

Notice Regarding Public Participation and Planning & Zoning Commission/Town Staff Attendance

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

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

Individuals who wish to speak to the Commission directly must register prior to the meeting. If you have any questions, please email stittle@littleelm.org.

Note: A physical quorum of the P&Z Commission may not be present during the meeting as some Commissioners may choose to participate in the meeting remotely as permitted by Governor Abbott's suspension of various statutes that may be interpreted to require face-to-face interaction between members of the public and public officials.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

June 17, 2021

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. **6:30 PM Work Session**

- a. West Side Study Presentation & Update

2. **7:00 PM Regular Meeting**

3. Roll Call

4. Discuss and take action regarding the approval of the June 3, 2021 regular Planning & Zoning Commission meeting minutes.

5. **REPLAT/Castleridge Phase One, Lots 24R1 & 24R2, Block I (RP-21-02084).** Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 24R1 & 24R2, Block I on approximately 0.166 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located at the southwest corner of Misty Way and Woodgrove Drive, within Little Elm's town limits.

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

6. **REPLAT/Castleridge Phase One, Lots 14R1 & 14R2, Block F (RP-21-02085).** Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 14R1 & 14R2, Block F on approximately 0.156 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the west side of Castleridge Drive, approximately 353 feet north of Melody Lane, within Little Elm's town limits.

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

7. **REPLAT/Castleridge Phase One, Lots 13R1 & 13R2, Block K (RP-21-02086).** Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 13R1 & 13R2, Block K on approximately 0.158 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the east side of Woodgrove Drive, approximately 16 feet south of Misty Way, within Little Elm's town limits.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
8. **REPLAT/Castleridge Phase One, Lots 16R1 & 16R2, Block F (RP-21-02087).** Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 16R1 & 16R2, Block F on approximately 0.154 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the west side of Castleridge Drive, approximately 469 feet north of Melody Lane, within Little Elm's town limits.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
9. **PUBLIC HEARING/RTI Planned Development Amendment (21-PD-012).** Public hearing, discussion, and take action on a recommendation regarding a request to amend existing Planned Development-Light Industrial District (PD-LI), though Ordinance No. 890, as amended by Ordinance No. 1563, in order to allow the expansion of existing Retractable Technologies, Inc. (RTI) Building 1, on approximately 34.31 acres of land, generally located on the west side of Lobo Lane, approximately 175 feet south of Debbie Street, within Little Elm's town limits.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation
10. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
 - a. "What's Coming" - Economic Development
11. **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 June 11th, 2021, 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.

Salena Tittle - Planner



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/17/2021

OVERVIEW

Project	Adoption of the June 3, 2021 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	06/17/2021
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 June 3, 2021 regular Planning & Zoning Commission meeting minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

June 3, 2021 Regular Meeting Minutes



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, JUNE 3, 2021 - 7:00 pm

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

Absent: Brian Rawlins; Danny Weakley

Staff Present: Fred Gibbs, Director of Development Services
Hayden Brodowsky, Development Services Manager
Olga Chernomorets, Planning Manager
Salena Tittle, Planner

1. **6:30 PM Work Session**

2. 7:00 PM Regular Meeting

Chairman Bell opened the regular meeting at 7:00pm.

3. **Roll Call**

4. Adoption of the May 20, 2021 regular Planning & Zoning Commission Meeting Minutes.

Motion: Approve the minutes as presented.

Motion by Brent Hagenbuch, seconded by Vice Chairman Ron Trees

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

7 - 0 Passed - Unanimously

5. Consider and make a decision on a request for approval of a Final Plat for Valencia on the Lake Phase 2B-2 on approximately 31.837 acres of land in the Santiago Guarrara Survey, Abstract No. 456, generally located at the northwest corner of Rockhill Parkway and Salem Drive, within Little Elm's town limits.

Staff presented the details of the proposed Final Plat.

Commissioner Tom Ocelli and Commissioner Brent Thibeaux both recused themselves from the vote because they reside within the Valencia on the Lake subdivision project.

Motion: Approve the Final Plat document as presented.

Motion by Stephen Horn, seconded by Vice Chairman Ron Trees

AYE: Brent Hagenbuch, Stephen Horn, Chairman Michael Bell, Vice Chairman Ron Trees, Robert Martin

5 - 0 Passed

6. Conduct a public hearing to consider and make a recommendation on a request to amend Planned Development Ordinance No. 1233 on approximately 447.942 acres of land, generally located on the west side of FM 423, along Doe Creek Road, between Doe Branch and Panther Creek Waterways, within Little Elm's town limits.

Staff presented the details of the proposed amendments to the PD Ordinance. The applicant was present and available for questions by the Commission.

Chairman Bell opened the public hearing at 7:52pm. There being no further questions or concerns, Chairman Bell closed the public hearing at 7:52pm.

Commission clarified that the proposed amendments have already been approved by the Town Council through the most current Developer's Agreements.

Commissioner Tom Ocelli and Commissioner Brent Thibeaux both recused themselves from the vote because they reside within the Valencia on the Lake subdivision project.

Motion: Approve the amendments to PD Ordinance No. 1233 as presented.

Motion by Brent Hagenbuch, seconded by Robert Martin

AYE: Brent Hagenbuch, Stephen Horn, Chairman Michael Bell, Vice Chairman Ron Trees, Robert Martin

5 - 0 Passed

7. Consider and make a recommendation on a request for a Specific Use Permit (SUP) to allow for the use of a Child Care Facility, generally located on the south side of Eldorado Parkway, approximately 589 feet west of Hart Road, within Little Elm's town limits.

Motion by Vice Chairman Ron Trees, seconded by Robert Martin the Commission voted to approve the applicant's request to withdraw the Specific Use Permit request from consideration.

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

7 - 0 Passed - Unanimously

8. Conduct a public hearing to consider and make a recommendation on a request or a Specific Use Permit (SUP) to allow for a liquor store, on property addressed as 1020 West Eldorado Parkway, Suite 101, generally located at the southeast corner of Eldorado Parkway and Lewis Drive, within Little Elm's town limits.

Staff presented the details of the requested SUP and how it fits within the context of the existing retail center, as well as the surrounding area in general.

Commission discussed the conditions of a similar SUP in the vicinity of this request and whether interior finish outs and/or signage restrictions may be appropriate in this case.

The applicant was not present, however, Jennette Espinosa, with Little Elm Economic Development Corporation, was present and able to answer questions from the Commission regarding interior finish outs and the applicant's proposed operation.

Chairman Bell opened the public hearing at 8:04pm. There being no further questions or concerns, Chairman Bell closed the public hearing at 8:04pm.

Motion: Approve the request to amend the existing SUP to allow for the relocation of a liquor store as presented.

Motion by Stephen Horn, seconded by Brent Thibaux

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

7 - 0 Passed - Unanimously

9. Conduct a public hearing to consider and make a recommendation on a Town-initiated request to rezone approximately 5.3 acres of land from Lakefront (LF) to Planned Development-Lakefront (PD-LF) to allow for the use of a religious facility and future residential with modified development standards.

Staff presented the details of the proposed rezoning and the circumstances under which this request originated.

Commission discussed the viability of any other options within the current Code of Ordinances that might accommodate this request without going through a PD. Commission also discussed existing nonconformities of the site, proposed residential lots, proposed living screen for the metal accessory structure, and how the current request reflects Council's direction from their meeting on March 2, 2021.

Chairman Bell opened the public hearing at 7:09pm.

The applicant made a presentation to the Commission and answered questions regarding the proposed structure.

There were three speakers in support of the Button Memorial PD request and for the Boy Scouts/Cub Scouts who currently use the existing facility and are requesting the new accessory structure.

- Resident Justin Lawson, residing at 2013 Sundown Drive
- Resident Sam Fleitman, residing at 828 Carrie Lane
- Resident Mike Weikert, residing at 701 Lake Park Drive

There being no further questions or concerns, Chairman Bell closed the public hearing at 7:36pm.

Commissioner Brent Hagenbuch recused himself from the vote due to a conflict of interest.

Motion: Approve the proposed request to rezone approximately 5.3 acres to a new Planned Development-Lakefront (PD-LF) with modified development standards, in order to allow for the continued use of a religious facility, as presented.

Motion by Stephen Horn, seconded by Robert Martin

AYE: Stephen Horn, Vice Chairman Ron Trees, Brent Thibeaux, Robert Martin

NAY: Chairman Michael Bell, Tom Ocelli

4 - 2 Passed

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

The next workshop agenda will include the following:

1. Jennette Espinosa from the Little Elm EDC will be conducting a "What's Coming" presentation.
2. Fred Gibbs, Development Services Director, will be conducting a West Side Study update and presentation.

- a. Discuss whether the Planning and Zoning Commission prefers to continue holding meetings virtually or return to in person meetings moving forward.

The Commission made the decision that, moving forward, pre-meetings will begin at 5:30pm followed by regular meetings starting at 6:00pm. The Commission also made the decision that, moving forward, Planning & Zoning Commission meetings will take place in-person. However, Commissioners must notify staff ahead of time, whether or not they are able to attend in-person or if they will need a Zoom meeting link due to constraints of not being able to attend in-person for that specific meeting.

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

7 - 0 Passed - Unanimously

11. **Adjourn**

Chairman Bell adjourned the meeting at 8:25pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/17/2021

OVERVIEW

Project	REPLAT/Castleridge Phase One, Lots 24R1 & 24R2, Block I (RP-21-02084)
P&Z Hearing	06/17/2021
Council Hearing	N/A
Size	Approximately 0.166 acres
Current Zoning	Duplex (D)
Proposed Use	To subdivide one residential lot in to two residential lots
Existing Use	One Duplex Residential Lot
Future Land Use Plan Designation	Medium Density Residential
Applicant	Fred Bemenderfer - Roome Land Surveying, Inc.
Owner	Gary W. Nail - Nail Builders
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

REPLAT/Castleridge Phase One, Lots 24R1 & 24R2, Block I (RP-21-02084). Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 24R1 & 24R2, Block I on approximately 0.166 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located at the southwest corner of Misty Way and Woodgrove Drive, within Little Elm's town limits.

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

Location

Generally located at 1452 Misty Way, on the Southwest corner of Misty Way and Woodgrove Drive, within Little Elm's town limits.

Planning Analysis

Background.

This is a replat of Castleridge Phase One, Lot 24R, Block I, consisting of approximately 0.166 acres of land in the Allen Vestral Survey, Abstract No. 1312. The property currently contains a two-story residential structure used as a duplex.

The purpose of this replat is to subdivide Lot 24R in order to establish two lots, Lot 24R1 and Lot 24R2, for the purpose of sale of individual units.

Engineering Review.

The plat has been reviewed by Town staff and found to be in compliance with all subdivision requirements.

Recommended Action

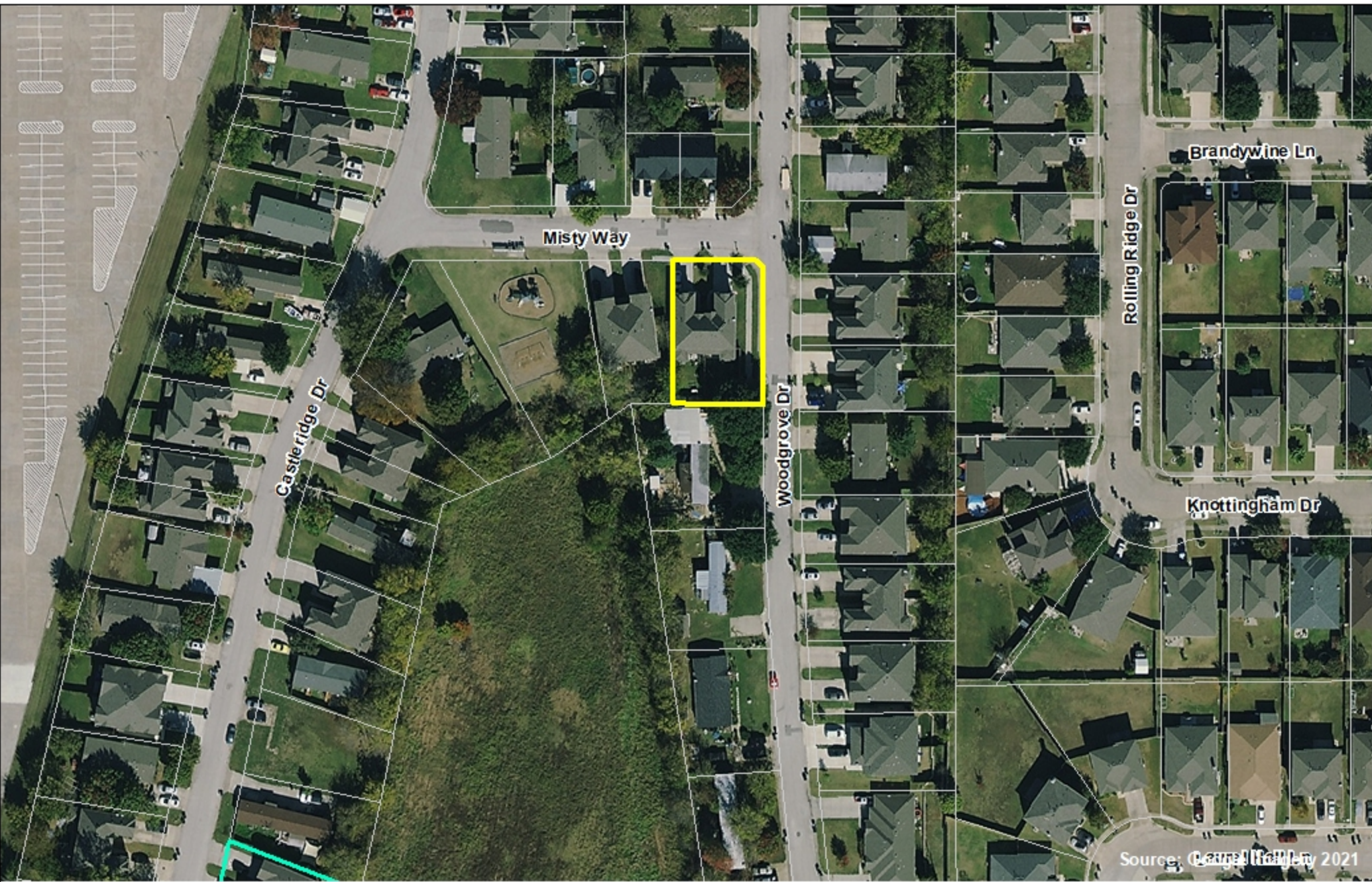
Staff recommends approval of the replat subject to no conditions.

Attachments

Castleridge Lots 24R1 & 24R2 Location Map

Castleridge Phase One, Lots 24R1 & 24R2, Block I Plat Document

Castleridge Phase One, Lots 24R1 & 24R2, Block I Survey



LITTLE ELM
Town of Little Elm
Denham County, Tx


CASTLERIDGE BLK I LOT 24

Date: 5/5/2021

0 90 180 Feet



Legend

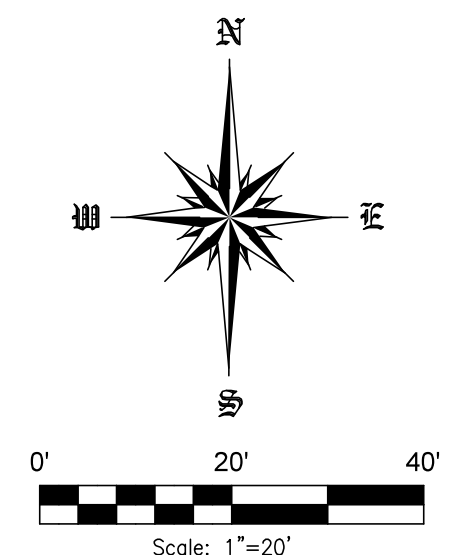
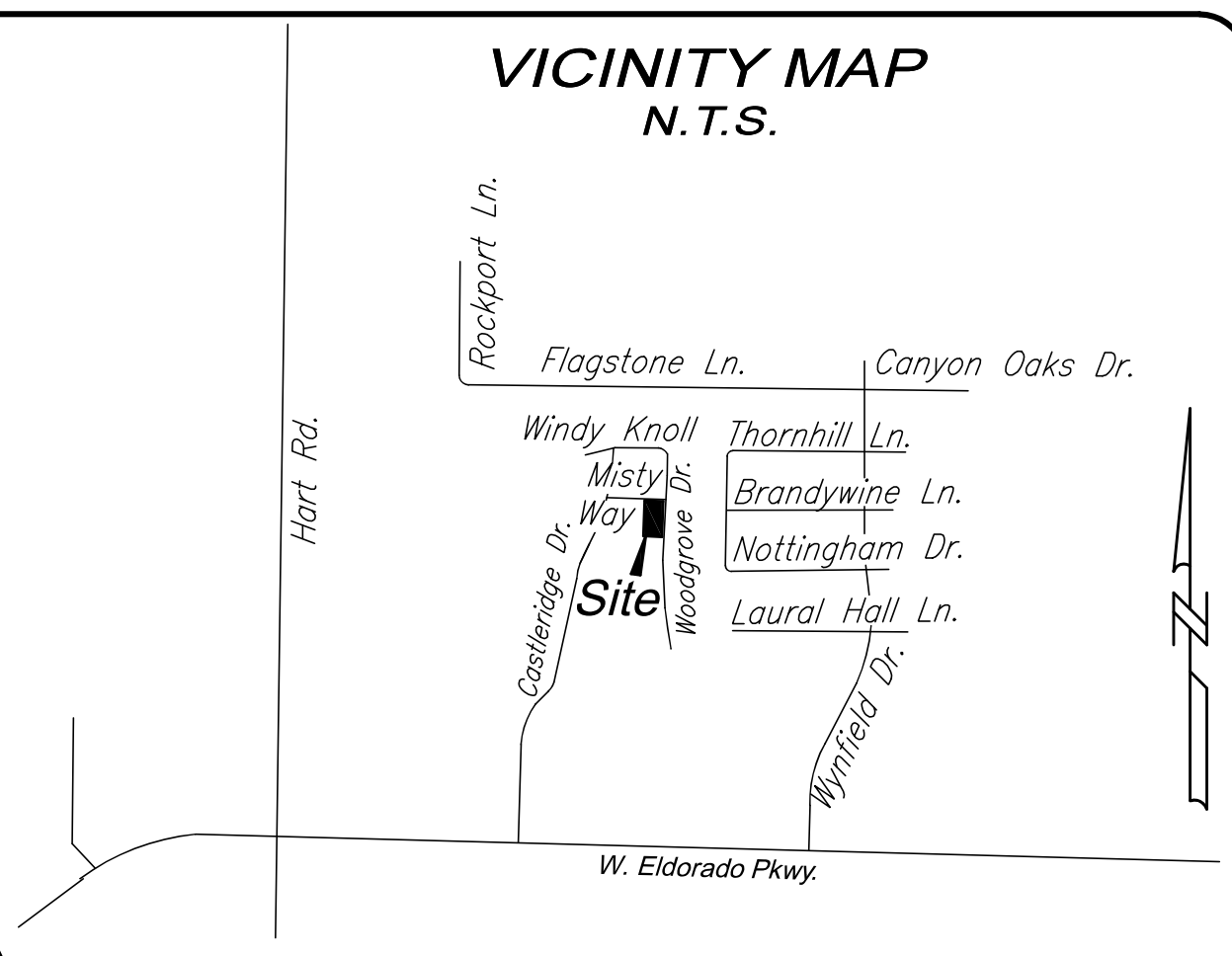
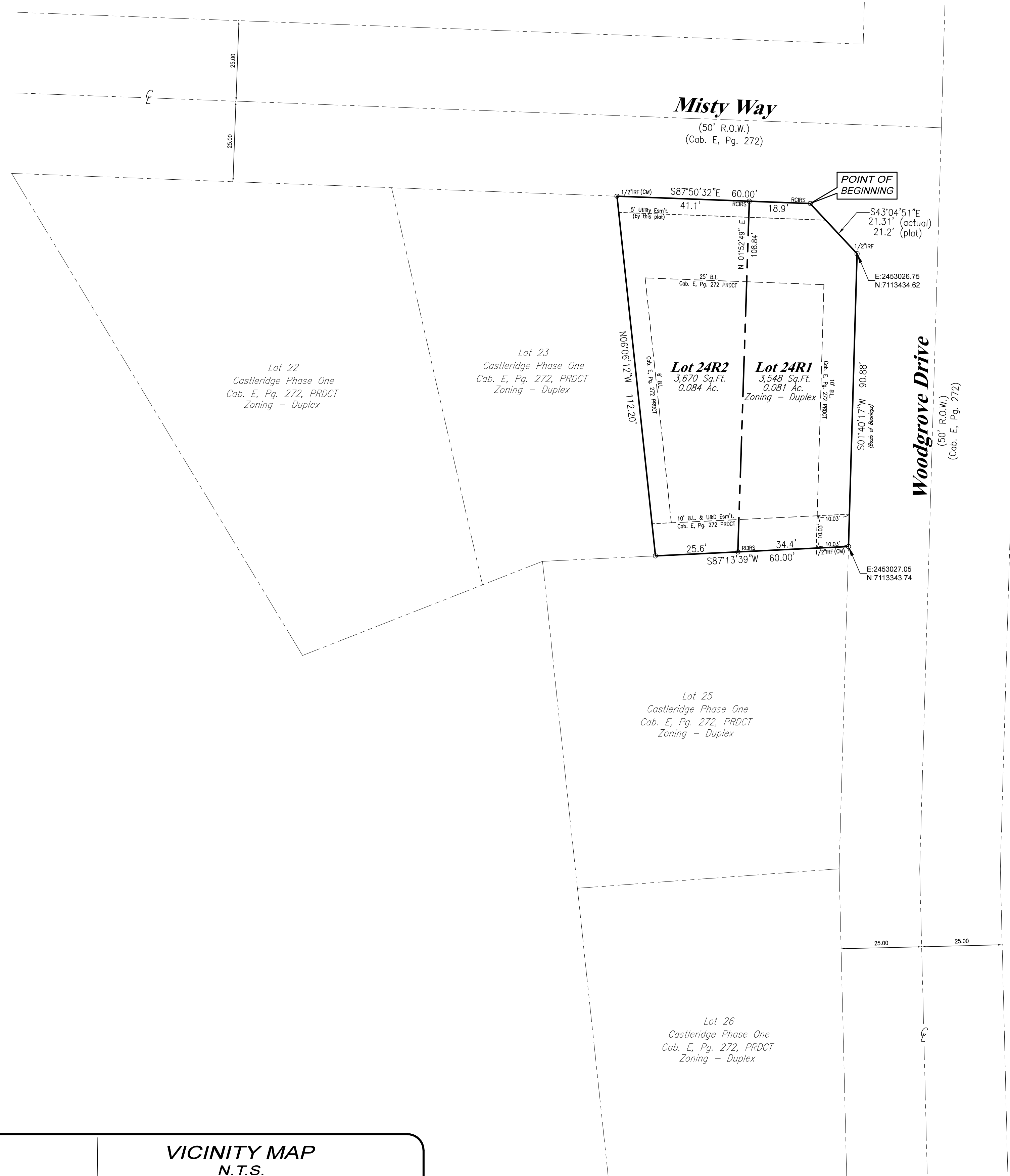
 Subject Property

Location Map



This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



- NOTES:
1. The Basis of Bearings is the plat of Cambridge Place Phase One filed in Cabinet E, Page 272.
 2. All lots comply with the minimum size requirements for the zoning district. Zoning – Duplex.
 3. This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.
 4. Notice—selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
 5. This plat does not alter or remove existing deed restrictions, if any, on this property.
 6. The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420 G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
 7. The purpose of this plat is to divide 1 lot into 2 lots using the demising wall of the existing duplexes.
 8. The coordinates shown are based on the Town of Little Elm Control Monument No. 1 & 2, NAD83, Texas State Plane Coordinates—North Central Zone.
 9. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Gary W. Nail is the owner of a tract of land situated in the State of Texas, County of Denton and Town of Little Elm, being part of the Allen Vestal Survey, Abstract No. 1312, being all of Lot 24, Block I of Castleridge Phase One, an addition to the Town of Little Elm according to the plat thereof recorded in Cabinet E, Page 272 of the Plat Records of Denton County, Texas with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set marking the west corner of a corner-clip at the intersection of the south right-of-way line of Misty Way (50 foot right-of-way) and the west right-of-way line of Woodgrove Drive (50 foot right-of-way), said corner being the northerly most northeast corner of said Lot 24;

Thence with the northeast line of said Lot 24, South 43°04'51" East, 21.31 (21.2 Plat), to a ½" iron rod found in the west right-of-way line of Woodgrove Drive, marking the southeast corner of said corner-clip;

THENCE with the west right-of-way line of Woodgrove Drive and the east line of Lot 24, South 01°40'17" East, (Basis of Bearings) 90.88 feet to a ½" iron rod found marking the northeast corner of Lot 25, Block I of said Castleridge Phase One, and the southeast corner of Lot 24 of said Addition;

THENCE with the north line of Lot 25 and the south line of Lot 24, South 87°13'39" West, passing at 34.4 feet a Roome capped iron rod set, and continuing a total distance of 60.00 feet to a corner marking the southeast corner of Lot 23, Block I of said Castleridge Phase One, and the southwest corner of Lot 24;

THENCE with the east line of Lot 23, and the west line of Lot 24, North 06°06'12" West, 112.20 feet to a ½" iron rod found marking the northeast corner of said Lot 23 and the northwest corner of Lot 24;

THENCE with the south line of Misty Way and the north line of Lot 24, South 87°50'32" East, passing at 41.1 feet a Roome capped iron rod set, and continuing a total distance of 60.00 feet to the point of beginning and containing 7,218 square feet or 0.166 acres of land, more or less.

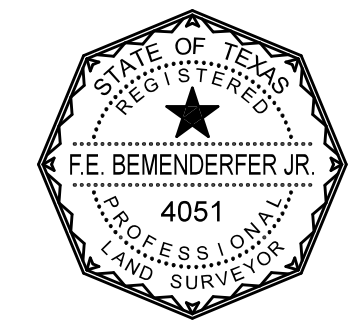
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the Town of Little Elm, Texas

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary W. Nail, acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as Castleridge Phase One, Lots 24R1 & 24R2, Block I, an addition to the Town of Little Elm, Denton County, Texas and does hereby dedicate to the public use forever, streets, rights of way, and alleys shown thereon and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed, or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fenced, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon said easement for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring permission.

By: _____
Gary W. Nail, Owner

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 Eyal Even 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2021.

Notary Public in and for
the State of Texas

Approved by the Town of Little Elm, Texas this _____ day of _____, 2021.

Town Official

Attest:

Town Secretary

Replat
Castleridge Phase One
Lots 24R1 & 24R2, Block I
Being a Replat of Lot 24, Block I
Castleridge Phase One
Recorded in Cabinet E, Page 272, PRDCT
0.166 Acres Situated in the
Allen Vestal Survey, Abstract No. 1312
Town of Little Elm, Denton County, Texas
April, 2021

Legend	
RCIRS	Roome Capped Iron Rod Set
RCIRF	Roome Capped Iron Rod Found
PRDCT	Plat Records Denton County Texas
CpdJIRF	Capped Iron Rod Found
C	Centerline
U&D	Utility & Drainage
Esm't	Easement
R.O.W.	Right-of-Way
CM	Controlling Monument

Owner:
Gary W. Nail
6401 Stewart Boulevard
The Colony, Tx. 75056
Attn: Gary Nail
(214) 554-1006
email: Gnail@nailbuilders.us

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer

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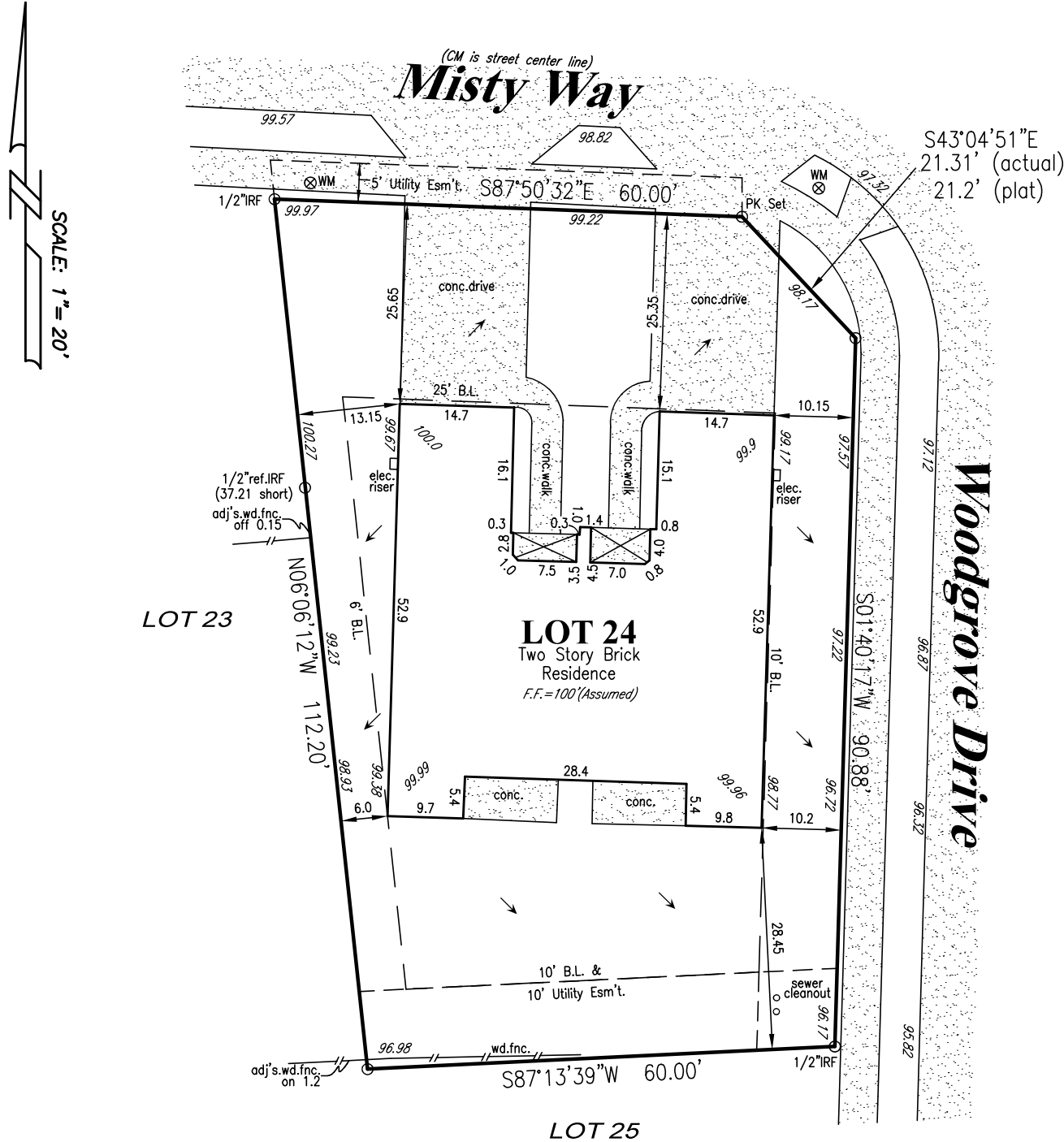
 **Roome**
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

PROPERTY DESCRIPTION

Address: 1452 Misty Way, Being Lot 24, in Block I, of Castle Ridge, an Addition located partially in the City of Little Elm, and partially in Denton County, Texas, according to the Plat thereof recorded in Cabinet E, Slide 272, of the Plat Records, of Denton County, Texas.

Roome Land Surveying, Inc.

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com



Legend

- WM Water Meter
- EM Electric Meter
- CO Clean Out

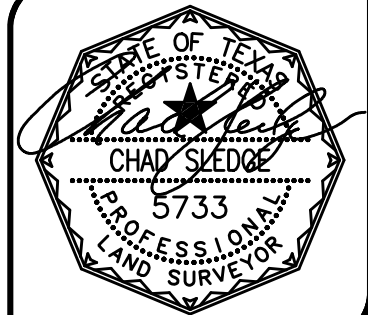
IRF=Iron Rod Found	IRS=Iron Rod Set	Cpd.=Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	FH=Fire Hydrant	WM=Water Meter
CM=Gas Meter	B.L.=Building Line	HH=Handhole	adj's.=Adjoiner's	I.O.F.=Top of Form	Min.F.=Minimum	Finished Floor	F.P.=Finished Pad
							MH=Manhole

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48121C 0420G of the F.E.M.A. Flood Insurance Rate Maps for Denton County, Texas & Incorporated Areas dated April 18, 2011. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, & easements, & other matters, that are shown on or as part of the recorded plat and/or as part of a title commitment/survey request. (8) Property is subject to: (I) Restrictive Covenants recorded in Volume 1756, Page 531 & Volume 1953, Page 654.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to Capital Title of Texas, L.L.C. that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct, & accurate as to the boundaries of the subject property, & if shown, location & type of buildings & visible improvements hereon.

Date: 6/26/2014 Revised: 06/09/2021 (Utility Easement) Job No. LB112696
Title commitment/Survey Request File No. 14-184890-FG dated: 6/12/20114





TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/17/2021

OVERVIEW

Project	REPLAT/Castleridge Phase One, Lots 14R1 & 14R2, Block F (RP-21-02085)
P&Z Hearing	06/17/2021
Council Hearing	N/A
Size	Approximately 0.156 acres
Current Zoning	Duplex (D)
Proposed Use	To subdivide one residential lot in to two residential lots
Existing Use	One Duplex Residential Lot
Future Land Use Plan Designation	Medium Density Residential
Applicant	Fred Bemenderfer - Roome Land Surveying, Inc.
Owner	Gary W. Nail - Nail Builders
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

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

Location

Generally located at 267 Castleridge Drive, on the west side of Castleridge Drive, approximately 353 feet north of Melody Lane, within Little Elm's town limits.

Planning Analysis

Background.

This is a replat of Castleridge Phase One, Lot 14R, Block F, consisting of approximately 0.156 acres of land in the Allen Vestral Survey, Abstract No. 1312. The property currently contains a two-story residential structure used as a duplex.

The purpose of this replat is to subdivide Lot 14R in order to establish two lots, Lot 14R1 and Lot 14R2, for the purpose of sale of individual units.

Engineering Review.

The plat has been reviewed by Town staff and found to be in compliance with all subdivision requirements.

Recommended Action

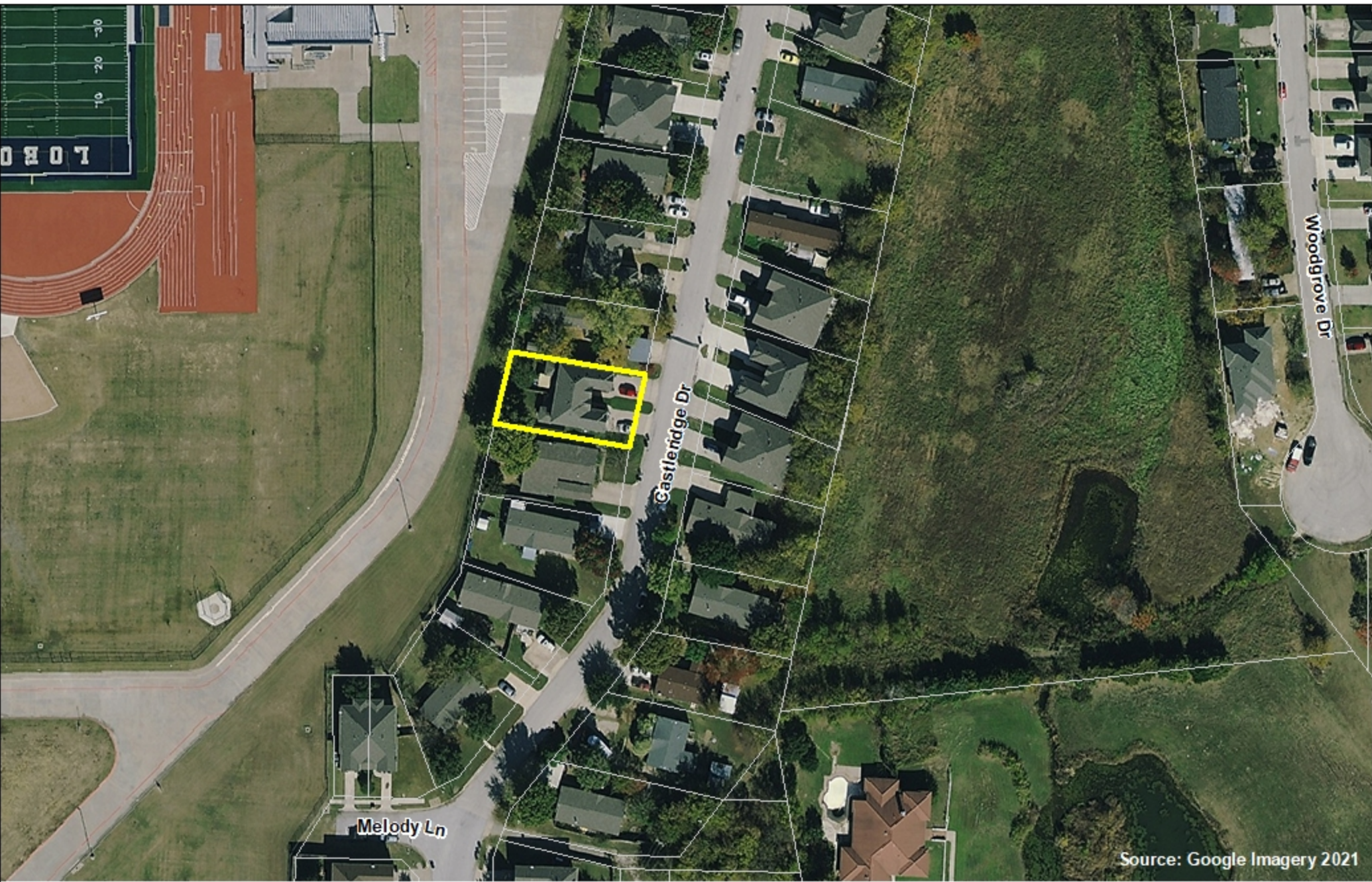
Staff recommends approval of the replat subject to no conditions.

Attachments

Castleridge Lots 14R1 & 14R2 Location Map

Castle Ridge Phase One, Lots 14R1 & 14R2, Block F Plat Document

Castle Ridge Phase One, Lots 14R1 & 14R2, Block F Survey




LITTLE ELM
Town of Little Elm
Denon County, Tx

CASTLERIDGE BLK F LOT 14

Date: 5/5/2021



Legend

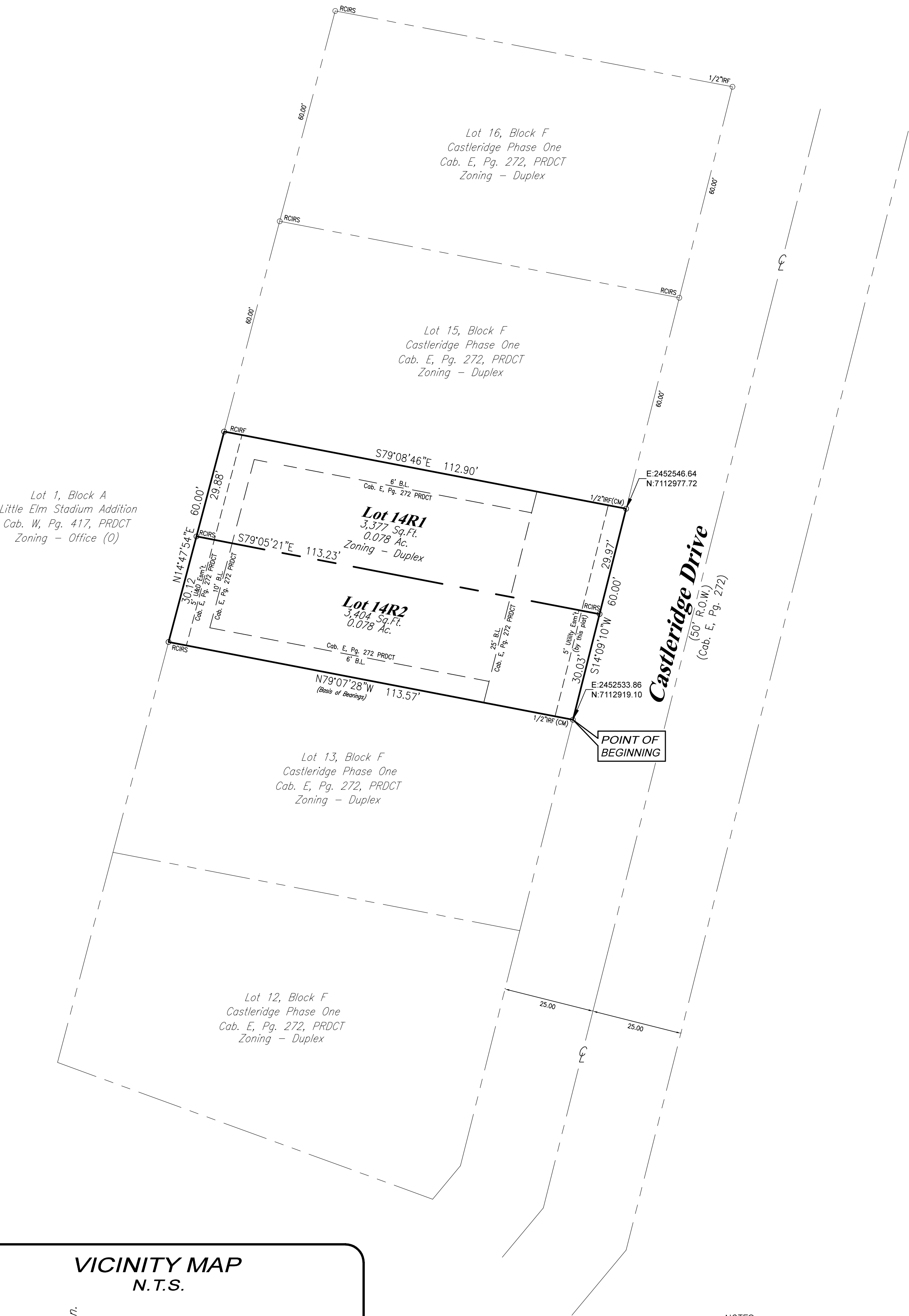
 Subject Property

Location Map



This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Lot 1, Block A
Little Elm Stadium Addition
Cab. W, Pg. 417, PRDCT
Zoning - Office (O)

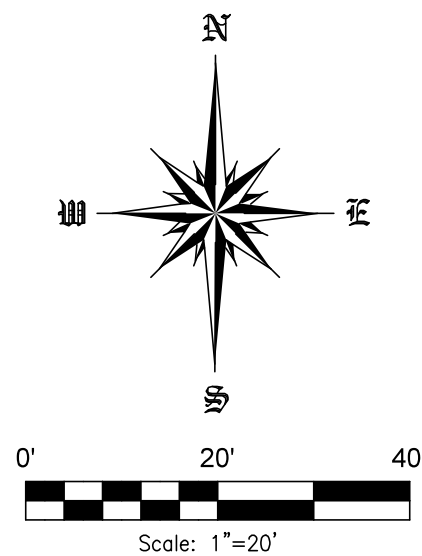
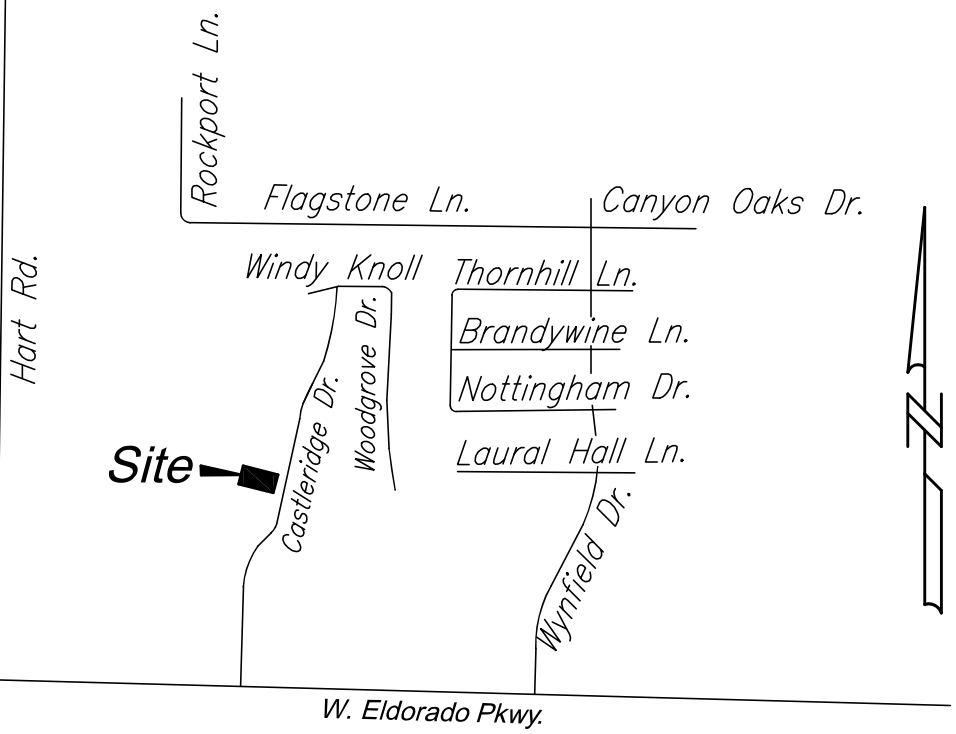
Lot 15, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

Lot 16, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

Lot 13, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

Lot 12, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

VICINITY MAP N. T.S.



NOTES:

- The Basis of Bearings is the plat of Cambridge Place Phase One filed in Cabinet E, Page 272.
- All lots comply with the minimum size requirements for the zoning district. Zoning - Duplex.
- This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.
- Notice-selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes 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.
- The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420 G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The purpose of this plat is to divide 1 lot into 2 lots using the demising wall of the existing duplexes.
- The coordinates shown are based on the Town of Little Elm Control Monument No. 1 & 2, NAD83, Texas State Plane Coordinates-North Central Zone.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Gary, W. Nail is the owner of a tract of land situated in the State of Texas, County of Denton and Town of Little Elm, being part of the Allen Vestal Survey, Abstract No. 1312, being all of Lot 14, Block F of Castleridge Phase One, an addition to the Town of Little Elm according to the plat thereof recorded in Cabinet E, Page 272 of the Plat Records of Denton County, Texas with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of Castleridge Drive (50 foot right-of-way) and marking the northeast corner of Lot 13, Block F of said Castleridge Phase One and the southeast corner of Lot 14;

THENCE with the north line of Lot 13 and the south line of Lot 14, North 79°07'28" West, (Basis of Bearings) 113.57 feet to a Roome capped iron rod set marking the northwest corner of Lot 13, and the southwest corner of Lot 14, and being in the East line of Lot 1, Block A of Little Elm Stadium Addition as recorded in Cabinet W, Page 417 of the Plat Records of Denton County, Texas,

THENCE with the east line of Lot 1, Block A, and the west line of Lot 14, North 14°47'54" East, passing at 30.12 feet a Roome capped iron rod set, and continuing for a total distance of 60.00 feet to a Roome capped iron rod found marking the southwest corner of Lot 15, Block F of said Castleridge Phase One, and the northwest corner of Lot 14;

THENCE with the south line of Lot 15 and the north line of Lot 14, South 79°08'46" East, 112.90 feet to a 1/2" iron rod found in the west right-of-way of Castleridge Drive, and marking the southeast corner of said Lot 15 and the northeast corner of Lot 14;

THENCE with the west right-of-way line of Castleridge Drive and the east line of Lot 14, South 14°09'10" West, passing at 29.97 feet a Roome capped iron rod set, and continuing for a total distance of 60.00 feet to the point of beginning and containing 6,781 square feet or 0.156 acres of land, more or less.

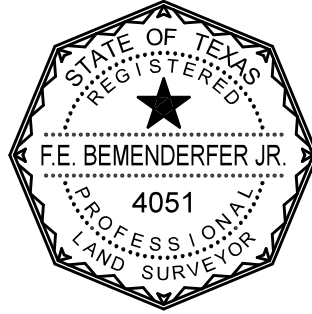
SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the Town of Little Elm, Texas

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary W. Nail, acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as Castleridge Phase One, Lots 14R1 & 14R2, Block F, an addition to the Town of Little Elm, Denton County, Texas and does hereby dedicate to the public use forever, streets, rights of way, and alleys shown thereon and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed, or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fenced, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon said easement for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring permission.

By: _____
Gary W. Nail, Owner

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 Eyal Even 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2021.

Notary Public in and for
the State of Texas

Approved by the Town of Little Elm, Texas this ____ day of _____, 2021.

Town Official

Attest:

Town Secretary

Replat Castleridge Phase One

Lots 14R1 & 14R2, Block F

Being a Replat of Lot 14, Block F

Castleridge Phase One

Recorded in Cabinet E, Page 272, PRDCT

**0.156 Acres Situated in the
Allen Vestal Survey, Abstract No. 1312
Town of Little Elm, Denton County, Texas
April, 2021**

Legend

ROIRS	Roome Capped Iron Rod Set
RCIRF	Roome Capped Iron Rod Found
PRDCT	Plat Records Denton County Texas
Cpd.IRF	Capped Iron Rod Found
CL	Centerline
U&D	Utility & Drainage
Esm't	Easement
R.O.W.	Right-of-Way
CM	Controlling Monument

Owner:
Gary W. Nail
6401 Stewart Boulevard
The Colony, Tx. 75056
Attn: Gary Nail
(214) 554-1006
email: Gnaill@nailbuilders.us

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer



**Roome
Land Surveying**
2000 Avenue G, Suite 810
Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

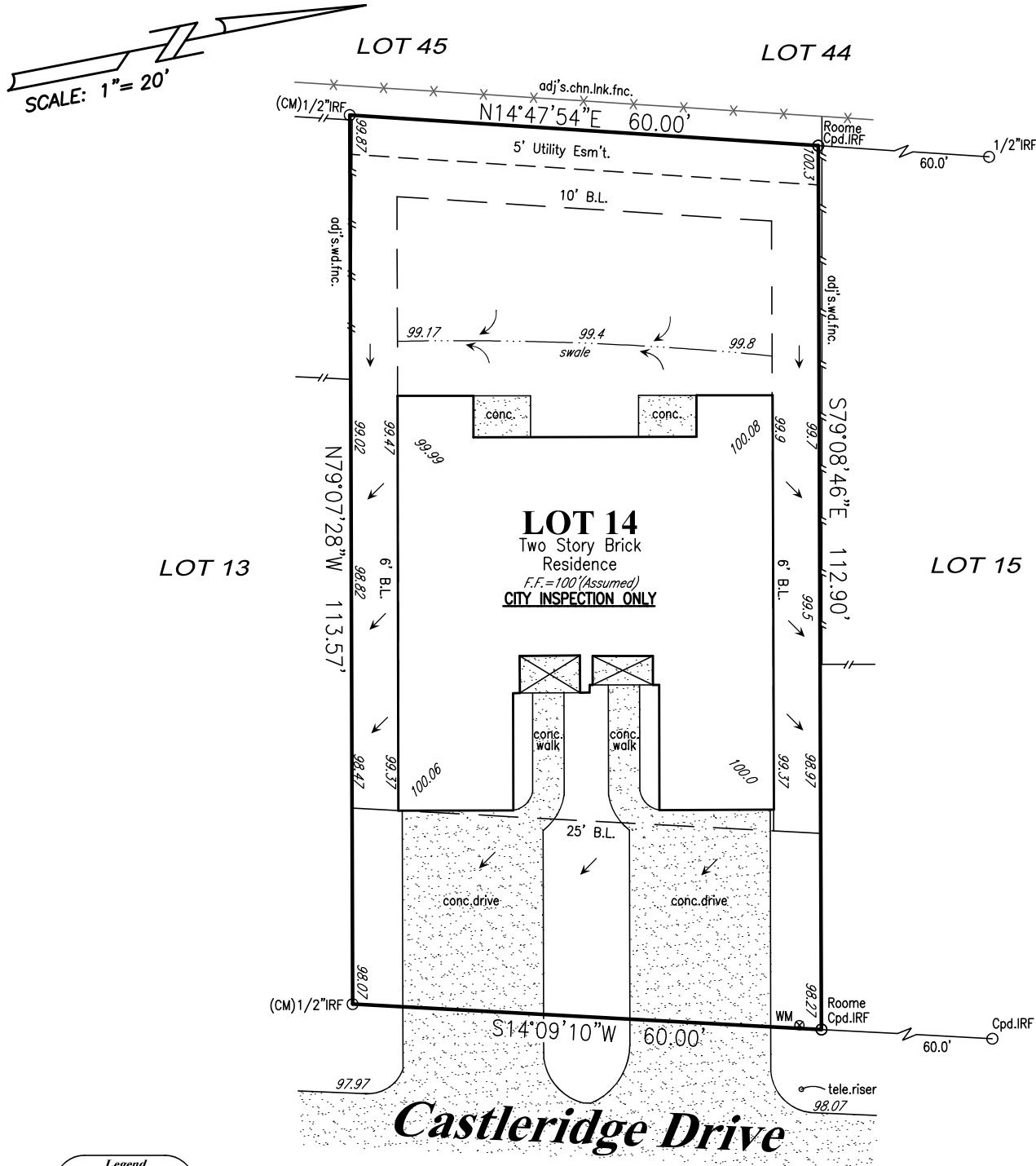
P:\ACV\202102\AC875712.DWG

PROPERTY DESCRIPTION

Address: 267 Castleridge Drive, Being Lot 14, Block F, of Castleridge Phase One, an Addition to the Town of Little Elm, Denton County, Texas, according to the Plat thereof recorded in Cabinet E, Page 272, of the Plat Records of Denton County, Texas.

Roome Land Surveying, Inc.

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com



Legend

WM

Water Meter

EM

Electric Meter

CO

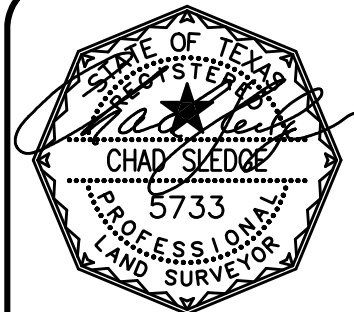
Clean Out

IRF=Iron Rod Found	IRS=Iron Rod Set	Cpd.=Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	FH=Fire Hydrant	WM=Water Valve	WM=Water Meter
CM=Gas Meter	B.L.=Building Line	HH=Handhole	adj's.=Adjoiner's	I.O.F.=Top of Form	Min.F.=Minimum	Finished Floor	F.P.=Finished Pad	MH=Manhole

LEGEND

CITY INSPECTION SURVEY ONLY
NOT FOR CONVEYENCE PURPOSES
Nail Builders

Date: 3/5/2012 Revised: 06/07/2021 (WM, CO, EM) Job No. LB99146





TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/17/2021

OVERVIEW

Project	REPLAT/Castleridge Phase One, Lots 13R1 & 13R2, Block K (RP-21-02086)
P&Z Hearing	06/17/2021
Council Hearing	N/A
Size	Approximately 0.158 acres
Current Zoning	Duplex (D)
Proposed Use	To subdivide one residential lot in to two residential lots
Existing Use	One Duplex Residential Lot
Future Land Use Plan Designation	Medium Density Residential
Applicant	Fred Bemenderfer - Roome Land Surveying, Inc.
Owner	Gary W. Nail - Nail Builders
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

REPLAT/Castleridge Phase One, Lots 13R1 & 13R2, Block K (RP-21-02086). Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 13R1 & 13R2, Block K on approximately 0.158 acres of land in the Allen Vestal Survey, Abstract No. 1312, generally located on the east side of Woodgrove Drive, approximately 16 feet south of Misty Way, within Little Elm's town limits.

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

Location

Generally located at 380 Woodgrove Drive, on the east side of Woodgrove Drive, approximately 16 feet south of Misty Way, within Little Elm's town limits.

Planning Analysis

Background.

This is a replat of Castleridge Phase One, Lot 13R, Block K, consisting of approximately 0.158 acres of land in the Allen Vestral Survey, Abstract No. 1312. The property currently contains a two-story residential structure used as a duplex.

The purpose of this replat is to subdivide Lot 13R in order to establish two lots, Lot 13R1 and Lot 13R2, for the purpose of sale of individual units.

Engineering Review.

The plat has been reviewed by Town staff and found to be in compliance with all subdivision requirements.

Recommended Action

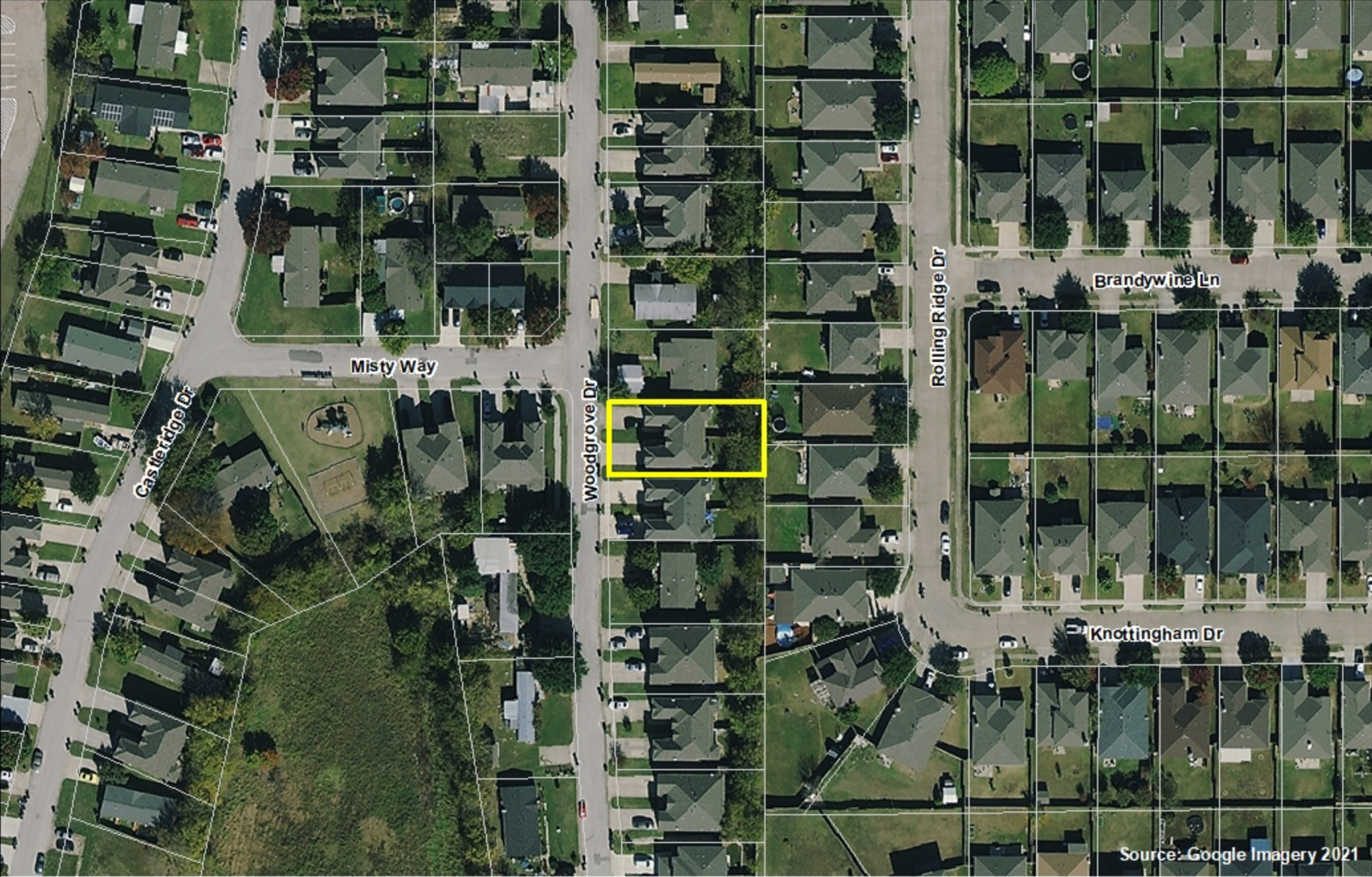
Staff recommends approval of the replat subject to no conditions.

Attachments

Castleridge Lots 13R1 & 13R2 Location Map

Castleridge Phase One, Lots 13R1 & 13R2, Block K Plat Document

Castleridge Phase One, Lots 13R1 & 13R2, Block K Survey



Source: Google Imagery 2021




LITTLE ELM
Town of Little Elm
Denon County, Tx

CASTLERIDGE BLK K LOT 13

Date: 5/5/2021



Legend

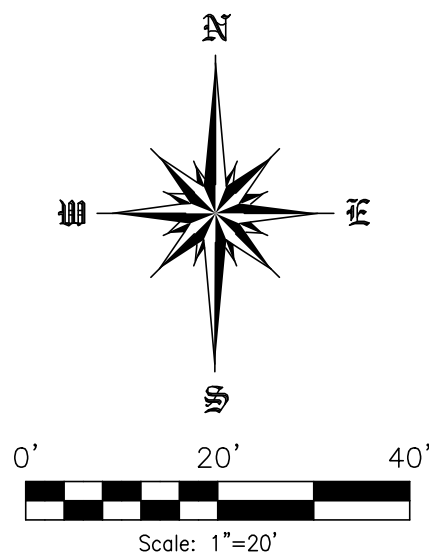
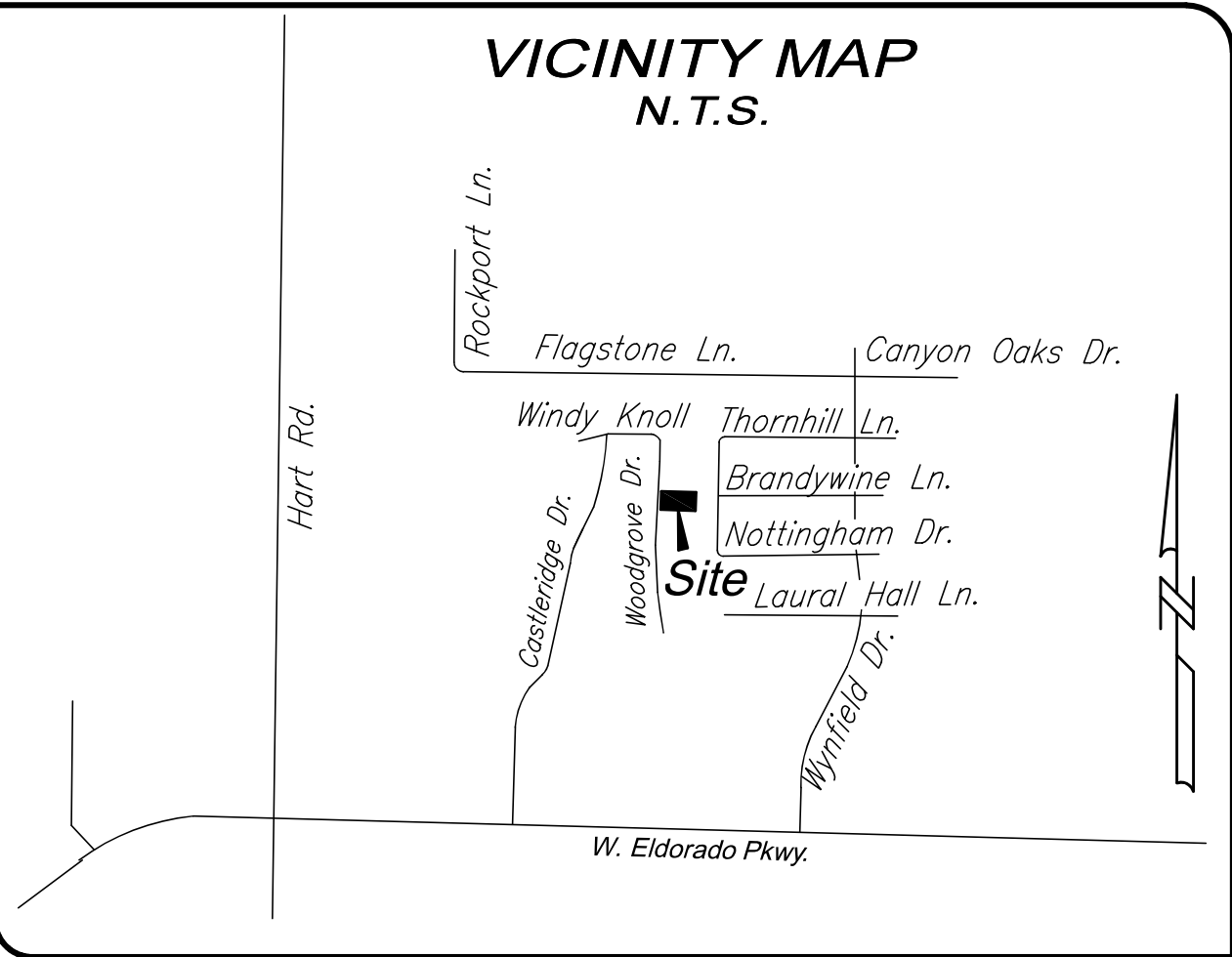
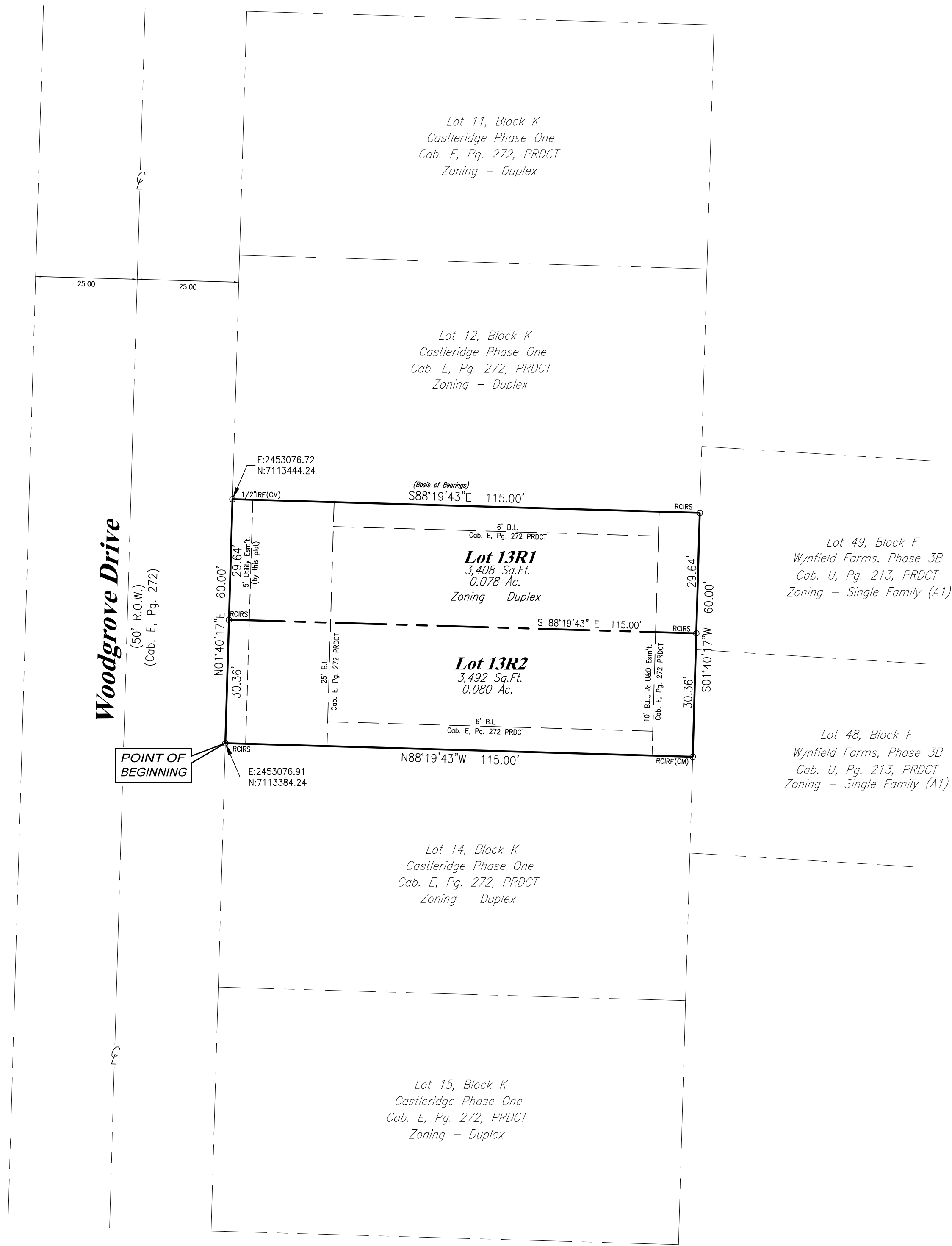
 Subject Property

Location Map



This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



NOTES:

1. The Basis of Bearings is the plat of Cambridge Place Phase One filed in Cabinet E, Page 272.
2. All lots comply with the minimum size requirements for the zoning district. Zoning - Duplex.
3. This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.
4. Notice-selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building permits.
5. This plat does not alter or remove existing deed restrictions, if any, on this property.
6. The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420 G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
7. The purpose of this plat is to divide 1 lot into 2 lots using the demising wall of the existing duplexes.
8. The coordinates shown are based on the Town of Little Elm Control Monument No. 1 & 2, NAD83, Texas State Plane Coordinates-North Central Zone.
9. Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Gary W. Nail is the owner of a tract of land situated in the State of Texas, County of Denton and Town of Little Elm, being part of the Allen Vestal Survey, Abstract No. 1312, being all of Lot 13, Block K of Castleridge Phase One, an addition to the Town of Little Elm according to the plat thereof recorded in Cabinet E, Page 272 of the Plat Records of Denton County, Texas with said premises being more particularly described as follows:

BEGINNING at a Roome capped iron rod set for corner in the east right-of-way line of Woodgrove Drive (50 foot right-of-way) and marking the northwest corner of Lot 14, Block K of said Castleridge Phase One and the southwest corner of Lot 13;

THENCE with the east right-of-way line of Castleridge Drive and the west line of Lot 13, North 01°40'17" East, passing at 30.36 feet a Roome capped iron rod set, and continuing for a total distance of 60.00 feet to a 1/2" iron rod found marking the southwest corner of Lot 12, Block K of said Castleridge Phase One, and the northwest corner of Lot 13 of said Addition;

THENCE with the south line of Lot 12 and the north line of Lot 13, South 88°19'43" East, (Basis of Bearings) 115.00 feet to a Roome capped iron rod set in the west line of Lot 49 of Wynfield Farms Phase 3B, as recorded in Cabinet U, Page 213 of the Plat Records of Denton County, Texas, and marking the southeast corner of Lot 12 and the northeast corner of Lot 13;

THENCE with the west line of Lot 49 and Lot 48 of Wynfield Farms Phase 3B, as recorded in Cabinet U, Page 213 of the Plat Records of Denton County, Texas, and the east line of Lot 13, South 01°40'17" West, passing at 29.64 feet a Roome capped iron rod set, and continuing for a total distance of 60.00 feet to a Roome capped iron rod found marking the northeast corner of said Lot 14 and the southeast corner of Lot 13;

THENCE with the north line of Lot 14 and the south line of Lot 13, North 88°19'43" West, 115.00 feet to the point of beginning and containing 6,900 square feet or 0.158 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the Town of Little Elm, Texas

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary W. Nail, acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as Castleridge Phase One, Lots 13R1 & 13R2, Block K, an addition to the Town of Little Elm, Denton County, Texas and does hereby dedicate to the public use forever, streets, rights of way, and alleys shown thereon and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed, or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fenced, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon said easement for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring permission.

By: _____
Gary W. Nail, Owner

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 Eyal Even 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2021.

Notary Public in and for
the State of Texas

Approved by the Town of Little Elm, Texas this _____ day of _____, 2021.

Town Official

Attest:

Town Secretary

Replat
Castleridge Phase One

Lots 13R1 & 13R2, Block K

Being a Replat of Lot 13, Block K

Castleridge Phase One

Recorded in Cabinet E, Page 272, PRDCT

0.158 Acres Situated in the
Allen Vestal Survey, Abstract No. 1312
Town of Little Elm, Denton County, Texas
April, 2021

Legend

RCIRS	Roome Capped Iron Rod Set
RCIRF	Roome Capped Iron Rod Found
PRDCT	Plat Records Denton County Texas
CpdJRF	Capped Iron Rod Found
CL	Centerline
U&D	Utility & Drainage
Esm't	Easement
R.O.W.	Right-of-Way
CM	Controlling Monument

Owner:
Gary W. Nail
6401 Stewart Boulevard
The Colony, Tx. 75056
Attn: Gary Nail
(214) 554-1006
email: Gnaill@nailbuilders.us

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer

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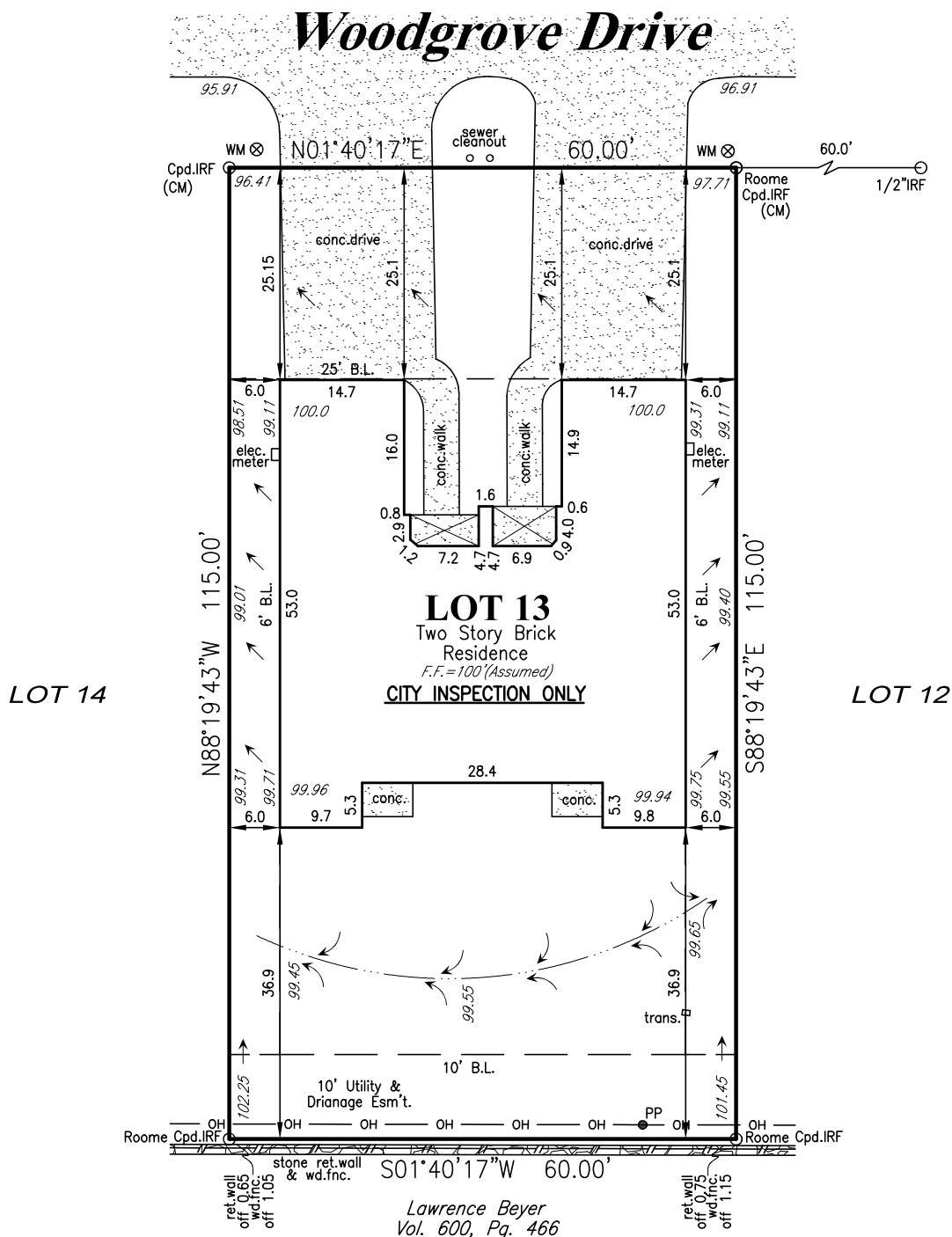
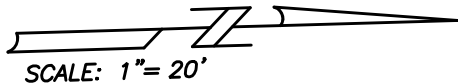
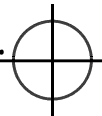
Roome
Land Surveying
2000 Avenue G, Suite 810
Plano, Texas 75074

Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Address: **380 Woodgrove Drive, Lot 13, Block K of
Castleridge Phase One**, an addition to the City of Little
Elm, Texas, according to the map thereof recorded in
Cabinet E, Page 272, Plat Records, Denton County, Texas.

Roome Land Surveying, Inc. 

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com

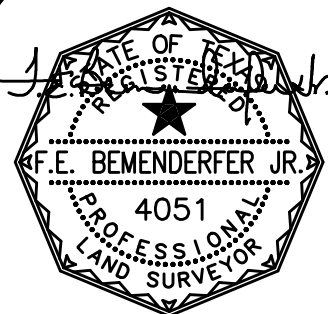


LEGEND

⊗ WM	Water Meter
□ EM	Electric Meter
○ CO	Clean Out

Nail Builders

Date: 6/3/2010 Revised: 06/07/2021 (WM, CO, EM) Job No. LB91411





TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/17/2021

OVERVIEW

Project	REPLAT/Castleridge Phase One, Lots 16R1 & 16R2, Block F (RP-21-02087)
P&Z Hearing	06/17/2021
Council Hearing	N/A
Size	Approximately 0.154 acres
Current Zoning	Duplex (D)
Proposed Use	To subdivide one residential lot in to two residential lots
Existing Use	One Duplex Residential Lot
Future Land Use Plan Designation	Medium Density Residential
Applicant	Fred Bemenderfer - Roome Land Surveying, Inc.
Owner	Gary W. Nail - Nail Builders
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

REPLAT/Castleridge Phase One, Lots 16R1 & 16R2, Block F (RP-21-02087). Presentation, discussion and consideration of a request for approval of a Replat for Castleridge Phase One, Lots 16R1 & 16R2, Block F on approximately 0.154 acres of land in the Allen Vestral Survey, Abstract No. 1312, generally located on the west side of Castleridge Drive, approximately 469 feet north of Melody Lane, within Little Elm's town limits.

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

Location

Generally located at 287 Castleridge Drive, on the west side of Castleridge Drive, approximately 469 feet north of Melody Lane, within Little Elm's town limits.

Planning Analysis

Background.

This is a replat of Castleridge Phase One, Lot 16R, Block F, consisting of approximately 0.154 acres of land in the Allen Vestral Survey, Abstract No. 1312. The property currently contains a two-story residential structure used as a duplex.

The purpose of this replat is to subdivide Lot 16R in order to establish two lots, Lot 16R1 and Lot 16R2, for the purpose of sale of individual units.

Engineering Review.

The plat has been reviewed by Town staff and found to be in compliance with all subdivision requirements.

Recommended Action

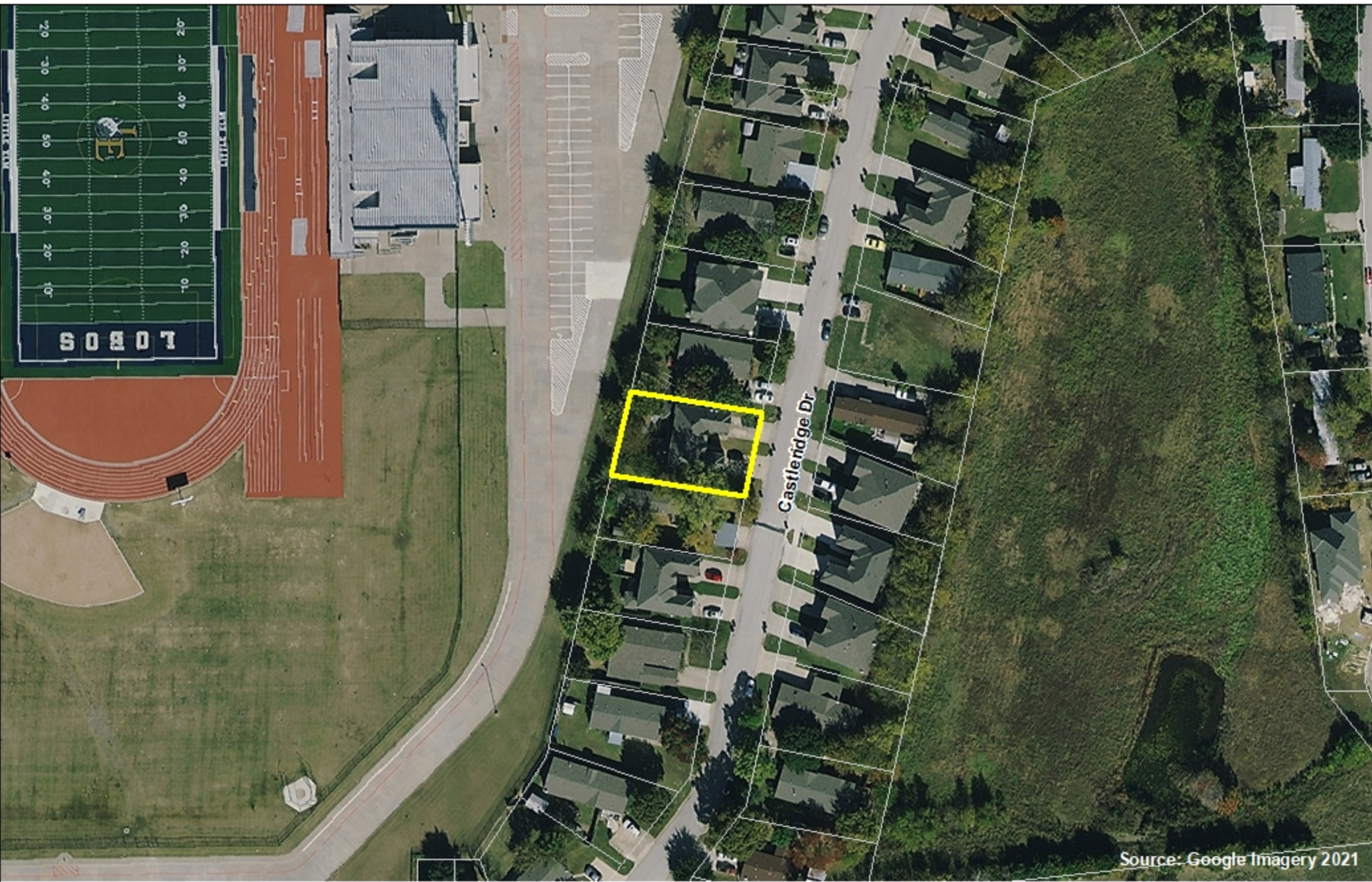
Staff recommends approval of the proposed replat subject to no conditions.

Attachments

Castleridge Lots 16R1 & 16R2 Location Map

Castleridge Phase One, Lots 16R1 & 16R2 Plat Document

Castleridge Phase One, Lot 16R Survey




LITTLE ELM
Town of Little Elm
Denton County, Tx

CASTLERIDGE BLK F LOT 16

Date: 5/5/2021



Legend

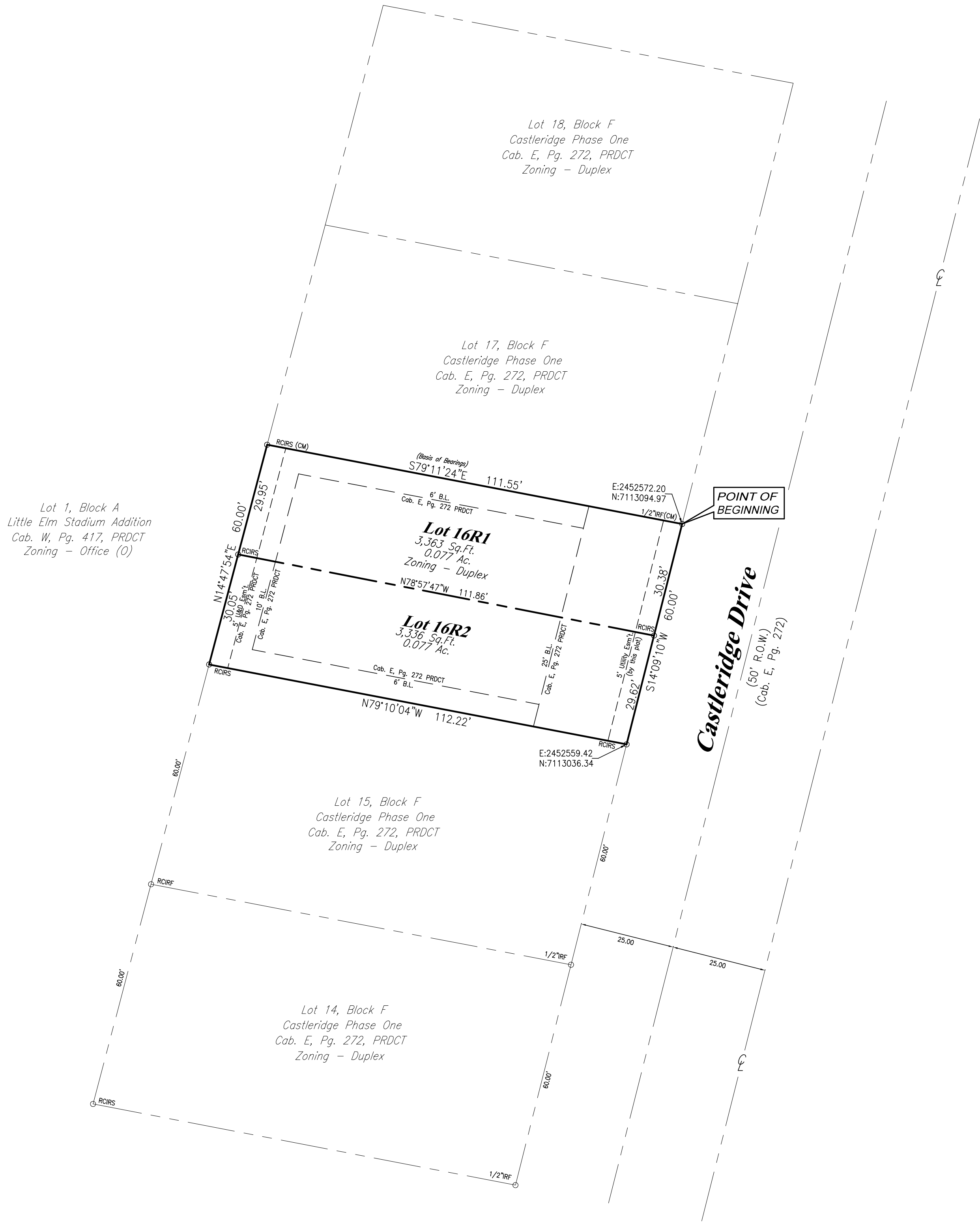
 Subject Property

Location Map



This map is the property of the Town of Little Elm, and is not to be reproduced by any means, mechanical or digital, without written consent of the Town.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Lot 1, Block A
Little Elm Stadium Addition
Cab. W, Pg. 417, PRDCT
Zoning - Office (O)

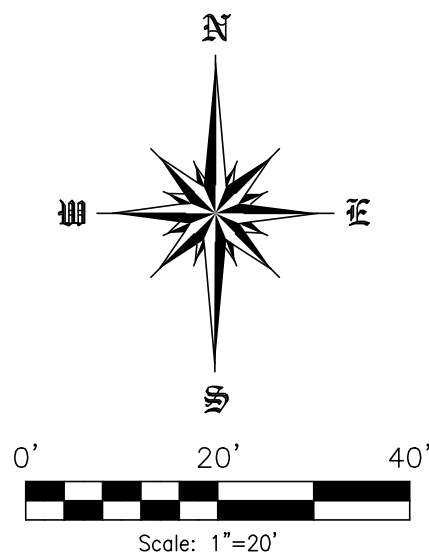
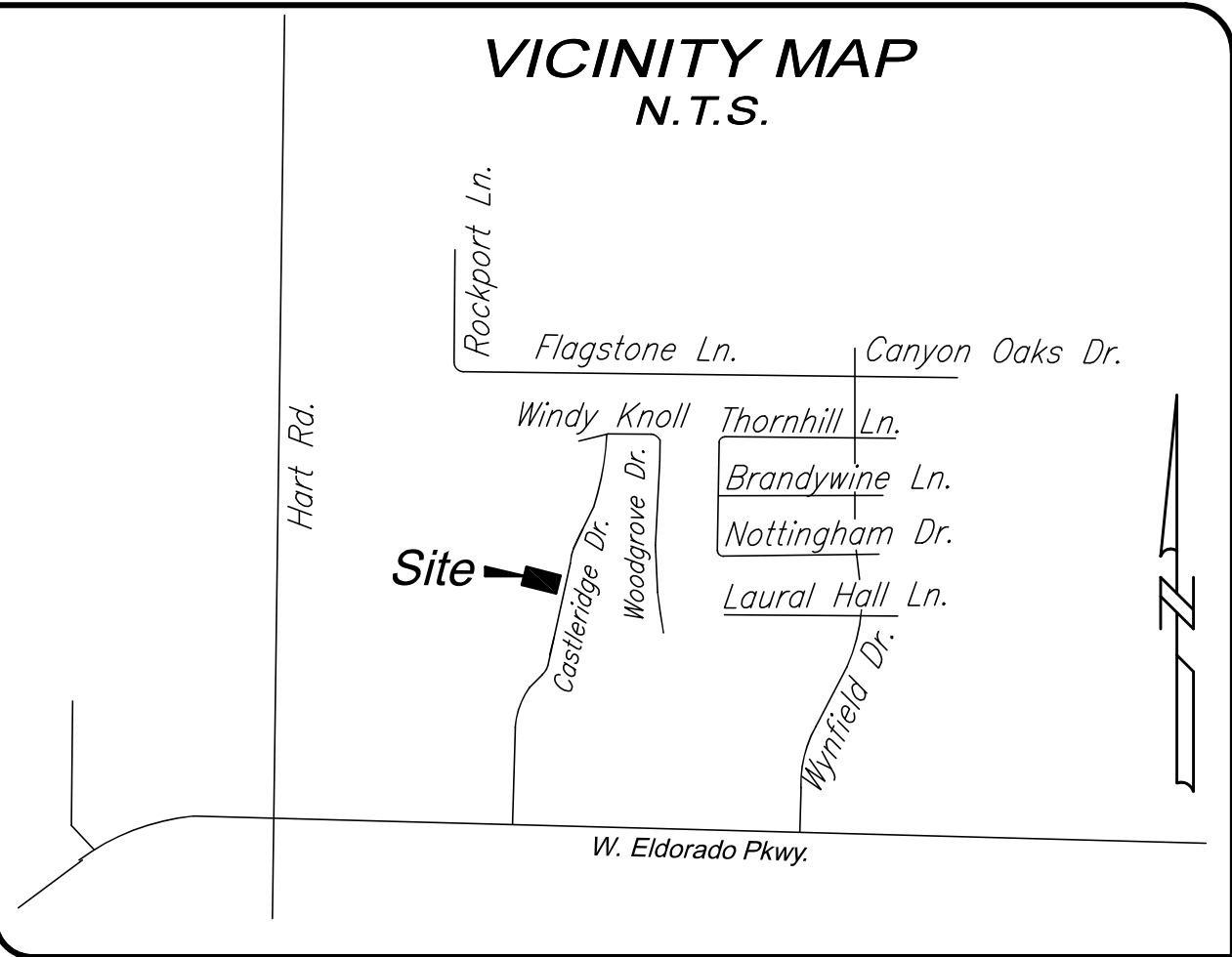
Lot 17, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

Lot 18, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

Lot 15, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

Lot 14, Block F
Castleridge Phase One
Cab. E, Pg. 272, PRDCT
Zoning - Duplex

VICINITY MAP N. T.S.



NOTES:

- The Basis of Bearings is the plat of Cambridge Place Phase One filed in Cabinet E, Page 272.
- All lots comply with the minimum size requirements for the zoning district. Zoning - Duplex.
- This property may be subject to charges related to impact fees, and the applicant should contact the Town regarding any applicable fees due.
- Notice-selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes 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.
- The subject property does not lie within a 100 year flood plain according to Community Panel No. 48121C0420 G, dated April 18, 2011, of the National Flood Insurance Rate Maps for Denton County, Texas.
- The purpose of this plat is to divide 1 lot into 2 lots using the demising wall of the existing duplexes.
- The coordinates shown are based on the Town of Little Elm Control Monument No. 1 & 2, NAD83, Texas State Plane Coordinates-North Central Zone.
- Minimum finished floor elevations are at least 2 feet above the 100 year flood plain.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, Gary W. Nail is the owner of a tract of land situated in the State of Texas, County of Denton and Town of Little Elm, being part of the Allen Vestal Survey, Abstract No. 1312, being all of Lot 16, Block F of Castleridge Phase One, an addition to the Town of Little Elm according to the plat thereof recorded in Cabinet E, Page 272 of the Plat Records of Denton County, Texas with said premises being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the west right-of-way line of Castleridge Drive (50 foot right-of-way) and marking the southeast corner of Lot 17, Block F of said Castleridge Phase One and the northeast corner of Lot 16;

THENCE with the west right-of-way line of Castleridge Drive and the east line of Lot 16, South 14°09'10" West, passing at 30.38 feet a Roome capped iron rod set, and continuing for a total distance of 60.00 feet to a Roome capped iron rod set marking the northeast corner of Lot 15, Block F, and the southeast corner of Lot 16 of said Addition;

THENCE with the north line of Lot 15 and the south line of Lot 16, North 79°10'04" West, 112.22 feet to a Roome capped iron rod set in the east line of Lot 1, Block A of Little Elm Stadium Addition as recorded in Cabinet W, Page 417 of the Plat Records of Denton County, Texas, and marking the northwest corner of Lot 15 and the southwest corner of Lot 16;

THENCE with the east line of Lot 1 and the west line of Lot 16, North 14°47'54" East, passing at 30.05 feet a Roome capped iron rod set, and continuing for a total distance of 60.00 feet to a Roome capped iron rod set marking the southwest corner of said Lot 17 and the northwest corner of Lot 16;

THENCE with the south line of Lot 17 and the north line of Lot 16, South 79°11'24" East, (Basis of Bearings) 111.55 feet to the point of beginning and containing 6,699 square feet or 0.154 acres of land, more or less.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

THAT I, F. E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of land and that the corner monuments shown thereon were properly placed under my supervision. This plat was prepared in accordance with the subdivision rules and regulations of the Town of Little Elm, Texas

NOT FOR RECORDING

F. E. Bemenderfer, Jr.
R.P.L.S. No. 4051



STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **F. E. Bemenderfer, Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed and in the capacity therein stated and as that act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2021.

Notary Public in and for
The State of Texas

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Gary W. Nail, acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as Castleridge Phase One, Lots 16R1 & 16R2, Block F, an addition to the Town of Little Elm, Denton County, Texas and does hereby dedicate to the public use forever, streets, rights of way, and alleys shown thereon and does hereby dedicate the easement strips shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed, or placed upon, over, or across the easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fenced, trees, shrubs or other improvements or growths, which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of the easement strips, and any public utility shall at all times have the right of ingress or egress to and from and upon said easement for the purposes of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring permission.

By: _____
Gary W. Nail, Owner

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 Eyal Even 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 and in the capacity therein stated.

GIVEN under my hand and seal of office, this the _____ day of _____, 2021.

Notary Public in and for
the State of Texas

Approved by the Town of Little Elm, Texas this _____ day of _____, 2021.

Town Official

Attest:

Town Secretary

Replat Castleridge Phase One

Lots 16R1 & 16R2, Block F

Being a Replat of Lot 16, Block F

Castleridge Phase One

Recorded in Cabinet E, Page 272, PRDCT

**0.154 Acres Situated in the
Allen Vestal Survey, Abstract No. 1312
Town of Little Elm, Denton County, Texas
April, 2021**

Legend

ROIRS	Roome Capped Iron Rod Set
RCIRF	Roome Capped Iron Rod Found
PRDCT	Plat Records Denton County Texas
Cpd.IRF	Capped Iron Rod Found
CL	Centerline
U&D	Utility & Drainage
Esm't	Easement
R.O.W.	Right-of-Way
CM	Controlling Monument

Owner:
Gary W. Nail
6401 Stewart Boulevard
The Colony, Tx. 75056
Attn: Gary Nail
(214) 554-1006
email: Gnaill@nailbuilders.us

Surveyor:
Roome Land Surveying
2000 Ave G, Suite 810
Plano, Tx 75074
(972) 423-4372
email: fredb@roomeinc.com
Attn: Fred Bemenderfer

P:\AC\202101\AC874735.DWG



2000 Avenue G, Suite 810
Plano, Texas 75074

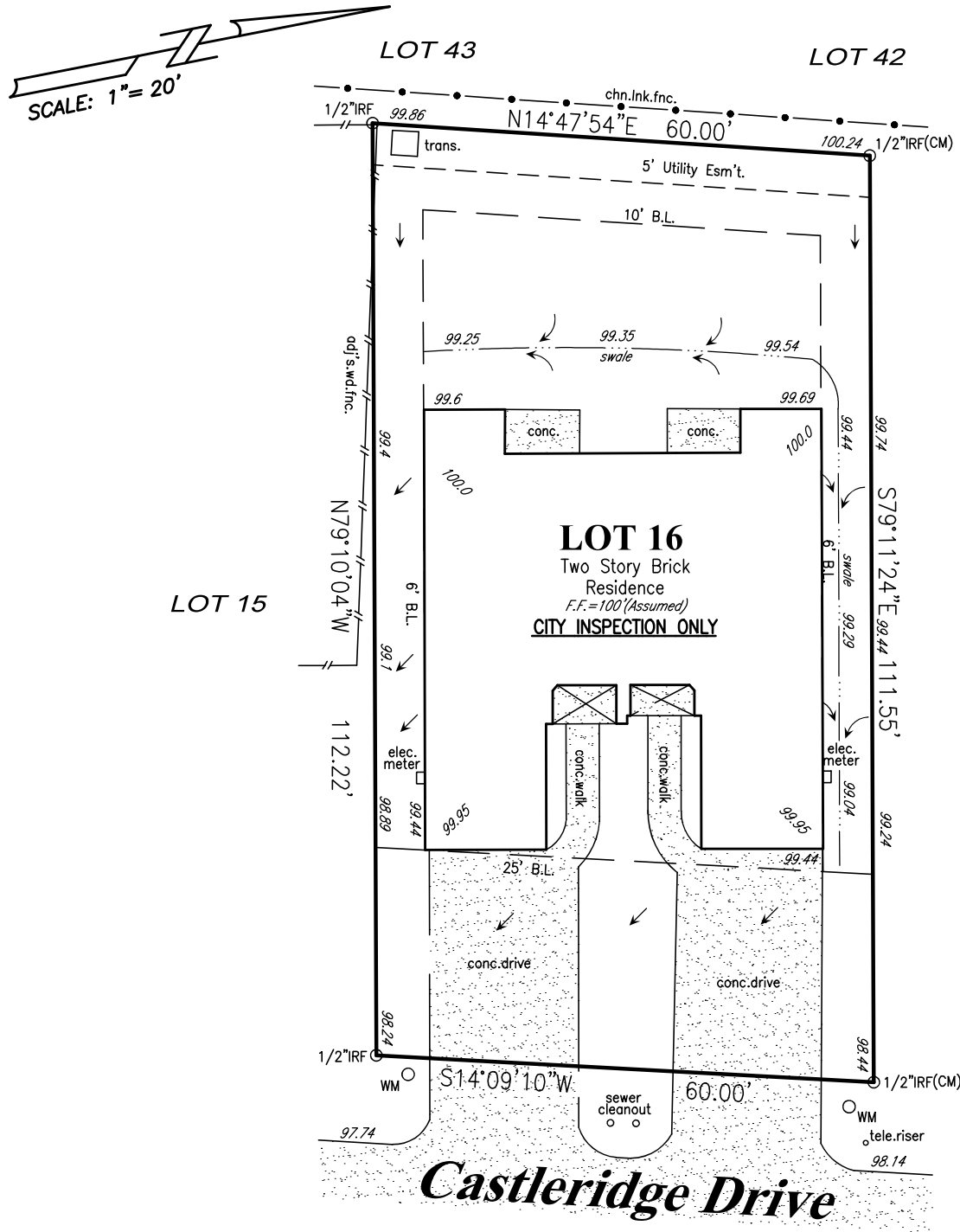
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

PROPERTY DESCRIPTION

Address: 287 Castleridge Drive, Being Lot 16, in Block F, of Castleridge Phase One, an Addition to the City of Little Elm, Denton County, Texas, according to the Plat recorded in Cabinet E, Page 272, of the Plat Records of Denton County, Texas.

Roome Land Surveying, Inc.

2000 Avenue G, Suite 810
Plano, Texas 75074
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com



Legend

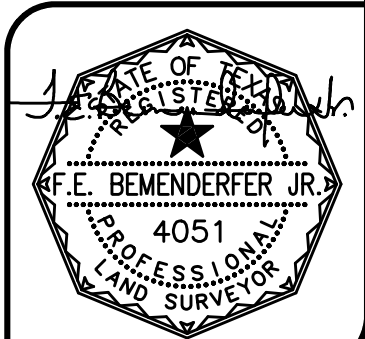
WM Water Meter

EM Electric Meter

CO Clean Out

CITY INSPECTION SURVEY ONLY
NOT FOR CONVEYENCE PURPOSES
Nail Builders

Date: 5/16/2011 Revised: 06/07/2021 (WM, CO, EM) Job No. LB95552



LEGEND	IRF=Iron Rod Found	IRS=Iron Rod Set	Cpd.=Capped	OH=Overhead Line	PP=Power Pole	LP=Light Pole	FH=Fire Hydrant	WM=Water Meter
	GM=Gas Meter	B.L.=Building Line	HH=Handhole	adj's=Adjoiner's	I.O.L.=Top of Form	Min.F.=Minimum Finished Floor	F.P.=Finished Pad	MH=Manhole



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/17/2021

OVERVIEW

Project	PUBLIC HEARING/RTI Planned Development Amendment (21-PD-012)
P&Z Hearing	06/17/2021
Council Hearing	07/06/2021
Size	Approximately 33.0237 acres
Current Zoning	Planned Development-Light Industrial (PD-LI)
Proposed Use	To add an additional 13,214 square feet of office and amenity space to existing Building 1
Existing Use	Office/Warehouse/Manufacturing
Future Land Use Plan Designation	Retail/Commercial
Applicant	Robert Howman, Glenn Engineering Corporation
Owner	Retractable Technologies, Inc. (RTI)
Strategic Goal	Promote and expand Little Elm's identity

Agenda Item

PUBLIC HEARING/RTI Planned Development Amendment (21-PD-012). Public hearing, discussion, and take action on a recommendation regarding a request to amend existing Planned Development-Light Industrial District (PD-LI), through Ordinance No. 890, as amended by Ordinance No. 1563, in order to allow the expansion of existing Retractable Technologies, Inc. (RTI) Building 1, on approximately 34.31 acres of land, generally located on the west side of Lobo Lane, approximately 175 feet south of Debbie Street, within Little Elm's town limits.

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

Location

Generally located at 511 Lobo Lane, on the west side of Lobo Lane, approximately 175 feet south of Debbie Street, within Little Elm's town limits.

Planning Analysis

Background.

Retractable Technologies, Inc. (RTI) was established in 1994 and has been operating on the 34.31-acre property, generally located at 511 Lobo Lane, since initial construction completion in 1996. At the time RTI began its operations, the property was zoned Light Industrial (LI). In 2008, RTI expanded its facilities to accommodate manufacturing and the property was rezoned to a Planned Development-Light Industrial District (PD-LI), through Ordinance No. 890.

In 2020, amid the COVID-19 pandemic, RTI was in the process of receiving funding from the US Government to expand facilities in order to be able to produce 427 million, US-manufactured, safety injection devices per year, which would be utilized throughout the country to administer the COVID-19 vaccination. In order to accomplish this goal, RTI needed to expand its facilities by reconfiguring the internal operations of the existing structure on site as well as constructing a new 55,000 square foot warehouse with additional parking and loading areas. As a result, the existing PD was amended in 2020 through Ordinance No. 1563 in order to accommodate the proposed expansion, modify parking requirements, allow for modified exterior materials, and provide enhanced landscaping and screening.

Since 2020, as a result of the facility expansion and increased manufacturing capacity, RTI has increased their workforce by over 100 people. In 2021, RTI has received additional federal funding to further expand their capacity, and is anticipating to grow by another 100, or more, employees by January 2022, resulting in just over 300 employees. As their workforce grows and diversifies, RTI is beginning to experience the need for additional office space, as well as employee amenities. The anticipated expansion of Building 1, the building closest to the street, was part of the originally approved concept plan for this property, where it was shown as Future Addition 1 and 2. At this time, RTI would like to proceed with the expansion of Building 1, by adding two new wings to accommodate the additional need for office and amenity space.

Such action requires amending the existing PD Ordinance in order to revise the site plan to show the expanded building footprint, additional provision of parking, and request modification to the exterior materials requirements.

Proposal.

The applicant is requesting to construct two, two-story, 30-foot tall additions to match the existing 30-foot tall building, a total of 13,214 square feet of additional floor area, consisting of 7,166 square feet of new office area and 6,048 square feet of amenity area. The proposed floor plans show the layouts for new executive offices, conference rooms, break rooms, exercise areas, and employee locker rooms. The facade plans show the existing building frontage to be of E.I.F.S. construction (Group C material), the back portions of the existing building of tilt-wall construction (Group B material), and the proposed new additions with stucco (Group B material). The proposed site plan changes, in addition to the building footprint expansion, show four new parking areas, totaling 56 additional parking spaces. No additional exterior or site changes are being proposed at this time.

Uses. The applicant is not introducing any new uses. The proposal is to expand space for office and office-related uses, which is allowed through the existing PD Ordinance.

Development Standards. The proposed plans show the building expansion to be in compliance with the existing setback requirements.

Exterior Materials. PD Ordinance for this site allows the existing structures as built and/or previously approved, but requires that any future structures comply with Sec. 106.06.06 - Architectural standards for industrial structures. This section requires at least 10% of the primary building face, visible from a public street, to be constructed of Group A materials (brick, stone, or manufactured stone) and up to 90% Group B materials (split-face CMU, stucco, cementitious fiberboard, engineered wood, or tilt-wall construction), and requires the use of at least two different materials. Secondary building faces are allowed to be constructed of 100% Group B materials. The proposed elevations show the building expansion entirely of stucco, Group B material, which would not comply with the requirements of Sec. 106.06.06. *Therefore, the applicant is requesting the town's consideration to vary from this requirement, specifically for the proposed expansion, as*

part of this PD request.

Parking. PD Ordinance for this site requires a parking ratio of 1 space per employee for Buildings 2 and 3, and a parking ratio of 1 space per 1,000 square feet of warehouse/manufacturing use, plus 1 space per employee, and 1 space per 300 square feet of office use for Building 1. The Ordinance notes that parking ratios associated with any future expansion to be up to Development Services Director's discretion. Since the number of employees is constantly evolving, and therefore not a static number, as a parking ratio based on square footages, it poses difficulties in regulating and enforcing compliance. Staff understands that most of the site is used for warehouse and manufacturing purposes and believes that it would be more appropriate to utilize solely the building square footage per use in order to determine the parking requirements for this site. *Staff is recommending, as part of this PD Ordinance amendment, that the parking requirement for the site in its entirety be changed to 1 space per 1,000 square feet of warehouse/manufacturing use and 1 space per 300 square feet of office use. Using these ratios, for all buildings on site, the total warehouse area is 156,206 square feet and the total office area, inclusive of the proposed expansion, is 21,214 square feet, requiring a total of 228 parking spaces to be provided on-site. The site currently provides a total of 272 parking spaces and the applicant is proposing to add another 56 spaces, bringing the site total to 328 parking spaces, which exceeds the parking requirements.*

Landscaping. No landscape changes are being proposed at this time and the proposed scope of work does not trigger any additional landscape improvements.

Comprehensive Plan. The future land use of this area is identified as retail and commercial. The proposed office expansion fully aligns with this vision. While this property's primary operation focuses on manufacturing, it provides associated office use, which as experienced by this request, continues to grow with the increased manufacturing capacity of the overall site. The Comprehensive Plan states that the activities of the residents of a community create a need for a variety of land uses, including industrial uses, and also identifies industrial uses as being suitable for areas that are not located directly off of major roadways, as to limit visibility that would otherwise be desirable for retail and commercial uses, which is supportive of this site's location.

No additional changes are being proposed at this time.

Recommended Action

RTI is a longstanding workforce provider in the community and the largest industrial site within the town. RTI is also responsible for the production of devices used in administering the COVID-19 vaccination to millions of people throughout the country. The expansion of Building 1 has been anticipated as a future endeavor since the establishment of the original PD Ordinance in 2008. The continued expansion of RTI facilities is important in maintaining a successful level of production as well as overall company operations.

Staff believes that, because existing building primary facades are currently constructed of Group C materials, and the applicant is proposing to construct the expansion of stucco, Group B material, the applicant is bringing the building closer into compliance with the original intent of this section, while matching the existing design and construction to the existing structure.

Given the above parking discussion, Staff is recommending, as part of this PD Ordinance amendment, that the parking requirement for the site in its entirety be changed to 1 space per 1,000 square feet of warehouse/manufacturing use and 1 space per 300 square feet of office use.

Staff recommends approval of the requested Planned Development Amendment as proposed, with a modified parking ratio.

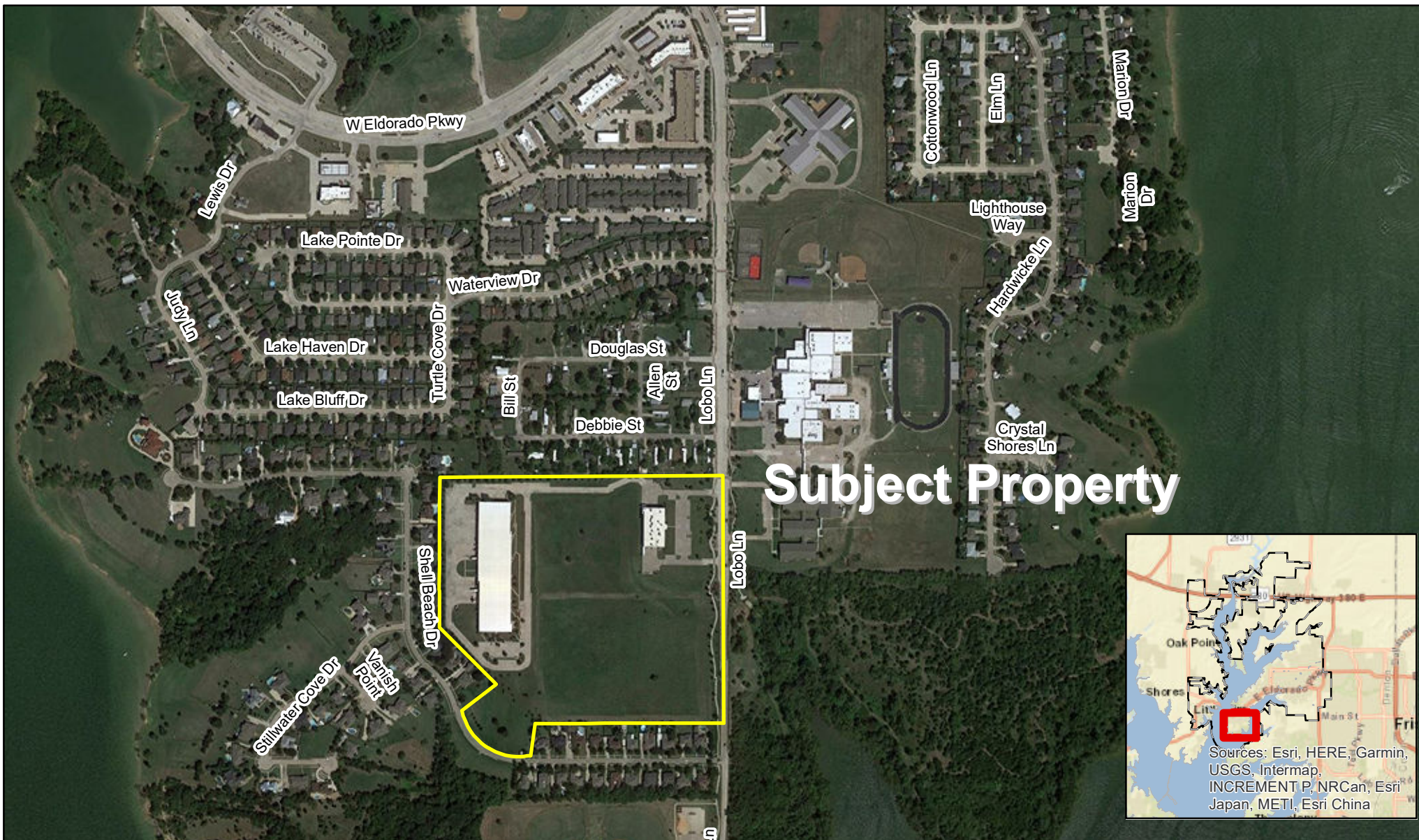
Attachments

RTI PD Amendment Location Map

RTI PD Amendment Plan Set

Ordinance No. 890

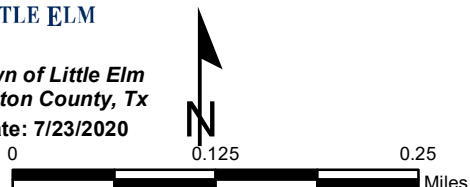
Ordinance No. 1563



RTI Planned Development

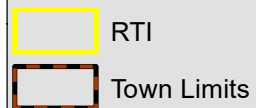
Town of Little Elm
Denton County, Tx

Date: 7/23/2020



Location Map

Legend

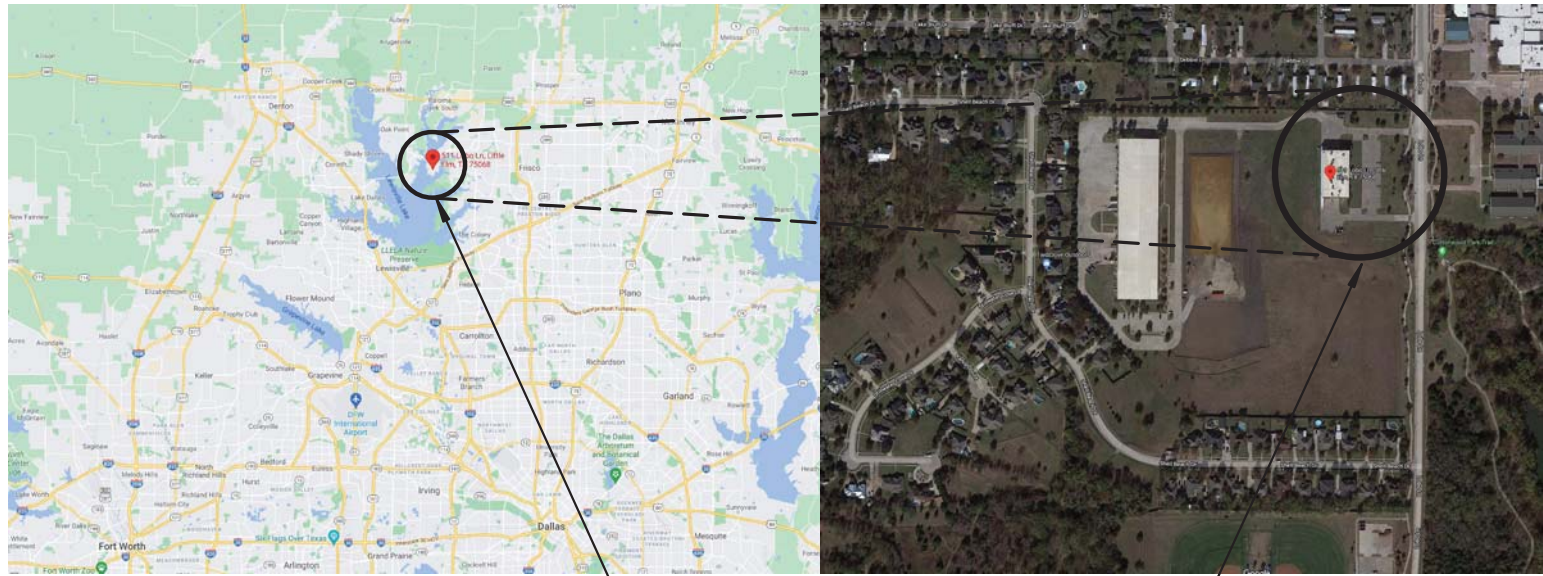
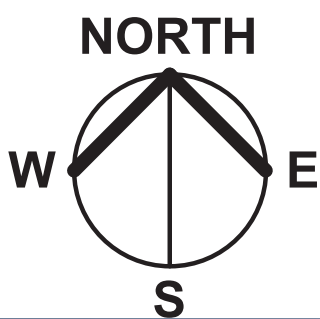


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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

RETRACTABLE TECHNOLOGIES

511 LOBO LN LITTLE ELM, TX



PROJECT LOCATION



STROHMEYER
ARCHITECTS INC.

SAI CONSULTANTS

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

CIVIL
GLENN ENGINEERING GROUP
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

OWNER
RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LN
LITTLE ELM, TX 75068

BUILDING A

RETRACTABLE TECHNOLOGIES

511 LOBO LANE
LITTLE ELM, TEXAS
75068
(972) 294-1010

Project Number: RTI
Drawing Date: 6/9/2021
Drawn: Author
Checked: Checker
Scale:

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

COVER SHEET

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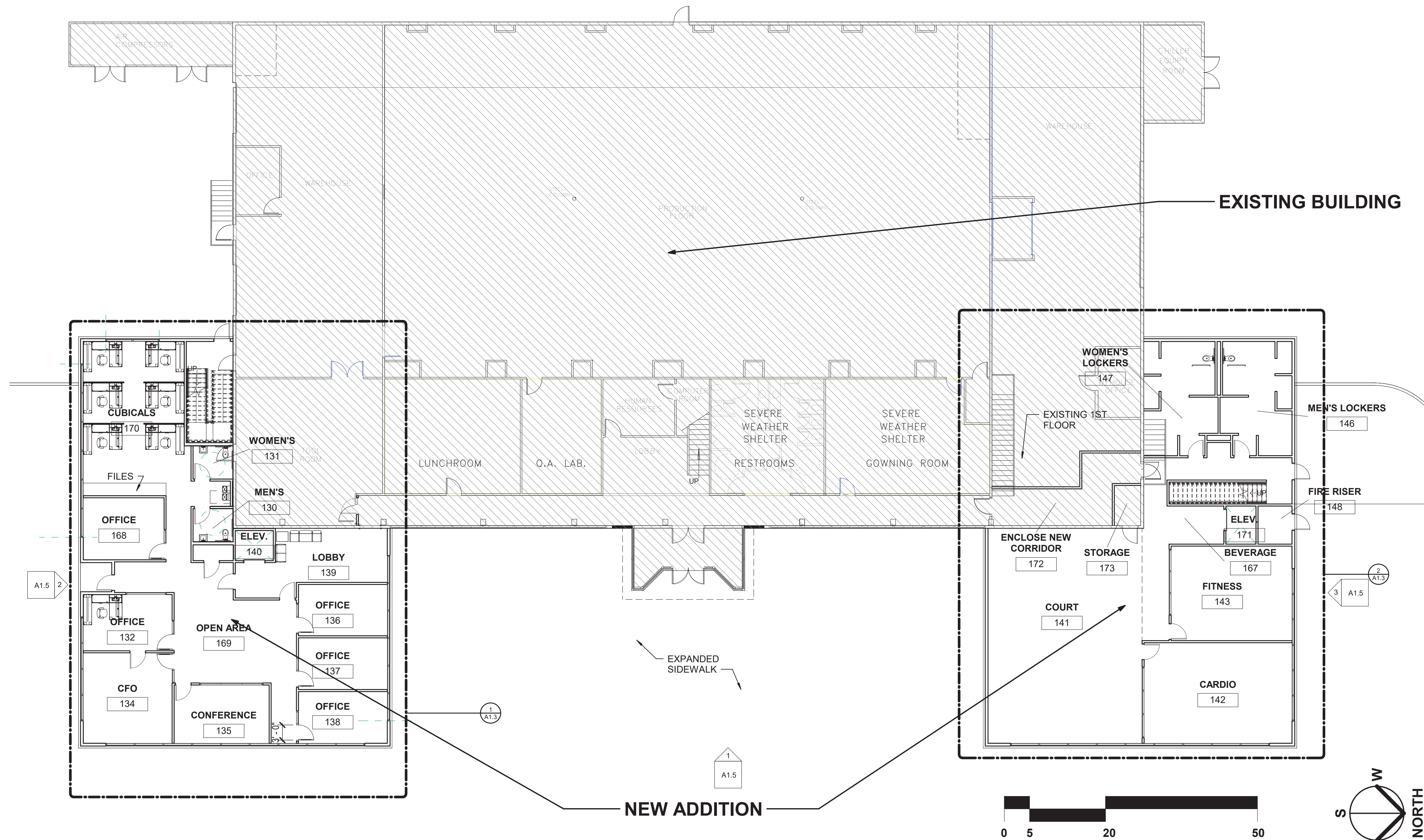
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LEVEL 1 - FLOOR PLAN

3/32" = 1'-0"



AREA SCHEDULE		
Level	Name	Area
LEVEL 1	LEVEL 1 - NEW OFFICE AREA	3,761 SF
LEVEL 1	LEVEL 1 - NEW EXERCISE AREA	3,749 SF
LEVEL 1	LEVEL 1 - EXISTING OFFICE	1,500 SF
LEVEL 1	LEVEL 1 - EXISTING WAREHOUSE	14,706 SF
LEVEL 2	LEVEL 2 - EXISTING OFFICE	1,500 SF
LEVEL 2	LEVEL 2 - EXEC. OFFICES	3,405 SF
LEVEL 2	LEVEL 2 - BREAKROOM AREA	2,299 SF

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

SAI CONSULTANTS

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

CIVIL
GLENN ENGINEERING GROUP
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

OWNER
RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LN
LITTLE ELM, TX 75068

FOR
REGULATORY
APPROVAL

BUILDING A RETRACTABLE TECHNOLOGIES

511 LOBO LANE
LITTLE ELM, TEXAS
75068
(972) 294-1010

Project Number: RTI
Drawing Date: 6/9/2021
Drawn: Author
Checked: Checker
Scale: 3/32" = 1'-0"

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Revisions:

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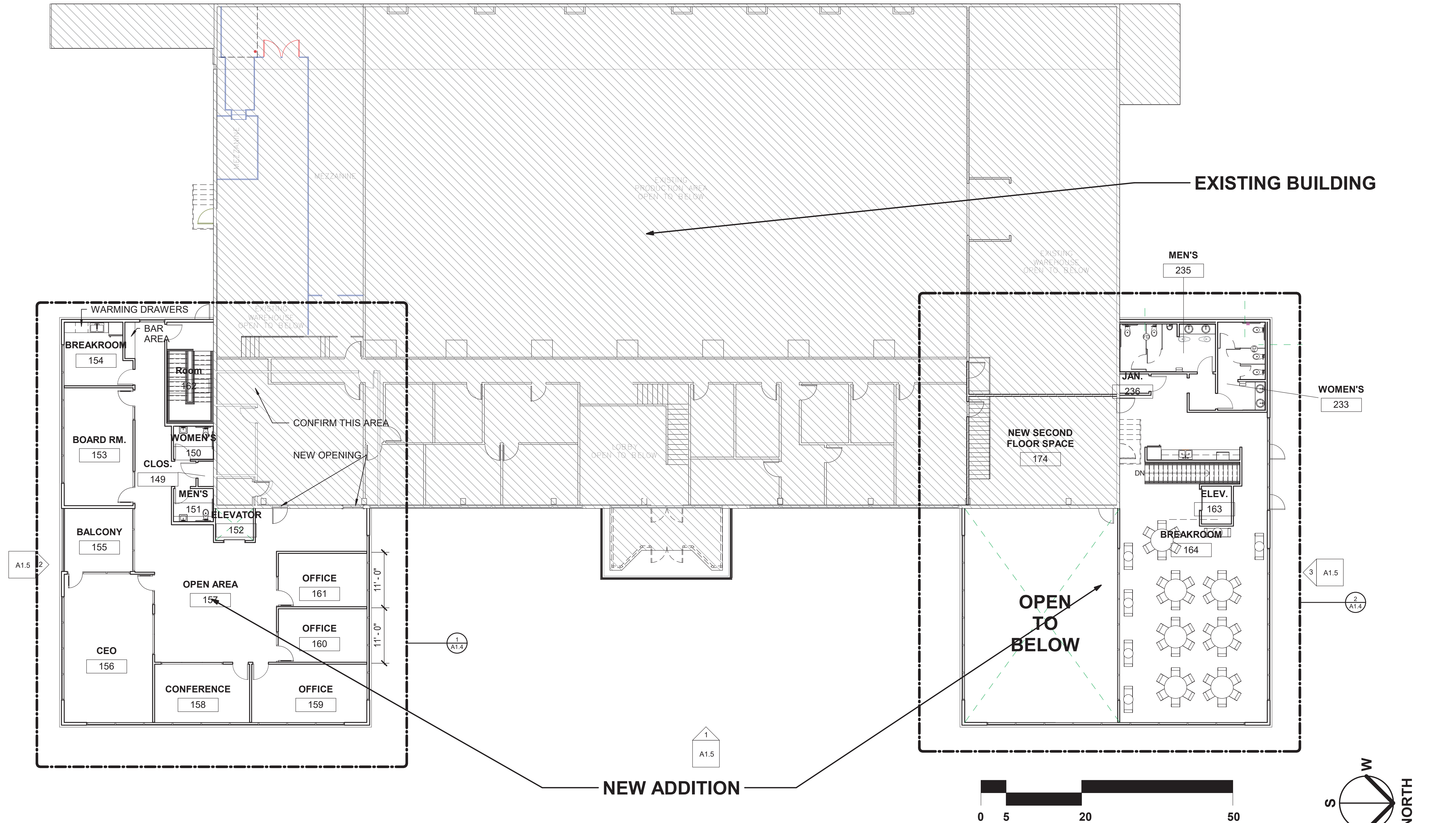
OVERALL PLAN

A1.1

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1 **LEVEL 2**
3/32" = 1'-0"



AREA SCHEDULE		
Level	Name	Area
LEVEL 1	LEVEL 1 - NEW OFFICE AREA	3,761 SF
LEVEL 1	LEVEL 1 - NEW EXERCISE AREA	3,749 SF
LEVEL 1	LEVEL 1 - EXISTING OFFICE	1,500 SF
LEVEL 1	LEVEL 1 - EXISTING WAREHOUSE	14,706 SF
LEVEL 2	LEVEL 2 - EXISTING OFFICE	1,500 SF
LEVEL 2	LEVEL 2 - EXEC. OFFICES	3,405 SF
LEVEL 2	LEVEL 2 - BREAKROOM AREA	2,299 SF

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ARCHITECTS INC.

SAI CONSULTANTS

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DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

CIVIL
GLENN ENGINEERING GROUP
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

OWNER
RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LN
LITTLE ELM, TX 75068

**FOR
REGULATORY
APPROVAL**

BUILDING A
RETRACTABLE
TECHNOLOGIES

511 LOBO LANE
LITTLE ELM, TEXAS
75068
(972) 294-1010

Project Number: RTI
Drawing Date: 6/9/2021
Drawn: LC
Checked: PC
Scale: 3/32" = 1'-0"

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Revisions:

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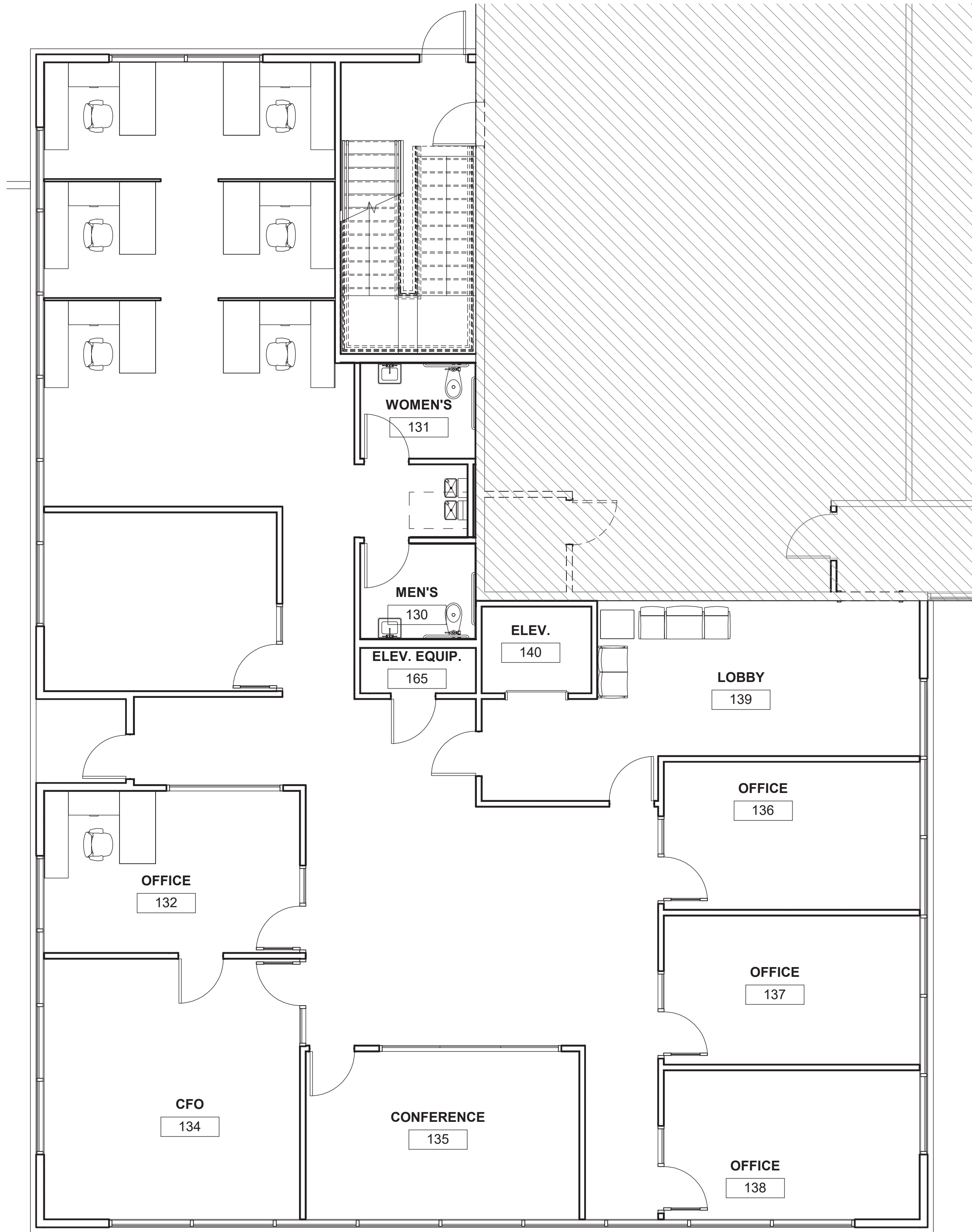
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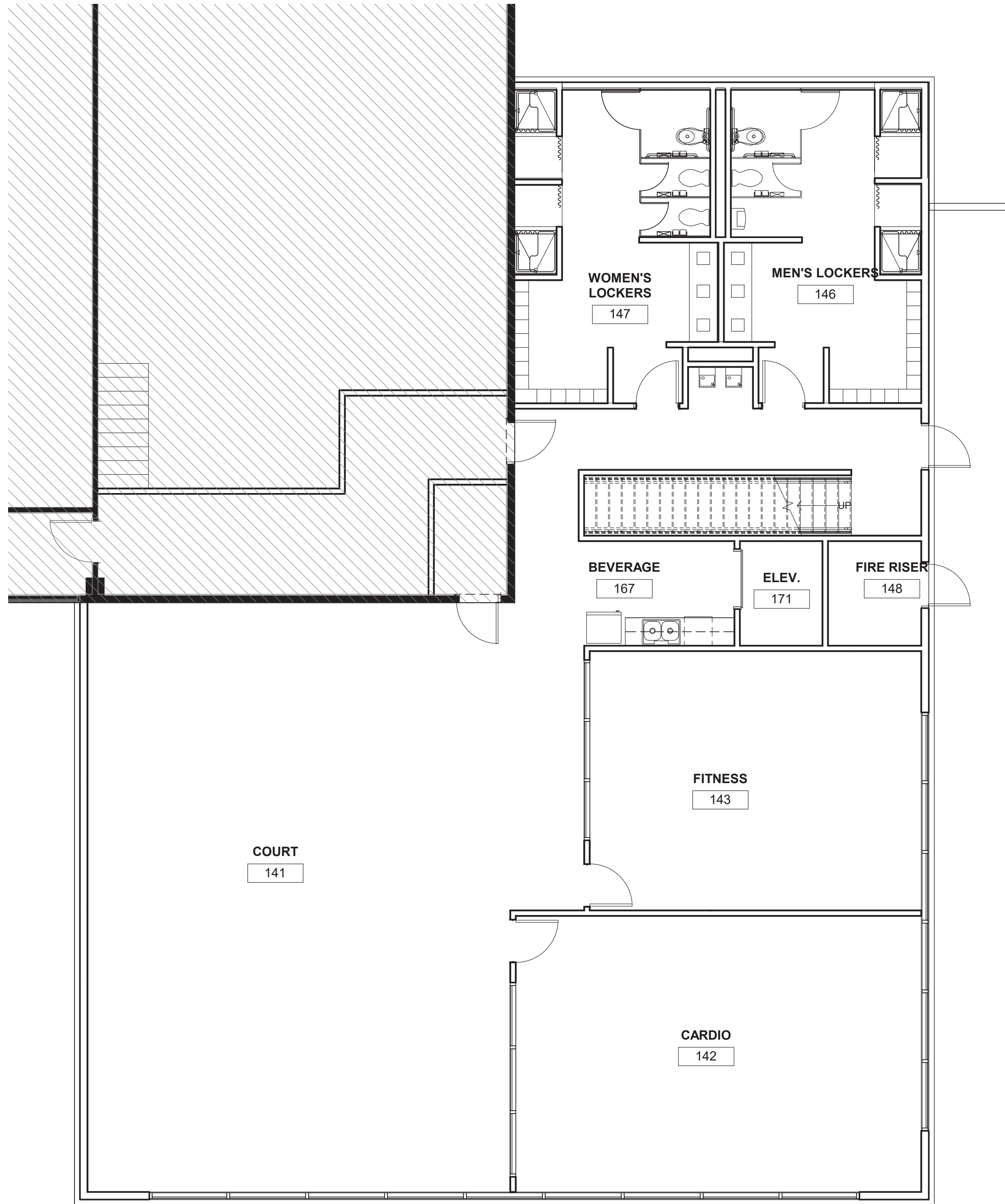
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1 ENLARGED OFFICE AREA - LEVEL 1
3/16" = 1'-0"



2 ENLARGED WORKOUT AREA - LEVEL 1
3/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

SAI CONSULTANTS

STRUCTURAL
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12575 MILL RUN DRIVE
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FOR
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BUILDING A
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511 LOBO LANE
LITTLE ELM, TEXAS
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(972) 294-1010

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Drawn: Author
Checked: Checker
Scale: 3/16" = 1'-0"

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

ENLARGED PLANS

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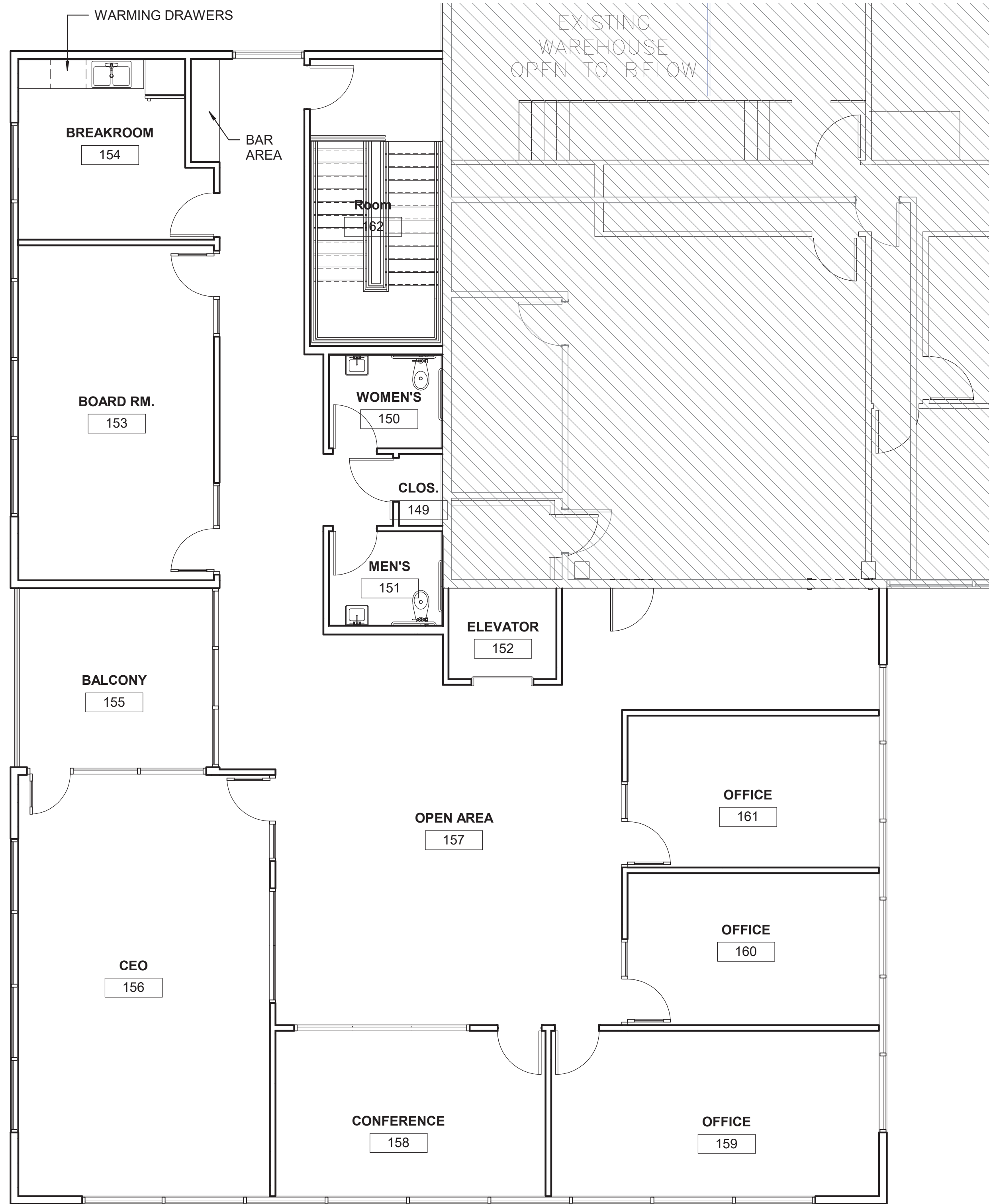
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ENLARGED OFFICE AREA - LEVEL 2

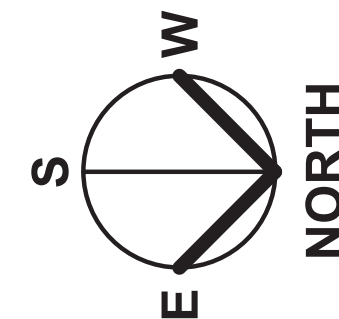
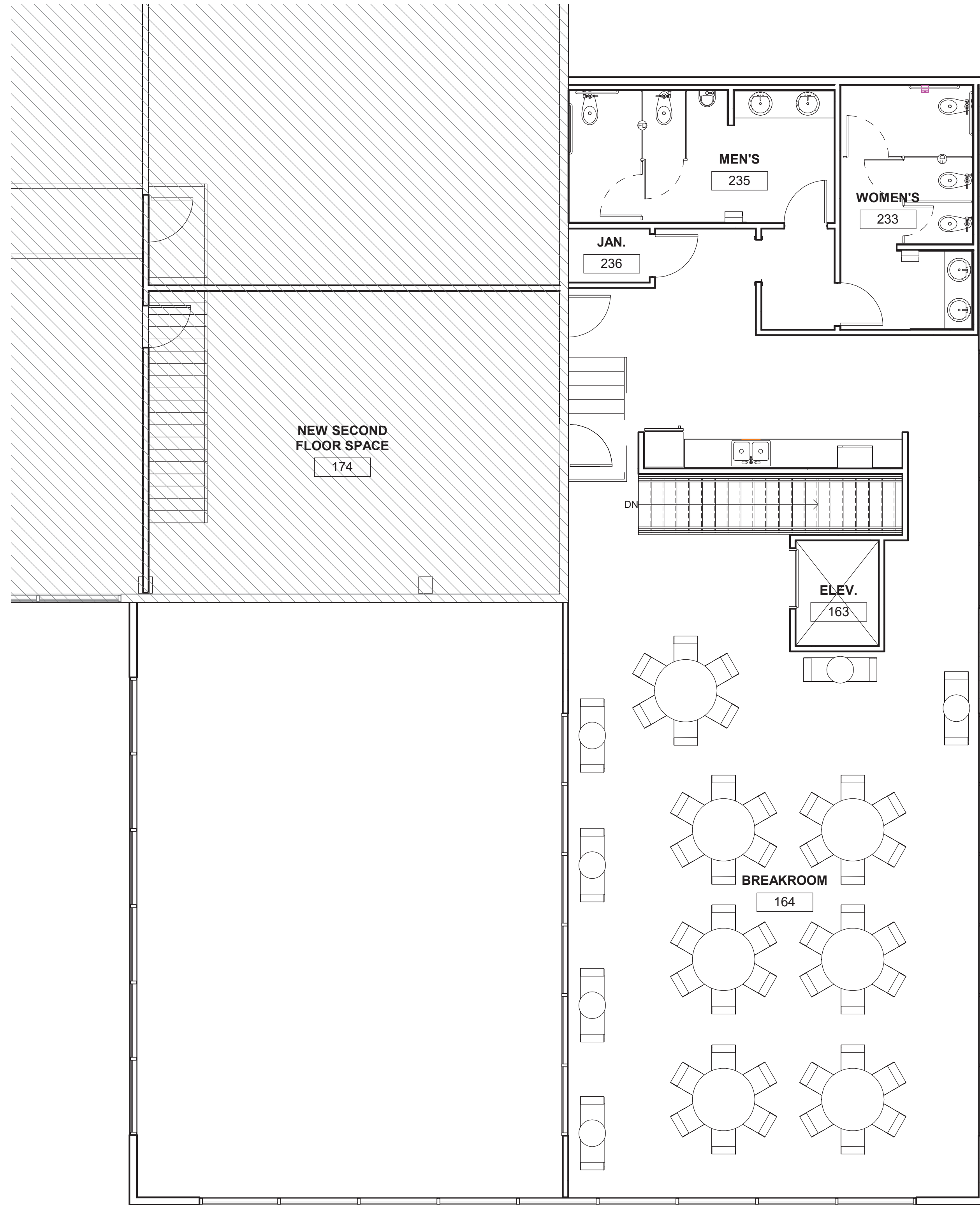
3/16" = 1'-0"



2

ENLARGED AREA - LEVEL 2

3/16" = 1'-0"



PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

SAI CONSULTANTS

STRUCTURAL
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12575 MILL RUN DRIVE
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OWNER
RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LN
LITTLE ELM, TX 75068

FOR
REGULATORY
APPROVAL

BUILDING A RETRACTABLE TECHNOLOGIES

511 LOBO LANE
LITTLE ELM, TEXAS
75068
(972) 294-1010

Project Number: RTI
Drawing Date: 6/9/2021
Drawn: Author
Checked: Checker
Scale: 3/16" = 1'-0"

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Revisions:

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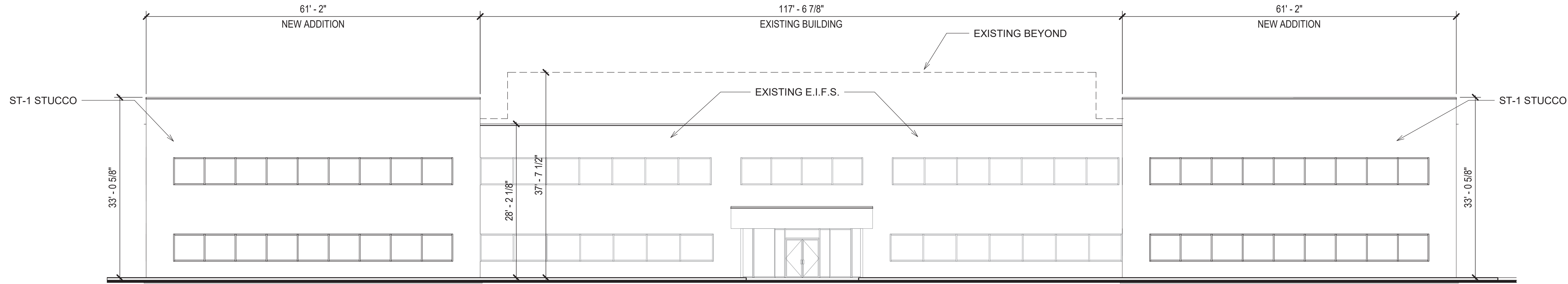
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ENLARGED PLANS

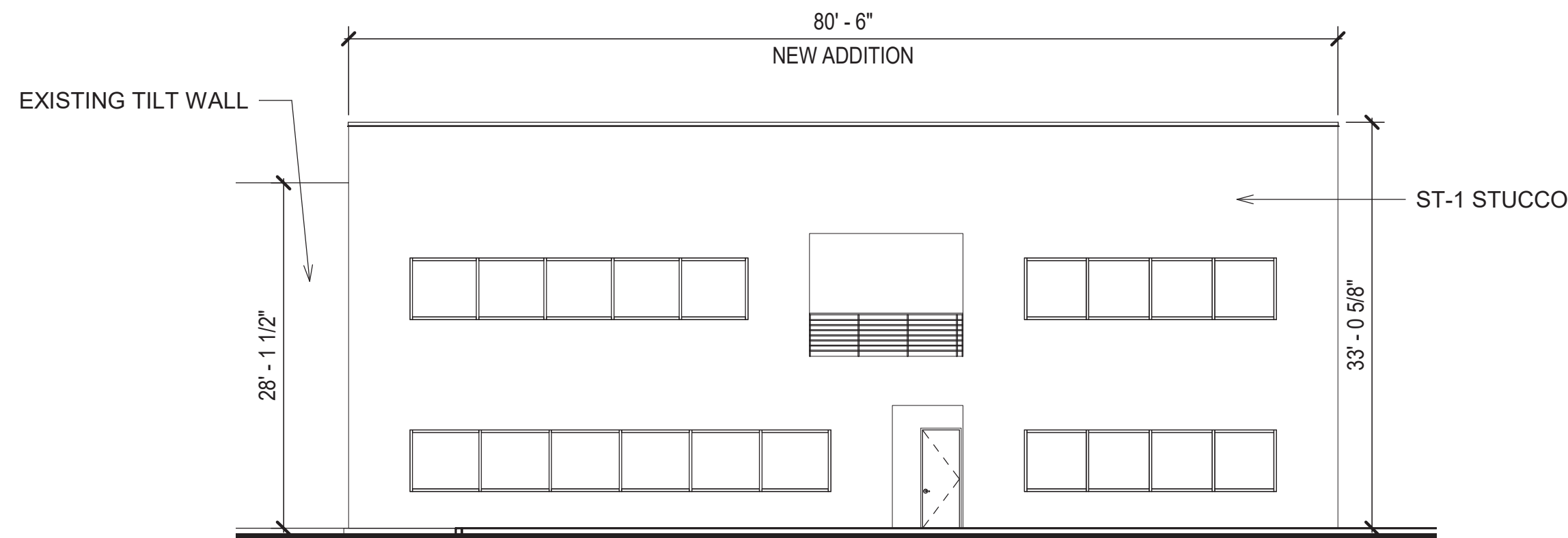
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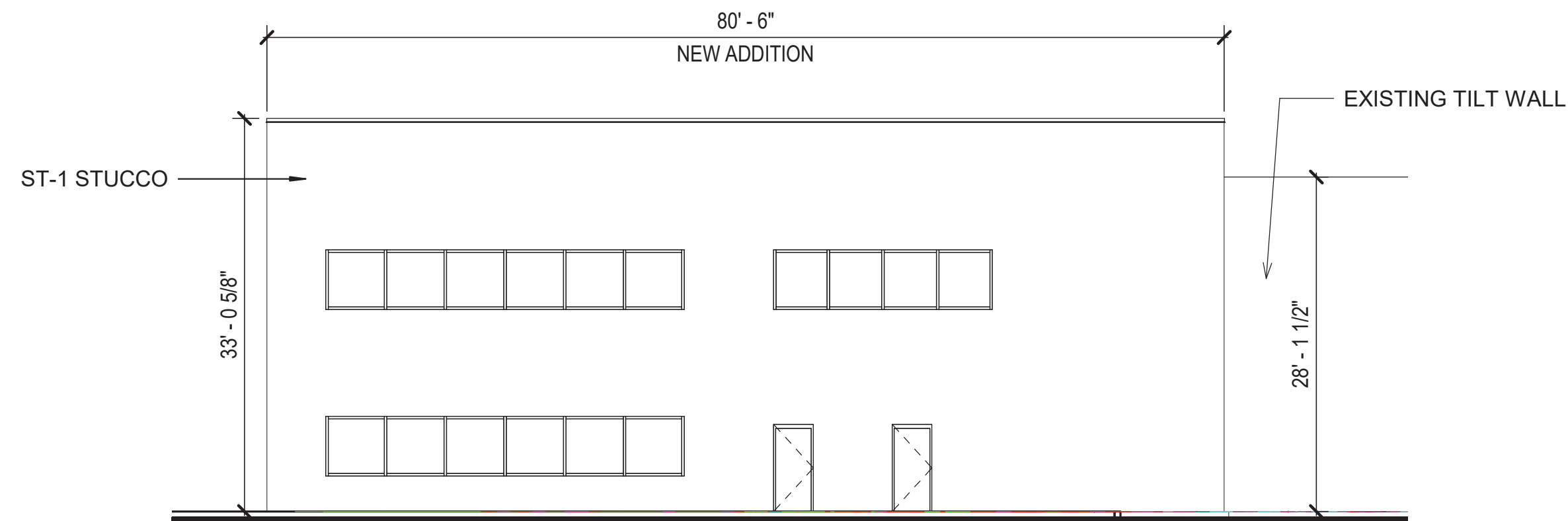
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1 FRONT ELEVATION - EAST
3/32" = 1'-0"



2 LEFT SIDE ELEVATION - SOUTH
3/32" = 1'-0"



3 RIGHT SIDE ELEVATION - NORTH
3/32" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL



STROHMEYER
ARCHITECTS INC.

SAI CONSULTANTS

STRUCTURAL
DFW STRUCTURAL CONSULTING
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035

CIVIL
GLENN ENGINEERING GROUP
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

OWNER
RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LN
LITTLE ELM, TX 75068

FOR
REGULATORY
APPROVAL

BUILDING A
RETRACTABLE
TECHNOLOGIES

511 LOBO LANE
LITTLE ELM, TEXAS
75068
(972) 294-1010

Project Number: RTI
Drawing Date: 6/9/2021
Drawn: PC
Checked: JS
Scale: 3/32" = 1'-0"

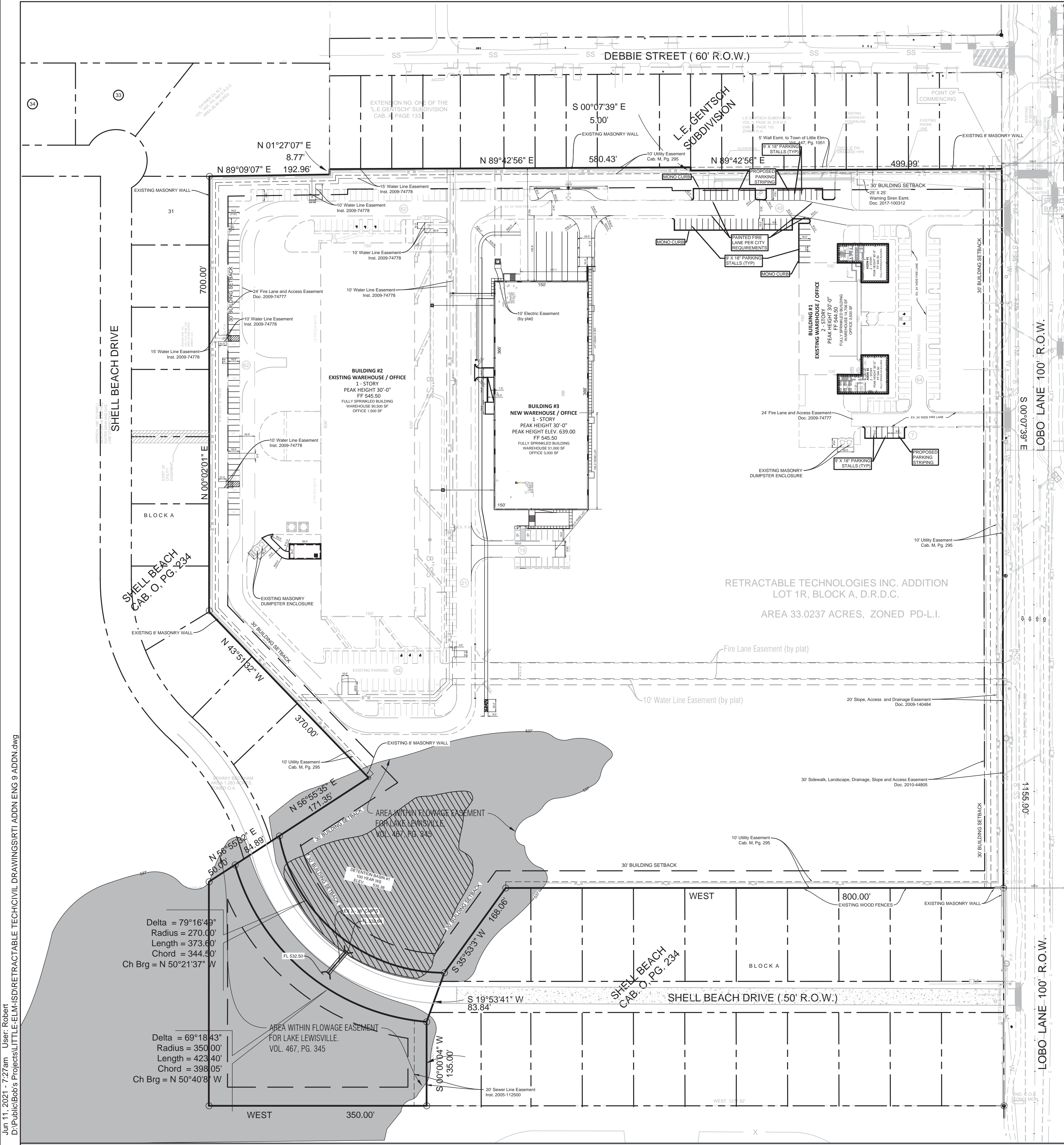
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Revisions:

#	Revision Date	Revision Description

Sheet Title:

EXTERIOR
ELEVATIONS



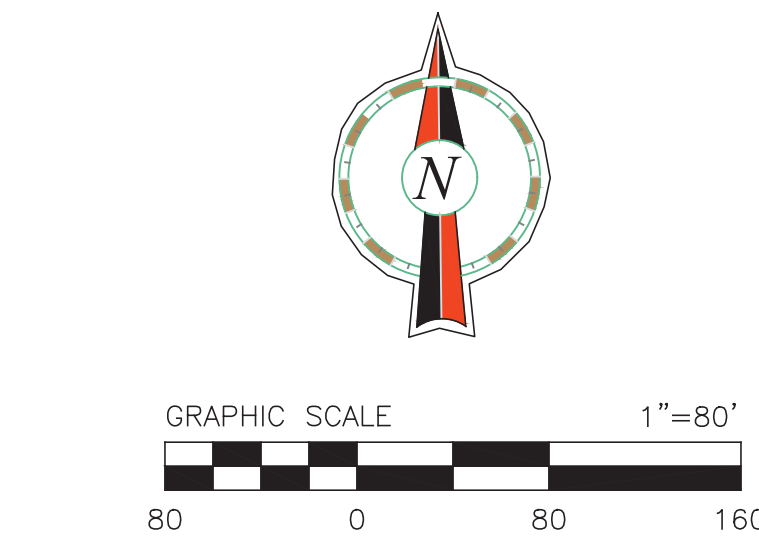
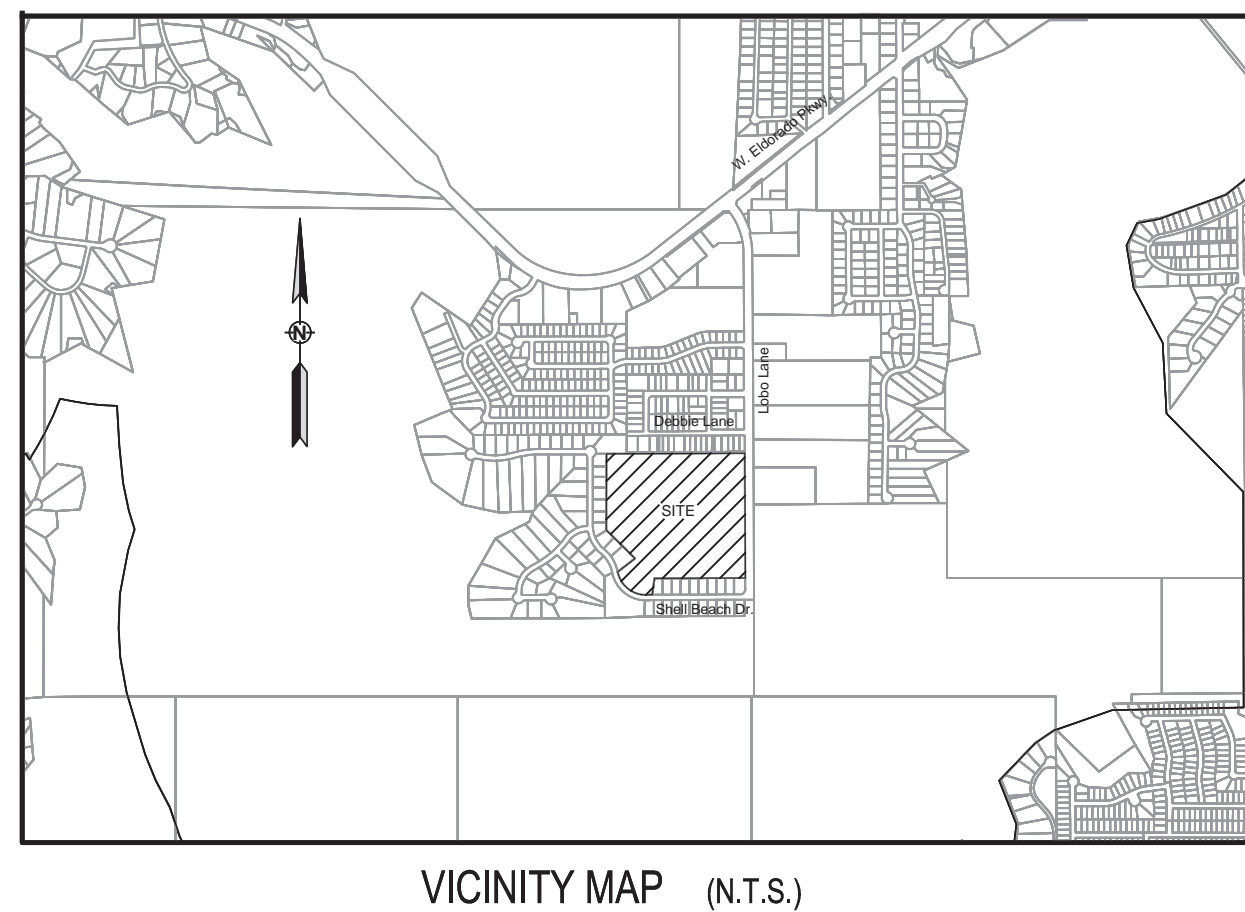
SITE DATA SUMMARY CHART (BY PHASE AND IN TOTAL) TO INCLUDE THE FOLLOWING ITEMS:		
SITE DATA SUMMARY	EXISTING	PROPOSED
EXISTING ZONING	PD-73 (PD-LI)	PD-73 (PD-LI)
LAND USE DESIGNATION	MANUFACTURING	MANUFACTURING
GROSS ACREAGE	33.0237 AC	33.0237 AC
NET ACREAGE	33.0237 AC	33.0237 AC
NUMBER OF PROPOSED LOTS	1	1
PERCENTAGE OF SITE COVERAGE	11.25%	11.78%
AREA OF OPEN SPACE	937,177 SQ FT	929,667 SQ FT
PERCENTAGE OF OPEN SPACE	65.11%	64.57%
PERCENTAGE OF LANDSCAPE	EXISTING	PROPOSED
AREA OF IMPERVIOUS COVERAGE	502,176 SQ FT	0
PROPOSED BUILDING AREA (SQ. FT. FOOTPRINT)	162,000 SQ. FT.	7,510 SQ FT
NUMBER OF SINGLE-STORY BUILDINGS	0	0
NUMBER OF TWO-STORY BUILDINGS	3	3
MAXIMUM BUILDING HEIGHT	30'-0"	30'-0"
BUILDING FLOOR AREA	164,206 SQ FT	13,214 SQ FT
BUILDING FLOOR AREA BY USE	EXISTING	PROPOSED
BUILDING AREA - WAREHOUSE		
BLDG. #1 - WAREHOUSE	14,706 S.F.	
BLDG. #2 - WAREHOUSE	90,500 S.F.	
BLDG. #3 - WAREHOUSE	51,000 S.F.	
TOTAL WAREHOUSE (1PER/1,000SF)	156,206 S.F.	
BUILDING AREA - OFFICE		
BLDG. #1 - OFFICE EXISTING	3,500 S.F.	3,761 S.F.
ADDITION - LEVEL 1 - OFFICE AREA		3,749 S.F.
ADDITION - LEVEL 2 - EXEC. OFFICE AREA		2,299 S.F.
BLDG. #2 - OFFICE	1,500 S.F.	
BLDG. #3 - OFFICE	3,000 S.F.	
TOTAL OFFICE (1PER / 300 SF)	8,000 S.F.	13,214 S.F.
REQUIRED PARKING	EXISTING	PROPOSED
PROPOSED FLOOR AREA BY USE		
BUILDING AREA - WAREHOUSE	156,206 S.F.	
TOTAL WAREHOUSE (1PER/1,000SF)	157 SPACES	
REQUIRED PARKING FOR WAREHOUSE		
BUILDING AREA - OFFICE	8,000 S.F.	
TOTAL OFFICE (1PER / 300 SF)	27 SPACES	
REQUIRED PARKING FOR OFFICE		
REQUIRED PARKING PER SHIFT		
TOTAL PARKING REQUIRED	184 SPACES	44 SPACES
PROVIDED PARKING	EXISTING	PROPOSED
STANDARD	262 SPACES	56 SPACES
HANDICAP	10 SPACES	0 SPACES
TOTAL PARKING PROVIDED	272 SPACES	56 SPACES
INVENTORY PARKING	0	0
REQUIRED LOADING SPACES	0	0
PROVIDED LOADING SPACES	0	0
AREA OF OUTSIDE STORAGE	0	0
PERCENTAGE OF OUTSIDE STORAGE	0%	0%
START OF CONSTRUCTION MONTH/YEAR		07 / 2021
END OF CONSTRUCTION MONTH/YEAR		12 / 2021

NOTE: 100 EMPLOYEES PER SHIFT

PARKING CALCULATIONS	
TOTAL REQUIRED PARKING	= 228 SPACES
EXISTING PARKING PROVIDED	= 272 SPACES
PROPOSED PARKING PROVIDED	= 56 SPACES
TOTAL PARKING PROVIDED	= 328 SPACES
(INCLUDES REQUIRED ACCESSIBLE PARKING)	

- ### GENERAL SITE NOTES
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE TOWN OF LITTLE ELM SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE TOWN OF LITTLE ELM SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE TOWN OF LITTLE ELM ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH TOWN OF LITTLE ELM REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE TOWN PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF LITTLE ELM DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE TOWN OF LITTLE ELM CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE TOWN OF LITTLE ELM STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADIIUS' UNLESS OTHERWISE NOTED ARE 3 FOOT.
 - REUSE SALVAGE H.C. SIGNAGE, POLES AND WHEEL STOPS.

SITE LEGEND	
	BOUNDARY LINE (NEW)
	CONCRETE CURB (NEW)
	EDGE OF CONCRETE (NEW)
	FENCE (NEW)
	SANITARY SEWER (NEW)
	STORM SEWER (NEW)
	WATER (NEW)
	SANITARY CLEANOUT
	WATER METER (NEW)
	PARKING COUNTER (NEW)
	PAINTED TRAFFIC ARROWS
	PROPOSED FIRE LANE
	SIDEWALK (NEW)
	PROPERTY LINE (EX.)
	CONCRETE CURB (EX.)
	EDGE OF CONCRETE (EX.)
	FENCE (EX.)
	SANITARY SEWER (EX.)
	STORM SEWER (EX.)
	WATER (EX.)
	SANITARY MANHOLE (EX.)
	FIRE HYDRANT (EX.)
	WATER VALVE (EX.)



RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 1
LOT 1R, BLOCK A,
AREA 33.0237 TOTAL ACRES
ZONED PD-L.I.
A.G. KING SURVEY
ABSTRACT No. 718,
CITY OF LITTLE ELM,
DENTON COUNTY, TX

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-775551
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038

OVERALL SITE PLAN
RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 2 - WAREHOUSE ADDN.
LOT 1R, BLOCK A,
ZONED L.I.
TOWN OF LITTLE ELM, DENTON COUNTY, TX

RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 294-1010

Revisions:

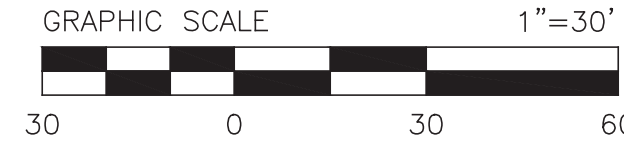
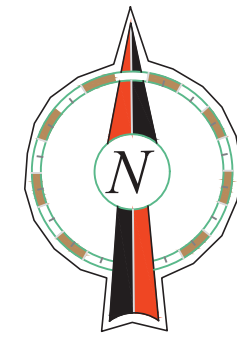
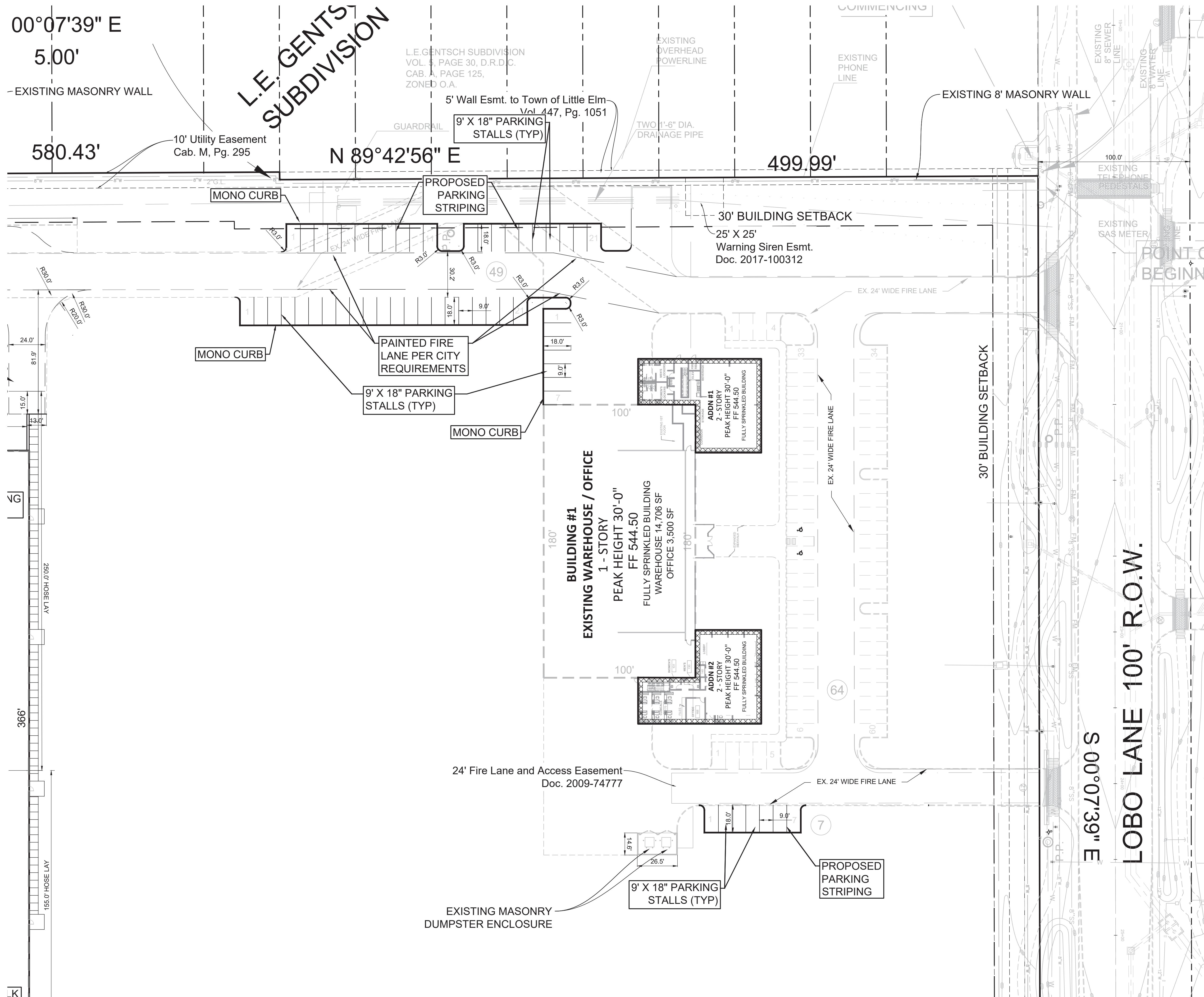
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16	08/19/19 WALK REV.
17	11/04/19 WALK REV.

Issue Dates:
Review: 06/09/2021
Permit:
Construction:

Scale: AS SHOWN
Drawn By: RAH.
Checked By: CMG
Project No:

Sheet
C300

Jun 09, 2021 - 3:13pm User: John
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SITE LEGEND	
	BOUNDARY LINE (NEW)
	CONCRETE CURB (NEW)
	EDGE OF CONCRETE (NEW)
	FENCE (NEW)
	SANITARY SEWER (NEW)
	STORM SEWER (NEW)
	WATER (NEW)
	SANITARY CLEANOUT
	WATER METER (NEW)
	PARKING COUNTER (NEW)
	PAINTED TRAFFIC ARROWS
	PROPOSED FIRE LANE
	SIDEWALK (NEW)
	PROPERTY LINE (EX.)
	CONCRETE CURB (EX.)
	EDGE OF CONCRETE (EX.)
	FENCE (EX.)
	SANITARY SEWER (EX.)
	STORM SEWER (EX.)
	WATER (EX.)
	SANITARY MANHOLE (EX.)
	FIRE HYDRANT (EX.)
	WATER VALVE (EX.)

RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 1
LOT 1R, BLOCK A,
AREA 33.0237 TOTAL ACRES ZONED
PD-L.I.
A.G. KING SURVEY
ABSTRACT No. 718,
CITY OF LITTLE ELM,
DENTON COUNTY, TX

**GLENN
ENGINEERING**
TEXAS REGISTRATION NUMBER: F303
PHONE 972-725551
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038
FAX 972-725276



DETAILED SITE PLAN - ADDN
RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 2 - WAREHOUSE ADDN.
LOT 1R, BLOCK A,
ZONED L.I.
TOWN OF LITTLE ELM, DENTON COUNTY, TX

**RETRACTABLE
TECHNOLOGIES, INC.**
511 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 294-1010

Revisions:	
1	
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Issue Dates:	
Review:	06/09/2021
Permit:	
Construction:	
Scale:	AS SHOWN
Drawn By:	RAH
Checked By:	CMG
Project No:	

Sheet
C301

NOTE: THE TOWN OF LITTLE ELM CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

TOWN OF LITTLE ELM

ORDINANCE NO. 890

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, HEREOF AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 34.086 ACRES OUT OF THE JOHN KING SURVEY, ABSTRACT 718, LOT 1 & 2, BLOCK A OF THE RETRACTABLE TECHNOLOGIES ADDITION, LOCATED AT 511 LOBO LANE, LITTLE ELM, DENTON COUNTY, TEXAS, FROM LIGHT INDUSTRIAL I (LI-1) TO PLANNED DEVELOPMENT LIGHT INDUSTRIAL I; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2000) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING AN EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATED TO THE SUBJECT MATTER HEREOF.

WHEREAS, a change in classification of a zoning district has been initiated by the Town of Little Elm on a piece of property more specifically described in Exhibit "A" legal description attached hereto; and

WHEREAS, the Town Council and the Planning and Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the Town of Little Elm should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. That Ordinance No. 226, as amended, "The Comprehensive Zoning Ordinance of the Town of Little Elm," is amended by changing the zoning classification from a Light Industrial – 1 (LI-1) to Planned Development District No. 890 for all LI-1 uses and related uses on the following described property (the "Property"), to wit:

Approximately 34.086 acres out of the John King Survey, Abstract 718, Lot 1 & 2, Block A of the Retractable Technologies Addition, Located at 511 Lobo lane, Little Elm, Denton County, Texas.

SECTION 2. That the Attached Exhibit B, use regulations and development standards ("conditions") apply to this planned unit development district:

SECTION 3. That all paved areas, permanent drives, streets, and drainage structures, if any, must be constructed in accordance with standard Town of Little Elm specifications, and completed to the satisfaction of the building official.

SECTION 4. That the building official shall not issue a building permit or a certificate of occupancy for use in this planned unit development district until there has been full compliance with this

ordinance, the development guide, the construction codes, and all other ordinances, rules, and regulations of the Town of Little Elm except as superseded by this ordinance.

SECTION 5. That the Director of Planning and Development shall amend the Zoning District Map of the Town to reflect the changes in zoning made by this ordinance.

SECTION 6. That a person who violates a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 7. That Ordinance No. 226, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 8. That the sections, paragraphs, sentences, phrases, clauses and words of this ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance, and the Town Council hereby declares that it would have adopted such remaining portions despite such invalidity, and such remaining portions shall remain in full force and effect.

SECTION 9. That this ordinance shall take effect immediately from and after its passage and publication, and it is accordingly so ordained.


PASSED AND APPROVED this the 16th day of April, 2008.

The Town of Little Elm, Texas



Frank Kastner, Mayor

ATTEST:


Kathy Phillips, Town Secretary



LITTLE ELM Town of Little Elm

ZONING APPLICATION

PROVIDE THE FOLLOWING INFORMATION:

Check One: ☒ Change in Zoning ☐ Specific Use Permit ☐ Other

Description of Property

Name of Subdivision Retractable Technologies, Inc. Lot & Block No. Lot 1+2, Block A
 Number of Acres 34.8584 Survey Retractable Technologies Inc Addition CAB
 Abstract John King Survey Abstract No. 718 M. Page 295 (P.R.D.C.T.)
 Location of Property (use directional N.S.E.W. when possible) West side of Lobo Lane approx. 1/2 mile from G.I. Dorado Pkwy.
 Existing Zoning: Light Industrial I (LI1)

Supplement Items

☐ Boundary Exhibit ☒ Application Fee (\$ 1597)
☐ Notification Labels (Avery 5160) ☐ Postage (\$0.41 X 17 labels = \$ 6.97)
☐ Zoning Signs Purchased (See attached) ☐ Tax Certificate(s)

Zoning Information

Existing Zoning: Light Industrial I

Classification	Gross Area	Net Area
1. <u>LI1</u>	<u>34.8584</u>	
2.		
3.		
4.		

Proposed Zoning: PD

Classification	Gross Area	Net Area
1. <u>PD</u>	<u>34.8584</u>	
2.		
3.		
4.		

Owner (Applicant) Information

Owner
 Name: Retractable Technologies, Inc.
 Company: Retractable Technologies, Inc.
 Address: 511 Lobo Lane
 City: Little Elm
 State: TX Zip: 75068
 Phone: 972-294-1010
 Fax: 972-292-3600
 E-Mail: rti@vanishpoint.com

Applicant (If different from Owner)
 Name: Jennifer Perry
 Company: Retractable Technologies, Inc.
 Address: 511 Lobo Lane
 City: Little Elm
 State: TX Zip: 75068
 Phone: 972-294-1010
 Fax: 972-292-3600
 E-Mail: rti.stock@vanishpoint.com

OWNER'S ACKNOWLEDGMENT

I hereby certify that I am the owner of the above described property for the purposes of this application and further certify that the information provided herein is true and correct.

Owner's Signature: Thomas J. Shaw

Owner's printed name and title: Thomas J. Shaw, CEO + President

In lieu of representing this request myself as owner of the subject property, I hereby authorize the person designated above as applicant to represent this request on my behalf. The applicant will be the principal contact person with the Town in processing and responding to requirements, information, or issues relevant to this request.

Owner's Signature: Thomas J. Shaw

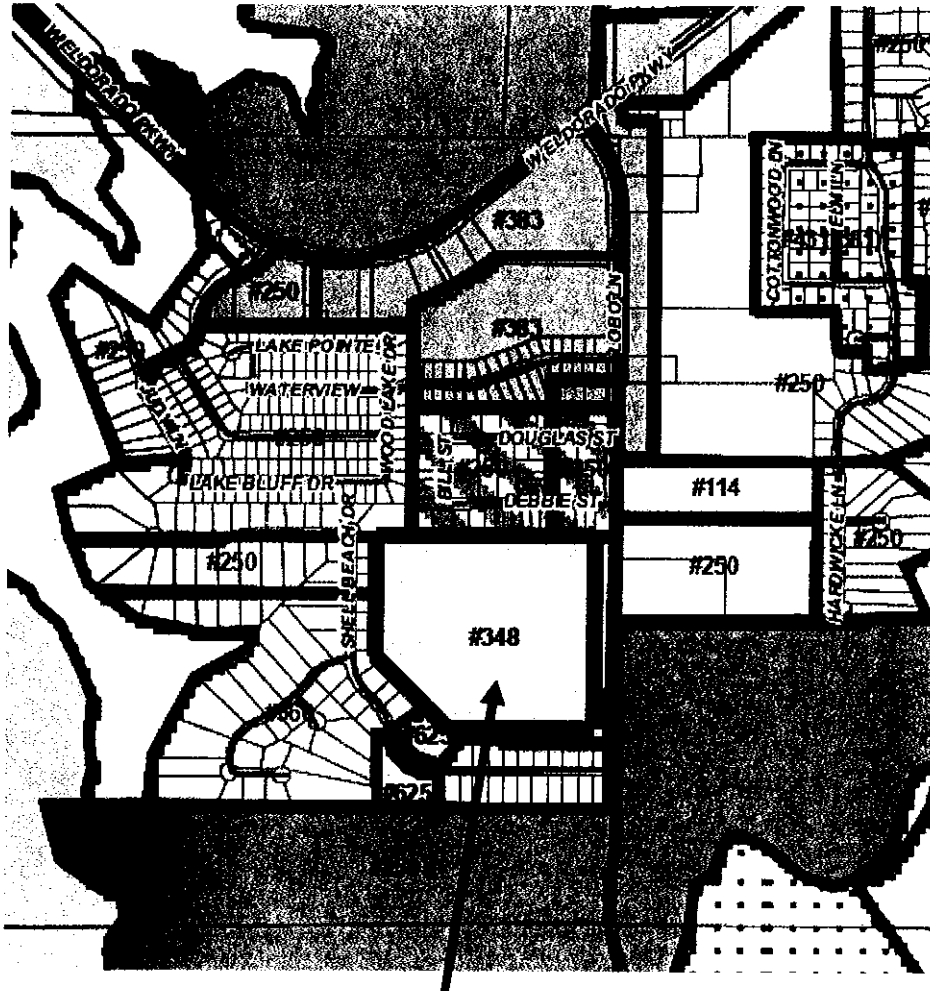
Applicant Signature: Jennifer Perry

FOR OFFICE USE ONLY

Case Number: _____ Date Filed: _____ Receipt #: _____ P&Z Date: _____ TC Date: _____

**08-PD-001 Retractable Technologies, Inc. Zoning Change
511 Lobo Lane**

Planned Development for Light Industrial Purposes Proposed Zoning



Subject Property

ORDINANCE NO. 1563

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, HEREOF AMENDED, BY AMENDING PLANNED DEVELOPMENT-LIGHT INDUSTRIAL (PD-LI) ON APPROXIMATELY 34.31 ACRES OF LAND, GENERALLY LOCATED ON THE WEST SIDE OF LOBO LANE, APPROXIMATELY 175 FEET SOUTH OF DEBBIE STREET; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Little Elm ("Town") is a home rule municipal corporation organized and existing by virtue of the Constitution and laws of the State of Texas and by its Charter adopted on May 1, 2001; and

WHEREAS, the Town possesses all the rights, powers, and authorities possessed by all home rule municipalities, including the authority to regulate land uses under Chapter 211 of the Texas Local Government Code; and

WHEREAS, the Future Land Use Plan of the 2017 Comprehensive Plan designates the subject property as Retail/Commercial; and

WHEREAS, a request for a change in zoning has been initiated by Retractable Technologies, Inc. to update the subject PD language and exhibits for approximately 34.31 acres of land more specifically described on the Location Map, attached hereto; and

WHEREAS, the Town Council and the Planning and Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested rezoning described herein; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and any other information and materials received at the public hearing, the Town Council of the Town of Little Elm, Texas, has determined that the rezoning request would be in the interest of public health, safety and welfare of the citizens of the Town of Little Elm.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LITTLE ELM, TEXAS:

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. ZONING AMENDMENT. The Comprehensive Zoning Ordinance of the

Town, is hereby amended by providing for a **Planned Development district (PD)** on approximately 34.31 acres of land to update the subject PD language and associated exhibits, generally located on the west side of Lobo Lane, approximately 175 feet south of Debbie Street, a tract of land more particularly described on Location Map, attached hereto, subject to all of the terms and conditions set forth herein, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 3. CONDITIONS. The following special ordinance provisions shall apply to the subject property:

The permitted uses and standards shall be in accordance with the Light Industrial (LI) zoning district, unless otherwise specified herein:

A. USES:

- 1) Office, warehouse, and manufacturing are permitted uses.
- 2) Supplemental uses permitted include child care facility and medical clinic.

B. DESIGN:

- 1) The design and materials for both existing Phase 1 and proposed Phase 2 (55,000 square foot warehouse/manufacturing facility) are permitted. Phase 2 shall be constructed per the adopted exhibit.
- 2) All future structures shall comply with the Architectural Standards for Industrial Structures regulations as outlined in the Town's Zoning Ordinance, as amended.

C. SCREENING:

- 1) An 8-foot masonry screening wall is required to be installed with Phase 2 development. The wall shall match the existing screening wall along the north and west portions of the property.

D. LANDSCAPING & ENHANCED FENCING:

- 1) Landscaping and enhanced fencing shall be provided per the adopted exhibits. Landscaping associated with future expansion shall be reviewed and approved by the Director of Development Services.
- 2) 2008 Adopted Site Plan/Landscape Plan - The landscaping area shown between Block A, Lots 12 & 22 of the Shell Beach subdivision shall be re-installed and maintained by the property owner.

E. PARKING:

- 1) Parking for Phases 1 & 2 shall be provided at a ratio of 1 space per 1 employee. Parking ratios associated with future expansion shall be determined by the Director of Development Services.

SECTION 4. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those

instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect..

SECTION 5. ZONING MAP. The official zoning map of the Town shall be amended to reflect the change in zoning made by this ordinance.

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 9. EFFECTIVE DATE. Upon adoption, this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 18th day of August, 2020.

ATTEST:

The Town of Little Elm, Texas

Kathy Phillips, Town Secretary

David Hillock, Mayor

instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect..

SECTION 5. ZONING MAP. The official zoning map of the Town shall be amended to reflect the change in zoning made by this ordinance.

SECTION 6. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.


SECTION 7. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

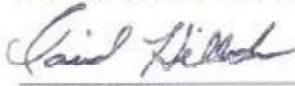
SECTION 9. EFFECTIVE DATE. Upon adoption, this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 18th day of August, 2020.

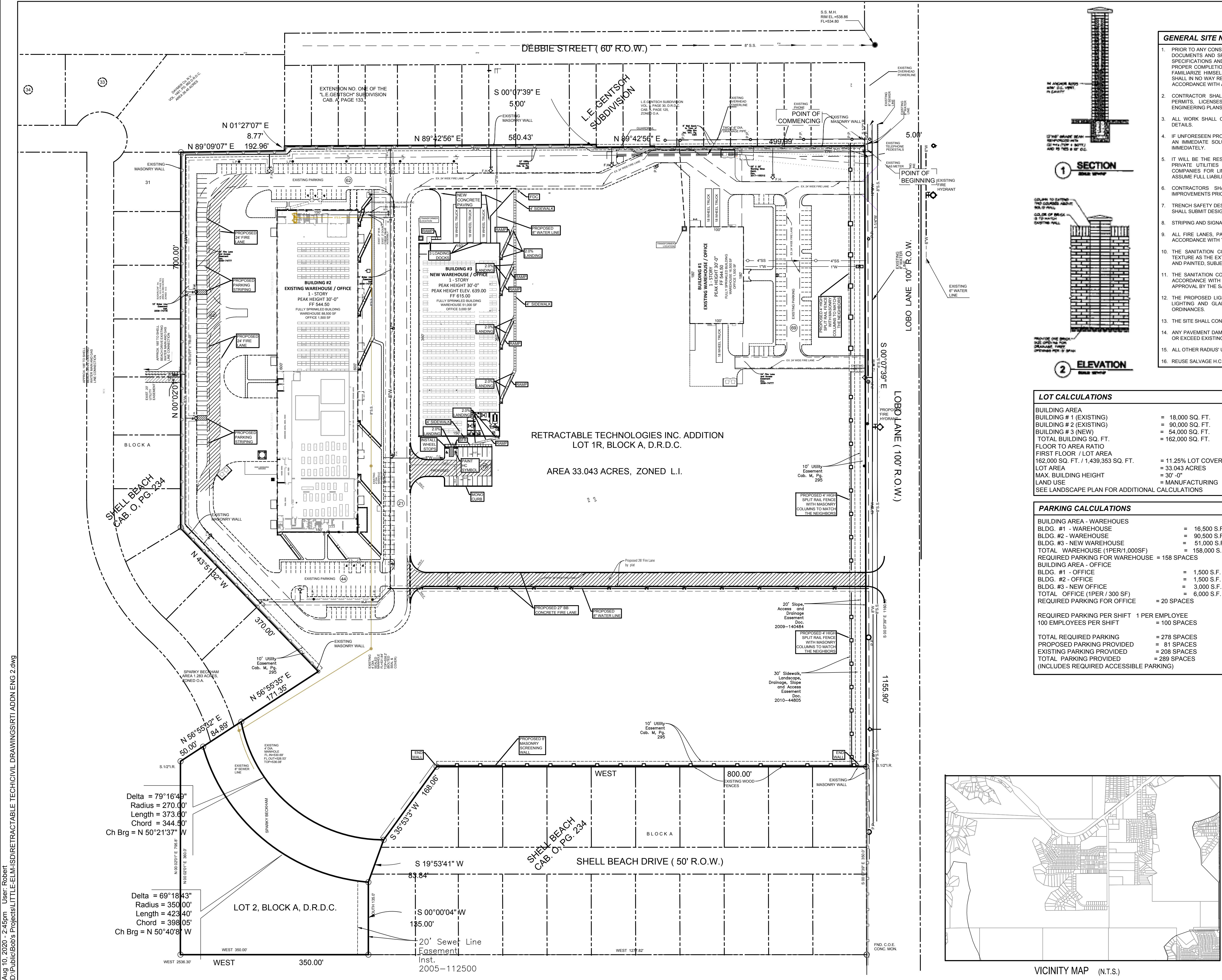
ATTEST:


Kathy Phillips, Town Secretary

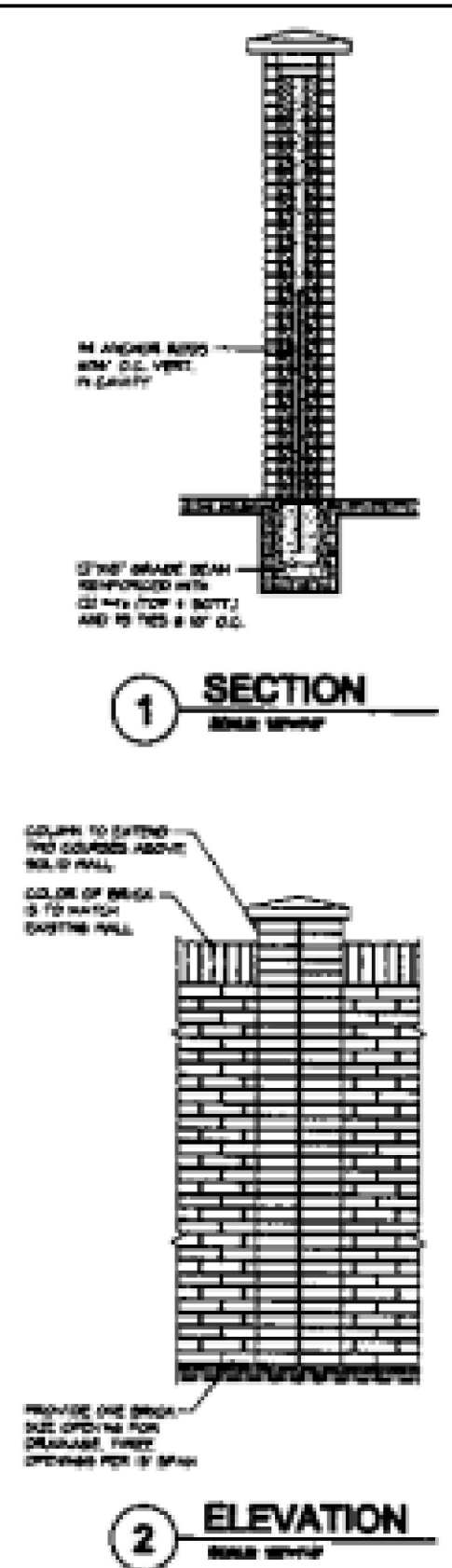
The Town of Little Elm, Texas


David Hillock, Mayor

Aug 10, 2020 - 2:45pm User: Robert
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- GENERAL SITE NOTES**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE TOWN OF LITTLE ELM SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE TOWN OF LITTLE ELM SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTACT UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE TOWN OF LITTLE ELM ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH TOWN OF LITTLE ELM REQUIREMENTS, TYP.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIME AND PAINTED. SUBJECT TO REVIEW AND APPROVAL BY THE TOWN PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF LITTLE ELM DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE TOWN OF LITTLE ELM CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE TOWN OF LITTLE ELM STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADII'S UNLESS OTHERWISE NOTED ARE 3 FOOT.
 - REUSE SALVAGE H.C. SIGNAGE, POLES AND WHEEL STOPS.



LOT CALCULATIONS

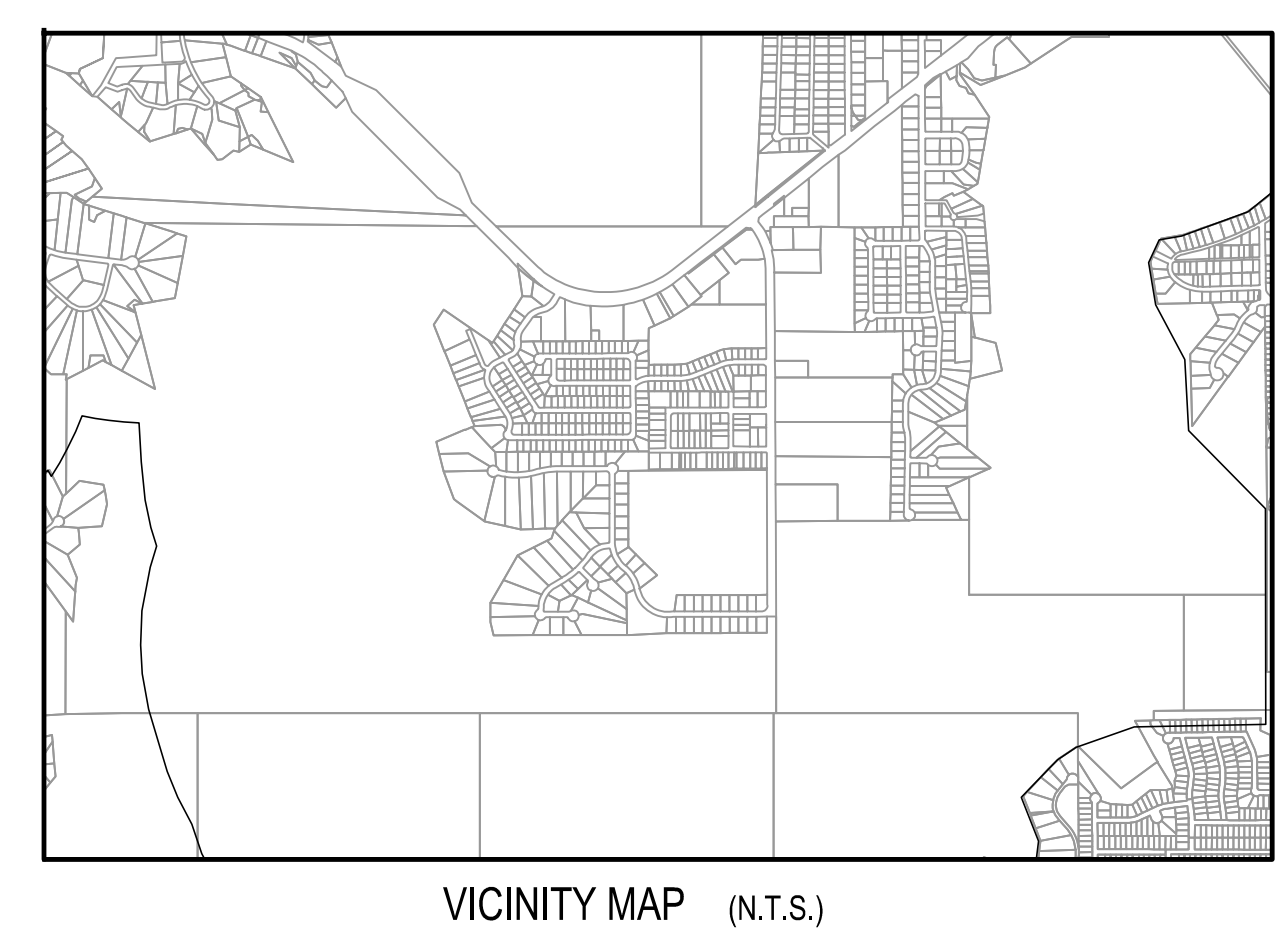
BUILDING AREA	
BUILDING # 1 (EXISTING)	= 18,000 SQ. FT.
BUILDING # 2 (EXISTING)	= 90,500 SQ. FT.
BUILDING # 3 (NEW)	= 54,000 SQ. FT.
TOTAL BUILDING SQ. FT.	= 162,500 SQ. FT.
FLOOR TO AREA RATIO	
FIRST FLOOR / LOT AREA	= 11.25% LOT COVERAGE
LOT AREA	= 33.043 ACRES
MAX. BUILDING HEIGHT	= 30' - 0"
LAND USE	= MANUFACTURING
SEE LANDSCAPE PLAN FOR ADDITIONAL CALCULATIONS	

PARKING CALCULATIONS

BUILDING AREA - WAREHOUSES	
BLDG. #1 - WAREHOUSE	= 16,500 S.F.
BLDG. #2 - WAREHOUSE	= 90,500 S.F.
BLDG. #3 - NEW WAREHOUSE	= 51,000 S.F.
TOTAL WAREHOUSE (1PER/1,000SF)	= 158,000 S.F.
REQUIRED PARKING FOR WAREHOUSE	= 158 SPACES
BUILDING AREA - OFFICE	
BLDG. #1 - OFFICE	= 1,500 S.F.
BLDG. #2 - OFFICE	= 1,500 S.F.
BLDG. #3 - NEW OFFICE	= 3,000 S.F.
TOTAL OFFICE (1PER / 300 SF)	= 6,000 S.F.
REQUIRED PARKING FOR OFFICE	= 20 SPACES
REQUIRED PARKING PER SHIFT	1 PER EMPLOYEE
100 EMPLOYEES PER SHIFT	= 100 SPACES
TOTAL REQUIRED PARKING	= 278 SPACES
PROPOSED PARKING PROVIDED	= 81 SPACES
EXISTING PARKING PROVIDED	= 208 SPACES
TOTAL PARKING PROVIDED	= 289 SPACES
(INCLUDES REQUIRED ACCESSIBLE PARKING)	

SITE LEGEND

BOUNDARY LINE (NEW)	CONCRETE CURB (NEW)
EDGE OF CONCRETE (NEW)	WALL (NEW)
FENCE (NEW)	SANITARY SEWER (NEW)
STORM SEWER (NEW)	WATER (NEW)
SANITARY MANHOLE (NEW)	CURB INLET (NEW)
FIRE HYDRANT (NEW)	WATER VALVE (NEW)
WATER METER (NEW)	PARKING COUNTER (NEW)
LIGHT POLES	PAINTED TRAFFIC ARROWS
FIRELANE	SIDEWALK (NEW)
PROPERTY LINE (EX.)	CONCRETE CURB (EX.)
EDGE OF CONCRETE (EX.)	FENCE (EX.)
SANITARY SEWER (EX.)	STORM SEWER (EX.)
WATER (EX.)	SANITARY MANHOLE (EX.)
CURB INLET (EX.)	"Y" INLET (EX.)
FIRE HYDRANT (EX.)	WATER VALVE (EX.)
SINGLE POST SIGN (EX.)	TREE (EX.)



GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-775551
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038
FAX 972-775276

OVERALL SITE PLAN
RETRACTABLE TECHNOLOGIES INC.
ADDITION PHASE 1 - WAREHOUSE ADDN.
LOT 1, BLOCK A,
ZONED L.I.
TOWN OF LITTLE ELM, DENTON COUNTY, TX

RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 294-1010

Revisions

1	
2	
3	
16	08/19/19 WALK REV.
17	11/04/19 WALK REV.

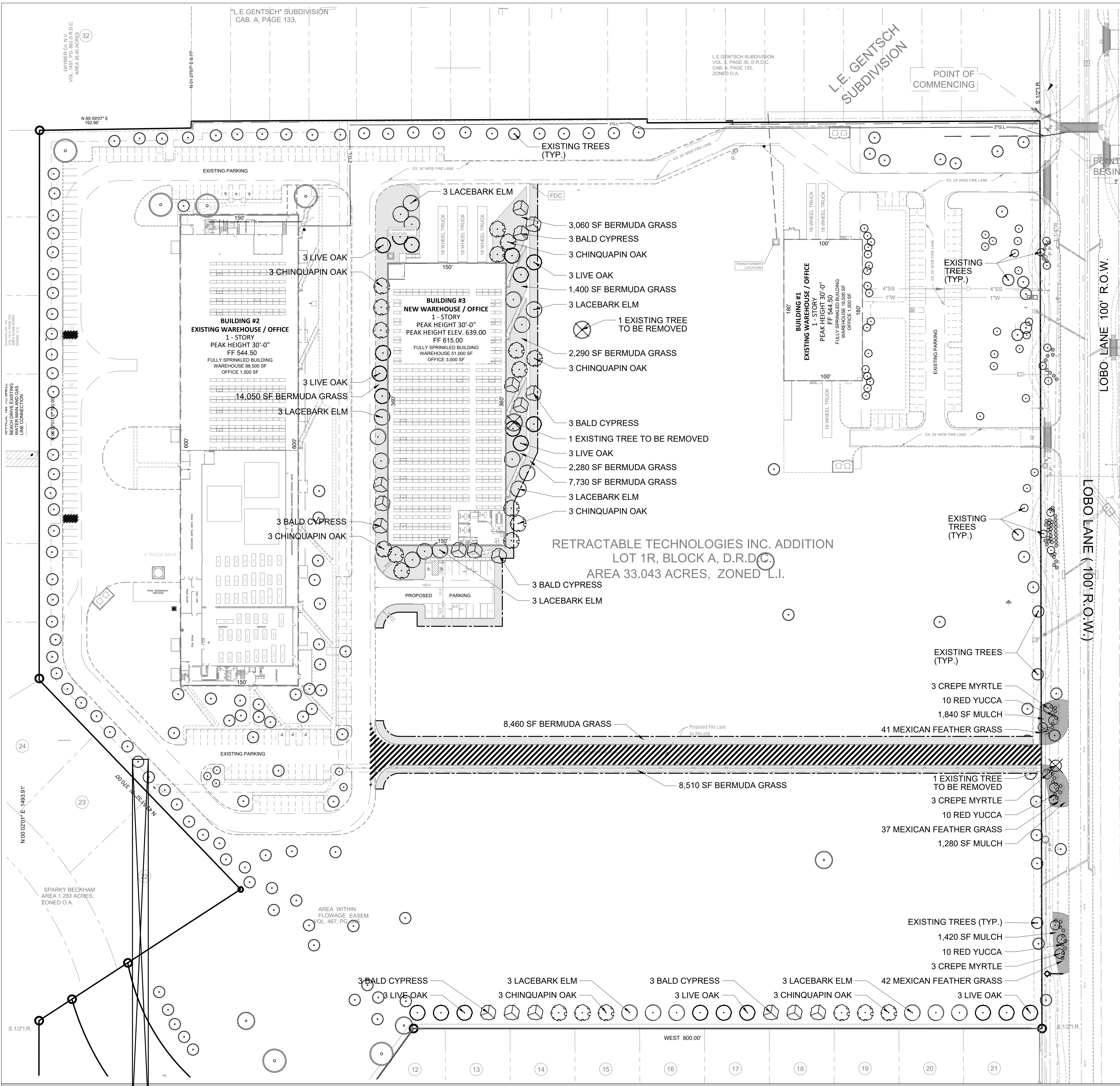
Issue Dates

Review:	07/07/2020
Permit:	
Construction:	

Scale: AS SHOWN
Drawn By: RAH.
Checked By: CMC
Project No: 20-07-23

Sheet
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NOTE: THE TOWN OF LITTLE ELM CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



LANDSCAPE PLAN LEGEND:

- BERMUDA GRASS SOD
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- BALD CYPRESS
- CHINQUAPIN OAK
- LACEBARK ELM
- LIVE OAK
- CREPE MYRTLE
- RED YUCCA
- MEXICAN FEATHER GRASS

PD NO. 890 SCREEN WALLS AND LANDSCAPING

- THE LANDSCAPE ORDINANCE REQUIRES A WALL NOT GREATER THAN 8 FEET IN HEIGHT IN LIEU OF THIS REQUIREMENT A LIVING SCREEN WILL BE INSTALLED ALONG THE SW CORNER OF THE SITE IN THE 10' DRAINAGE EASEMENT EXTENDING FROM LOT 15-LOT 22 OF SHELL BEACH EDITION. EXTENDING APPROXIMATELY 275' THE LIVING SCREEN WILL CONSIST OF A TOTAL OF 20 TREES, 10 LARGE TREES AND 10 SMALL TREES AS DEFINED IN THE ZONING ORDINANCE AND SPACED 30' ON CENTER.
- THE LANDSCAPE INSTALLED SOUTH OF THE LIVING SCREEN AND BEOND THE 55' ELEVATION WILL SEE NATURAL DRAINAGE AS OPPOSED TO ARTIFICIAL IRRIGATION. ALL PORTIONS OF PROPERTY LOCATED FORTH OF AND INCLUDING THE LIVING SCREEN SHALL HAVE IRRIGATION DESIGNED AND INSTALLED IN COMPLIANCE WITH LOCAL STANDARDS.
- THE LANDSCAPE ORDINANCE REQUIRES 1 TREE FOR EACH 50 LINEAR FEET, THIS WILL INCREASED TO 1 TREE FOR EACH 30 LINEAR FEET.
- LANDSCAPING WILL BE INSTALLED WITH EACH PHASE EXTENDING 20' BEYOND THE IMPROVEMENTS FOR EACH PHASE UP TO THE PROPERTY LINE.

FOUNDATION PLANTING

1 LARGE CANOPY TREE PER 1,000 SF OF GROSS BUILDING AREA:
NEW BUILDING: 54,000 SF
54,000 / 1,000 = 54 TREES REQUIRED

LANDSCAPE PLAN STANDARD NOTES:

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, AND FERTILIZING, WATERING, WEEDING AND SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
- NO SUBSTITUTIONS FOR PLANT MATERIALS ARE ALLOWED WITHOUT WRITTEN APPROVAL BY THE DIRECTOR AND ACKNOWLEDGED BY AN APPROVAL STAMP ON THE LANDSCAPE PLAN.
- THE RIGHT-OF-WAY ADJACENT TO REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE ADJACENT PROPERTY OWNER IN THE SAME MANNER AS THE REQUIRED LANDSCAPE AREA. ALL DRIVEWAYS WILL MAINTAIN VISIBILITY AS APPROVED BY THE DIRECTOR. ALL PLANTINGS INTENDED FOR EROSION CONTROL WILL BE MAINTAINED. THE TOWN MAY REQUIRE REVEGETATION TO PREVENT EROSION OR SLIPPAGE.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 30 DAYS OR A DATE APPROVED BY THE DIRECTOR, BASED ON CURRENT SEASONS AND WEATHER CONDITIONS (E.G. DROUGHT OR FREEZE).
- WHEN POWER LINES ARE PRESENT, TREES SHALL NOT BE PLANTED UNDERNEATH AND SHOULD BE ORIENTED IN A MANNER TO AVOID CONFLICT. SUBSTITUTION OF PLANT MATERIAL IS NOT ALLOWED WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE DIRECTOR.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- ALL TREES ARE TO BE EQUIPPED WITH A BUBBLER IRRIGATION SYSTEM.
- REQUIRED LANDSCAPED OPEN AREAS AND DISTURBED SOIL AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL, PER THE LANDSCAPE ORDINANCE.
- ALL LANDSCAPING SHALL BE IN A PLANNED AREA THAT IS DEFINED BY EDGING, MULCH OR ANOTHER PRACTICE APPROVED BY THE TOWN.
- ALL STREETSCAPE FURNITURE (BENCHES, BOLLARDS, LAMPPOSTS, TRASH RECEPTACLES, PATIO FURNITURE, BIKE RACKS, ETC.) SHALL BE A CHIP AND FLAKE RESISTANT METAL, DECORATIVE, AND GENERALLY BLACK "STORM CLOUD" IN COLOR.

la terra studio™
landscape architecture
urban design planning
2712 swiss avenue - studio A
dallas, texas - 75204 214.749.0333
www.latterastudio.com

GLENN ENGINEERING
TEXAS REGISTRATION NUMBER: F-303
PHONE 972-717-5161
4600 FULLER DRIVE, SUITE 220
IRVING, TEXAS 76068



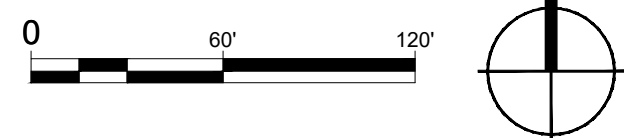
RETRACTABLE TECHNOLOGIES INC.
ADDITION PHASE 1 - WAREHOUSE ADDN.
LOT 1, BLOCK A,
ZONED L.I.
TOWN OF LITTLE ELM, DENTON COUNTY, TX

RETRACTABLE TECHNOLOGIES, INC.
511 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 294-1010

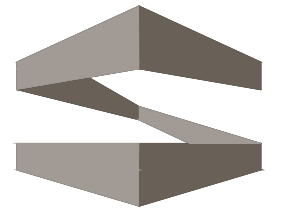
Revisions:	
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Issue Dates:	
Review:	07/07/2020
Permit:	
Construction:	
Scale:	
Drawn By:	AS SHOWN
Checked By:	R.A.C.
Project No.:	B.H.M.
	20-07-23

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L1.1

RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 1
LOT 1, BLOCK A,
AREA 34.9 TOTAL ACRES
ZONED L.I.
A.G. KING SURVEY
ABSTRACT No. 718,
CITY OF LITTLE ELM,
DENTON COUNTY, TX



NOTE: THE TOWN OF LITTLE ELM CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



STROHMEYER
ARCHITECTS INC.

Consultants:

CONCEPT ONLY

RETRACTABLE
TECHNOLOGIES INC

LITTLE ELM, TEXAS

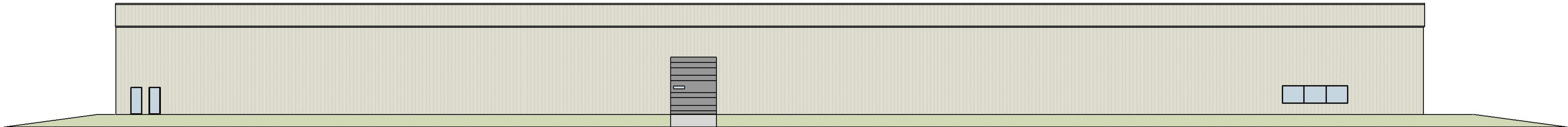
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Drawing Date: 7/21/20
Drawn:
Checked:
Scale:
ACAD File: RTI-New Building Floor Plan-073020.c
© 2020 Strohmeier Architects, Inc.

Revisions:

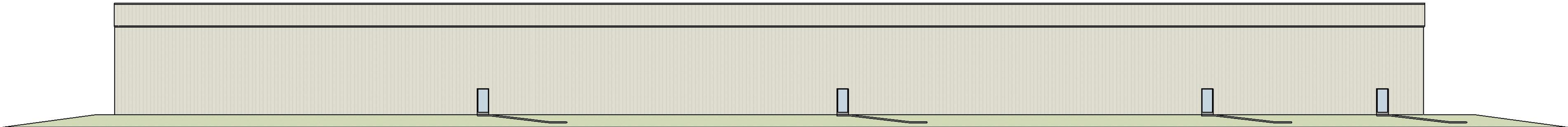
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ELEVATIONS

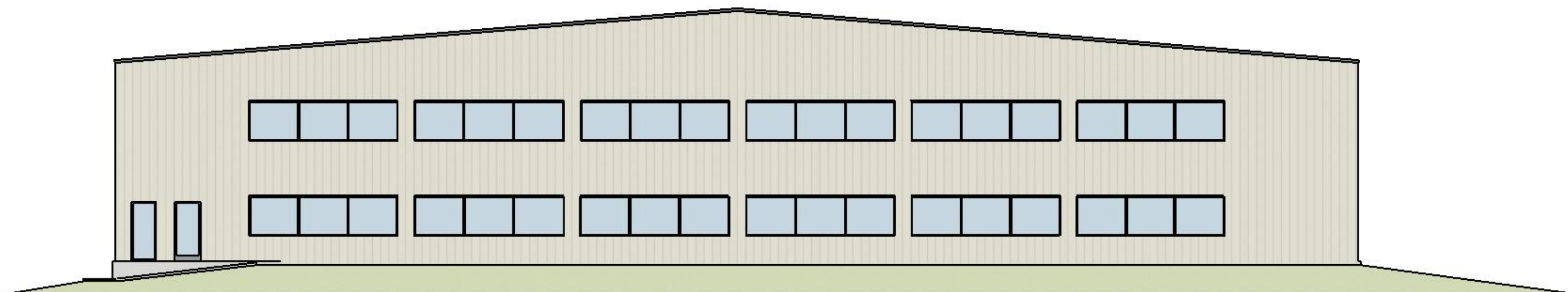
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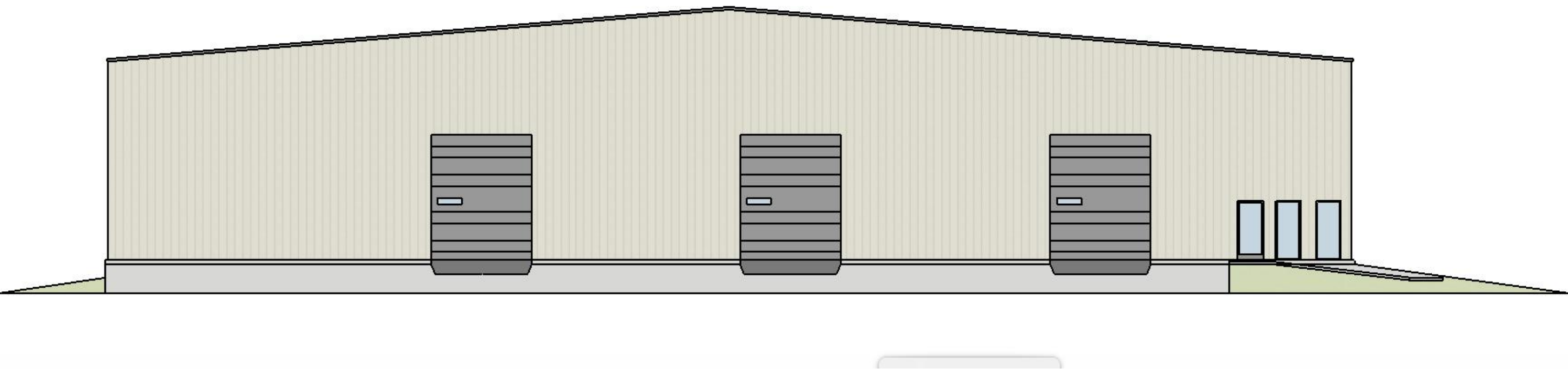
④ SOUTH ELEVATION
NTS
GLAZING - 120 SF - 1.4%
METAL PANEL - 8664 SF - 98.6%
TOTAL - 8784 SF



③ SOUTH ELEVATION
NTS
GLAZING - 0 SF - 0%
METAL PANEL - 48784 SF - 100%
TOTAL - 8784 SF



② SOUTH ELEVATION
NTS
GLAZING - 996 SF - 24.5%
METAL PANEL - 3080 SF - 75.5%
TOTAL - 4076 SF



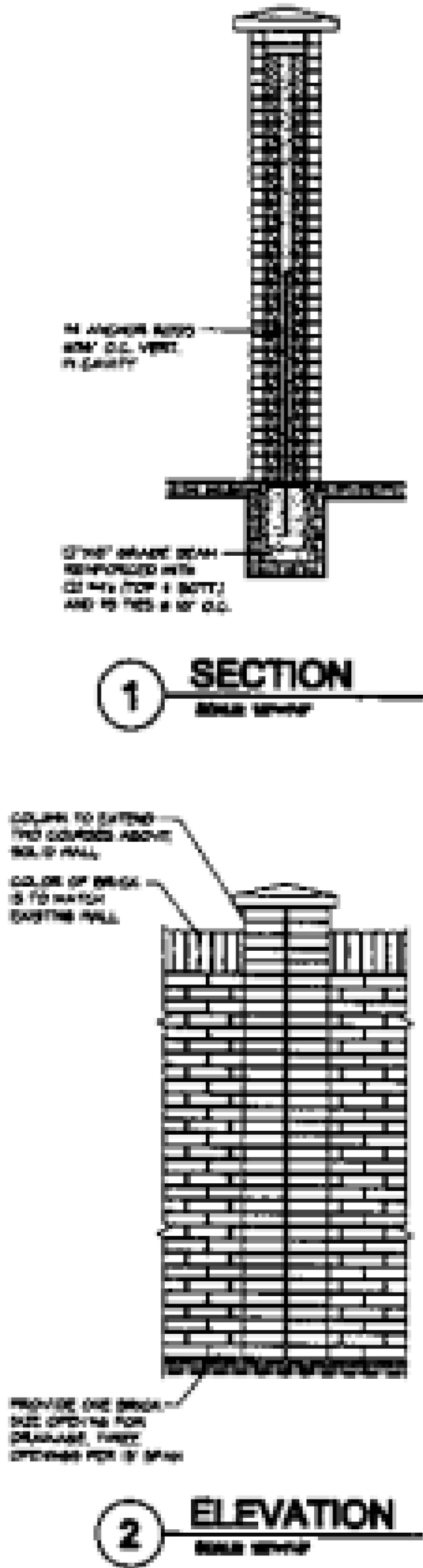
① NORTH ELEVATION
NTS
GLAZING - 58 SF - 1.4%
METAL PANEL - 4018 SF - 98.6%
TOTAL - 4076 SF



SPLIT RAIL FENCE EXHIBIT WITH MASONRY COLUMNS
(EXISTING EAST SIDE OF LOBO LANE)



EXISTING MASONRY FENCE EXHIBIT W/ COLUMNS




MASONRY FENCE EXHIBIT W/ COLUMNS

FENCING EXHIBITS
RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 1
LOT 1, BLOCK A,
AREA 34.9 TOTAL ACRES
ZONED L.I.
A.G. KING SURVEY
ABSTRACT No. 718,
CITY OF LITTLE ELM,
DENTON COUNTY, TX




**GLENN
ENGINEERING**
TEXAS REGISTRATION NUMBER: F303
PHONE 972-772-5151
4500 FULLER DRIVE, SUITE 220
IRVING, TEXAS 75038
FAX 972-772-2776



Glenn Engineering
The seal is valid only in the State of Texas.
The seal was authorized by the State Board of Professional Engineers on July 23, 2020.

FENCING EXHIBITS

RETRACTABLE TECHNOLOGIES Inc.
ADDITION PHASE 1 - WAREHOUSE ADDN.
LOT 1, BLOCK A,
ZONED L.I.
TOWN OF LITTLE ELM, DENTON COUNTY, TX



**RETRACTABLE
TECHNOLOGIES, INC.**
COVER SHEET
511 LOBO LANE
LITTLE ELM, TEXAS 75068
(972) 294-1010

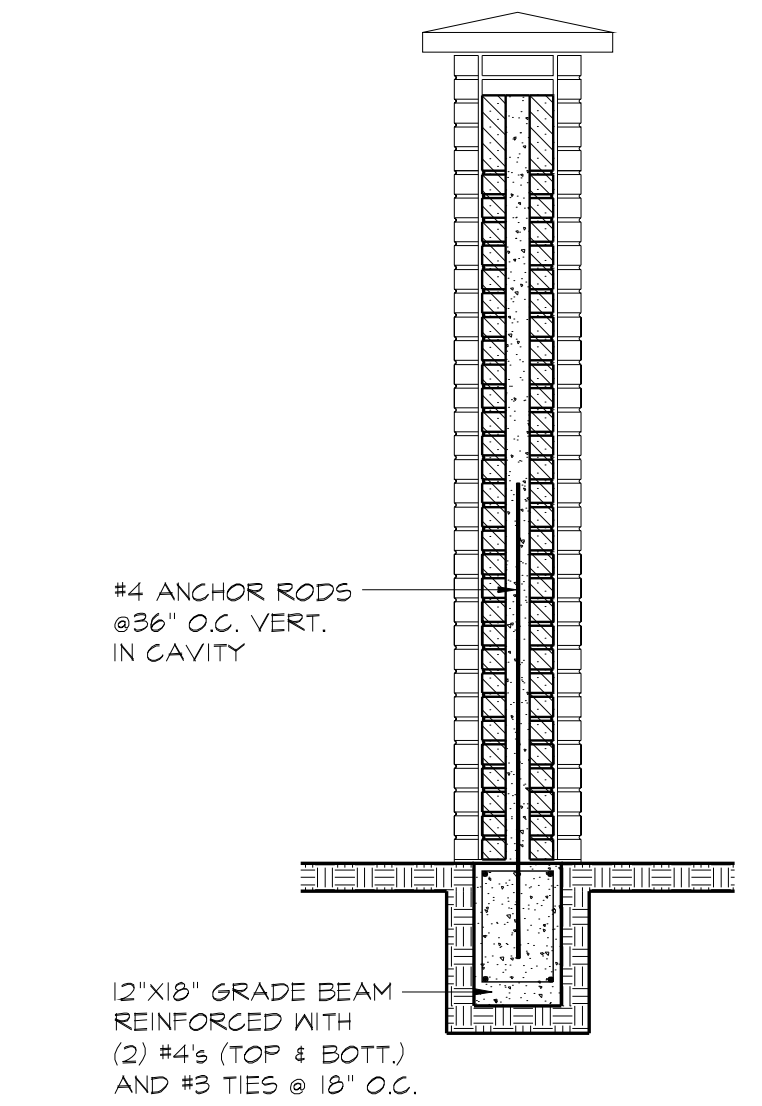
Revisions	
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Drawn By:	RAH
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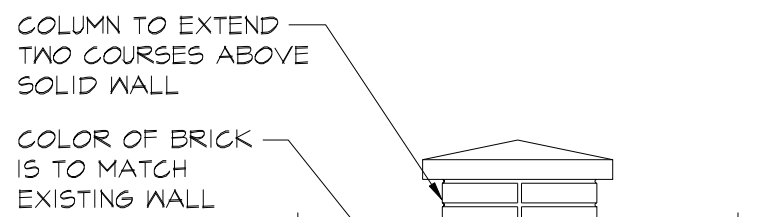
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NOTE: THE TOWN OF LITTLE ELM CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



1 SECTION

SCALE: 1/2"=1'-0"



2 ELEVATION

SCALE: 1/2"=1'-0"

PROVIDE ONE BRICK-SIZE OPENING FOR DRAINAGE. THREE OPENINGS PER 15' SPAN

Legend:	
	Large Tree (per landscape ordinance)
	Small Tree (per landscape ordinance)
	Existing Pine Tree
	Shrub

Site Area:			
Existing Building Area	63,000	FAR	1.466
Phase I Building Area	45,000	Acres	1.033
Future Phases Bldg. Area	347,530		7.98
Total Building Area	455,530		10.5
Existing Parking Area	133,653		3.07
Phase I Parking Area	84,516		1.9
Future Phase Prkg. Area	343,831		9.04
Total Parking Area	612,000		14.05
Existing LS	145,979		3.35
Phase I LS	136,285		3.14
Future Building LS	172,000		3.96
Feature LS	5% of Interior		
Total LS Area	455,530		10.5

Notes:

1. All future parking shall be designed per local ordinances (parking ratios) and all accessibility requirements.
2. Cluster of landscaping (living screen) shown at rear of property is shown for schematic purposes only. All trees, shrubs, etc., will be chosen at a later date and will be included in overall landscape plan per local landscape ordinance.
3. All drive aisles indicated as fire lanes will meet width requirements for fire lanes as stated in local fire department regulations/codes.
4. Owner reserves the right to widen existing entries along Lobo Lane to 45 ft. at future date in order to accommodate operational requirements.
5. All proposed site lighting shall be designed and installed in compliance with local lighting ordinance. All existing site lighting not currently in compliance, will be redesigned and modified to meet local standards.
6. All portions of property located in front of, and including the living screen, shall have irrigation designed and installed in compliance with local standards.
7. No deliveries will be allowed in the property prior to 7:00 am.



April 18, 2008

Schematic Site Plan

Scale: 1"=80'-0"

Planned Unit Development - Town of Little Elm, Texas

Case # 08-pd-001 RTI

RETRACTABLE TECHNOLOGIES, INC.

511 LOBO LANE
LITTLE ELM, TEXAS 75068
972-294-1010

PLANNED DEVELOPMENT

The proposed Planned Development for Retractable Technologies, Inc. property located at 511 Lobo Lane of Little Elm at CAB M. Page 245 (P.R.D.C.T.) Lot 1 & 2, Block A.

This Planned Development is being created for all Light Industrial Uses (LI-I) with the following supplemental uses:

Nursery/Childcare
Workout Facility
Kitchen
Cafeteria
Medical facility/clinic
Library

Height: Maximum Building Height of 45'-0" for all buildings at all phases

Front Yard: Minimum 30'-0" from Lobo Lane

Rear Yard: Minimum 30'-0" from property line

Side Yards: Minimum 30'-0" from property line

Parking: 1 stall per 1,000 s.f. for Phase I Warehouse Building and per local parking ordinance for all future phases

Loading: Will comply with existing ordinances

Lot Size: 1 lot 33.045 acres
1 lot 180.025 acres
Total: 34.8504 acres

Site Signs: Will comply with existing ordinances

Building Signs: Will comply with existing ordinances

Dumpsters: All dumpster enclosures will be constructed of similar building materials to that of adjacent buildings which they service. Enclosures at dumpsters 1&2 will have a stucco finish with color and texture to match that of adjacent building. Enclosure at dumpster 3 will have metal panel exterior to match architecture of adjacent building. All future dumpster enclosures will be built in accordance with local ordinances.

Masonry: Phase I will allow for metal to be used as the primary exterior finish material for the proposed warehouse allowing the new warehouse building to match the architectural characteristics of existing building it will abut. The exterior building materials (masonry) used for all future buildings constructed on the site will comply with masonry requirements outlined in local zoning ordinance, but for those portions of the buildings that consist of truck docks or bays.

Architectural Design: Phase I will be exempt from the current architectural design elements as listed in the ordinance. All future buildings will comply with architectural design elements.

Drainage: Phase I will utilize 'Sheet' drainage per local ordinance
All future buildings will comply with local ordinance

Building Spacing: Per Building Code and Fire Code

Site Coverage: 30% Building
40% Parking
30% Landscaping

Access: Existing 2 lane drive at northeast corner of site to Lobo Lane
Existing 2 lane drive at east side of site at Lobo Lane
Future 4 lane drive at east side of site at Lobo Lane
Future 2 lane drive at southeast corner of site at Lobo Lane

Screen Walls & Landscaping:

1. The landscape ordinance requires a wall not greater than 8 feet in height. In lieu of this requirement a living screen will be installed along the SW corner of the site (in the 537' flowage easement) extending from Lot 12-Lot22 of Shell Beach Edition Edition, extending approximately 275'. The living screen will consist of a total of 20 trees, 10 large trees and 10 small trees as defined in the zoning ordinance and spaced 30 ft. on center.

2. The landscaping installed South of the living screen and below the 537' elevation will use natural drainage as opposed to artificial irrigation. All portions of property located North of, and including the living screen, shall have irrigation designed and installed in compliance with local standards.

3. Landscaping will be installed with each phase extending 20 feet beyond the improvements for each phase, up to the property line.

4. All new perimeter landscaping will consist of a minimum of a 30'-0" landscape buffer consisting of trees and grass. The trees will be 3-1/2-inch to 4-inch caliper trees with a mix of evergreen and deciduous trees from the "large tree" list in the landscape ordinance, spaced approximately 20'-0" on center.

Maintenance Note:

The owner, tenant, and their agent, if any shall be jointly & severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping. Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size, within thirty (30) days or a date approved by the Planning Director, based on current seasons and weather conditions (i.e. drought or freeze). Portions of the property that are located below the 537' elevation and beyond the living screen, will be deemed "nature area" and will not be maintained in the manner described above.

Building Area: Existing - 63,000 site area
Phase I - 45,000 site area

Open Space: Will comply with existing ordinances

Pedestrian Ways: Existing sidewalk along south side of site
All sidewalks will connect parking and buildings

Public and Private Streets: No requirements. All drives will remain private.

Alleys: No requirements

The Planned Development will not have a schedule. The future phases of this development will occur as Retractable Technology grows. These phases will vary in size, timing and location on the property following the guidelines established in this Planned Development.