



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

February 16, 2023

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

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

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

1. **Roll Call**

2. **Consent Agenda**

1. Discuss and take action regarding the approval of the February 2, 2023 Regular Planning and Zoning Commission Meeting Minutes.

2. **FINAL PLAT/ PJMCP LLC Addition (FP-23-00025).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.1913 acres, situated in the H. Kendall Survey, Abstract No. 713, and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.

- Presentation
- Discussion
- Recommendation

3. **FINAL PLAT/ Union Place Phase 1, Block B, Lot 2 (FP-23-00150).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.103 acres, situated in the Thomas Navo Survey, Abstract No. 964, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.

- Presentation
- Discussion
- Recommendation

4. **FINAL PLAT/ Spiritas Ranch Phase 1A (FP-23-00025).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 5.659 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits, in order to establish residential and open space lots, Right of way, and associated easements necessary, for development in accordance to the existing Development Agreement.
 - Presentation
 - Discussion
 - Recommendation
5. **PRELIMINARY PLAT/Providence Commons (PP-22-13129).** Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Providence Village, establishing lot lines and easements necessary for development, on approximately 9.813 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Recommendation

3. **Regular Agenda**

1. **PUBLIC HEARING/North Texas Collegiate Academy (PD-22-12898).** Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.21 acres of land, currently zoned as Office (O), generally located along Crestwood Place, within Little Elm's town limits, in order to establish a new Planned Development (PD) district based on Light Commercial (LC) with modified development standards, to capture existing campus conditions and allow the school to expand.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

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

5. **Adjourn**

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas by February 13th, 2023, prior to 5:00 p.m. The Little Elm Town Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive service must be made 48 hours prior to this meeting. Please contact the Town Secretary's office at 214-975-0404 or 972-377-5540 (fax) for arrangements.

Olga Chernomorets - Managing Director of Planning



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/16/2023

OVERVIEW

Project	Adoption of the February 2, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	02/16/2023
Council Hearing	N/A
Size	N/A
Current Zoning	N/A
Proposed Use	N/A
Existing Use	N/A
Future Land Use Plan Designation	N/A
Applicant	N/A
Owner	N/A
Strategic Goal	

Agenda Item

Discuss and take action regarding the approval of the February 2, 2023 Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

P&Z Minutes February 2, 2023

DRAFT



Minutes

Town of Little Elm

PLANNING & ZONING COMMISSION

Regular Meeting

Thursday, FEBRUARY 2, 2023 - 7:00 pm

Present: Michael Bell, Chairperson; Ron Trees, Vice-Chair; Jack Skinner, Commissioner; Robert Martin, Commissioner

Absent: Tom Ocelli, Commissioner; Stephen Horn, Commissioner; Brent Thibeaux, Commissioner; Chip Norman, Alternate Commissioner; Debra Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning
Brian Salvesen, Planner

1. **5:45 PM Work Session**

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

Chairperson Bell opened the February 2, 2023 Regular Planning and Zoning Commission Meeting at 6:00pm.

1. **Roll Call**

2. **Consent Agenda**

Motion: Approve the Consent Agenda, with correction of minutes meeting date to January 19, as recommended by staff.

1. Discuss and take action regarding the approval of the January 5, 2023 Regular Planning and Zoning Commission Meeting Minutes.

Minutes passed in Consent Agenda motion, with correction to the date of the minutes to January 19, 2023.

2. **FINAL PLAT/ PJMCP LLC Addition (FP-23-00025).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.1913 acres, situated in the H. Kendall Survey, Abstract No. 713, and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.
 - Presentation
 - Discussion
 - Recommendation

Extension request passed in Consent Agenda motion.

3. **FINAL PLAT/ Union Park Multifamily Ph. 2 (FP-22-02660).** Presentation, discussion, and consideration on a request for approval of a Final Plat for Union Park Multifamily Phase 2, establishing lot lines and easements necessary for development, on approximately 16.232 acres situated in the Thomas Navo Survey, Abstract No. 964, within Little Elm's Town limits.
 - Presentation
 - Discussion
 - Recommendation

Item passed in Consent Agenda motion with staff conditions.

3. **Regular Agenda**

1. **PUBLIC HEARING/ Puff Love Smoke Shop (SUP-22-04014).** Public hearing, discussion, and consider action on a request to rezone suite 120, approximately 1,250 sq ft. in size, currently zoned Planned Development with a Light Commercial Base through Ordinance #1539, in order to establish a new Specific Use Permit, in order to allow for a new smoking establishment for the purposes of on premises retail sales only.
 - Staff Report/Applicant Presentation
 - Open Public Hearing
 - Receive Public Comment
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item to the commission.

Commissioner Skinner asked if the Town required a certain distance between like uses. The town does not require a minimum distance between smoking establishments.

The Owner of Puff Love, Danish Dawood, was present and available for questions. The Commission was concerned that the proposed closing hours of midnight would be later than existing retail businesses in the Town. The applicant said they would agree to close at 11pm.

Chairperson Bell opened the Public Hearing at 6:10pm. With no one indicating they wished to speak, the public hearing was closed at 6:10pm.

Motion: Approve with conditions by staff:

1. Hours of Operation shall not exceed 11 pm on any given day.
2. All windows shall remain clear, especially from shelving and product display, and maintain an active storefront.
3. Retail only, no on-site smoking.

Motion by Vice-Chair Ron Trees, seconded by Commissioner Robert Martin

AYE: Chairperson Michael Bell, Vice-Chair Ron Trees, Commissioner Jack Skinner,
Commissioner Robert Martin

4 - 0 Passed - Unanimously

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

4. **Adjourn**

Meeting adjourned at 6:15pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/16/2023

OVERVIEW

Project	FINAL PLAT/ PJMCP LLC Addition (FP-23-00025)
P&Z Hearing	02/16/2023
Council Hearing	N/A
Size	Approximately 1.1913 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Light Commercial (LC)
Existing Use	Light Commercial (LC)
Future Land Use Plan Designation	Commercial/Retail
Applicant	David Petree
Owner	Pamela McPartland
Strategic Goal	

Agenda Item

FINAL PLAT/ PJMCP LLC Addition (FP-23-00025). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.1913 acres, situated in the H. Kendall Survey, Abstract No. 713, and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.

- Presentation
- Discussion
- Recommendation

Location

Generally located 750 feet west of the intersection of Old Witt Road and FM 423, within Little Elm's Town Limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

Currently, the property consists of two unplatted tracts of land, considered as abstracts through

Denton County. In order for the property owner to obtain any building permits, inclusive of Certificates of Occupancy, the property needs to be platted per the Town's Subdivision Ordinance, and meet all the requirements including the Zoning Ordinance.

The property was in existence when annexed into the Town in 2002, and to the best of Staff's knowledge, has maintained continued operations of the site as it was annexed. At this time the property has been allowed to continue operating under the zoning designation of existing legal non-conforming, however, any future site improvements would require bringing the property fully into compliance with the most current Zoning Ordinance.

Planning, Engineering, and Fire Staff have reviewed the plat document and determined that it meets all relevant Town requirements.

Recommended Action

Staff recommends approval of the Final Plat as presented.

Attachments

Plat Document



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/16/2023

OVERVIEW

Project	FINAL PLAT/ Union Place Phase 1, Block B, Lot 2 (FP-23-00150)
P&Z Hearing	02/16/2023
Council Hearing	N/A
Size	Approximately 1.103 acres
Current Zoning	Planned Development (Light Commercial Base)
Proposed Use	Retail/Commercial
Existing Use	Vacant
Future Land Use Plan Designation	Retail and Commercial Use
Applicant	Jake Torpey
Owner	Bret Elliott
Strategic Goal	

Agenda Item

FINAL PLAT/ Union Place Phase 1, Block B, Lot 2 (FP-23-00150). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.103 acres, situated in the Thomas Navo Survey, Abstract No. 964, within Little Elm's Town limits, in order to establish one commercial lot with easements accordingly.

- Presentation
- Discussion
- Recommendation

Location

Generally located 900 feet west of the intersection of US Highway 380 and Gazebo Street, within Little Elm's town limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

This property was previously platted as a conveyance plat in October 2022. A conveyance plat may be used

to convey the property or interests therein; however, a conveyance plat does not constitute approval for any type of development on the property. A conveyance plat is an interim step in the subdivision and development of land.

At this time the final plat is being requested in order to move forward with development of the lot.

Planning, Engineering, and Fire have reviewed the proposed plat document and determined that it does not meet all the requirements of the Subdivision Ordinance. However, the outstanding items are in the process of being addressed and are minor enough for conditional approval. The outstanding items are listed within the Engineering Comments Exhibit.

Recommended Action

Due to a communication error, the applicant did not receive all of staff's comments in a timely manner and was therefore unable to meet the revision deadline for agenda submittal. However, staff and the applicant have agreed that the comments, while numerous, are minor enough that staff is comfortable requesting conditional approval of the plat subject to all engineering comments being addressed prior to plat recording.

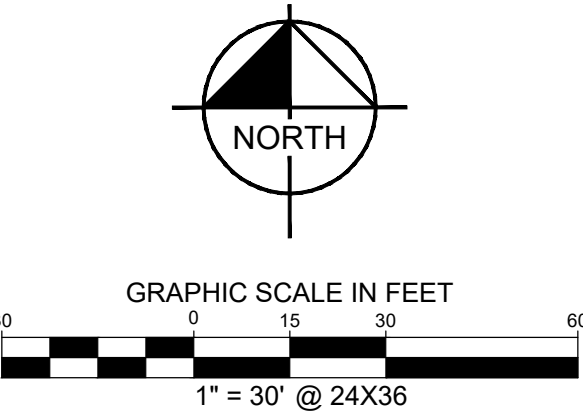
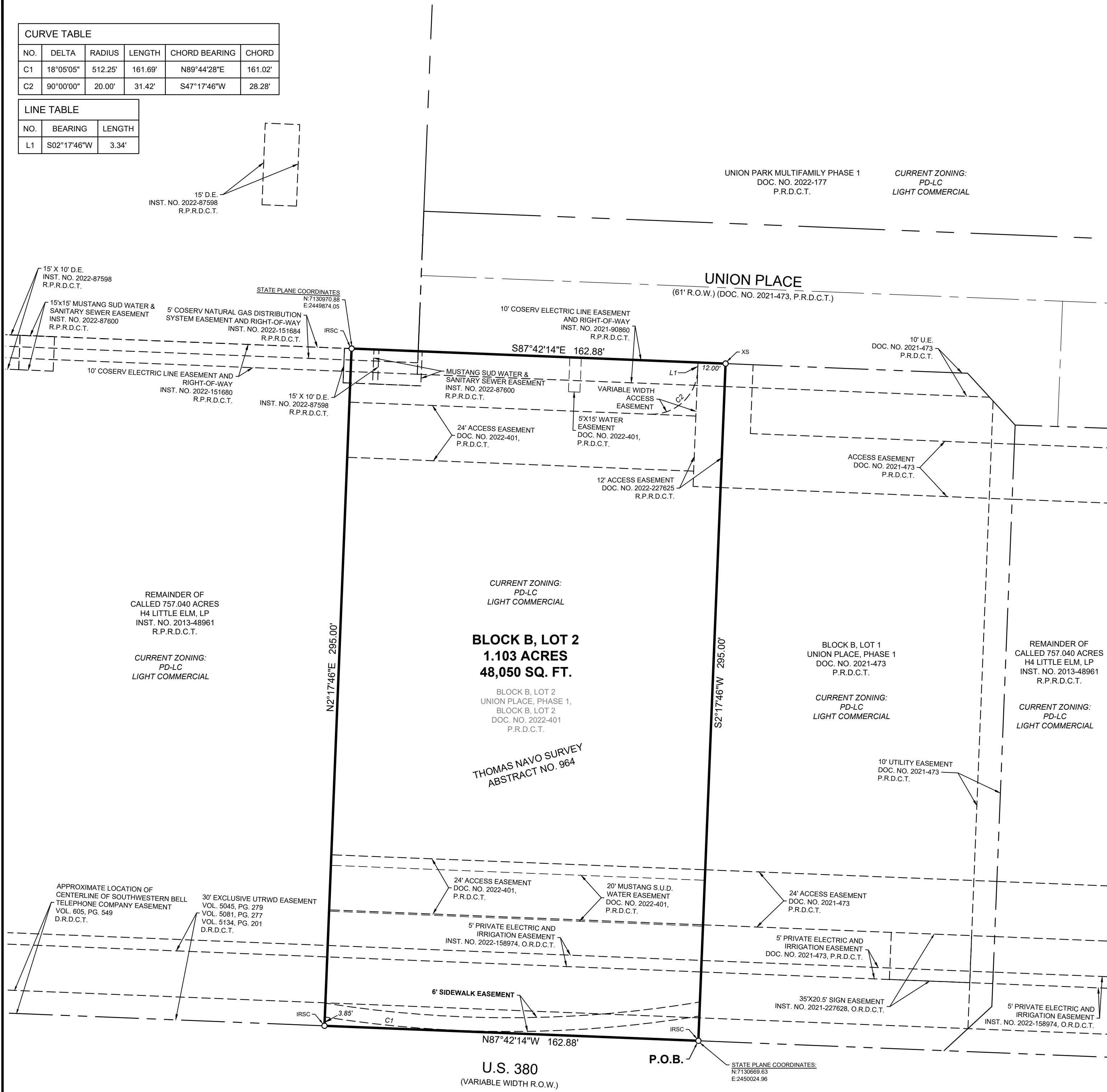
Staff recommends approval subject to the conditions listed within the "Engineering Comments" Exhibit.

Attachments

Block B, Lot 2 Plat
Engineering Comments

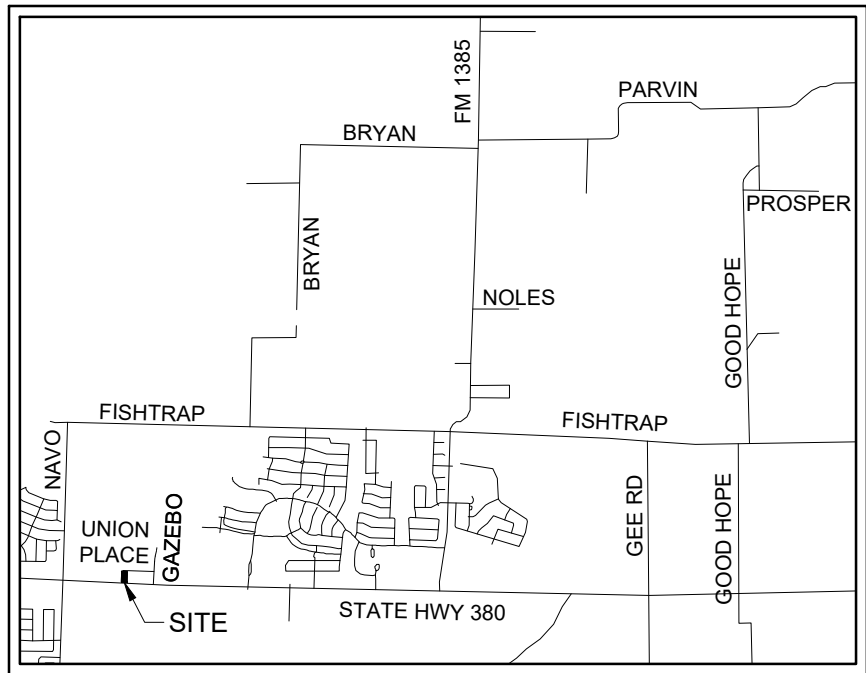
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°05'05"	512.25'	161.69'	N89°44'28"E	161.02'
C2	90°00'00"	20.00'	31.42'	S47°17'46"W	28.28'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°17'46"W	3.34'



LAND USE TABLE:		
LAND USE	ACREAGE	LOTS
COMMERCIAL SPACE	1.103	B-2

LEGEND	
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
R.P.R.D.C.T.	REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS
D.R.D.C.T.	DEED RECORDS OF DENTON COUNTY, TEXAS
O.R.D.C.T.	OFFICIAL RECORDS OF DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS OF DENTON COUNTY, TEXAS
IPF	IRON PIPE FOUND
IRFC	IRON ROD FOUND WITH CAP
IRSC	5/8" IRON ROD SET WITH PLASTIC CAP STAMPED "KHA"
XF	"X" CUT FOUND
M.S.U.D.	MUSTANG SPECIAL UTILITY DISTRICT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT



VICINITY MAP
N.T.S.

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS PLAZA STREET FUND 259, LLC, is the sole owner of the following described tract of land:

BEING a tract of land situated in the Thomas Navo Survey, Abstract No. 964, Denton County, Texas, and being all of Block B, Lot 2 of Union Place, Phase 1, Block B, Lot 2, according to the Conveyance Plat thereof recorded in Document No. 2022-401 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Block B, Lot 2, common to the southwest corner of Block B, Lot 1 of Union Place, Phase 1, according to the Conveyance Plat thereof recorded in Document No. 2021-473 of the Plat Records of Denton County, Texas, same being on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way;

THENCE North 87°42'14" West, along the southerly line of said Block B, Lot 2 and the northerly right-of-way line of said U.S. Highway 380, a distance of 162.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Block B, Lot 2;

THENCE North 02°17'46" East, departing the northerly right-of-way line of said U.S. Highway 380 and along the westerly line of said Block B, Lot 2, a distance of 295.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said Block B, Lot 2;

THENCE South 87°42'14" East, along the northerly line of said Block B, Lot 2, passing en route the south end of the westerly terminus of Union Place, a 61 foot wide right-of-way, and continuing along the same course and along the southerly right-of-way line of said Union Place, for a total distance of 162.88 feet to an "X" cut in concrete set for the northeast corner of said Block B, Lot 2, common to the northwest corner of said Block B, Lot 1;

THENCE South 02°17'46" West, departing the southerly right-of-way line of said Union Place, and along the easterly line of said Block B, Lot 2 and the westerly line of said Block B, Lot 1, a distance of 295.00 feet to the POINT OF BEGINNING and containing 1.103 acre (48,050 square feet) of land, more or less.

OWNER'S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §

COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **PLAZA STREET FUND 259, LLC**, ("Owner") does hereby adopt this plat designating the herein above property as **UNION PLACE, PHASE 1, BLOCK B, LOT 2**, an addition to the Town of Little Elm, Denton County, Texas, and does hereby dedicate in fee simple to Highway 380 Municipal Management District No. 1 (The District) to exclusive use forever, the streets and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the District's exclusive use forever, and said dedications being free and clear of all liens and encumbrances except as shown herein or subordinated to this plat. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the discretion of the District and subject to its written approval. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities. Said use by public utilities being subordinate to the District's use thereof. Any public utility given the right by the District to use said easements shall have the right to: remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements; and any public utility shall at all times have the right of ingress and egress to and from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular above described streets, alleys, easements an rights unto the District against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Owner but not otherwise. This property is not located within the extraterritorial jurisdiction of any municipality. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Little Elm, Texas.

Witness, my hand this _____ day of _____, 2023.

PLAZA STREET FUND 259, LLC, a Kansas limited liability company

BY: _____
Bret A. Elliott, Manager

STATE OF KANSAS §

COUNTY OF JOHNSON §

Before me, the undersigned authority in and for Johnson County, Kansas, on this day personally appeared Bret A. Elliott, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he is Bret A. Elliott and that he is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public in and for the State of Kansas

Type or Print Notary's Name

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580
Fax 972-335-3779

Date

STATE OF TEXAS §

COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public, State of Texas

CERTIFICATE OF FINAL PLAT APPROVAL

APPROVED

Town Official
Town of Little Elm, Texas

Date

The undersigned, the Town Secretary of the Town of Little Elm, Texas, hereby certifies that the foregoing Final Plat of the **UNION PLACE, PHASE 1, BLOCK B, LOT 2** Subdivision or Addition to the Town of Little Elm was submitted to the Planning and Zoning Commission on the _____ day of _____, 2023, and the Commission, by formal action, then and there accepted the Final Plat and hereby authorizes the developer to proceed with the construction of public works improvements and infrastructure as indicated on the accompanying construction plans, and said Commission further authorizes the Chairman of the Planning and Zoning Commission to note the acceptance thereof by signing his/her name as hereinabove subscribed.

Witness by hand this _____ day of _____, 2023.

Town Secretary
Town of Little Elm, Texas

FINAL PLAT
UNION PLACE, PHASE 1
BLOCK B, LOT 2

BEING 1.103 ACRES SITUATED IN THE
THOMAS NAVO SURVEY, ABSTRACT NO. 964
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 30'	SG	KHA	01/11/2023	063260501	1 OF 1

OWNER:
Plaza Street Fund 259, LLC
2400 W. 75th Street, Suite 220
Prairie Village, Kansas 66208
Contact: Mylena Oliveira
816-406-2667
Email: moliveira@plazastreetpartners.com

ENGINEER / SURVEYOR:
Kimley-Horn and Associates, Inc.
260 East Davis Street, Suite 100
McKinney, Texas 75069
469-301-2597
Contact: Jake Torpey, P.E.
Email: jake.torpey@kimley-horn.com



ENGINEERING DEPARTMENT

100 W. Eldorado Parkway | Little Elm, TX 75068

214-975-0470

Second Floor Town Hall

February 10, 2023

Kimley-Horn
Attention: Jake Torpey
260 East Davis Street, Suite 100
McKinney, TX 75069

Re: Slim Chickens Final Plat Review #2

Mr. Torpey,

As the Town's review engineer, Cobb, Fendley & Associates, Inc. (CobbFendley) has reviewed the following plat for compliance with Town of Little Elm requirements.

Development: Slim Chickens
Town Project #: FP-23-00150

Plat Review: 2nd Submittal
Plat Received: February 10, 2023
Plat Date: January 11, 2023

CobbFendley recommends the Town grant **conditional approval**. CobbFendley has reviewed the plat and determined that the attached remaining comments are minor and can be addressed prior to submittal for recording.

This review does not relieve the design engineer, developer, and / or contractor from meeting all Town of Little Elm, TCEQ, TxDOT, TDLR, and other state and federal requirements that apply to this project that may or may not have been identified through this review.

Please make the appropriate plan revisions per the attached comments prior to final approval.

If you have any questions, feel free to call at 972.335.3214 or email at pmistry@cobbhendley.com.

Sincerely,
COBB, FENDLEY & ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Priya Mistry".

Priya Mistry, P.E.
Municipal Infrastructure



Town of Little Elm

Summary of Review Comments

Date: February 10, 2023
 Plan Review #: 2
 Received: February 10, 2023
 Plan Date: January 11, 2023
 Development: Slim Chickens Final Plat

Town Project #: FP-23-00150

Prepared by: PM

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

PDF Page No. (may not correspond to Sht # Label)	Comments	Response (See Note)	Explanation
GENERAL	Reference markups for clarifications and any additional comments/questions that may not be specifically identified here.		
1	Use the universal application form found in the most recent Development Application Handbook.		
1	Confirm the instrument / document numbers associated with easements, are correct. It appears the numbers change across / between lots.		
1	Ensure all existing and proposed easements are shown and labeled on site and on adjacent properties. [FP Checklist]		
1	Include building and landscape setbacks. [FP Checklist]		
1	Confirm DE size, appears it is 15'x15', typ.		
1	Include easement size, typ.		
1	Continue linework for Union Place to the west as appropriate.		
1	Not found in Legend.		
1	Does the ROW exist for Promenade? Why is it not shown?		
1	DCAD shows 48046.68 SF; confirm area and update as needed as a whole number.		
1	Does the 24' access easement continue to the west?		
1	Will the sidewalk easement be provided by this plat? Indicate as such.		
1	Show linework for the other side of US 380.		
1	Missing note - "All common areas will be owned and maintained by the HOA/POA." Include if applicable or update as needed if special district.		
1	Update date or indicate revision date.		

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



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/16/2023

OVERVIEW

Project	FINAL PLAT/ Spiritas Ranch Phase 1A (FP-23-00025)
P&Z Hearing	02/16/2023
Council Hearing	N/A
Size	Approximately 5.659 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Planned Development (Residential Base)
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Matt Clark
Owner	MM Little Elm 548, LLC
Strategic Goal	

Agenda Item

FINAL PLAT/ Spiritas Ranch Phase 1A (FP-23-00025). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 5.659 acres, situated in the Marsella Jones Survey, Abstract No. 662, within Little Elm's Town limits, in order to establish residential and open space lots, Right of way, and associated easements necessary, for development in accordance to the existing Development Agreement.

- Presentation
- Discussion
- Recommendation

Location

Generally located on the southeast corner of Hidden Oaks Trail and Ryan Spiritas Parkway, within Little Elm's Town limits.

Planning Analysis

The purpose of a final plat is to ensure that the proposed subdivision and development of the land is consistent with all standards of the Town's Subdivision Ordinance pertaining to the adequacy of public facilities, that public improvements to serve the subdivision or development have been installed and accepted by the Town or that provision for such installation has been made, that all other requirements and conditions have been satisfied or provided to allow the final plat to be recorded.

The purpose of this plat is to establish the lots and easements necessary for the development of the model home park for this subdivision.

Planning, Engineering, and Fire have reviewed the proposed plat document and determined it to be in compliance with relevant Town requirements.

Recommended Action

Staff recommends approval of the final plat document as requested.

Attachments

Plat Document

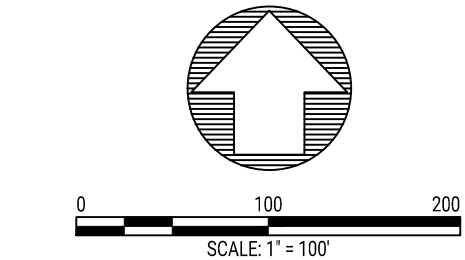
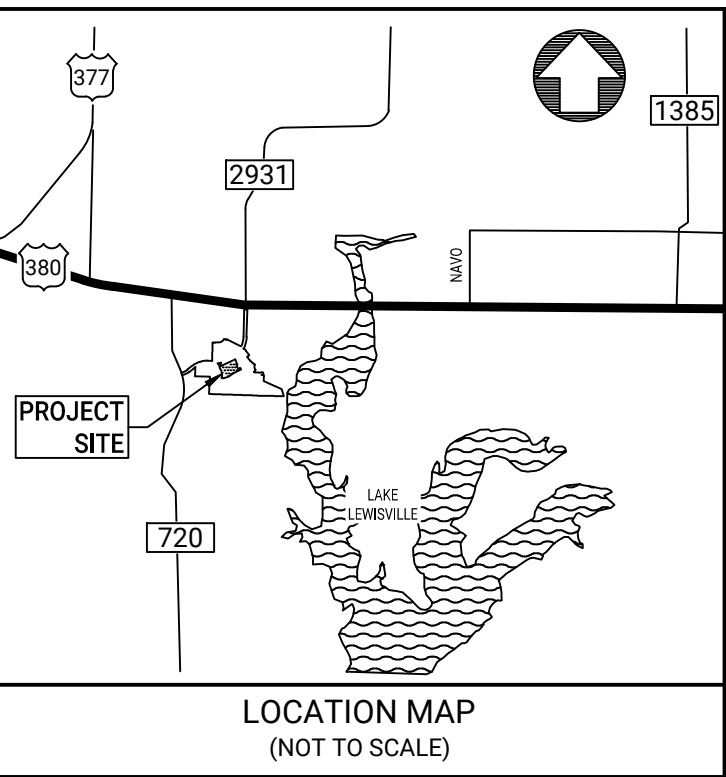
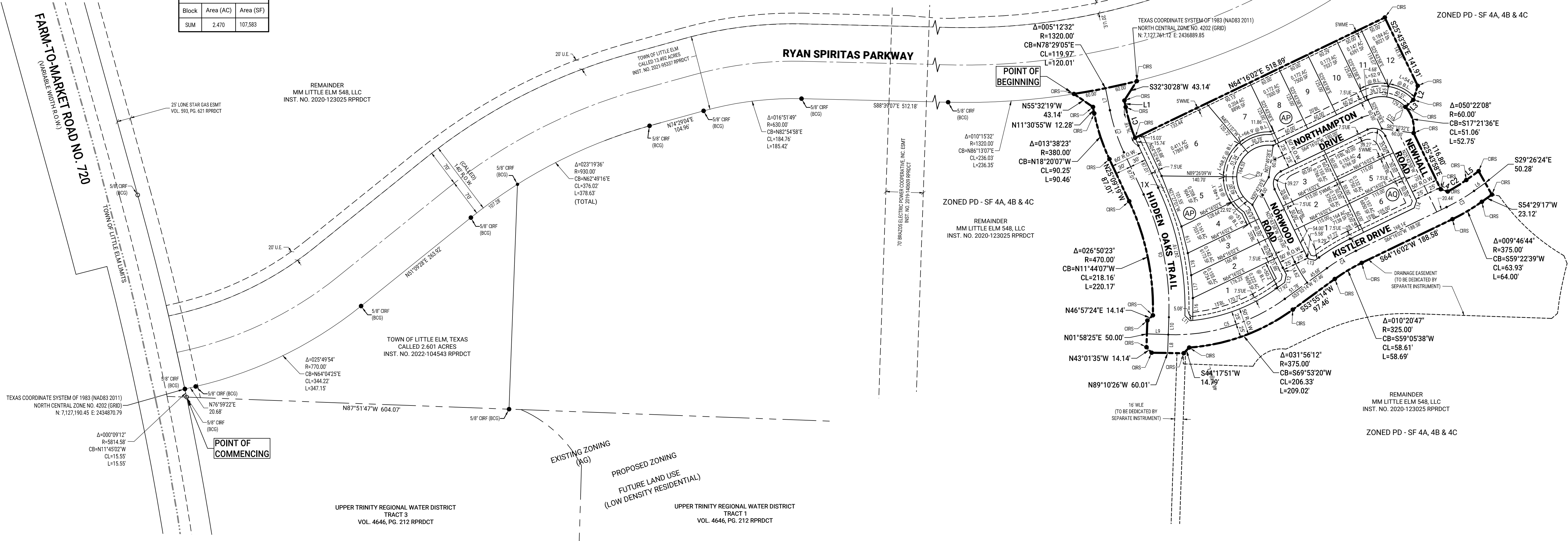
Block -AP- Area Table				
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.222	9,659	40	4A
2	0.155	6,734	40	4A
3	0.142	6,173	40	4A
4	0.161	7,031	50	4B
5	0.208	9,041	40	4A
6	0.411	17,897	50	4B
7	0.204	8,896	60	4C
8	0.172	7,500	60	4C
9	0.172	7,500	60	4C
10	0.173	7,537	60	4C
11	0.147	6,391	40	4A
12	0.184	8,021	40	4A
1X	0.119	5,203		
Block	Area (AC)	Area (SF)		
SUM	2,470	107,583		

Block -AQ- Area Table				
Lot	Area (AC)	Area (SF)	Lot Width	Zoning
1	0.164	7,138	50	4B
2	0.132	5,750	50	4B
3	0.155	6,766	50	4B
4	0.155	6,766	50	4B
5	0.132	5,750	50	4B
6	0.157	6,850	50	4B
Block	Area (AC)	Area (SF)		
SUM	0.895	39,020		

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S11°30'55"E	12.28'
L2	S17°41'24"W	27.56'
L3	S47°27'20"W	19.79'
L4	S71°34'31"E	13.93'
L5	N54°29'17"E	28.44'
L6	N54°29'17"E	25.78'
L7	N11°30'55"W	41.94'
L8	S01°58'25"W	34.40'
L9	S88°01'35"E	40.00'
L10	S01°58'25"W	32.63'

LINE TABLE		
L11	N46°09'12"W	13.37'
L12	N12°02'58"E	14.89'
L13	S77°15'11"E	13.17'
L14	N19°16'02"E	14.14'
L15	N08°46'24"E	20.00'
L16	N00°14'46"E	41.86'
L17	N04°12'55"W	43.00'
L18	N08°40'33"W	41.84'
L19	N13°33'56"W	51.15'

CURVE TABLE				
CURVE #	DELTA	RADIUS	CH. BEARING	CH. LENGTH
C1	010°49'16"	320.00'	S16°55'34"E	60.35'
C2	007°12'46"	325.00'	N58°05'40"E	40.89'
C3	009°46'44"	350.00'	N59°22'39"E	59.66'
C4	010°20'47"	350.00'	S59°05'38"W	63.12'
C5	038°03'11"	350.00'	N72°56'50"E	228.20'
C6	027°07'44"	500.00'	N11°35'27"W	234.54'
C7	013°38'23"	350.00'	S18°20'07"E	83.12'
C8	010°20'47"	250.00'	S30°54'22"E	45.08'
C9	090°00'00"	50.00'	S19°16'02"W	70.71'
C10	090°00'00"	50.00'	N70°43'58"W	70.71'



LEGEND	
CIRF	CAPPED IRON ROD FOUND
CRS	5/8" CAPPED IRON ROD STAMPED "BCG #10194538" SET
ESMT	EASEMENT
LS	LANDSCAPE EASEMENT
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
VE	VISIBILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
BL	BUILDING LINE
RP	RADIUS POINT
HOA	HOME OWNERS ASSOCIATION
ROW	RIGHT-OF-WAY
VOL., PG.	VOLUME PAGE
DOC. NO.	DOCUMENT NUMBER
INST. NO.	INSTRUMENT NUMBER
RPRDCT	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
PRDCT	PLAT RECORDS, DENTON COUNTY, TEXAS

NOTES:

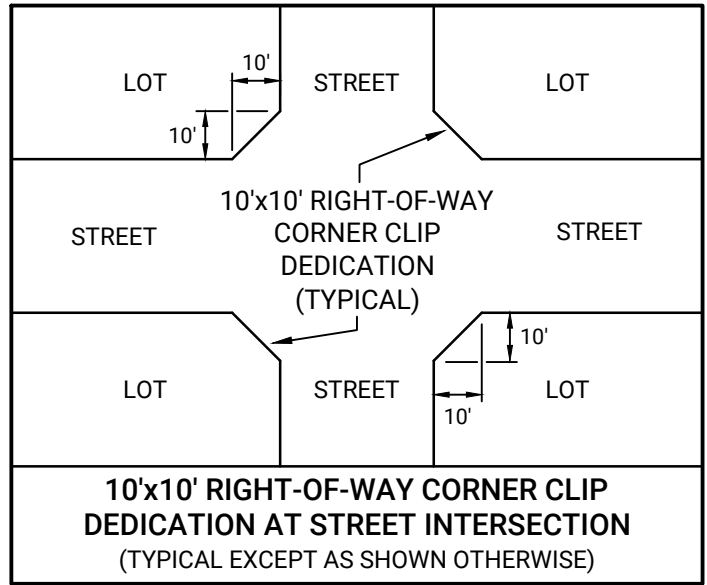
- Water service to be provided by the Mustang Special Utility District.
- Utility providers:

ELECTRIC & GAS SERVICE:	TELEPHONE SERVICE:
COSERV	AT&T
7701 South Stemmons	2301 Ridgeview Drive
Corinth, Texas 76210	Plano, Texas 75025
Phone 1-800-274-4014	Phone (972) 569-3084
- Sanitary sewer to be handled by facilities approved by the Mustang Special Utility District.
- The maintenance of public paving, drainage infrastructure improvements dedicated to the Town of Little Elm per this plat is the responsibility of the Mustang Special Utility District
- All lots comply with the minimum size requirements of the zoning district.
- This property may be subject to charges related to impact fees and the applicant should contact the town regarding any applicable fees due.
- Lots ending with an "X" are non-residential lots. Maintenance of "X" lots shall be the responsibility of the Home Owners Association (HOA).
- Notice - selling a portion of this addition by metes and bounds is a violation of town ordinance and State Law and is subject to fines and withholding of utilities and building permits.
- This plat does not alter or remove existing deed restrictions, if any, on this property.
- Minimum finished floor elevations are at least 2 feet above the 100-year floodplain.

(CONTINUED)

NOTES (CONTINUED)

- Subject property lies within Zone "X" - "Areas Determined to be Outside the 0.2% Annual Chance Floodplain", according to Federal Emergency Management Agency Flood Insurance Rate map for Denton County, Texas and incorporated areas, Number 8121C0405G, Revision Date April 18, 2011.
- Perimeter boundary corners are 5/8-inch iron rods with cap marked "BCG 10194538" found or set, unless noted otherwise. Lot corners are 5/8-inch iron rods with cap marked "BCG 10194538" set or an "x" cut (set) in concrete. When a retaining wall or screening fence has been placed at the rear lot corner, a 5/8-inch iron rod may be set five feet (5') from the rear lot corner on the side lot line.
- Private common areas may contain, either across or through, a public trail system.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - North Central Zone 4202 (NAD83). All distances are surface distances with a surface to grid scale factor of 0.999849393.
- The purpose of this plat is to create 18 residential lots and 1 common area lot from 5.659 acres of land.
- Zoned PD-SF 4A, 4B & 4C.
- This plat has a 1:3.18 lot density.
- Lots range in size from 5,750 square feet to 17,897 square feet.
- Retaining walls exceeding 4 feet in height shall be owned and maintained by the homeowners association (HOA) and their successors or assignees.
- | | | | |
|------------|---------------|-------------|------------|
| Lots / | Square Feet / | Lot Width / | Total Lots |
| 40' x 115' | 4,600 SF | 40' | 6 |
| 50' x 115' | 5,750 SF | 50' | 8 |
| 60' x 115' | 7,200 SF | 60' | 4 |



NOTES:

- Zoned PD-SF 4A, 4B & 4C.

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469) 892-7200
EMAIL: jack@centurianamerican.com
RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: jnichols@barraza-group.com
PHONE: (214) 484-7055

BARRAZA
CONSULTING GROUP, LLC

TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: February 9, 2023

THE PURPOSE OF THIS PLAT IS TO CREATE 18 RESIDENTIAL LOTS
AND 1 COMMON AREA LOT FROM 5.659 ACRES OF LAND.

FINAL PLAT SPIRITAS RANCH PHASE 1 MODEL PARK

5.659 ACRES
2.293 ACRES RIGHT-OF-WAY
2 BLOCKS
18 RESIDENTIAL LOTS
1 COMMON AREA LOT
LOTS 1-12 & 1X, BLOCK AP AND
LOTS 1-6, BLOCK AQ
SITUATED IN THE

MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS

TECH=BAS
SCALE 1"=100'

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, MM LITTLE ELM 548, LLC, is the owner of that certain tract of land situated in the Marsella Jones Survey, Abstract No. 662, Town of Little Elm, Denton County, Texas, according to deed to MM Little Elm 548, LLC, recorded in Instrument No. 2020-123025 of the Real Property Records of Denton County, Texas (RPRDCT), and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "BCG #10194538" found in the northeast right-of-way line of Farm-to-Market Road No. 720 (variable-width right-of-way), said iron rod being located at the southeast corner of that certain tract of land described as Parcel 18 in deed to the State of Texas recorded in Document No. 2016-26306, RPRDCT, and the northeast corner of that certain tract of land described as Parcel 17 in deed to the State of Texas recorded in Document No. 2016-6230, RPRDCT, and being the beginning of a curve to the left;

THENCE northwesterly, with said northeast right-of-way line of Farm-to-Market Road No. 720 according to Parcel 18, and with said curve which has a central angle of 00°09'12", a radius of 5814.58 feet, a chord which bears North 11°45'25" West, a chord distance of 15.55 feet, and an arc distance of 15.55 feet to a 5/8-inch iron rod with cap stamped "BCG #10194538" found at the northwest corner of that certain called 2.601 tract of land described in deed to the Town of Little Elm recorded in Instrument No. 2022-104543, RPRDCT, and the southeast corner of that certain called 13.492 tract of land described in Dedication deed to the Town of Little Elm recorded in Instrument No. 2021-95337, RPRDCT,

THENCE departing said Farm to Market Road 720, and with the southerly line of said 13.492 acre tract (aka Ryan Spiritas Parkway), the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" found for corner:

North 76°59'22" East, a distance of 20.68 feet, said point being the beginning of a tangent curve to the left;
Northeasterly direction with said tangent curve to the left, which has a central angle of 25°49'54", a radius of 770.00 feet, and a chord that bears North 64°04'25" East for 344.22 feet, and for an arc distance of 347.15 feet;
North 51°09'28" East, a distance of 263.92 feet, said point being the beginning of a tangent curve to the right;
Northeasterly direction with said tangent curve to the right, which has a central angle of 23°19'36", a radius of 930.00 feet, and a chord that bears North 62°49'16" East for 376.02 feet, and for an arc distance of 378.63 feet;
North 74°29'04" East, a distance of 104.96 feet, said point being the beginning of a tangent curve to the right;
Easterly direction with said tangent curve to the right, which has a central angle of 16°51'49", a radius of 630.00 feet, and a chord that bears North 82°54'58" East for 184.76 feet, and for an arc distance of 185.42 feet;
South 88°39'07" East, a distance of 512.18 feet, said point being the beginning of a tangent curve to the left;
Easterly direction with said non-tangent curve to the left, which has a central angle of 10°15'32", a radius of 1,320.00 feet, and a chord that bears North 86°13'07" East for 236.03 feet, and for an arc distance of 236.35 feet to the POINT OF BEGINNING of the hereon tract as described;

THENCE Easterly direction with said non-tangent curve to the left, which has a central angle of 05°12'32", a radius of 1,320.00 feet, and a chord that bears North 78°29'05" East for 119.97 feet, and for an arc distance of 120.01 feet;

THENCE departing said southerly line of said 13.492 acre tract, over and across said MM Little Elm 548 tract, the following courses to 5/8-inch iron rods with cap stamped "BCG #10194538" set for corner:

South 32°30'28" West, a distance of 43.14 feet;
South 11°30'55" East, a distance of 12.28 feet, said point being the beginning of a tangent curve to the left;
Southerly direction with said tangent curve to the left, which has a central angle of 10°49'16", a radius of 320.00 feet, and a chord that bears South 16°55'34" East for 60.35 feet, and for an arc distance of 60.44 feet;
North 64°16'02" East, a distance of 518.89 feet;
South 25°43'58" East, a distance of 141.91 feet;
South 17°41'24" West, a distance of 27.56 feet;
South 47°27'20" West, a distance of 19.79 feet, said point being the beginning of a non-tangent curve to the right;
Southerly direction with said non-tangent curve to the right, which has a central angle of 50°22'08", a radius of 60.00 feet, and a chord that bears South 17°21'36" East for 51.06 feet, and for an arc distance of 52.75 feet;
South 25°43'58" East, a distance of 116.80 feet;
South 71°34'31" East, a distance of 13.93 feet, said point being the beginning of a non-tangent curve to the left;
Northeasterly direction with said non-tangent curve to the left, which has a central angle of 07°12'46", a radius of 325.00 feet, and a chord that bears North 58°05'40" East for 40.89 feet, and for an arc distance of 40.91 feet;
North 54°29'17" East, a distance of 28.44 feet;
South 29°26'24" East, a distance of 50.28 feet;
South 54°29'17" West, a distance of 23.12 feet, said point being the beginning of a tangent curve to the right;
Southwesterly direction with said tangent curve to the right, which has a central angle of 09°46'44", a radius of 375.00 feet, and a chord that bears South 59°22'39" West for 63.93, and for an arc distance of 64.00 feet;
South 64°16'02" West, a distance of 188.58 feet, said point being the beginning of a tangent curve to the left;
Southwesterly direction with said tangent curve to the left, which has a central angle of 10°20'47", a radius of 325.00 feet, and a chord that bears South 59°05'38" West for 58.61 feet, and for an arc distance of 58.69 feet;
South 53°55'14" West, a distance of 97.46 feet, said point being the beginning of a tangent curve to the right;
Westerly direction with said tangent curve to the right, which has a central angle of 31°56'12", a radius of 375.00 feet, and a chord that bears South 69°53'20" West for 206.33 feet, and for an arc distance of 209.02 feet;
South 44°17'51" West, a distance of 14.79 feet;
North 89°10'26" West, a distance of 60.01 feet;
North 43°01'35" West, a distance of 14.14 feet;
North 01°58'25" East, a distance of 50.00 feet;
North 46°57'24" East, a distance of 14.14 feet, said point being the beginning of a non-tangent curve to the left;
Northerly direction with said non-tangent curve to the left, which has a central angle of 26°50'23", a radius of 470.00 feet, and a chord that bears North 11°44'07" West for 218.16 feet, and for an arc distance of 220.17 feet;
North 25°09'19" West, a distance of 87.01 feet, said point being the beginning of a tangent curve to the right;
Northerly direction with said tangent curve to the right, which has a central angle of 13°38'23", a radius of 380.00 feet, and a chord that bears North 18°20'07" West for 90.25 feet, and for an arc distance of 90.46 feet;
North 11°30'55" West, a distance of 12.28 feet;
North 55°32'19" West, a distance of 43.14 feet to the POINT OF BEGINNING, and containing 5.659 acres of land.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MM Little Elm 548, LLC., a Texas Limited Liability Company Partnership, acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein above described property as **Spiritas Ranch Phase 1 Model Park**, an Addition to the Town of Little Elm, Texas, and does hereby dedicate to the public use forever by fee simple title, free and clear of all liens and encumbrances, all streets, thoroughfares, alleys, parks, and trails, and to the public use forever easements for sidewalks, storm drain facilities, floodways, water mains, wastewater mains and other utilities, and any other property necessary to serve the plat and to implement the requirements of the platting ordinances, rules, and regulations thereon shown for the purpose and consideration therein expressed.

Witness my hand this ____ day of _____, 2023.

MM LITTLE ELM 548, LLC
A Texas Limited Liability Company

BY: MM LITTLE ELM 548, LLC
A Texas Limited Liability Company,
Its General Partner

BY: _____
MEHRDAD MOAYEDI
Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared MEHRDAD MOAYEDI, Manager of MM Little Elm 548, LLC, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Jimmie D. Nichols, a Registered Professional Land Surveyor, hereby certify that this plat was prepared from an actual survey made on the ground of the land described hereon, and that the corner monuments shown hereon were properly found or placed under my personal supervision in accordance with the Town of Little Elm and Denton County Subdivision Rules and Regulations.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.

Jimmie D. Nichols
Registered Professional Land Surveyor No. 5184

STATE OF TEXAS §
COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jimmie D. Nichols, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my Hand and Seal of Office, this ____ day of _____, 2023.

Notary Public in and for the State of Texas

My Commission Expires: _____

THE PURPOSE OF THIS PLAT IS TO CREATE 18 RESIDENTIAL LOTS
AND 1 COMMON AREA LOT FROM 5.659 ACRES OF LAND.

FINAL PLAT
**SPIRITAS RANCH PHASE 1
MODEL PARK**
5.659 ACRES
2.293 ACRES RIGHT-OF-WAY
2 BLOCKS
18 RESIDENTIAL LOTS
1 COMMON AREA LOT
LOTS 1-12 & 1X, BLOCK AP AND
LOTS 1-6, BLOCK AQ
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT NO. 662
TOWN OF LITTLE ELM, DENTON COUNTY, TEXAS



TBPLS FIRM REG. NO. 10194538
TBPE FIRM REG. NO. 20683
801 EAST CAMPBELL ROAD, STE. 650
RICHARDSON, TEXAS 75081
TELEPHONE - (214)-484-7055
PROJECT NO. 2019017-01
DATE: February 9, 2023

OWNER: MM LITTLE ELM 548, LLC
CONTACT: MEHRDAD MOAYEDI
1800 VALLEY VIEW LANE, STE. 300
FARMERS BRANCH, TX 75234
PHONE: (469)892-7200
EMAIL: jack@centurionamerican.com
RPLS OF RECORD:
JIMMIE D. NICHOLS
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5184
EMAIL: J.Nichols@Barraza-Group.com
PHONE: (214) 484-7055

TECH=BAS
PAGE 2 OF 2



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/16/2023

OVERVIEW

Project	PRELIMINARY PLAT/Providence Commons (PP-22-13129)
P&Z Hearing	02/16/2023
Council Hearing	N/A
Size	Approximately 9.813 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Cody Risinger
Owner	R&M Materials
Strategic Goal	

Agenda Item

PRELIMINARY PLAT/Providence Commons (PP-22-13129). Presentation, discussion, and consideration on a request for approval of a Preliminary Plat for Providence Village, establishing lot lines and easements necessary for development, on approximately 9.813 acres situated in the Marcella Jones Survey, Abstract No. 662, within Little Elm's Town limits.

- Presentation
- Discussion
- Recommendation

Location

Generally located 750 feet northwest of the intersection of FM 2931 and Topazolite Rd, within Little Elm's town limits.

Planning Analysis

The purpose of a preliminary plat is to determine the general layout of the subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the land division with applicable requirements of this subdivision ordinance and the zoning ordinance regulations for each zoning district.

Providence Commons is a multi-phase project located within the geographic limits of both Little Elm and Providence Village. While the whole project is a mixed-use development consisting of both residential,

commercial, and industrial uses, the section within Little Elm's town boundaries is limited to residential uses specified in the Plan Development.

At this time the proposed plat document does not meet the Subdivision Ordinance requirements.

Recommended Action

The applicant has requested an extension to the March 2, 2023, Regular Planning Zoning Commission meeting.

Staff requests approval of the extension request.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

02/16/2023

OVERVIEW

Project	PUBLIC HEARING/North Texas Collegiate Academy (PD-22-12898)
P&Z Hearing	02/16/2023
Council Hearing	March 7, 2023
Size	Approximately 4.21 acres
Current Zoning	Office
Proposed Use	School, charter
Existing Use	School, charter
Future Land Use Plan Designation	Neighborhood Commercial and Mixed Residential
Applicant	Randy Van Zandt, Ramtech Building Systems
Owner	Dr. Lisa Stanley, North Texas Collegiate Academy
Strategic Goal	

Agenda Item

PUBLIC HEARING/North Texas Collegiate Academy (PD-22-12898). Public hearing, discussion, and take action on a recommendation regarding a request to rezone approximately 4.21 acres of land, currently zoned as Office (O), generally located along Crestwood Place, within Little Elm's town limits, in order to establish a new Planned Development (PD) district based on Light Commercial (LC) with modified development standards, to capture existing campus conditions and allow the school to expand.

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

Location

Generally located along Crestwood Place, north of Oak Grove Parkway, within Little Elm's Town limits.

Planning Analysis

Background. Project area consists of 4.21 acres of developed and vacant land owned by the North Texas Collegiate Academy, a public charter school. Part of the project area was originally voluntarily annexed into the Town in 2002 through Ordinance No. 561, annexing five lots containing the original school campus. Over the years, the school had obtained additional lots and in 2013 again requested to voluntarily annex into the Town the seven new school-owned lots through Ordinance No. 1276. At that time, all the associated properties were rezoned to an Office (O) zoning district and the Future Land Use Plan of the 2008 Comprehensive Plan was amended, recategorizing this area to retail and office use. In 2013 the school also underwent a site plan approval for the demo of two of the original school buildings, construction of one large main building in their location, connections to Town utilities, construction of Crestwood Place, and installation of perimeter fencing. The Town also allowed the school to construct a gate and close off a portion of Crestwood Place to allow students safe access across campus, with the understanding that the right-of-way would eventually be abandoned. All the school-owned lots were subsequently replatted into two lots, separated by Crestwood Place.

Due to their continued growth, the school recently purchased two additional lots, completing the project area identified in the attached exhibits, and is ready to expand their campus again in order to provide new and improved classroom and athletic facilities. The school has already demoed two more original school buildings and is now on an incredibly tight schedule to construct two brand new buildings in order to be ready for the upcoming 2023-2024 school year. The applicant is currently working with Denton County and the Town to replat all 12 lots into one singular lot, which includes abandonment of the Crestwood Place right-of-way that bisects the project area; however, for plat approval, the property must meet all relevant sections of the Code of Ordinances, inclusive of the Zoning Ordinance.

Typically, a charter school use requires a Specific Use Permit (SUP), however, since the school was in existence at the time of the annexation, it was not required to obtain an SUP. These types of uses are called legal nonconforming as they predated Town requirements, so a lot of the elements of the campus do not fully meet the Zoning Ordinance. The Town's Zoning Ordinance prohibits the expansion of any non-conforming uses, therefore, while such designation allows the school to continue operations within the confines of their existing campus, it does not allow the expansion of the operation or its footprint beyond what was in operation at the time of annexation.

Additionally, since at the time of annexation, the property was rezoned to an Office (O) zoning district, which may have aligned with the 2008 Comprehensive Plan vision for the area, this is no longer the case. The Town adopted a new Comprehensive Plan in 2017 in which the Future Land Use Plan (FLUP) identified this area more generally as retail and commercial. Then, in 2022, the Town amended the FLUP to reflect the vision of the West Side Study, identifying this area as neighborhood retail along the frontage of Oak Grove Parkway with mixed density residential beyond.

Given the school's lack of SUP, non-conforming status, and incorporation of newly acquired lots, Staff is unable to administratively approve the desired school expansion. Staff has worked with the school over the past couple months in order to recategorize the zoning to better align with the Town's vision as well as find a path forward to allow for the campus expansion and redevelopment. As a result, Staff's recommendation is to establish a Planned Development district which would memorialize any existing non-conforming site development and permit proposed redevelopment with modified development standards, through the PD Ordinance and associated exhibits.

Proposal. The applicant, North Texas Collegiate Academy, is proposing a new Planned Development district based on the Light Commercial (LC) zoning district with modified development standards.

The school campus currently consists of a large building for classroom and administration purposes (Building A) which was constructed with Town approval in 2013, two temporary classroom buildings (Buildings B and C), a facilities and maintenance accessory structure (Building D), a small wood storage shed, and a playground. The applicant is proposing a redevelopment plan consisting of four phases, aiming to capture the progression of redevelopment from existing conditions through the ultimate build-out condition.

Phase 1 captures existing site conditions, Phase 2 shows the relocation and demolition of certain buildings and playground equipment, and Phase 3 shows the proposed immediate redevelopment, inclusive of the new 12,321 square-foot classroom building (Building F) and 11,482 square-foot building meant to house additional classrooms and a large gymnasium (Building G). Building G is also intended to house the campus' storm shelter per the most current building code requirements. Phase 4 shows the ultimate build-out of the school campus with the removal of the remaining temporary classrooms (Buildings B and C), expansion of the parking lot, installation of new cohesive perimeter fencing, and additional landscape improvements throughout the site.

The sections below breakdown the request and highlight how the proposed development standards for this PD will vary from the requirements of the Zoning Ordinance.

Uses. A charter school typically requires an SUP. The new PD would capture the Charter School use as permitted by right. The land and premises of the Property, including any current buildings, future construction, or renovation will be exclusively for the Charter School use.

Design Standards. The Light Commercial district requires structures facing the right-of-way to be constructed with at least 80% Group A masonry materials, such as brick and stone, and not to exceed 20% of Group B materials, such as Split-face CMU, stucco, cementitious fiber board, engineered wood, and tilt-wall construction. However, those buildings that are not clearly visible from the right-of-way reverse the requirement, with at least 20% Group A materials and not to exceed 80% Group B materials. Given the ultimate abandonment of the Crestwood Place right-of-way, newly proposed Buildings F and G, would follow the lesser requirement.

As a trade-off for some of the existing elements of the site, the school has designed Building F with at least 60% brick and 40% split face block. Tri-partite design will be met through provision of split-face wainscot base, brick middle section and split-face top band. Each exterior wall will have multiple windows, but for classroom safety reasons, the glazing will total approximately 8% of the total facade, as opposed to the typical 30% minimum requirement. The primary facades of the building are shown to provide horizontal articulation. Building F will also include window awnings as well as accented windows and doors toward the additional auxiliary architectural requirements. Per the PD narrative, any roof or ground-mounted mechanical equipment will be screened from offsite. These proposed design elements mirror the previously approved Building A, which does face the right-of-way at Oak Grove Parkway.

In order to accommodate a new storm shelter, and to fulfill the exterior masonry requirements, Building G will also be clad with a combination of brick and split-face block, in a similar ratio to that of Building F, and will provide similar design and screening elements. However, the facade plans for Building G are currently still being finalized as the storm shelter requirements have proven to be more restrictive than initially anticipated. The PD narrative indicates this building will closely resemble the design and construction of Building F.

Architectural design and standards for existing buildings to remain on campus, Building A and Building D, are shown within the PD exhibits. Design and construction of Building A was previously approved by the Town. Building D, however, upon relocation, will be painted to match the rest of the primary buildings on campus, installed with underpinning foundation, with an aesthetically compatible skirt to hide the ground supports. Building D is intended to be the only accessory building to remain on the site.

Landscaping. The school is proposing to meet commercial property landscaping standards with perimeter and foundation planting requirements where possible. Perimeter landscaping along Oak Grove Parkway (FM 720) is being improved from four existing trees, to a total of eight trees, meeting the required tree planting along a right-of-way. Additionally, the applicant will provide enhanced landscaping around the existing monument sign, as well as enhance the vehicular screening shrubs around the existing parking lot facing Oak Grove Parkway. Additional vehicular area screening will be provided at either end of the parking lot onto Crestwood Place and Greenwood Drive.

The applicant is proposing to enhance perimeter landscaping around existing residential adjacency in an effort to bring the site closer toward compliance with Town standards. Along these property boundaries the typical double row of trees is being provided utilizing both new plantings and existing mature trees.

Foundation planting requirements are being met within the required 20-foot proximity of the two new buildings, with both new trees and existing mature trees.

Currently, the site has mix of different fencing materials around the perimeters. In an effort to improve the overall site aesthetic, the school is proposing to install a consistent fencing material with additional hedge and tree plantings for living screen enhancements along the perimeters as shown on the Landscape Exhibit.

Additional landscape enhancements to the project area will include:

- a. Enhanced landscaping along F.M. Road 720 frontage, specifically planting bed around the monument sign, enhanced shrub plantings for vehicular screening, and uplift trees at the school's entrance gate.
- b. Enhanced site canopy is provided by way of perimeter trees and landscaped parking islands, with all trees provided at 4 inch caliper, and double row of trees along residential adjacency as shown in Exhibit C.
- c. Enhanced vehicular screening at Crestwood Place and Greenwood Drive by providing 36" height evergreen shrubs
- d. Foundation planting provided along 75% of Building F and Building G facades
- e. The existing playground on the property will be removed, and a new commercial-grade playground will be installed adjacent to Building F. It will be fully shaded with custom built awnings.
- f. One cohesive fence material, either wrought iron, or wood board on board, with cap, and masonry columns, matching the existing fence conditions on site, shall be installed as the perimeter screen with shrubs planted as shown in Exhibit C.

Parking. Zoning Ordinance requires schools, other than high schools to provide one parking space per classroom, plus one space for every four seats in an assembly space such as cafeteria, auditorium, or gymnasium. The school is currently operating with 46 parking spaces and is proposing to add 16 additional spaces as part of the ultimate build-out. This will bring the total parking provided to 62 spaces. Based on data provided, the proposed and existing classroom and assembly counts, at ultimate build-out, would require a total of 61 parking spaces.

Zoning Ordinance also requires parking spaces to be dimensioned at least 10 feet by 20 feet; currently all parking spaces on site are 9 feet by 18 feet. The school is requesting to maintain these dimensions for the proposed 16 new parking spaces.

Existing and expanded parking lot areas will comply with landscape parking islands and shade tree requirements per commercial property standards. One of the parking lot landscape islands is being proposed as a tree "bump out" and not a full island, which staff believes still meets the intent of the ordinance, which is meant to provide shade trees every 10 parking spaces to break up the sea of parking and provide some protection for pedestrians.

Fire and Engineering. Fire and Engineering have reviewed the proposed plans and determined them to be acceptable for the purposes of this rezoning request. This is not an approval of the plans for construction.

Comprehensive Plan. The 2017 Comprehensive Plan envisioned this area as retail and commercial. The more recent "West Side Study" and subsequent Future Land Use Plan Amendment adopted a mixture of Neighborhood Commercial and Mixed Residential uses as the envisioned future land uses. Charter schools, similar to public schools, have flexibility of locating within commercial or residential areas alike. Given this is an existing use in this area, and the versatility of location for school uses, Staff does not believe this request conflicts with the Town's vision for the area.

Recommended Action

This request is for a use that was in existence prior to its incorporation into the Town's jurisdiction; the school was already built and in operation prior to being subject to any zoning requirements. Therefore, there are elements of this site that are not able to be brought into full compliance without completely demolishing the entire site and building anew, which is not a financial reality for a public charter school. Additionally, some of the more recent site improvements were actually approved through site plan approval process by the Town in 2013.

The school's continued growth and desire to expand and provide kids with new facilities is a testament to its successful operation and partnership within the community. From previous communication between the school and the Town, at the time of annexation, it was the intent to allow the school's operation to continue. Unfortunately, due to the confines of the Town's zoning requirements, Staff is unable to permit the proposed site redevelopment without the requested zoning change. This enables the Town's Administration to review the provided facts and make a determination of whether allowing the school operation in this location aligns with the vision for this area. Approval of the request would allow the school operation to legally continue by right on the subject property in perpetuity as well as allow the proposed expansion and redevelopment of the site, with some of the modified development standards as captured by the PD exhibits. However, because it would be a PD Ordinance, any future site development that is not reflected on the approved concept plan would have to come back through the zoning process for a PD amendment request.

Staff believes that given budgetary constraints and the current condition of the site, the school has shown great effort in moving the site closer toward compliance with the Town's Zoning Ordinance by providing site and landscaping enhancements as outlined above and shown on the plans.

It should also be noted that since the Crestwood Place right-of-way was never properly abandoned, this is something that would still need to take place during the platting process, and will require Council approval. This will be the next step if the rezoning request is approved.

Staff recommends the Planning and Zoning Commission consider this request based on the items provided, as well as how the overall use and site development fit into the context of the vision for this area, as captured by the Comprehensive Plan, Future Land Use Plan, and the West Side Study.

Due to time constraints, there are items that have not been reflected on the plans, but have been captured within the PD narrative. Therefore, if the Planning and Zoning Commission considers approval of the presented request, Staff recommends the following conditions be met prior to the applicant's hearing at Council:

1. Building D repositioned to preserve the two mature trees and three additional trees be provided within its proximity for additional screening.
2. Screening shrubs be planted along portions of Crestwood Place, Greenwood Drive, and Oakland.
3. Planting bed around the existing monument sign and an additional tree be shown on the landscape plan at the Oak Grove Parkway frontage.

Attachments

Location Map

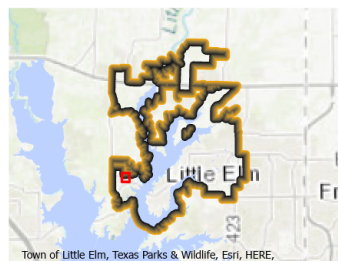
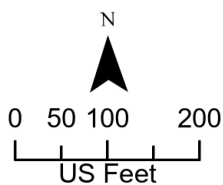
PD Exhibits



Source: Town of Little Elm, Aerial Map, Denton County Appraisal District



Zoning Case: North Central
Collegiate Academy
1851 Oak Grove Pkwy
Little Elm, TX 75068



Town of Little Elm
Denton County, Tx
Date: 2/2/2023

This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered Professional Land Surveyor for the State of Texas would have to be performed. Town of Little Elm and its members assume no responsibility for the accuracy of said data.



NORTH TEXAS COLLEGIATE ACADEMY

PLANNED DEVELOPMENT SUBMITTAL

February 9, 2023

Prepared By



Ramtech Building Systems, Inc.
Mansfield, TX 76063
817-473-9376

**NORTH TEXAS COLLEGIATE ACADEMY
PLANNED DEVELOPMENT DISTRICT**

INTENT & PURPOSE

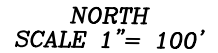
This zoning submittal encompasses approximately 4.2 acres of land within the Town of Little Elm, more fully described on the legal description attached as **Exhibit A** (the "Property"). The proposed use for the Property is Educational, as the entirety of the property is and will be used for North Texas Collegiate Academy's East Campus, a public charter school which serves the needs of Pre-K through 8th grade students in Little Elm and the surrounding areas. This Planned Development ("PD") will provide the zoning regulations, as depicted in **Exhibit B**, necessary to redevelop the site; final layout and site improvements must generally conform to **Exhibit C**.

It is the intent of this PD to alter the zoning for the Property from current zoning of Office to Light Commercial (LC) base zoning with modified development standards in order to capture the existing conditions of the site as well as allow expansion and redevelopment of the school campus. Any conflict between this PD and the Zoning Ordinance shall be resolved in favor of those regulations set forth in this PD, or as may be ascertained through the intent of this PD. As used herein, "Zoning Ordinance" means the Little Elm Development Standards, Article VI of the Code of Ordinances in effect on the effective date of this agreement, except as otherwise defined in the agreement. Uses and development regulations specifically modified, designed, or included in the PD shall not be subject to amendment after the date of adoption of this PD (The "Effective Date") (whether through the amendment of the Zoning Ordinance or otherwise), except through an amendment of this PD. Uses and development regulations which otherwise are not specifically modified, designated or included in the PD shall be controlled by the "Zoning Ordinance" unless the context provides to the contrary.

Review and approval of a site plan by the Planning and Zoning Commission and the Town Council (In accordance with Section 107.03 of the Code of Ordinances) shall be required for any tract/lot within the PD district. No certificate of occupancy shall be obtained unless all construction and development conform to the Site Plan as approved by Town Council.

Exhibit A
Property Description

(60' R.O.W.)



R.M. = REFERENCE MONUMENT
CIRF = CAPPED 1/2" IRON ROD
FOUND STAMPED "4613"
CIRS = CAPPED 1/2" IRON ROD
SET STAMPED "4613"

**Crestwood
Place**
(60' R.O.W.)

Crestwood
Place

Greenwood Drive

140.00'

S 00°23'02" E
200.00

BLOCK F

N 89°36'58" E

340.00'

N	00°23'02" W
---	-------------

551.61'

Lot 1, Blk. B

Lot 1, Blk. A

11
BLOCK F

S 89°36'58" W

340.00'

POINT OF
BEGINNING

L3
TxDOT
2-118511

**TxDOT Mon.
Fnd. R.M.**

**Crestwood
Place**
(60' R.O.W.)

**TxDOT Mo
Fnd.**

"x" Cut
End.

F. M. 720
(Variable Width R.O.W.)

LINE	BEARING	DISTANCE
L1	S 00°23'02" E	105.70'
L2	S 82°39'48" W	20.99'
L3	N 64°55'33" W	131.98'

BEARING SHOWN ARE BASED ON NAD 83
STATE PLANE COORDINATES AS ESTABLISHED
BY GPS USING WESTERN DATA NETWORK.



P.O. BOX 126
ANNA, TEXAS 75409
(972) 924-8200
TEXAS FIRM NO. 10069500



EXHIBIT "A"
PLAN DEVELOPMENT
4.219 ACRES
D. CURE SURVEY
ABSTRACT NO. 226
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

JOB NO. 2022-243

LEGAL DESCRIPTION

BEING all of Lot 11, Block F, Lot 6, Block B, and part of Crestwood Place Right Of Way, Hill Town, Subdivision Unit No. One, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat there of recorded in Volume 3, Page 57, Plat Records, Denton County, Texas, and all of Lot 1, Block A and Lot 1 of Block B, Texas Education Centers Little Elm Campus Addition, an Addition to the Town of Little Elm, Denton County, Texas, according to the plat thereof recorded in Volume 2014, Page 227 of the plat records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southwest corner of said Block B, said iron rod being in the north Right Of Way line of F.M. No. 720

THENCE N 00°23'02" W following the west line of Block B a distance of 551.62' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the northwest corner of said Lot 6, said iron rod being in the south Right Of Way line of Oakland Street;

THENCE N 89°36'58" E following the south Right Of Way line of Oakland Street a distance of 140.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner at the intersection of the south ROW line of Oakland Street and the west ROW line of Crestwood Place;

THENCE S 00°23'02" E following the west ROW line of Crestwood Place a distance of 200.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner;

THENCE N 89°36'58" E crossing Crestwood Place a distance of 340.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the west ROW line of Greenwood Drive;

THENCE S 00°23'02" E following the west ROW line of Greenwood Drive a distance of 300.00' to 1/2" iron rod found for corner;

THENCE S 89°36'58" W a distance of 340.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" set for corner in the west ROW line of Crestwood Place;

THENCE S 00°23'02" E following the west ROW line of Crestwood Place a distance of 105.80' to a TxDOT monument found for corner;

THENCE S 82°39'48" W following the west ROW line of Crestwood Place a distance of 20.99' to a TxDOT monument found for corner at the intersection of the west ROW line of Crestwood Place and the north ROW line of F.M. No. 720;

THENCE N 64°55'33" W following the north ROW line of F.M. No. 720 a distance of 131.98' to the POINT OF BEGINNING and containing 183,762 Square Feet or 4.219 Acres of land.



David J. Surdukan

DATE: NOVEMBER 30, 2022

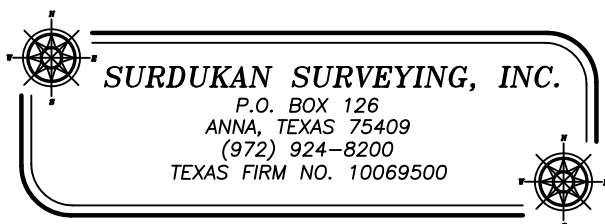


EXHIBIT "A"
PLAN DEVELOPMENT
4.219 ACRES
D. CURE SURVEY
ABSTRACT NO. 226
TOWN OF LITTLE ELM
DENTON COUNTY, TEXAS

Exhibit B
Development Standards

1. **Purpose:** The purpose of this Planned Development is to capture all current and future development of North Texas Collegiate Academy's East Campus in one cohesively zoned district. Furthermore, it will establish the standards of design for the currently proposed classroom building (Building F) and gymnasium (Building G).
2. **Project Location:** The proposed PD site is generally addressed as 1851 Oak Grove Parkway, as Legally defined in Exhibit A and as designed in Exhibit C. It is the intent of this PD that the entire project site be platted as one commercial lot per the Town's Subdivision Ordinance.
3. **Use Regulations:** The land and premises of the Property, including any current or future building construction or renovation will be exclusively for the Charter School use. Existing and proposed structures include:
 - a. Building A – Administrative/Classroom Building: Existing, to remain as outlined within Exhibit C.
 - b. Building B – Temporary Classroom Building: Existing 1,832 sf one-story structure to be removed within one year of construction completion of Building F. No additional temporary classroom buildings allowed unless approved through a Specific Use Permit (SUP).
 - c. Building C - Temporary Classroom Building: Existing 1,832 sf one-story structure to be removed within one year of construction completion of Building F. No additional temporary classroom buildings allowed unless approved through a Specific Use Permit (SUP).
 - d. Building D – Facilities and Maintenance Building: Existing 1,454 sf one-story structure to be relocated as outlined within Exhibit C.
 - e. Building F - Modular Classroom Building: Proposed approximately 9,700 sf education building with 14 individual classrooms, male and female restrooms, and storage rooms as outlined within Exhibit C. The building will be constructed modularly, but will be installed on an engineered concrete slab foundation, clad with brick and stone, and finished out in a manner that will be indistinguishable from a site-constructed building.
 - f. Building G - School Gymnasium Building: Proposed approximately 11,500sf gymnasium building, with full-size basketball/volleyball court, four additional classrooms, male and female restrooms, and minimal storage and office space as outlined within Exhibit C. [As it is currently contemplated, more than 2,500sf of classroom, corridor and bathroom space will be constructed and designated as a storm shelter.]
 - g. Storage Shed - The existing 320 sf red storage shed will be demolished and removed. No additional accessory structures allowed.
4. **Base Zoning District:** The permitted uses and standards of the development shall be in accordance with the Light Commercial (LC) zoning as defined in the Zoning Ordinance, unless otherwise specified in the PD regulations. The charter school use, as described herein shall be allowed by right.
5. **Height and Area Regulations:** This Planned Development shall follow and conform to the Height and Area requirements defined by the Light Commercial district development standards.

6. Conceptual Site Plan: The proposed site plan for the abovementioned classroom building and gymnasium is detailed on Exhibit C. The development will include cohesive design elements that are largely consistent with the requirements of Light Commercial zoning.

The Concept Plan attached hereto as part of Exhibit C, and incorporated herein by reference, demonstrates potential locations the uses and structures permitted under this PD. An amendment to a concept plan approved as a part of the ordinance establishing the planned development district is a change in zoning district classification and must follow the same procedures set forth in Section 106.04.03, except the Director of Development Services may approve minor revisions which do not alter the basic relationship of the proposed development.

7. Architectural Design Standards: All applicable provisions of Sec. 106.06.05 – Architectural Standards for Commercial Structures (Includes Office, Retail, Commercial, Mixed Use, etc.), shall be met unless otherwise stated herein.
- a. Architectural design and standards for existing buildings to remain on campus, Building A and Building D, are captured through Exhibit C. Building D, however, upon relocation, will be painted to match the rest of the primary buildings on campus, installed with underpinning foundation, with an aesthetically compatible skirt to hide the ground supports.
 - b. Proposed Building F and Building G shall be designed and constructed in a manner that will endure and remain attractive long-term. Building F shall be constructed as shown on the Façade Plans within Exhibit C. Building G Façade Plans are not provided at the time of PD due to ongoing redesign efforts in conjunction with the current building code requirements for school storm shelters. However, the exterior design and construction of Building G shall be compatible with Building F as described herein.
 - i. Building F. Shall be clad with 100% masonry materials on the exterior, entirely comprised of brick and split-face block to match the existing Building A, with at least 60% brick and 40% split face block, and is detailed on the Façade Plan in Exhibit C. Tri-partite design will be met through provision of split-face wainscot base, brick middle section and split-face top band. Each exterior wall will have multiple windows, but for classroom safety reasons, the glazing will total approximately 8% of the total façade. Primary facades shall only be required to provide horizontal articulation. Building F shall be design inclusive of a 1' parapet wall around the entire perimeter of the building to shield any view of the flat membrane roof. Window awnings as well as accented windows and doors shall count toward any additional auxiliary architectural requirements. Any roof or ground-mounted mechanical equipment shall be screened from offsite.
 - ii. Building G. In order to accommodate a new storm shelter, and to fulfill the exterior masonry requirements, the gymnasium building will also be clad with a combination of brick and split-face block, in a similar ratio to that of Building F. The classroom portion of the gym building was initially expected to include windows with awnings, but per 106.06.05(c), they may be converted to faux windows, as that portion of the building will likely house the storm shelter. There are no windows contemplated where the court and bleachers reside, as they wouldn't be safe or appropriate for that space. The building's exterior is not currently designed to have horizontal articulations, but it will

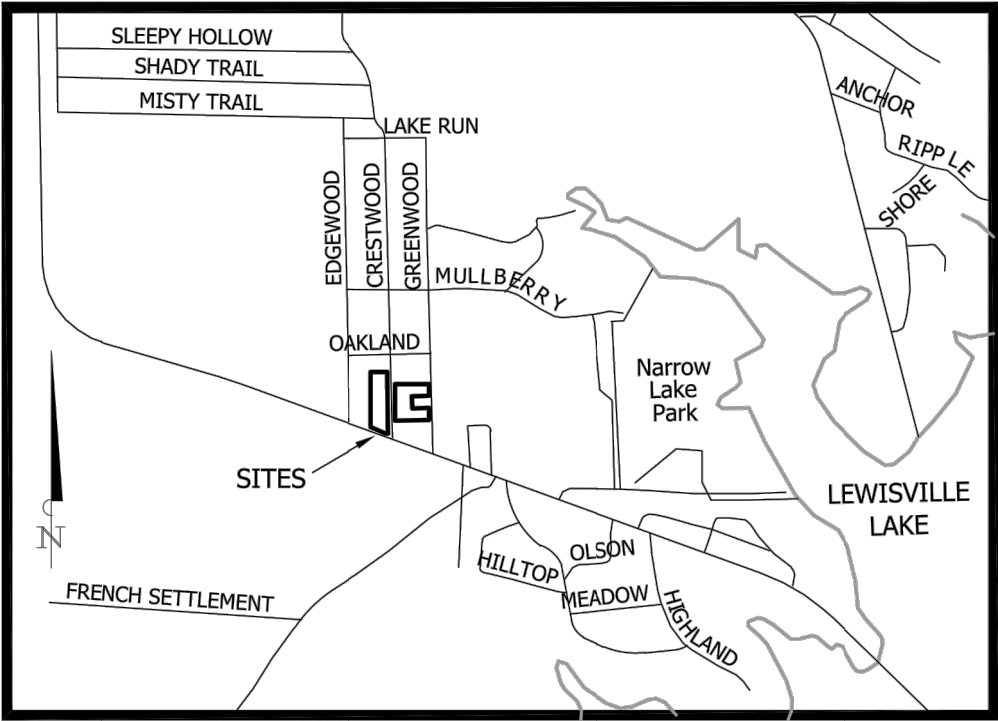
have a standing seam pitched roof that will count as a vertical articulation per 106.06.05(f). Awnings above the windows to enhance the front façade shall fulfill the auxiliary architectural requirements As with Building F, Building G's roof or ground-mounted mechanical equipment will be screened in a way that shields it from offsite view.

8. Commercial Landscape and Screening Requirements. All applicable provisions of Sec. 106.06.18 – Commercial Landscape Requirements and Sec. 106.06.31 - Screening, shall be met unless otherwise stated herein or shown within Exhibit C.

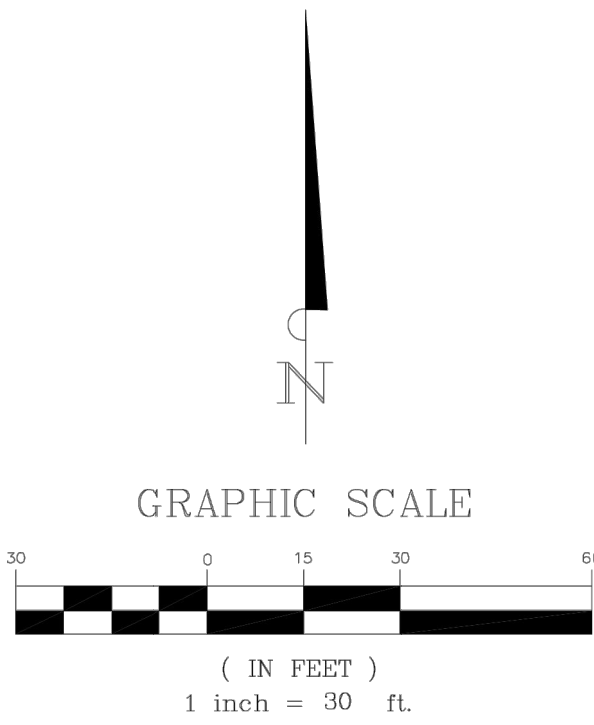
Project area landscaping shall be improved as shown within Exhibit C as well as outline below:

- a. Enhanced landscaping along F.M. Road 720 frontage, specifically planting bed around the monument sign, enhanced shrub plantings for vehicular screening, and uplit trees at the school's entrance gate.
 - b. Enhanced site canopy is provided by way of perimeter trees and landscaped parking islands, with all trees provided at 4 inch caliper, and double row of trees along residential adjacency as shown in Exhibit C.
 - c. Enhanced vehicular screening at Crestwood Place and Greenwood Drive
 - d. Foundation planting provided along 75% of Building F and Building G facades
 - e. The existing playground on the property will be removed, and a new commercial-grade playground will be installed adjacent to Building F. It will be fully shaded with custom built awnings.
 - f. One cohesive fence material, either wrought iron, or wood board on board, with cap, and masonry columns, matching the existing fence conditions on site, shall be installed as the perimeter screen with shrubs planted as shown in Exhibit C.
9. Parking standards. All applicable provisions of Division 4. - Parking, Stacking, And Loading Standards, shall be met unless otherwise stated herein or shown within Exhibit C. Parking space dimensions shall be 9 ft by 18 ft and one of the parking lot landscape islands shall be met by provision of a bump-out and adequate shade tree planting.

Exhibit C
Development Plans



VICINITY MAP
NOT TO SCALE
LITTLE ELM, TEXAS



EDGEWOOD PLACE
60' RIGHT-OF-WAY
VOLUME 3, PAGE 57, P.R.D.C.T.

LEGEND

O.P.R.D.C.T.
OFFICIAL PUBLIC RECORDS
DENTON COUNTY, TEXAS

D.R.D.C.T.
DEED RECORDS
DENTON COUNTY, TEXAS

P.R.D.C.T.
PLAT RECORDS
DENTON COUNTY, TEXAS

- GREASE TRAP
- AIR CONDITIONER UNIT
- UTILITY PIN FLAG
- GAS MANHOLE
- GAS MARKER
- GAS METER
- TRANSFORMER
- ELECTRIC METER
- TELEPHONE RISER
- MAIL BOX
- SIGN
- POWER POLE
- LIGHT
- SANITARY SEWER
- MANHOLE
- CLEAN-OUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER MANHOLE
- FIRE WATER CONNECTION
- IRRIGATION CONTROL VALVE
- TRAFFIC SIGNAL
- BOLLARD
- GRATE INLET
- STORM MANHOLE
- NORTH/NORTHING
- SOUTH
- EAST/EASTING
- WEST
- DEGREES
- MINUTES/FEET
- SECONDS/INCHES

FEMA ZONE
~500'~
FEMA BASE FLOOD ELEVATION

TITLE COMMITMENT ITEM
-Ex.GAS- GAS LINE
-Ex.WL- WATER LINE
-Ex.SS-SEWER LINE
-Ex.SP-STORM DRAIN LINE
-Ex.OHE-OVERHEAD UTILITY
-Ex.TEL- UNDERGROUND TELEPHONE
-Ex.UCE-BURIED ELECTRIC
-Ex.CATV-BURIED CABLE LINE
-Ex.FOC- BURIED FIBER OPTIC
-CDRL- CHAIN LINK FENCE
-WIRE- WIRE FENCE
-WOOD- WOOD FENCE
-METAL- METAL FENCE
-IRON- IRON FENCE
-PIPE- PIPE RAIL FENCE
-SILT- SILT FENCE
-GUY- GUY WIRE

GENERAL NOTES:

1. The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NFIP) "Flood Insurance Rate Map" (FIRM), Community Panel No. 48121C0415G, dated April 18, 2011. The property appears to lie within Zone "X" and the entire property lies within a "Areas determined to be outside the 0.2% annual chance floodplain" zone as defined by the U.S. Department of Housing and Urban Development, Federal Insurance Administration, or the Federal Emergency Management Agency.

3. The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surface or subsurface conditions existing on or near the subject property which are not studied or addressed as a part of the "NFIP".

4. The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon; nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.

6. The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency; nor has the surveyor investigated any mineral or royalty interests in the tract of land shown hereon.

7. Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon.

8. All found monuments shown hereon are deemed to be controlling monuments.

9. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances.

10. **SOURCE BENCHMARK:** Little Elm Monument 8, being located in the grass area on the Northeasterly side of the Town of Little Elm Eldorado West Lift Station on the North side of W. Eldorado Parkway the station is 128.30 feet Southwest of a power pole and is 33.3 feet Northeasterly of a sewer manhole and is 42.5 feet East of the Northeasterly corner of a stone screen wall around said lift station.

Elevation = 551.35'

11. **This survey was prepared without the benefit of title encumbrance research.**

LOT 5, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 6, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 7, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 8, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 4, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 6, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 9, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 3, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 2, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 1, BLOCK F
HILLTOWN
VOLUME 3, PAGE 57
P.R.D.C.T.

LOT 1, BLOCK B
TEXAS EDUCATION CENTERS
LITTLE ELM CAMPUS
INSTRUMENT NUMBER 2014-227
P.R.D.C.T.

CRESTWOOD PLACE
60' RIGHT-OF-WAY
VOLUME 3, PAGE 57, P.R.D.C.T.

GREENWOOD DRIVE
60' RIGHT-OF-WAY
VOLUME 3, PAGE 57, P.R.D.C.T.



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

PROJECT: Lot 1, Block A and Lot 1, Block B
Texas Education Centers Little Elm Campus
Being out of the
D. Cule Survey, Abstract No. 226
Town of Little Elm, Denton County, Texas

PARTIAL
TOPOGRAPHIC
SURVEY

PROJECT NO.:
094-22-002

SCALE: 1" = 30'

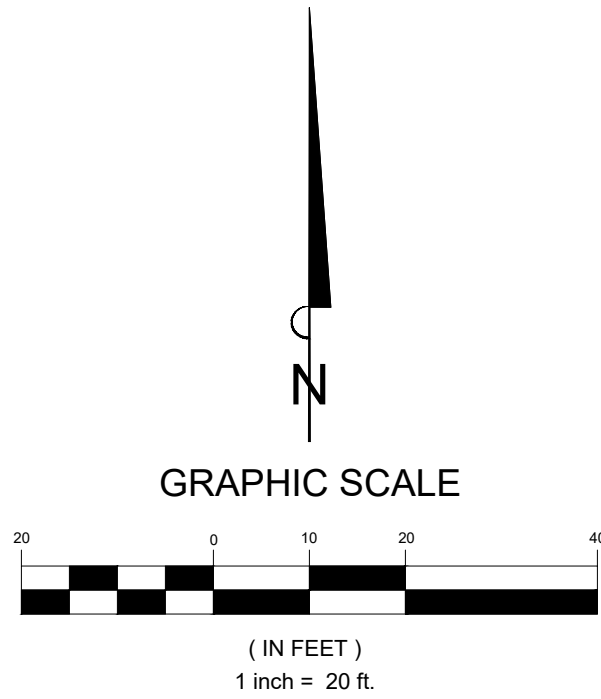
DRAWN BY: sa

CKD BY: md2

SHEET NUMBER

1 OF 1

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
TBPLS REGISTRATION NO. 10193823



	SIDEWALK/FLATWORK
	ACCESSIBLE PARKING SPACE
BFR	BARRIER FREE RAMP
LBJ	LONGITUDINAL BUTT JOINT
	FIRE HYDRANT
	FIRE LANE

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS. BUILDING DIMENSIONS SHOWN ON THIS PLAN ARE FOR REFERENCE ONLY.
3. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL NOTES.
4. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.

1. INFORMATION ON THIS SHEET AND OTHER SHEETS THROUGHOUT THIS PLAN SET IS PART OF A UNIFIED DESIGN. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.
2. CONTRACTOR SHALL REFERENCE GENERAL NOTES SHEET FOR ADDITIONAL INFORMATION. INFORMATION ON THE GENERAL NOTES SHEET IS PART OF A UNIFIED DESIGN AND IS PERTINENT TO THIS PLAN SHEET.
3. CONTRACTOR SHALL REFERENCE ALL IRRIGATION PLANS, MEP SITE PLANS, AND CIVIL ENGINEERING UTILITY PLANS FOR INFORMATION REGARDING SLEEVES BENEATH PAVEMENT.

BM #1:
SET X-CUT IN CONCRETE
N:7110619.551
E:2437359.562
ELEV.=587.14

BM #2:
SET X-CUT IN CONCRETE
N:7110516.674
E:2437385.936
ELEV.=587.13



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

[illegible]

PRELIMINARY

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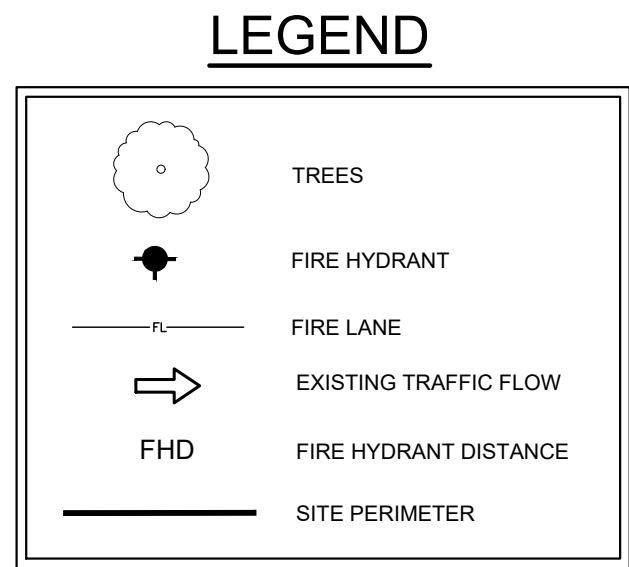
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Engineer HECTOR J. SOTELO, P.E.

P.E. No. 104800 Date FEB 09, 2023

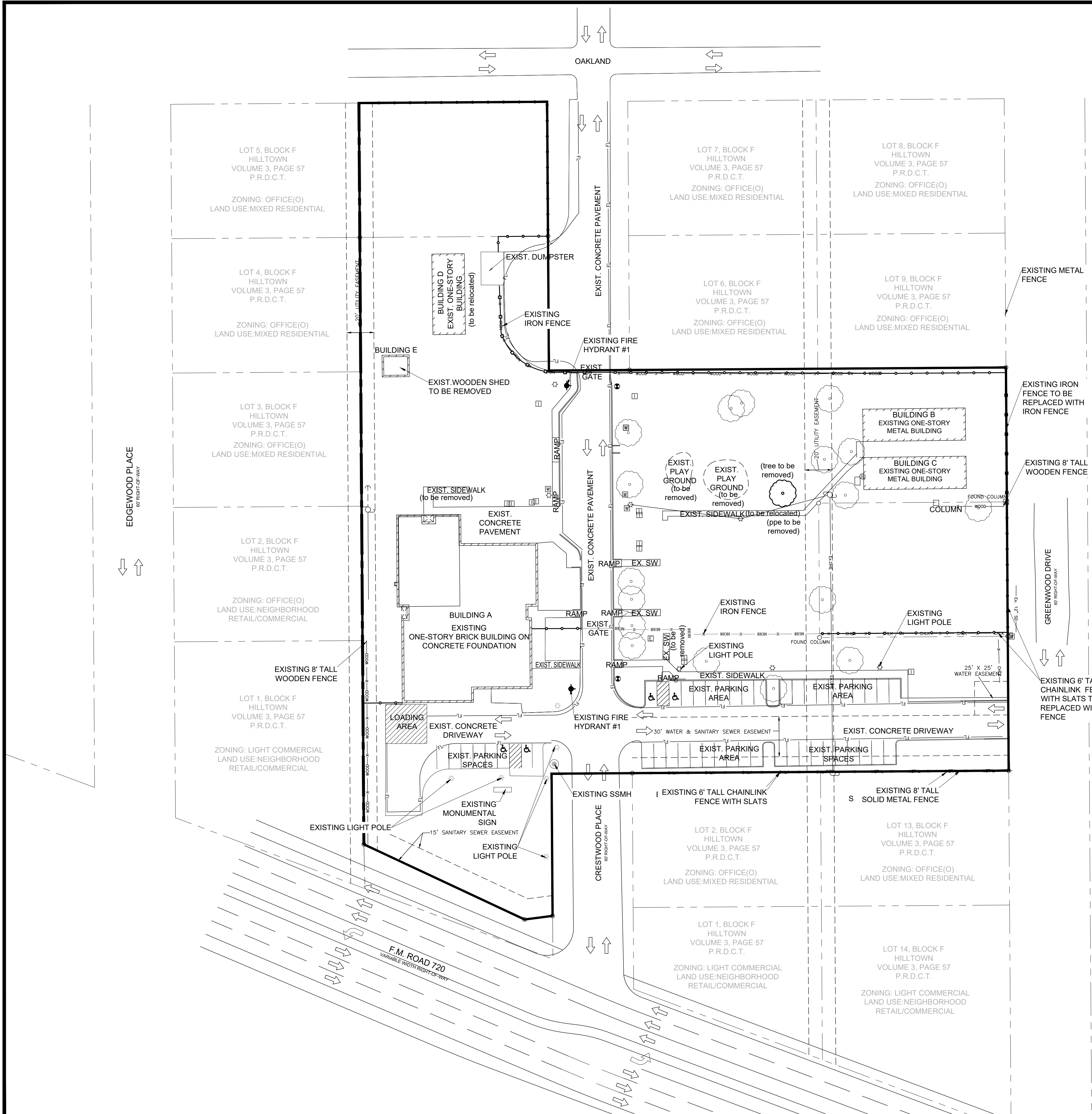
SHEET NUMBER

C-2.2



D. CULE SURVEY
ABSTRACT NO.226
TOWN OF LITTLE ELM, TEXAS

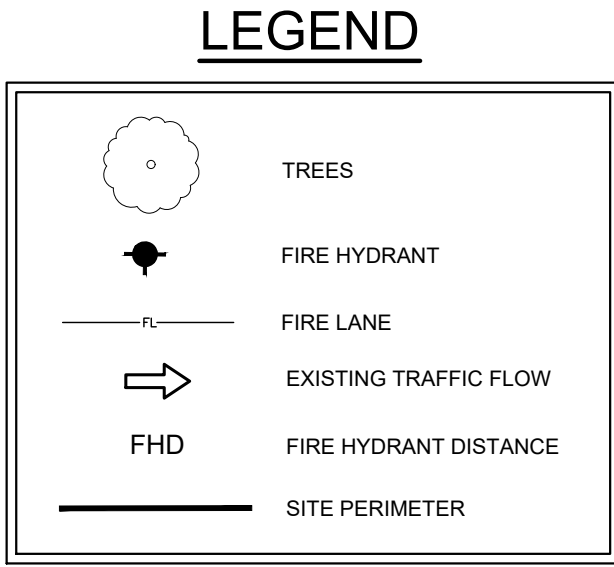
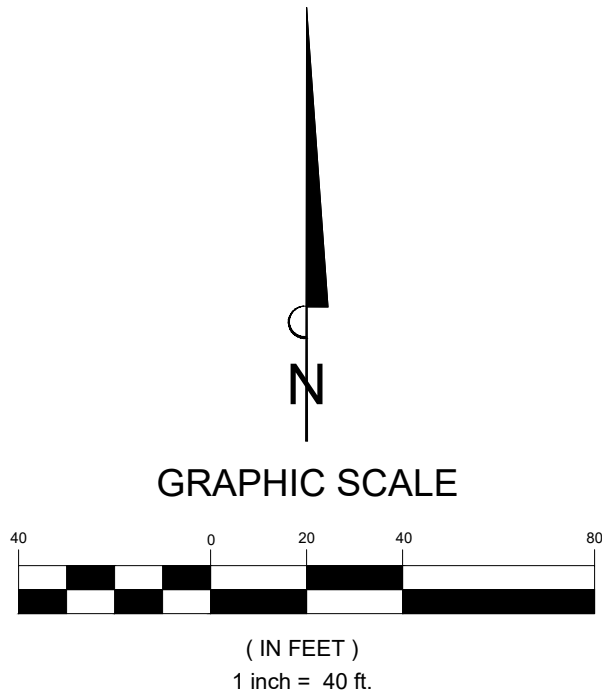
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SITE PLAN PHASE 2- RELOCATION AND DEMOLITION

LOT 1, BLOCK A - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
LOT 1, BLOCK B - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
LOT 11, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T.
LOT 6, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T

D. CULE SURVEY
ABSTRACT NO.226
TOWN OF LITTLE ELM, TEXAS



TEXAS EDUCATION CENTERS
LITTLE ELM CAMPUS
1851 OAK GROVE PARKWAY
LITTLE ELM, TEXAS
SITE PLAN PHASE 2
RELOCATION AND DEMOLITION

No.	Date	Revision Description

PROJECT NO.: 094-22-002

PRELIMINARY

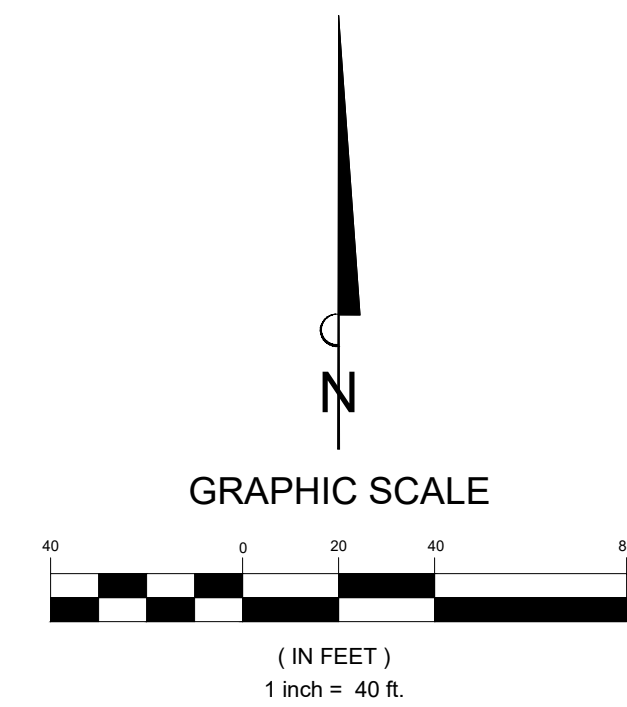
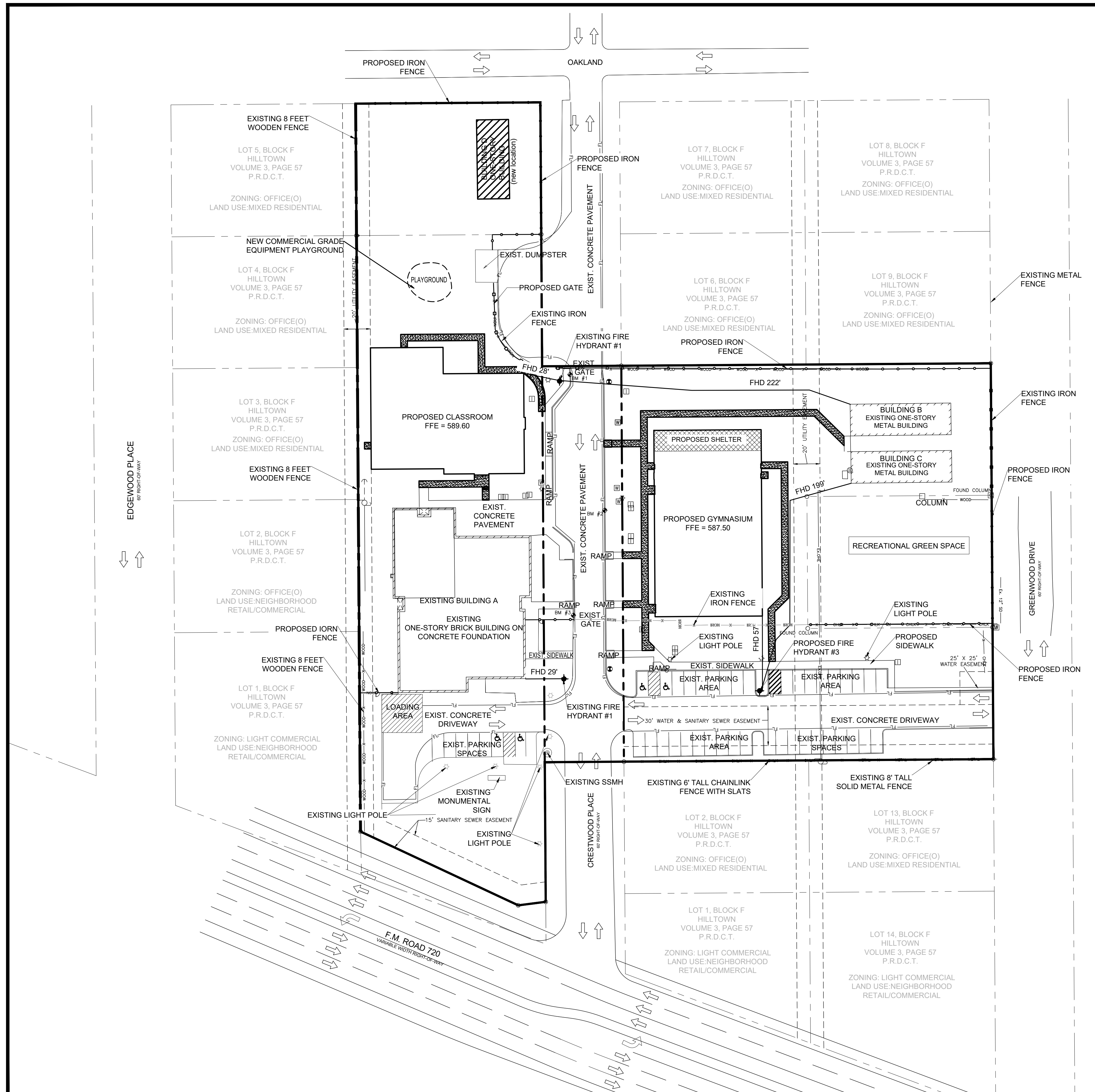
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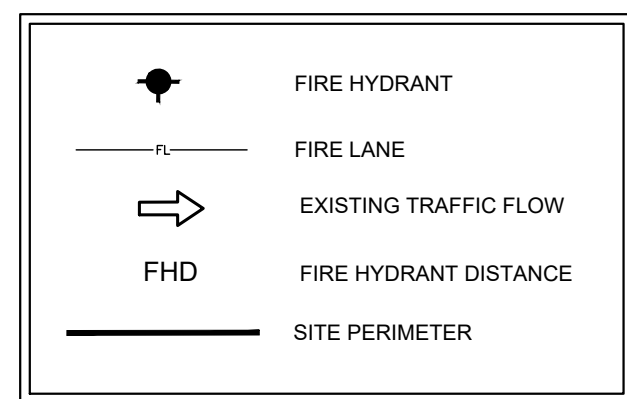
Engineer: HECTOR J. SOTELO, P.E.
P.E. No.: 104800 Date: FEB 09, 2023

SHEET NUMBER
CS-2

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REGISTRATION # F-10599 (TEXAS)



LEGEND



SITE PLAN PHASE 3- PROPOSED CONDITION

LOT 1, BLOCK A - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
 LOT 1, BLOCK B - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
 LOT 11, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T.
 LOT 6, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T

D. CULE SURVEY
ABSTRACT NO.226
TOWN OF LITTLE ELM, TEXAS

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**TEXAS EDUCATION CENTERS
LITTLE ELM CAMPUS
1851 OAK GROVE PARKWAY
LITTLE ELM, TEXAS**

**SITE PLAN PHASE 3
PROPOSED CONDITIONS**

[illegible]

PRELIMINARY

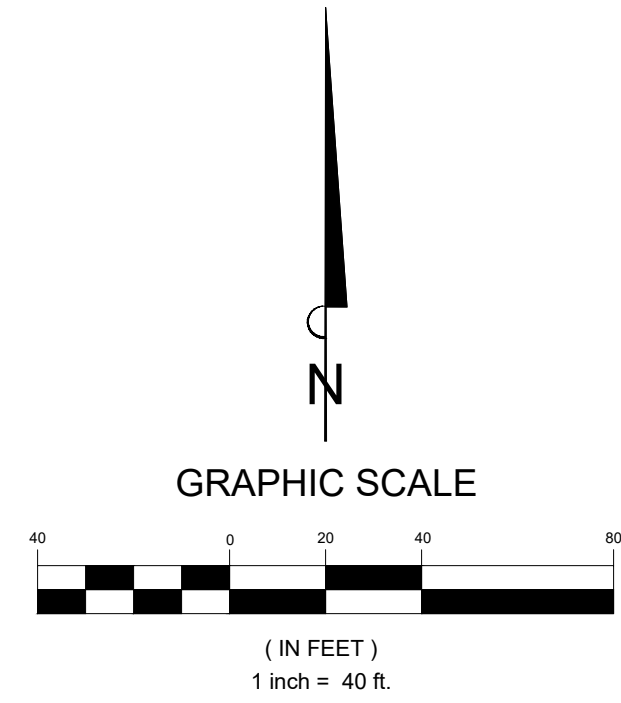
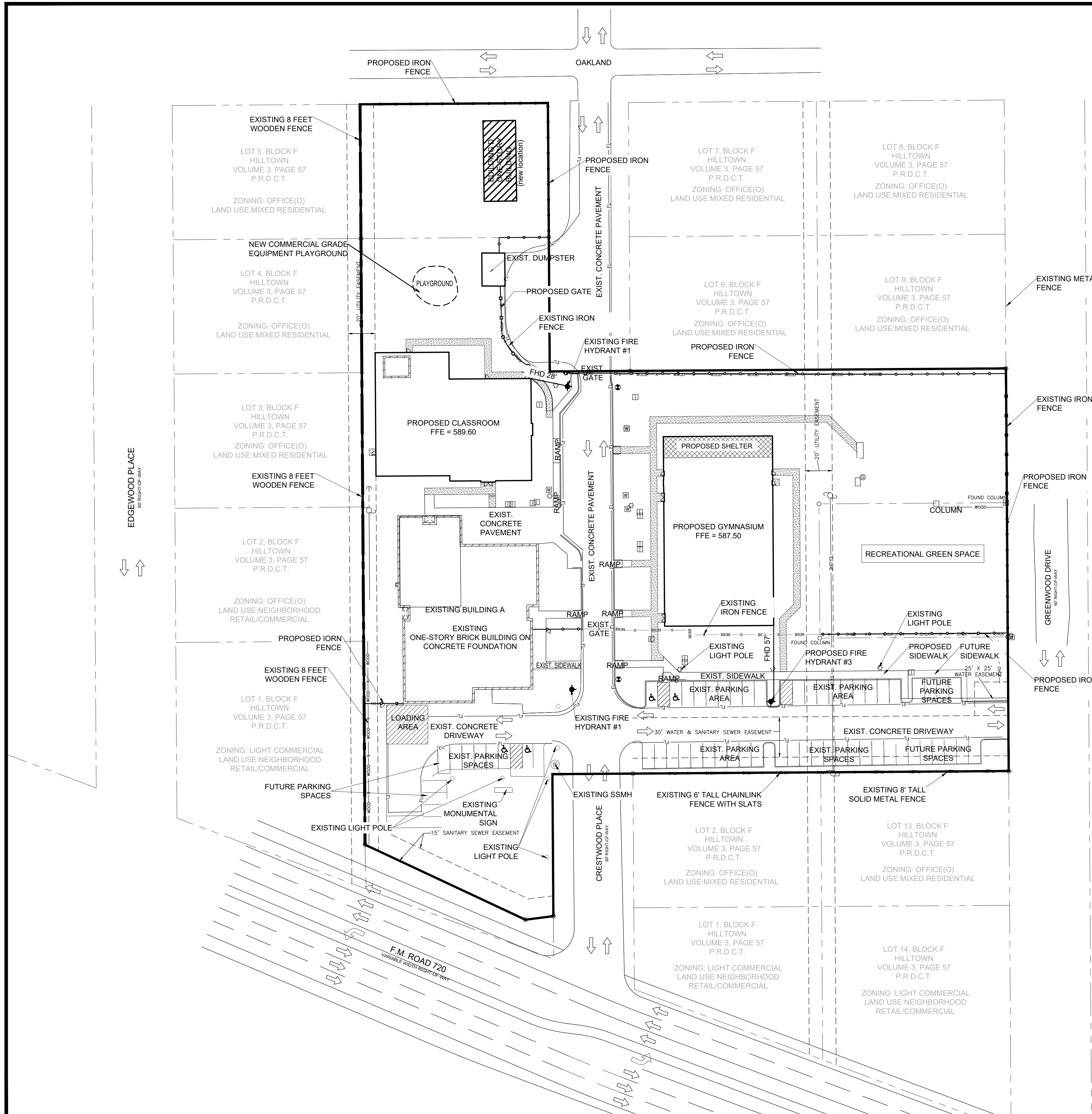
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Engineer HECTOR J. SOTELO, P.E.
P.E. No. 104800 Date FEB 09, 2023

SHEET NUMBER

CS-3



LEGEND

	FIRE HYDRANT
	FIRE LANE
	EXISTING TRAFFIC FLOW
FHD	FIRE HYDRANT DISTANCE
LP	EXISTING TREES TO REMAIN
	SITE PERIMETER

SITE PLAN PHASE 4- ULTIMATE CONDITION

LOT 1, BLOCK A - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
 LOT 1, BLOCK B - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
 LOT 11, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T.
 LOT 6, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T

D. CULE SURVEY
ABSTRACT NO.226
TOWN OF LITTLE ELM, TEXAS

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REGISTRATION # F-10599 (TEXAS)

**TEXAS EDUCATION CENTERS
LITTLE ELM CAMPUS
1851 OAK GROVE PARKWAY
LITTLE ELM, TEXAS**

**SITE PLAN PHASE 4
ULTIMATE CONDITION**

No.	Date	Revision Description
PROJECT NO.: 094-22-002		

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P.E. No. 104800 Date FEB 09, 2023

SHEET NUMBER

CS-4

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PARKING SUMMARY TABLE 1 (ULTIMATE CONDITION)	
EXISTING ZONING	OFFICE (O)
LOT COVERAGE	3.83 ACRES
PARKING	
° REQUIRED 1 PER CLASSROOM	23 SPACES
° REQUIRED GYM (1 PER 4 SEATS) (150 SEATS/ 4)	38 SPACES
TOTAL REQUIRED	61 SPACES
EXISTING	61 SPACES
FUTURE	61 SPACES
° HANDICAPPED PARKING	
HC PARKING REQUIRED	3 SPACES
HC PARKING PROVIDED (INCLUDED)	4 SPACES

SITE DATA SUMMARY TABLE 2 (ULTIMATE CONDITION)						
BUILDING ID	CONDITION	BUILDING USE	LAND USE	SIZE IN S.F.	NO OF CLASSROOM	NO OF ASSEMBLY SEATS
BUILDING A	EXISTING	CLASSROOM/ CAFETERIA/ASSEMBLY	COMMERCIAL	9,714	5	141 **
BUILDING B	EXISTING	CLASSROOM TO BE REMOVED	MIXED RESIDENTIAL	1,832	N/A *	N/A
BUILDING C	EXISTING	CLASSROOM TO BE REMOVED	MIXED RESIDENTIAL	1,831	N/A *	N/A
BUILDING D	EXISTING	MAINTENANCE	MIXED RESIDENTIAL	1,454	N/A	N/A
BUILDING F	PROPOSED	CLASSROOM BUILDING	NEIGHBORHOOD RETAIL/COMMERCIAL	12,321	14	N/A
BUILDING G	PROPOSED	CLASSROOM/ GYM	MIXED RESIDENTIAL	11,482	4	150 **
TOTAL				38,634	23	291

NOTES

1. * CLASSROOMS WILL BE REMOVED IN ULTIMATE PHASE

2. ** PARKING REQUIREMENT FOR CLASSROOM AND GYMNASIUM IS CONSIDERED ONE USE AT A TIME

LOT & BLOCK DATA SUMMARY TABLE 3	
LOT	SIZE (ACRES)
LOT 1, BLOCK A	1.60
LOT 1, BLOCK B	1.55
LOT 11, BLOCK F	0.35
LOT 6, BLOCK F	0.32
TOTAL	3.83

SITE PLAN PHASE 4- SITE DATA TABLES

LOT 1, BLOCK A - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
LOT 1, BLOCK B - TEXAS EDUCATION CENTERS LITTLE ELM CAMPUS
LOT 11, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T.
LOT 6, BLOCK F - HILLTOWN VOLUME 3, PAGE 57 P.R.D.C.T

D. CULE SURVEY
ABSTRACT NO.226
TOWN OF LITTLE ELM, TEXAS

TEXAS EDUCATION CENTERS
LITTLE ELM CAMPUS
1851 OAK GROVE PARKWAY
LITTLE ELM, TEXAS

SITE DATA TABLES

No.	Date	Revision Description
PROJECT NO.: 094-22-002		

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P.E. No. 104800 Date FEB 09, 2023

SHEET NUMBER

CS-5

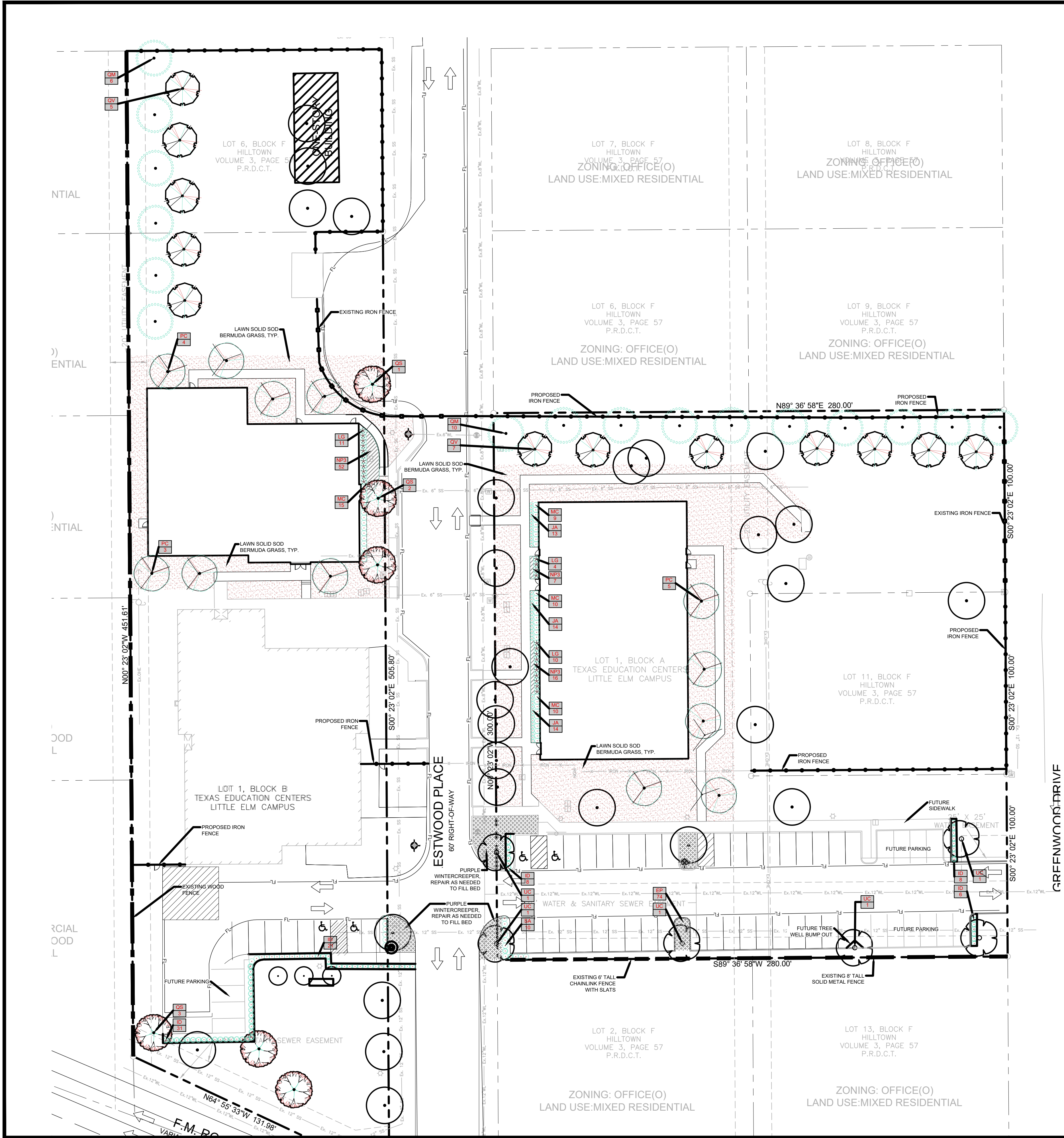
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REGISTRATION # F-10599 (TEXAS)

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PLANT SCHEDULE						
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	GAL	SIZE
		30	EXISTING TREE TO REMAIN	N/A		
	PC	12	PISTACIA CHINENSIS / CHINESE PISTACHE	45 GAL.	4"	10'-12'
	QM	16	QUERCUS MUEHLENBERGII / CHINKAPIN OAK	45 GAL.	4"	10'-12'
	QS	6	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL.	4"	10'-12'
	QV	12	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL.	4"	10'-12'
	UC	6	ULMUS CRASSIFOLIA / CEDAR ELM	45 GAL.	4"	10'-12'
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	NOTES
	SA	29	EXISTING BURFORD HOLLY TO REMAIN	N/A		
	ID	76	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	3 GAL.	36" HT	PER PLAN
	JA	41	JUNIPERUS HORIZONTALIS 'ANDORRA' / ANDORRA JUNIPER	3 GAL.	12" HT	2' O.C.
	LG	25	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS RANGER	3 GAL.	36" HT	PER PLAN
	MC	44	MUEHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.	24" HT	PER PLAN
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	NOTES
	NP3	75	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	1 GAL.	12" HT	24" O.C.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NOTES		
		AS NEEDED	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		
		AS NEEDED	EUONYMUS COLORATUS / PURPLE WINTERCREEPER	1 GAL., 16" O.C., TRIANGULAR SPACING		

- CONTRACTOR TO REMOVE AND REPAIR EXISTING IRRIGATION SYSTEM DAMAGED DUE TO CONSTRUCTION.
- CONTRACTOR TO INSTALL AND MODIFY EXISTING IRRIGATION SYSTEM AS NEEDED INCLUDING ADDING NEW ZONES, BUBBLERS, SPRAY HEADS, DRIP IRRIGATION AND CONFIRMING EXISTING CONTROLLER CAN HANDLE ADDITIONAL ZONES IF NEEDED AND REPLACE IF NEEDED.



Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

BENCHMARKS

BM #1: SET X-CUT IN CONCRETE N:7110619.551 E:2437359.562 ELEV.=587.14'	BM #2: SET X-CUT IN CONCRETE N:7110516.674 E:2437385.936 ELEV.=587.13'
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TEXAS EDUCATION CENTERS

LITTLE ELM CAMPUS

1851 OAK GROVE PARKWAY

LITTLE ELM, TEXAS

LANDSCAPE PLAN

Revision Description

No. Date

PROJECT NO.: 094-22-002



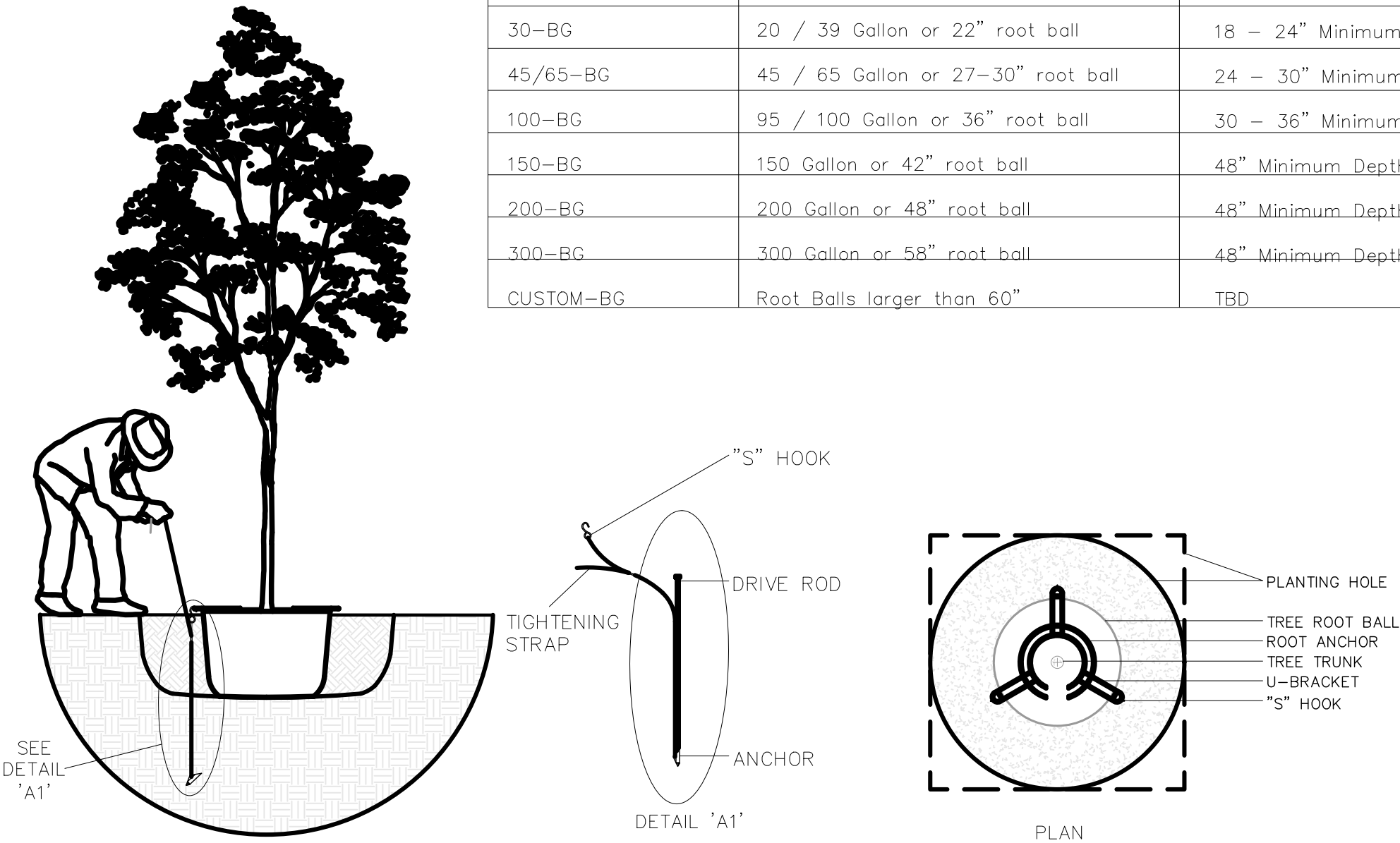
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REGISTRATION # F-10599 (TEXAS)

GENERAL NOTES :

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3" of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

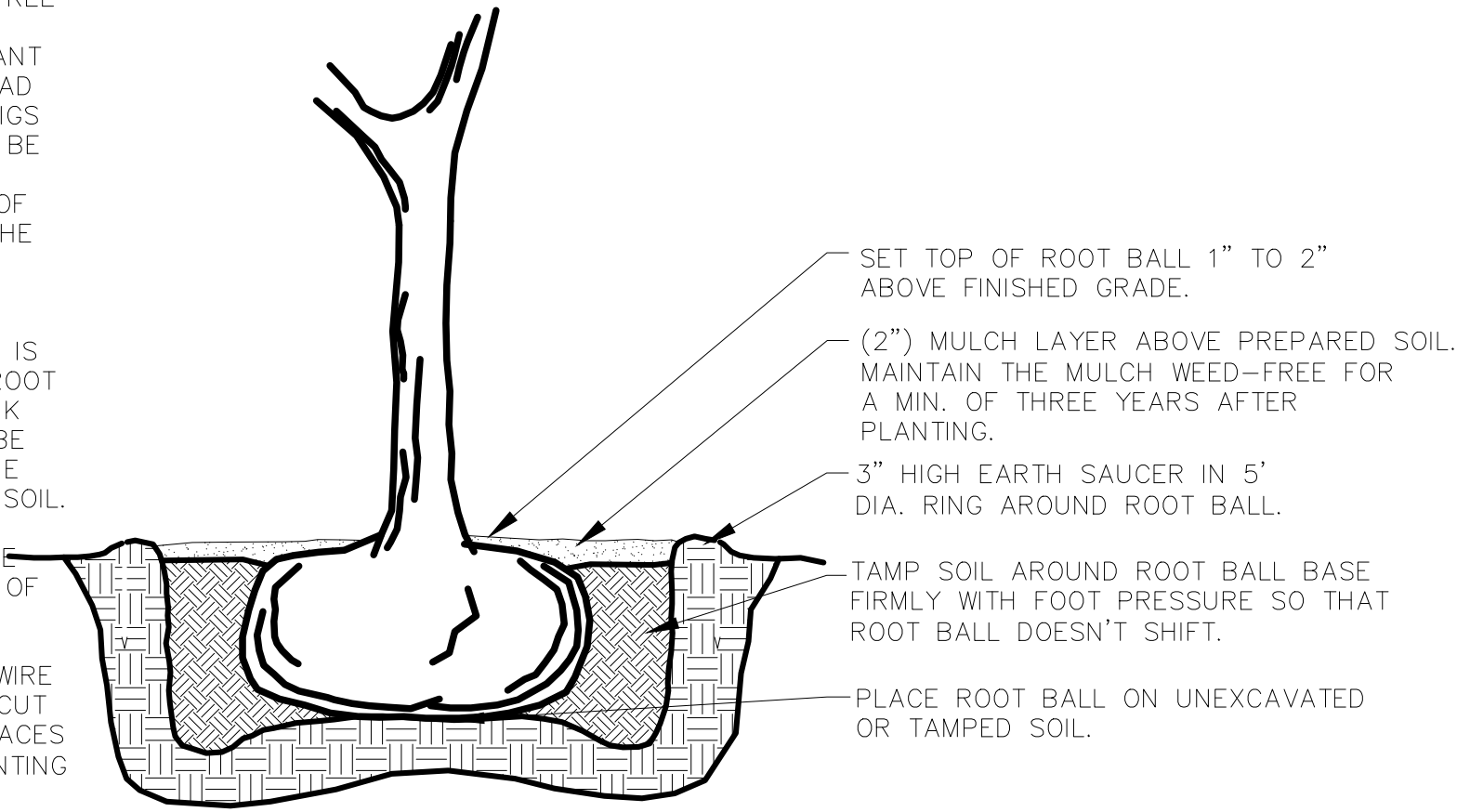


A TREE STAKING DETAIL

NOT TO SCALE

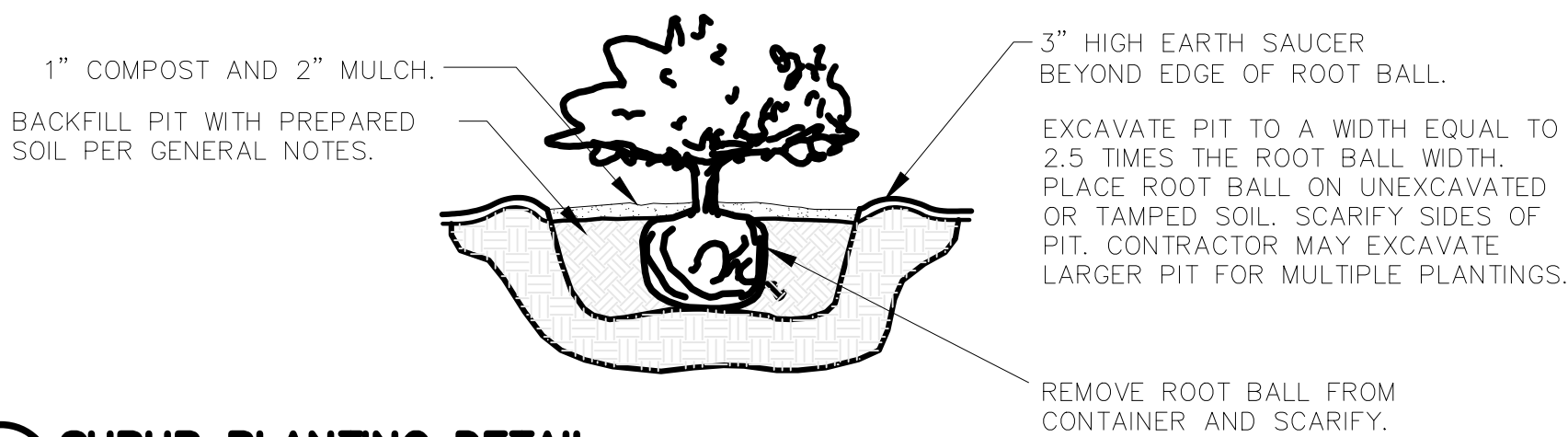
NOTES:

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



B TREE PLANTING DETAIL

NOT TO SCALE



C SHRUB PLANTING DETAIL

NOT TO SCALE

ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12 - 18" Minimum Depth	3 - V68 Anchors
30-BG	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth	3 - V68 Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth	3 - V68 Anchors
100-BG	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth	3 - V68 Anchors
150-BG	150 Gallon or 42" root ball	48" Minimum Depth	3 - V68 Anchors
200-BG	200 Gallon or 48" root ball	48" Minimum Depth	3 - V88 Anchors
300-BG	300 Gallon or 58" root ball	48" Minimum Depth	3 - V88 Anchors
CUSTOM-BG	Root Balls larger than 60"	TBD	

STEP 1:

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

STEP 2:

- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

STEP 3:

- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 3" for the v-68 anchor, or 6" to 7" for the v-88 anchor to set anchor into a horizontal or locked position. A fulcrum may be required to assist in setting the anchor.
- Place "S" hook over the end of the u-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and u-brackets are setting flush on top of the root ball.
- Tie excess strap off to the u-bracket allowing enough remaining strap to adjust tree, if necessary.



Know what's below.
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(@ least 48 hours prior to digging)

BENCHMARKS

BM #1: SET X-CUT IN CONCRETE N:7110619.551 E:2437359.562 ELEV.=587.14'	BM #2: SET X-CUT IN CONCRETE N:7110516.674 E:2437385.936 ELEV.=587.13'
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TEXAS EDUCATION CENTERS

LITTLE ELM CAMPUS

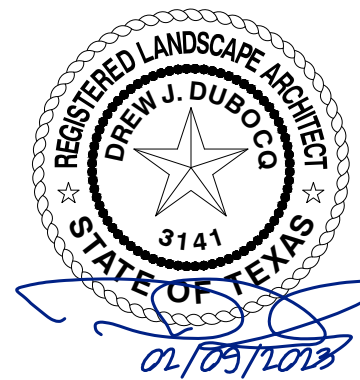
1851 OAK GROVE PARKWAY

LITTLE ELM, TEXAS

LANDSCAPE NOTES

No.	Date	Revision	Description

PROJECT NO.: 094-22-002



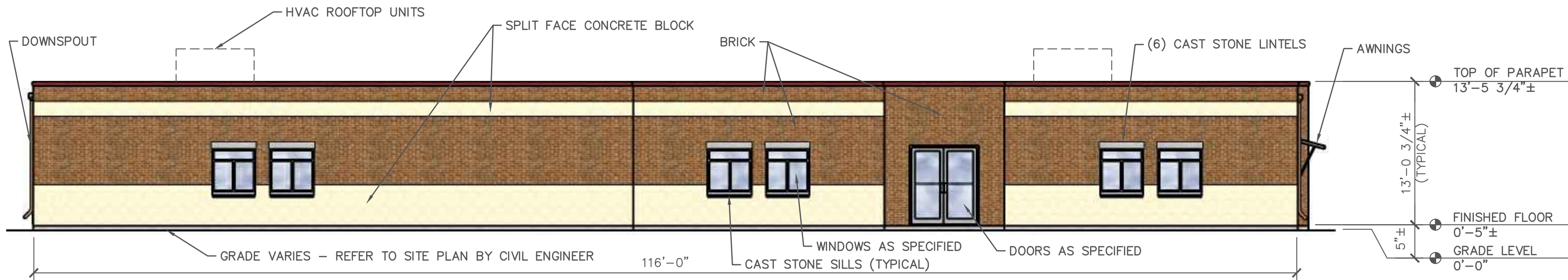
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L-1.1

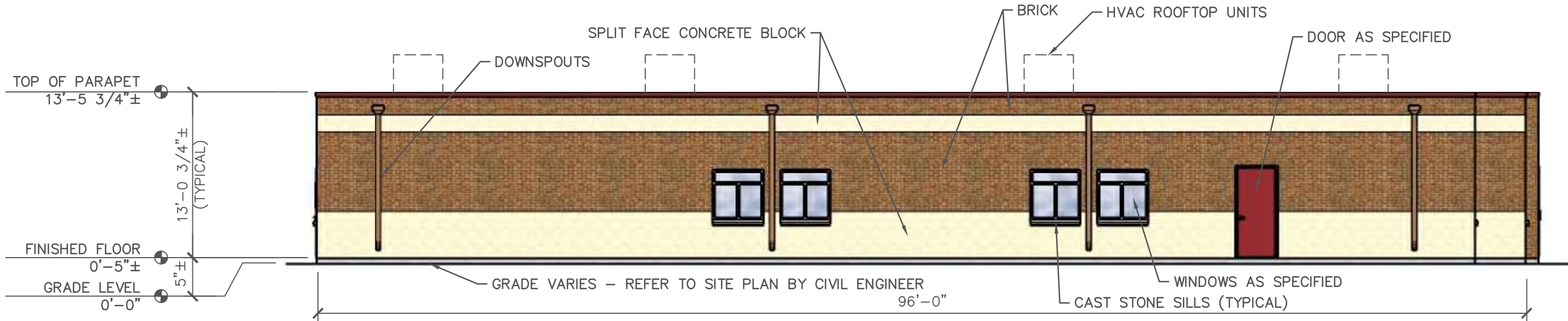
Building A



Classroom Building South Elevation		
Material	SF	Percentage
Brick	827.9	55.2
Split Face Concrete Block	504	33.6
Windows	96	6.4
Doors	45.4	3
Cast Stone Lintels and Sills	25.7	1.7
Total	1499	100

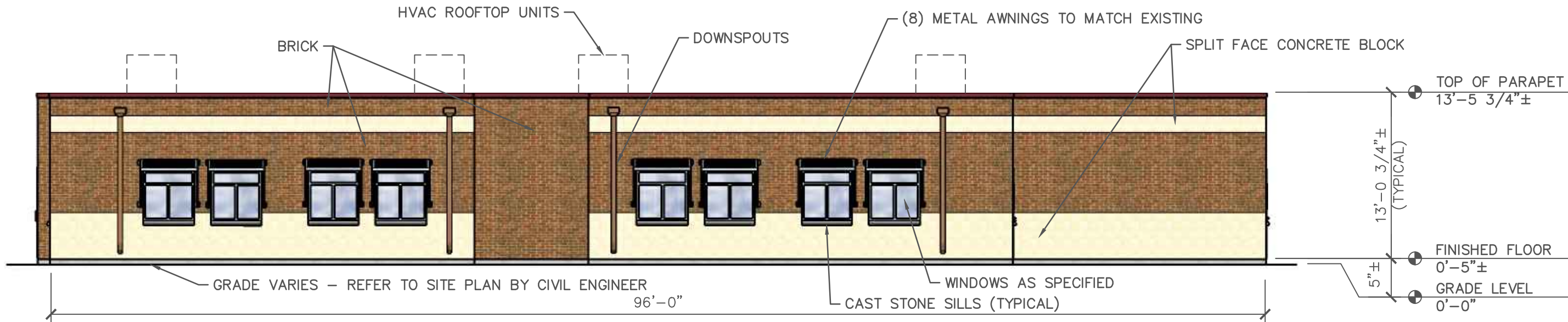


Front/ South Elevation



West Elevation

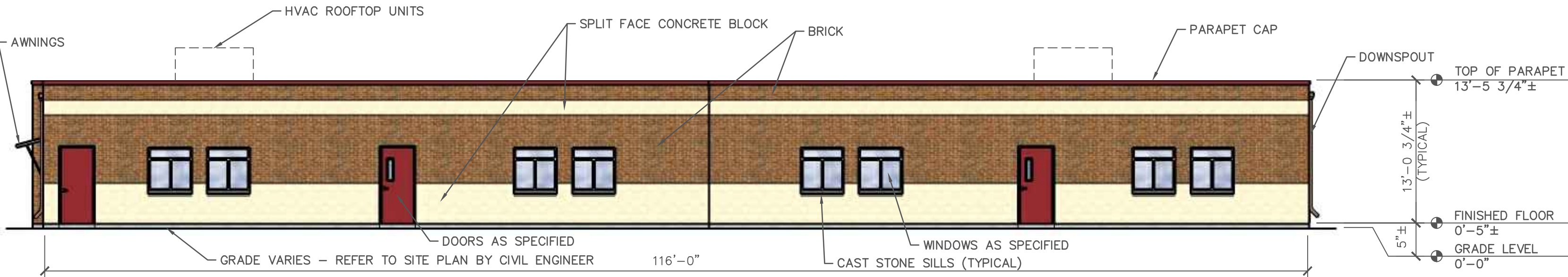
Classroom Building West Elevation		
Material	SF	Percentage
Brick	695.1	55.9
Split Face Concrete Block	453.8	36.5
Windows	64	5.1
Doors	23.9	1.9
Cast Stone Lintels and Sills	6	0.5
Total	1242.8	100



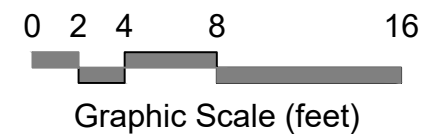
East Elevation

Classroom Building East Elevation		
Material	SF	Percentage
Brick	672.9	54.1
Split Face Concrete Block	429.9	34.6
Windows	128	10.3
Doors	0	0
Cast Stone Lintels and Sills	12	1
Total	1242.8	100

Classroom Building North Elevation		
Material	SF	Percentage
Brick	776.9	51.8
Split Face Concrete Block	510.4	34
Windows	128	8.5
Doors	71.7	4.8
Cast Stone Lintels and Sills	12	0.8
Total	1499	100

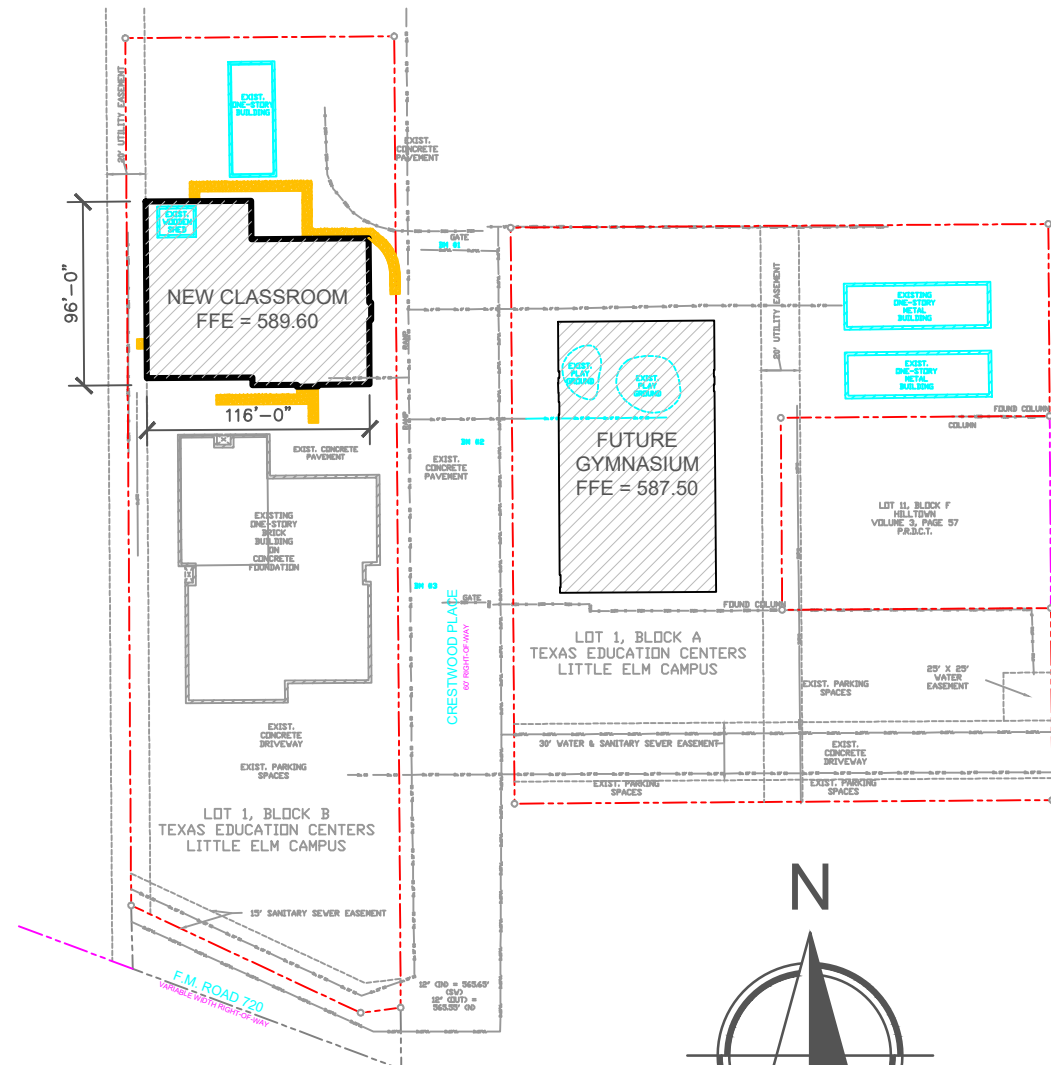


North Elevation



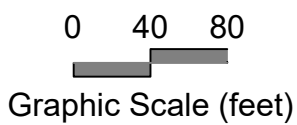
Total Classroom Building				
Material	SF	Percentage	Mfr.	Color
Brick	2972.8	54.2	TBD	As Selected
Split Face Concrete Block	1898.1	34.6	TBD	As Selected
Windows	416	7.6	TBD	As Selected
Doors	141	2.6	TBD	As Selected
Cast Stone Lintels and Sills	55.7	1	TBD	As Selected
Total	5483.6	100		

- NOTES:
- THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
 - ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW, OR AS REQUIRED BY APPROVED PLAN DEVELOPMENT SUBMITTAL.
 - ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL OF DEVELOPMENT SERVICES DIRECTOR.
 - WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
 - ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE PERMITTED BY THE CHIEF BUILDING OFFICIAL.



LOT 1, BLOCK B AND LOT 1, BLOCK A
TEXAS EDUCATION CENTERS
LITTLE ELM CAMPUS

Site Plan



OWNER:
NORTH TEXAS COLLEGIATE ACADEMY
EAST CAMPUS
1851 OAK GROVE PARKWAY
LITTLE ELM, TEXAS 75068
972-292-3562

APPLICANT:
RAMTECH BUILDING SYSTEMS, INC.
1400 U.S. HWY 287 SOUTH
MANSFIELD, TX 76063
817-473-9376

ARCHITECT:
ANTHONY W. MOTTLA ARCHITECTS
308 E. MARVIN AVENUE
WAXAHACHIE, TX 75165
972-923-2269

PLAN REVISIONS	
MARK	REVISION
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RAMTECH
Building Systems, Inc.
1402 U.S. HWY. 287 SOUTH
MANSFIELD, TEXAS 76063

PROJECT:
NORTH TEXAS COLLEGIATE ACADEMY
96'-0" x 116'-0" CLASSROOM BUILDING
LOCATION:
LITTLE ELM, TEXAS

PROJECT NUMBER:
220702
DATE: 01-19-23
DRAWN BY: NM
SHEET NO.

A2
A-1017.2