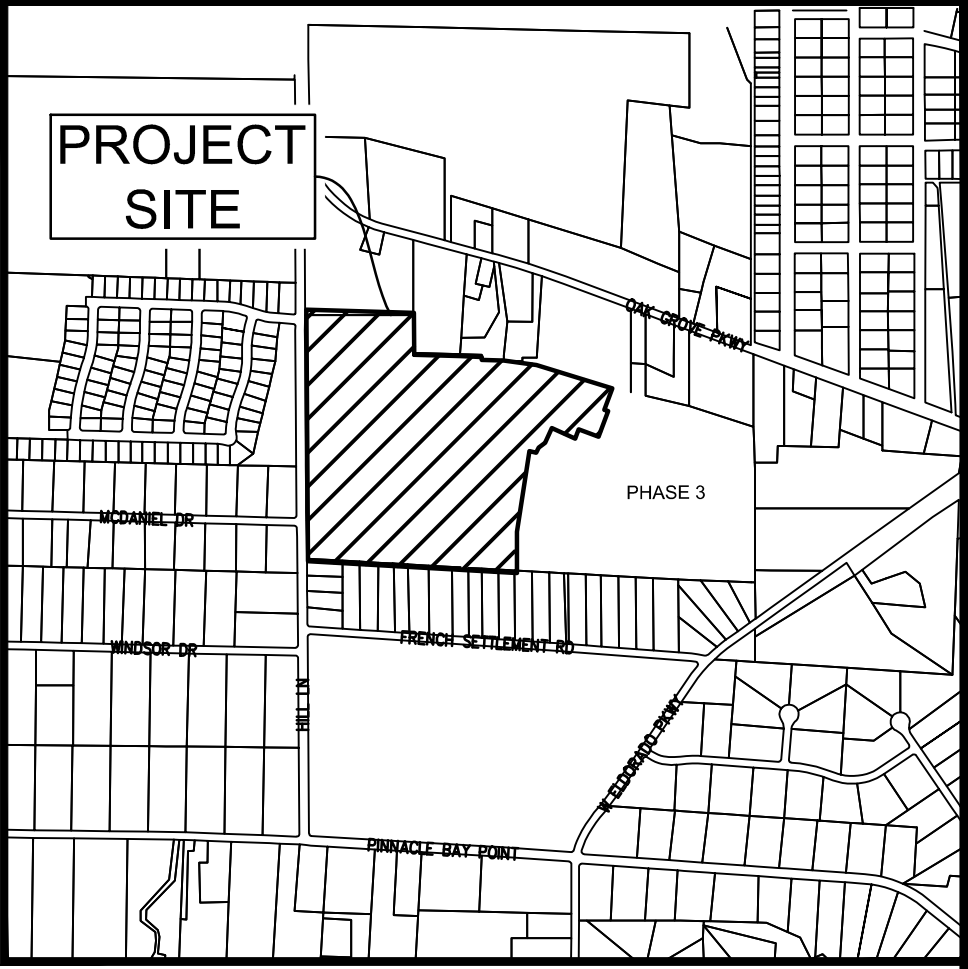
LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L1 through L15.

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows L16 through L29.

CURVE TABLE table with columns: CURVE, RADIUS, DELTA ANGLE, ARC LENGTH, LONG CHORD. Rows C1 through C13.

DENSITY TABLE table with columns: UNITS, ACRES, DENSITY. Row 174.

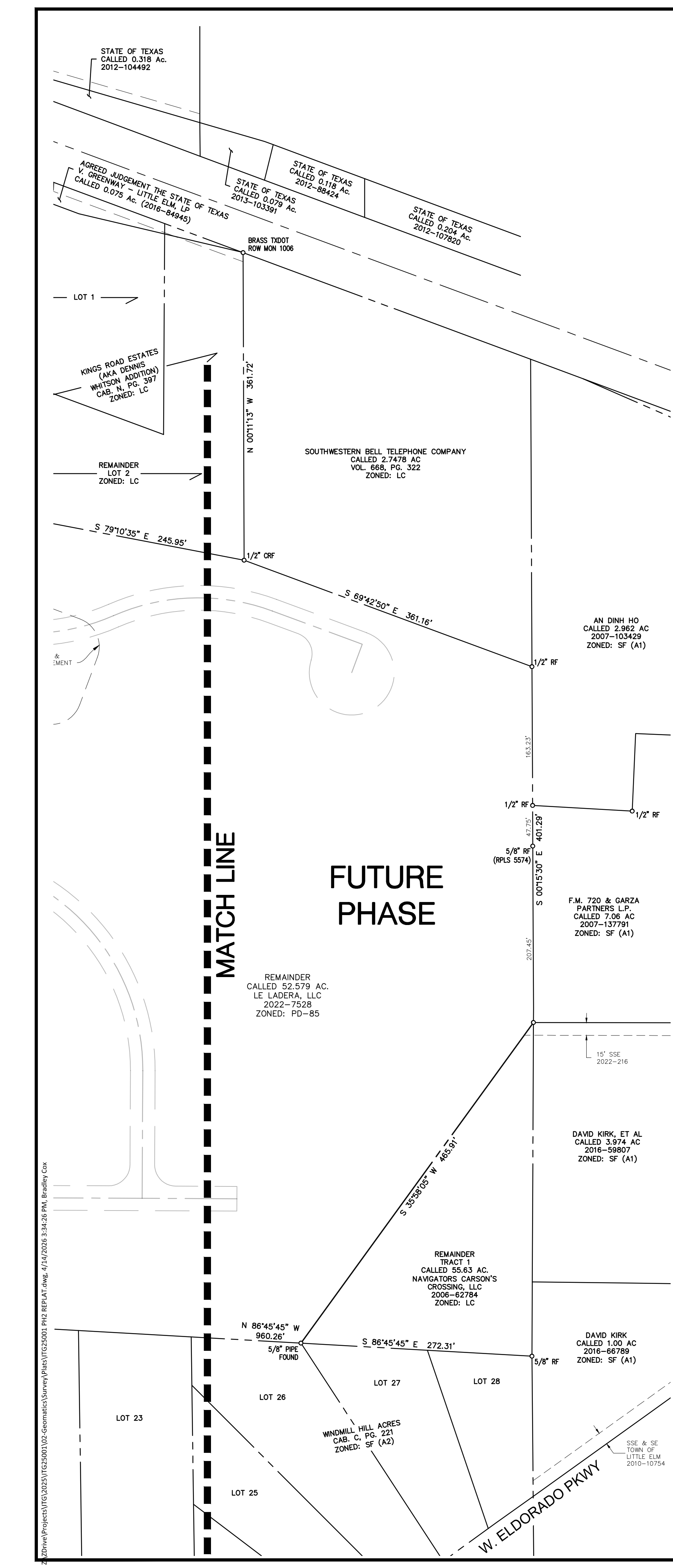
LOT TABLE table with columns: LOT, ACRES. Rows 1R, TOTAL.



- LEGEND: P.O.B. = POINT OF BEGINNING, RF = REBAR FOUND, CRF = CAPPED REBAR FOUND, BL = BUILDING LINE, LB = LANDSCAPE BUFFER, PUE = PUBLIC DRAINAGE EASEMENT, DE = DRAINAGE EASEMENT, SSE = SANITARY SEWER EASEMENT, UE = UTILITY EASEMENT, WLE = WATER LINE EASEMENT, M.A.U.E. = MUTUAL ACCESS, AND UTILITY EASEMENT, BTP = BY THIS PLAT

MATCH LINE

FUTURE PHASE



REPLAT LOT 1R, BLOCK A LADERA LITTLE ELM, PHASE 1 34.465 ACRES DAVID M. CULE SURVEY, ABSTRACT NO. 226 TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

McADAMS logo and contact information for The John R. McAdams Company, Inc.

Table with columns: PROJECT NO., FILENAME, CHECKED BY, DRAWN BY, SCALE, DATE.

OWNER: LE LADERA, LLC
SURVEYOR: JAMES STOWELL, RPLS
Notary Public, State of Texas

Ladera Ph 2
(RP-26-001064)
Little Elm, TX 75068

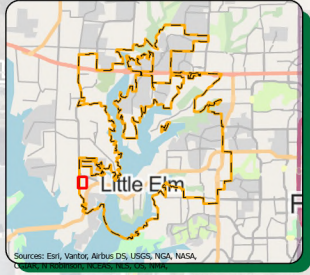
Town of Little Elm
Denton County, Tx
Date: 4/21/2026



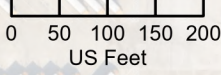
McDaniel Dr

TESORO TRAIL

Settlement Rd



1 inch equals
200 feet



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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	PUBLIC HEARING/ The Shops at Paloma Creek (PD-26-000039)
P&Z Hearing	05/07/2026
Council Hearing	June 16, 2026
Size	Approximately 17.55 acres
Current Zoning	Light Commercial
Proposed Use	Planned Development (Light Commercial Base)
Existing Use	Vacant
Future Land Use Plan Designation	Retail/Commercial
Applicant	Dynamic Engineering Consultants, PC
Owner	Disw Properties, LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Shops at Paloma Creek Planned Development (PD-26-000039). Presentation, public hearing, discussion, and recommendation on a request to rezone approximately 17.55 acres of land, currently zoned Light Commercial (LC), generally located southwest of the intersection of Highway US 380 and South Paloma Creek Boulevard, within the Town of Little Elm Limits, to establish a new Planned Development (PD) district based on the Light Commercial (LC) District, with modified uses and development standards, in order to allow for a phased commercial development inclusive of restaurant, retail, office, medical, and drive-thru uses.

- Presentation
- Open Public Hearing
- Close Public Hearing
- Discussion
- Recommendation

Location

Located southwest of the intersection of Highway US 380 and South Paloma Creek Boulevard, within the Town of Little Elm Limits.

Planning Analysis

The item is being tabled at this time to allow the applicant an opportunity to submit revised plans addressing outstanding comments.

Recommended Action

Staff requests that the item be tabled to the May 21, 2026 regular Planning and Zoning meeting to allow time for updated plans addressing outstanding comments.

Attachments

Site Plan

Location Map

Shops at Paloma Creek
Planned Development
(PD-26-000039)

Town of Little Elm
Denton County, Tx

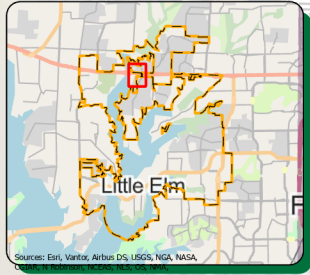
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Parcel ID - PID-38759

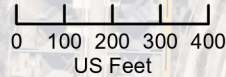
Parcel ID - PID-1055570

Parcel ID - PID-1085411

Parcel ID - PID-1085412



1/2 inch equals
200 feet



- Subject Property
- 200' Buffer
- Parcels
- Town Limits

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TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	PUBLIC HEARING/ Zoning Map Amendment - Lakeside Village
P&Z Hearing	05/07/2026
Council Hearing	June 2,2026
Size	Approximately 9.40 acres
Current Zoning	Planned Development (Townhome Base)
Proposed Use	Townhomes
Existing Use	Vacant
Future Land Use Plan Designation	Neighborhood
Applicant	Town of Little Elm
Owner	MOHRBACHER, CHERYL DIANE REVOCABLE LIVING TRUST & Town of Little Elm
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Zoning Map Amendment - Lakeside Village. Presentation, Public Hearing, Discussion, and Recommendation for a Town-initiated request to amend the Future Land Use Plan (FLUP), currently Neighborhood designation to Mixed Residential designation, generally located at the intersection of West Eldorado Parkway and Oak Grove Parkway, within Little Elm’s town limits, in order to align more closely with the recent zoning change through Ordinance No.1838, approved during the April 7,2026 Town Council meeting.

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

Location

Located at the intersection of West Eldorado Parkway and Oak Grove Parkway, within Little Elm’s town limits.

Planning Analysis

The subject property is currently vacant, undeveloped land, consisting of 9.4 acres. On April 7, 2026, Council approved Ordinance No. 1838 to rezone the subject property from Agriculture (AG) to Planned Development district with a Townhome base zoning. The proposal consists of 75 alley-served, two-story, owner-occupied townhomes.?

The Town is initiating a Future Land Use Plan amendment to change the designation of the subject property from Neighborhood to Mixed Residential. The Neighborhood designation supports a density of 3 to 6 dwelling units per acre, while the Mixed Residential designation supports 6 to 10 dwelling units per acre. The proposed Lakeside Village development includes a density of 8 dwelling units per acre, which exceeds the density identified in the West Side Study that currently guides the Future Land Use Plan designation for this area.

This amendment is limited to the Future Land Use Plan and does not alter the property's current zoning classification or applicable development standards. All future development will remain subject to the Town's established review procedures and regulatory requirements.

Recommended Action

Staff recommend that the Planning and Zoning Commission approve the proposed Future Land Use Map amendment as proposed.

Attachments

Exhibit



Proposed FLUP Amendment Neighborhood to Mixed Residential

Town of Little Elm
Denton County, Tx

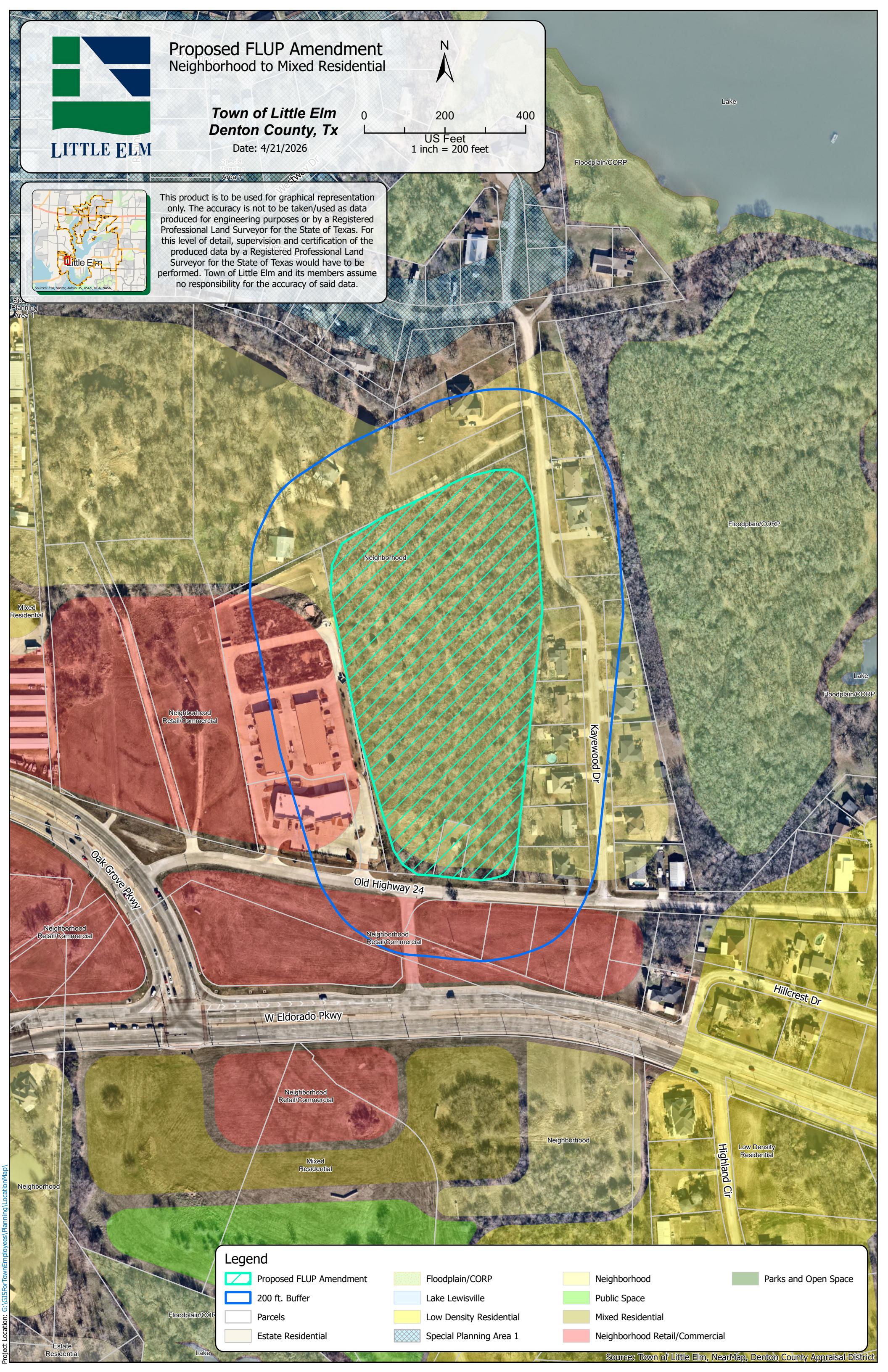
Date: 4/21/2026



0 200 400
US Feet
1 inch = 200 feet



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Legend			
	Proposed FLUP Amendment		Floodplain/CORP
	200 ft. Buffer		Lake Lewisville
	Parcels		Low Density Residential
	Estate Residential		Mixed Residential
	Special Planning Area 1		Neighborhood Retail/Commercial
	Neighborhood		Parks and Open Space
	Public Space		



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	PUBLIC HEARING/ Zoning Map Amendment - Cook Children's FM 423
P&Z Hearing	05/07/2026
Council Hearing	June 2,2026
Size	Approximately 1.38 Acres
Current Zoning	Light Commercial
Proposed Use	N/A
Existing Use	Medical Offices
Future Land Use Plan Designation	Flood Plain / CORP
Applicant	Town of Little Elm
Owner	SINGLE TENANT REALTY III LTD
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Zoning Map Amendment - Cook Children's FM 423. Presentation, Public hearing, discussion, and take action on a recommendation regarding a Town-initiated request to amend the Future Land Use Plan (FLUP), currently Floodplain/CORP designation to Retail/Commercial designation, generally located about 900 feet south of the intersection of Little Elm Parkway and FM 423, within Little Elm’s town limits, in order to align more closely with the by-right development of a commercially-zoned property.

- Presentation
- Open Public Hearing
- Receive Public Hearing
- Close Public Hearing
- Discussion
- Recommendation

Location

Located about 900 feet south of the intersection of Little Elm Parkway and FM 423, within Little Elm’s town limits.

Planning Analysis

The subject property is currently developed with two medical office buildings on approximately 1.38 acres and is zoned Light Commercial (LC) District. The Light Commercial District is intended to accommodate a range of office, retail, and service-oriented uses that are compatible with surrounding development patterns. The existing medical office development was established by right, meaning the project complied with all applicable zoning, site development, and design standards of the Light Commercial District at the time of approval and did not require any discretionary zoning actions beyond standard permitting processes.

The Town is initiating a Future Land Use Plan amendment to change the designation of the subject property from Floodplain/Corp to Retail/Commercial.

This amendment is a change to the Future Land Use Plan only. It does not remove any environmental protection or change floodplain regulations. Any future development on the property will still be required to complete engineering reviews, drainage studies, floodplain permitting, and obtain any necessary federal approvals. This amendment simply updates the long-term vision for the property to allow for potential commercial development in the future.

Overall, this Town-initiated amendment is intended to proactively align the Future Land Use Plan with current conditions, infrastructure availability, and anticipated growth patterns.

Recommended Action

Staff recommend that the Planning and Zoning Commission approve the proposed Future Land Use Plan amendment.

Attachments

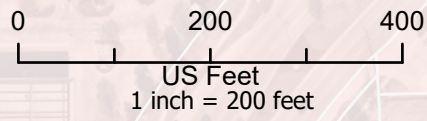
Exhibit



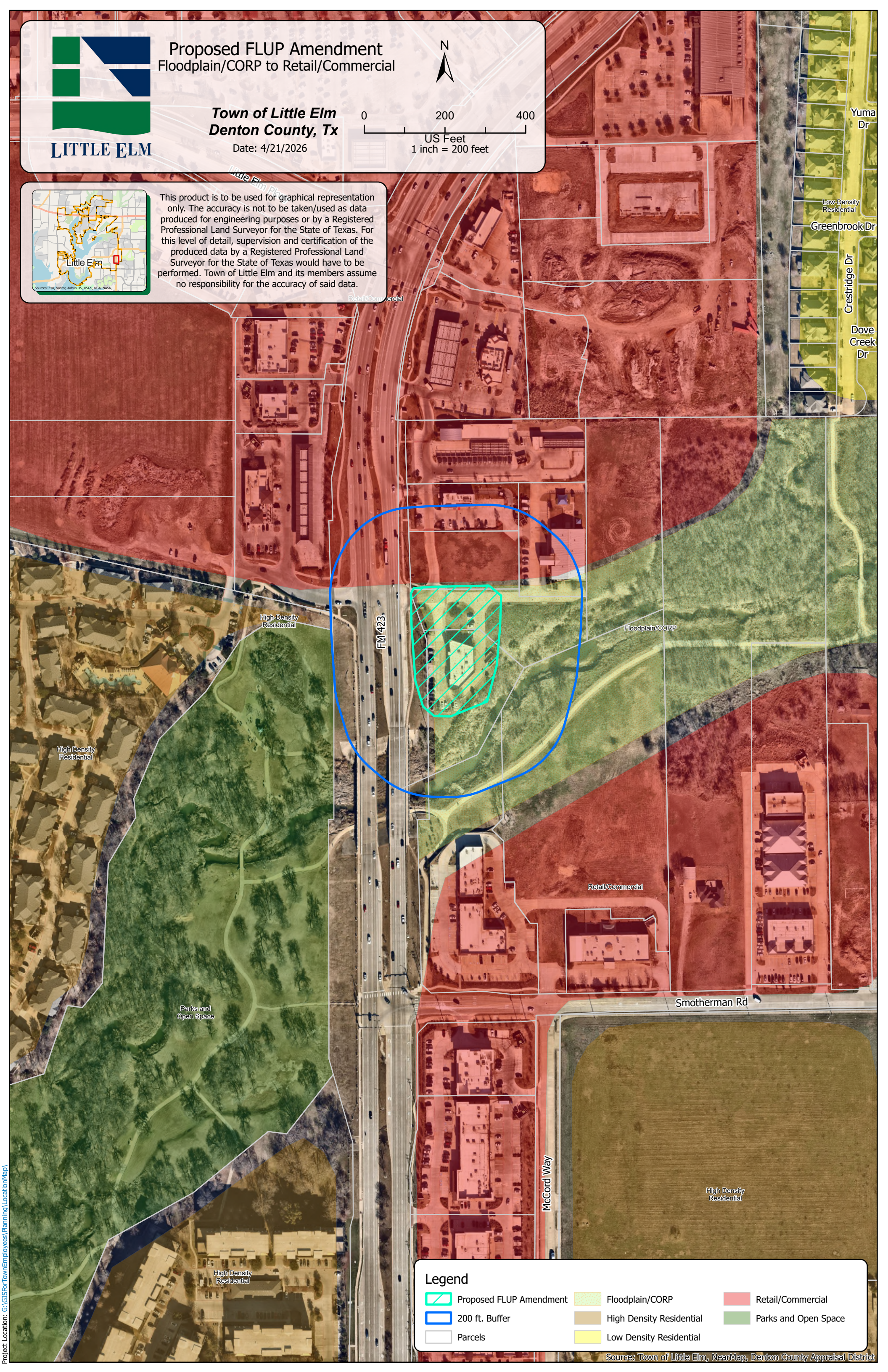
Proposed FLUP Amendment Floodplain/CORP to Retail/Commercial

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

Date: 4/21/2026



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Legend

Proposed FLUP Amendment	Floodplain/CORP	Retail/Commercial
200 ft. Buffer	High Density Residential	Parks and Open Space
Parcels	Low Density Residential	



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

05/07/2026

OVERVIEW

Project	PUBLIC HEARING/ Zoning Map Amendment - Lakesfront District
P&Z Hearing	05/07/2026
Council Hearing	N/A
Size	N/A
Current Zoning	Light Commercial
Proposed Use	N/A
Existing Use	Vacant and Retail
Future Land Use Plan Designation	Retail/Commercial
Applicant	Town of Little Elm
Owner	N/A
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Zoning Map Amendment – Lakesfront District. Presentation, Public hearing, discussion, and take action on a Town-initiated request to amend the Future Land Use Plan (FLUP), currently Retail to Lakesfront District designation, for properties generally located on the Eldorado Corridor within Little Elm’s town limits, in order to align more closely with the Small Area Plan for the expansion of the Lakesfront District, approved through Ordinance No. 1838, during the September 2, 2025 Town Council meeting.

- Presentation
- Open Public Hearing
- Public Hearing
- Close Public Hearing
- Discussion
- Recommendation

Location

Located on the Eldorado Corridor within Little Elm’s town limits.

Planning Analysis

The subject property comprises a mix of developed and undeveloped land divided into two segments along the Eldorado Corridor. The properties are currently zoned Light Commercial (LC) District.

On September 2, 2025, the Town Council approved Ordinance No. 1838, adopting the Lakefront District Small Area Plan, which expanded the Lakefront District to span from Hart Road to the east and the Little Elm Bridge to the west. This plan is intended to further the vision of a pedestrian-oriented lakefront, serving as the Town's civic and cultural focal point, and establishes clear vision, guiding principles, and development standards to direct future growth and redevelopment of this area.

At this time, the Town is initiating a Future Land Use Plan amendment to change the designation of the subject properties from Retail/Commercial to Lakefront District, in order to align with the adopted Lakefront District Small Area Plan.

This amendment is limited to the Future Land Use Plan and does not alter the property's current zoning classification or applicable development standards. All future development will remain subject to the Town's established review procedures and regulatory requirements.

Overall, this Town-initiated amendment is intended to proactively align the Future Land Use Plan with current conditions, infrastructure availability, and anticipated growth patterns. This amendment simply updates the long-term vision for the property to allow for potential development in the Lakefront District in the future.

Recommended Action

Staff recommend that the Planning and Zoning Commission approve the proposed Future Land Use Map amendment as proposed.

Attachments

Hillside to Hart Map

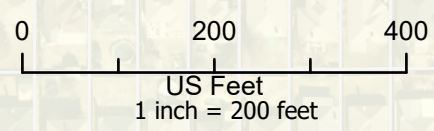
Lobo Map



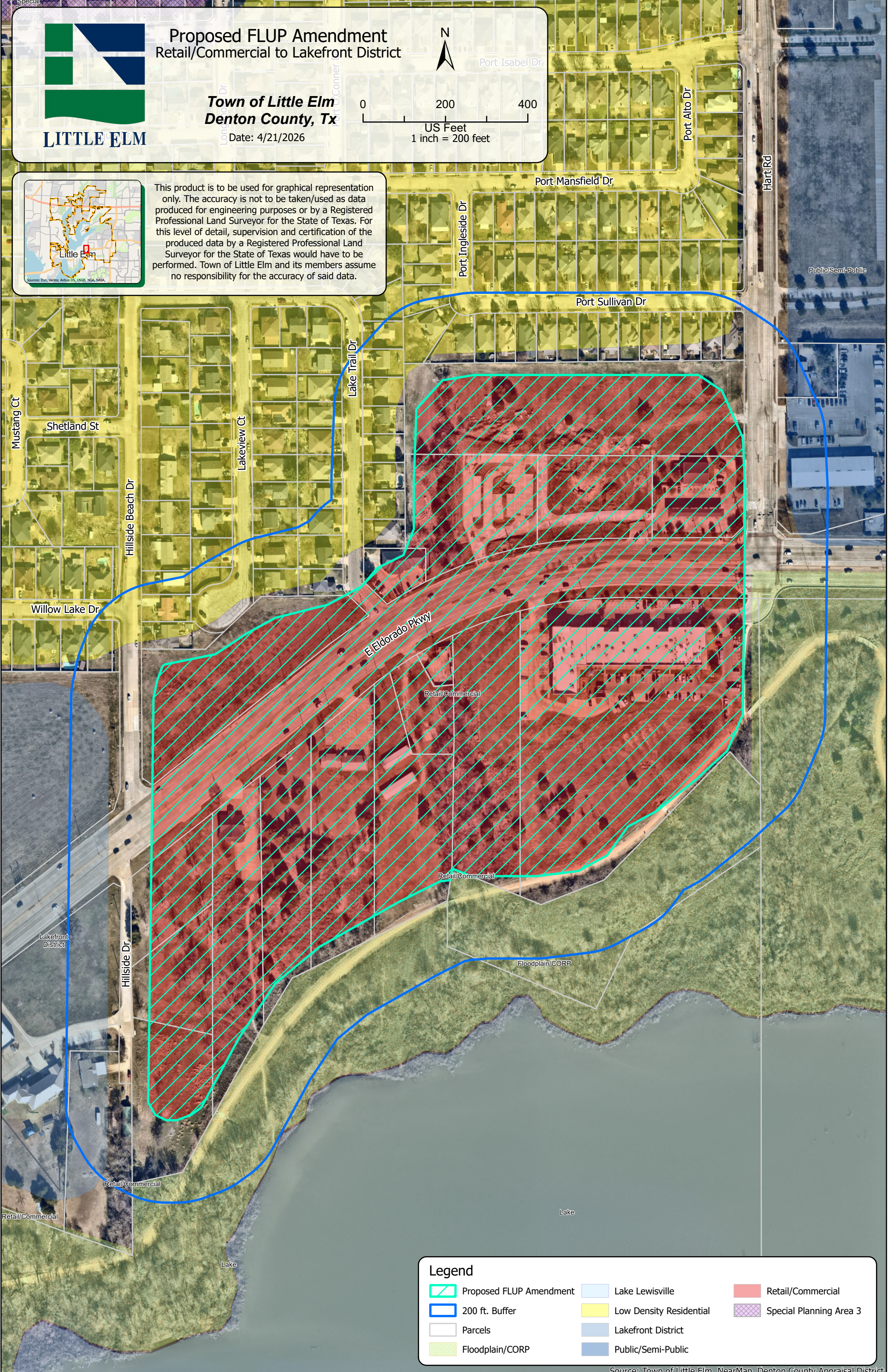
Proposed FLUP Amendment Retail/Commercial to Lakefront District

Town of Little Elm
Denton County, Tx

Date: 4/21/2026



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Legend

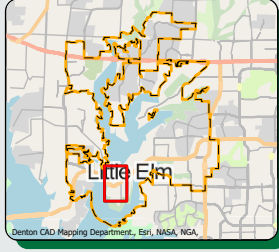
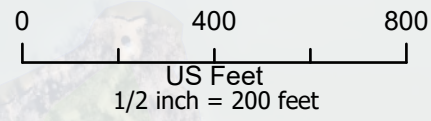
Proposed FLUP Amendment	Lake Lewisville	Retail/Commercial
200 ft. Buffer	Low Density Residential	Special Planning Area 3
Parcels	Lakefront District	
Floodplain/CORP	Public/Semi-Public	



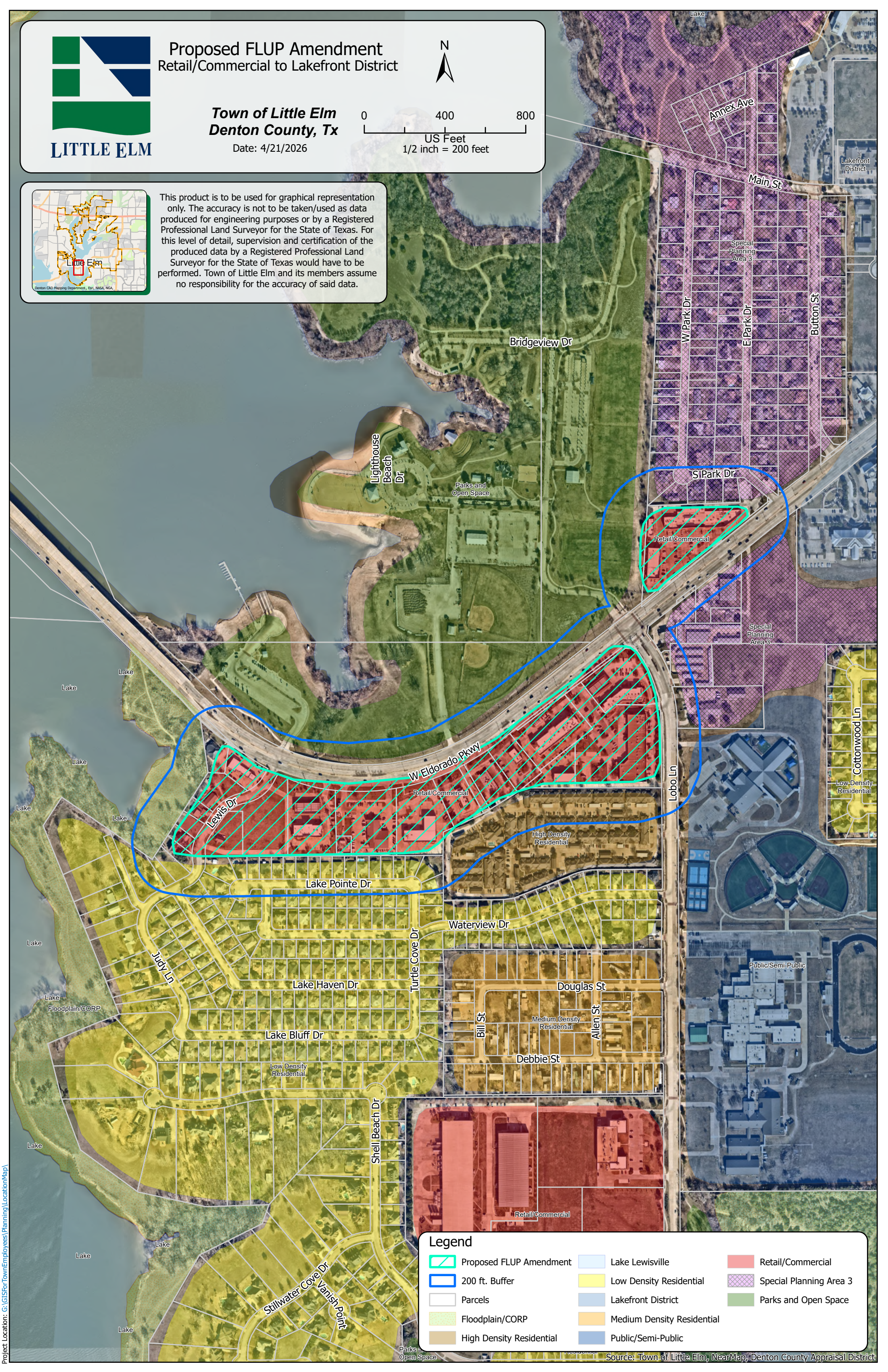
Proposed FLUP Amendment Retail/Commercial to Lakefront District

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

Date: 4/21/2026



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Legend

- | | | |
|--------------------------|----------------------------|-------------------------|
| Proposed FLUP Amendment | Lake Lewisville | Retail/Commercial |
| 200 ft. Buffer | Low Density Residential | Special Planning Area 3 |
| Parcels | Lakefront District | Parks and Open Space |
| Floodplain/CORP | Medium Density Residential | |
| High Density Residential | Public/Semi-Public | |