



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

June 15, 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. **5:50 PM Work Session**
2. **6:00 PM Regular Meeting**
3. **Roll Call**
4. **Consent Agenda**
 1. Discuss and take action regarding the approval of the June 1, 2023, Regular Planning and Zoning Commission Meeting Minutes.
 2. **FINAL PLAT/ ARI Holdings Addition (FP-23-01528)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation
 3. **FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.581 acres, situated in the David M. Cule Survey, Abstract No. 713, within Little Elm's Town Limits, in order to establish one lot with easements and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation
5. **Regular Agenda**

1. **PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551).** Presentation, discussion, public hearing, and take action on a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards (Ordinance No. 1589), generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to allow for a 1,112 square foot, on-site resident-only resource center for the existing Planned Development district.
 - Staff Report/ Applicant Presentation
 - Open Public Hearing
 - Receive Public Hearing
 - Close Public Hearing
 - Discussion and Recommendation

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

- Presentation on Current Development Projects by Development Manager Rachel Mendoza

7. **Adjourn**

Certificate

I certify that the above notice of the Planning & Zoning Commission meeting was posted on the bulletin board of the Town of Little Elm, Texas on June 12, 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.

Brian Salvesen - Planner



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/15/2023

OVERVIEW

Project	Adoption of the June 1, 2023 Planning & Zoning Commission Meeting Minutes
P&Z Hearing	06/15/2023
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 June 1, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

June 1 2023 Meeting Minutes



Minutes
Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, June 1, 2023 - 6:00 pm

Present: Ron Trees, Vice Chairman; Jack Skinner, Commissioner; Stephen Horn, Commissioner; Robert Martin, Commissioner; Chip Norman, Alternate Commissioner

Absent: Michael Bell, Chairperson; Tom Ocelli, Commissioner; Brent Thibeaux, Commissioner; Debra Cadet, Alternate Commissioner

Staff Present: Olga Chernomorets, Managing Director of Planning
Rachel Mendoza, Development Manager
Brian Salvesen, Planner

1. 5:30 PM Work Session

Discuss potential separation requirements for smoking establishment uses.

2. 6:00 PM Regular Meeting

Vice-Chair Ron Trees opened the meeting at 6:00pm.

3. Roll Call

4. Consent Agenda

Motion: Approve consent agenda with minor correction to minutes.

Motion by Commissioner Robert Martin, seconded by Commissioner Stephen Horn

AYE: Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn,
Commissioner Robert Martin, Alternate Commissioner Chip Norman

5 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the May 18, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Minutes approved in consent agenda motion, with minor correction to commentary on Liquor Mart item.

2. **REPLAT/ Palladium Addition Phase 2 (RP-23-01798).** Presentation, discussion, and consideration on a request for a replat of residential Lots 1 - 3, Block A, establishing 9 lots (1R - 9R) on approximately 9.425 acres situated in the Matthew Jones Survey, Abstract No. 667, within Little Elm Town Limits.
 - Presentation
 - Discussion
 - Recommendation

Agenda item approved in consent agenda motion.

3. **FINAL PLAT/ ARI Holdings Addition (FP-23-01528).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Agenda item extension approved in consent agenda motion.

5. **Regular Agenda**

1. **PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551).** Presentation, discussion, public hearing, and take action on a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards (Ordinance No. 1589), generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to allow for a 1,112 square foot, on-site resident-only resource center for the existing Planned Development district.
 - Staff Report/ Applicant Presentation
 - Open Public Hearing
 - Receive Public Hearing
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the applicant's request to table the item to the Commission.

Public Hearing opened at 6:04pm.

With no one in attendance wishing to speak, the Public Hearing was closed at 6:04pm.

Motion: Table the item until June 15, 2023, meeting.

Motion by Commissioner Jack Skinner, seconded by Alternate Commissioner Chip Norman

AYE: Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn,
Commissioner Robert Martin, Alternate Commissioner Chip Norman

5 - 0 Passed - Unanimously

2. **PUBLIC HEARING/ Golden Chick (SUP-22-13138).** Presentation, discussion, public hearing, and take action on a request to rezone approximately 1.88 acres of land, currently zoned as Planned Development based on Light Commercial Standards (Ordinance No. 449), generally located on the northwest corner of E. Eldorado Parkway and Hart Road, within Little Elm's town limits, in order to allow for a new 1,507 square-foot quick service food establishment with a drive-thru component.
- Staff Report/ Applicant Presentation
 - Open Public Hearing
 - Receive Public Hearing
 - Close Public Hearing
 - Discussion and Recommendation

Staff presented the agenda item to the commission.

Commissioner Martin wanted to ensure the CMU screening wall had been changed to brick, which staff ensured that the submittals since the agenda posting have all had brick screening walls.

Commissioner Horn asked if the use would be allowed by right if there was no drive-thru.
Staff clarified the use would be allowed by right if there was no proposed drive-thru.

The applicant, Ticha Mhlanga, of C&M Engineering, ensured the Commission that Golden Chick Corporate was committed to meeting the Town's facade standards.

Vice-Chair Trees asked the applicant if he knew how much seating the restaurant interior would have.

The applicant was unsure of how much interior seating was planned.

Vice-Chair Trees opened the public hearing at 6:13pm.
With no one in attendance indicating they wished to speak, the public hearing was closed at 6:13pm.

Motion: Approve applicant's request with condition that facades meet Town Standards during the Site Development Permit process.

Motion by Commissioner Jack Skinner, seconded by Commissioner Stephen Horn

AYE: Vice Chairman Ron Trees, Commissioner Jack Skinner, Commissioner Stephen Horn, Commissioner Robert Martin, Alternate Commissioner Chip Norman

5 - 0 Passed - Unanimously

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

7. **Adjourn**

Meeting adjourned at 6:17pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/15/2023

OVERVIEW

Project	FINAL PLAT/ ARI Holdings Addition (FP-23-01528)
P&Z Hearing	06/15/2023
Council Hearing	N/A
Size	Approximately 1.626 acres
Current Zoning	Light Commercial (LC)
Proposed Use	Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Residential
Applicant	Jasmine Smoot-Leyva, Blue Sky Surveying & Mapping
Owner	Todd Rohwer, ARI Holdings
Strategic Goal	

Agenda Item

FINAL PLAT/ ARI Holdings Addition (FP-23-01528). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 1.626 acres, situated in H. Kendall Survey, Abstract No. 713 and the MEP & PRR Survey, Abstract No. 919, within Little Elm's Town Limits, in order to establish on commercial lot with easements, and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Located on the northeast corner of the intersection of Old Witt Road and Witt Road, 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 plat does not currently meet the Town's Subdivision ordinance and is not ready for approval. The

applicant has requested an extension to the July 6th Planning and Zoning Commission meeting.

Recommended Action

Staff recommends approval of the applicant's extension request to the July 6, 2023 meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/15/2023

OVERVIEW

Project	FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796)
P&Z Hearing	06/15/2023
Council Hearing	N/A
Size	Approximately 16.581 acres
Current Zoning	Planned Development (Residential Base)
Proposed Use	Residential
Existing Use	Vacant
Future Land Use Plan Designation	Low Density Residential
Applicant	Cara King, McAdams Engineering
Owner	Integrity Group
Strategic Goal	

Agenda Item

FINAL PLAT/ Ladera Little Elm, Phase 1(FP-23-01796). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.581 acres, situated in the David M. Cule Survey, Abstract No. 713, within Little Elm's Town Limits, in order to establish one lot with easements and Right-of-way necessary for development.

- Presentation
- Discussion
- Recommendation

Location

Located approximately 700 feet south of the intersection of Hill Lane and Oak Grove 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 plat does not currently meet the Town's Subdivision ordinance and is not ready for approval. The

applicant has requested an extension to the July 6th Planning and Zoning Commission meeting.

Recommended Action

Staff recommends approval of the applicant's extension request to the July 6th, 2023 meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

06/15/2023

OVERVIEW

Project	PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551)
P&Z Hearing	06/15/2023
Council Hearing	July 18, 2023
Size	Approximately 35 acres
Current Zoning	Planned Development (Mixed Use)
Proposed Use	Retail/Commercial
Existing Use	Commercial
Future Land Use Plan Designation	Retail/Commercial
Applicant	Dorothy Parks, DPC Real Estate
Owner	Ryan Miller, Alta 3Eighty LLC
Strategic Goal	

Agenda Item

PUBLIC HEARING/ Alta 380 Amendment (PD-23-01551). Presentation, discussion, public hearing, and take action on a request to rezone approximately 35 acres of land, currently zoned as Planned Development based on Light Commercial and Multifamily District Standards (Ordinance No. 1589), generally located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits, in order to allow for a 1,112 square foot, on-site resident-only resource center for the existing Planned Development district.

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

Location

Located on the northwest corner of US Highway 380 and FM 2931, within Little Elm's town limits.

Planning Analysis

Subject property consists of a recently completed, approximately 10-acre, multifamily community development. Subject property is currently zoned Planned Development (PD) through Ordinance No. 1283, as amended by Ordinance No. 1589, which encompasses several tracts of land, totaling 35 acres. Originally, the existing PD was envisioned as a large scale mixed-use development, providing for multifamily residential along the norther and western portion, utilizing the remainder of the land for retail/commercial uses anchored by a large big-box tenant.

Originally, the subject property was intended to fully consist of a certain number of multifamily units with associated amenities, as outlined within the approved development plans. Recently, the property has remodeled one of the existing dwelling units into a commercial unit in order to accommodate Project Access, an amenity intended to solely serve the multifamily community. However, the operation offers a variety of functions and resources that do not fall under the previously approved residential use, and do not align with the approved development plans.

Project Access is a non-profit partner currently serves residents in nearly 80 housing communities throughout (15) states including California, Arizona, Colorado, Nevada, Texas, Illinois, Georgia, North Carolina, South Carolina, Maryland, Tennessee, Utah, Missouri, Washington and Florida. Project Access offers tailored programs to each community including but not limited to adult educational workshops, health and wellness classes, community building events and supporting resident youth with a drop-in After School Program, where youth can receive homework assistance and tutoring, as well as, participate in enrichment activities (i.e. arts & crafts, STEAM projects, etc.).

Project Access would provide free resources for Alta 3Eighty multifamily community residents only. The Scope of Services for Alta 3Eighty will be focused on Project Access's four key initiatives: Education for Youth, Health & Wellness, Economic Stability, and Community Engagement. The enrichment and learning resource center is not a daycare or school, for-profit tutoring center, commercial amusement, or assembly space, and is solely intended to be an added amenity for the residents. The existing Planned Development would need to be amended in order to allow Project Access to occupy the proposed unit, by establishing the use and clearly defining the operation, including it as a permitted use on this property, and specifically indicating its size and location, as identified on the attached plans.

Staff has worked with the applicant to explicitly identify the programming and operation of the space to ensure it would not result in potential nuisances to the adjacent residential units, as well as if the property was to change hands. Moving forward, the proposed operation will be referred to as the Resident Enrichment and Resource Center, which Staff is proposing to be defined within the PD Ordinance as follows:

Resident Enrichment and Resource Center is an on-site, 1,112-square foot, Alta 3Eighty multifamily community resident-only amenity space, for the purposes of providing after school youth education programming, adult educational, health, wellness or skill-building classes, and community engagement in the form of seasonal and community building events. Hours of operation not to exceed Monday through Friday 9am to 8pm, with allowance for up to two weekend events per month only between the hours of 9am and 8pm; Resident Services Coordinator (RSC) must be present during operational hours and for any events.

The proposed programming plan for the Alta 3Eighty Multifamily Community as outlined below, provides additional details with regard to the language within the definition for Resident Enrichment and Resource Center, and will also be incorporated into the PD Ordinance.

- **A Resident Services Coordinator (RSC)** dedicated to providing residents with individualized assistance including accessing information, referrals to resources and specialized services and translation support. Additionally, the RSC will be available to assist individual residents with employment assistance, computer basics, copy/fax, etc. The RSC will be on site any time the center is open and is responsible for overseeing all activities and events to ensure minimal nuisance to adjacent residential units.
- **Education for Youth** — staff will plan and coordinate an on-site after-school program for youth, ages 6 and up, residing within the Alta 3Eighty Multifamily Community. Activities and programming may include but are not limited to homework assistance, tutoring, and enrichment activities such as arts &

crafts, STEAM projects, etc. After-school program provides a safe, secure, supportive and welcoming environment, and will be offered for Monday through Friday, primarily between the hours of 9am and 5pm, but may on occasion extend to 8pm.

- **Adult Educational, Health, Wellness and Skill-Building** — Staff will provide and/or coordinate a variety of adult education, health & wellness programs including but not limited to financial education, computer training, employment assistance, ESL classes, nutrition education, fitness and exercise classes, health information/awareness, and healthy eating/cooking demonstrations. Programs will be offered for Monday through Friday, primarily between the hours of 9am and 5pm, but may on occasion extend to 8pm.
- **Community Engagement** — Staff will plan and facilitate Alta 3Eighty Multifamily Community building events and various opportunities to encourage a stronger sense of connectivity, engagement and safety among the residents, as well as give residents an opportunity to actively serve their own community. Events may include, but are not limited to, holiday celebrations, seasonal gatherings, health and/or resource fairs, resident appreciation events, community safety and awareness events, etc. All community events will be limited to Monday through Friday, with allowance for up to two events per month, only between the hours of 9am and 8pm. RSC must be present during all events.

Recommended Action

Staff believes the Resident Enrichment and Resource Center within the Alta 3Eighty Multifamily Community is a great amenity for the residents. The proposed use is essentially a residential amenity which does meet the intent of the originally approved PD Ordinance, and incorporating the definitions and outline programming above, will allow the Town to have the necessary safeguards to ensure no potential nuisances to the residents even if the property changes hands.

Staff recommends the Planning and Zoning Commission review the provided information based on the original intent of this PD Ordinance as well as the details of the proposed use.

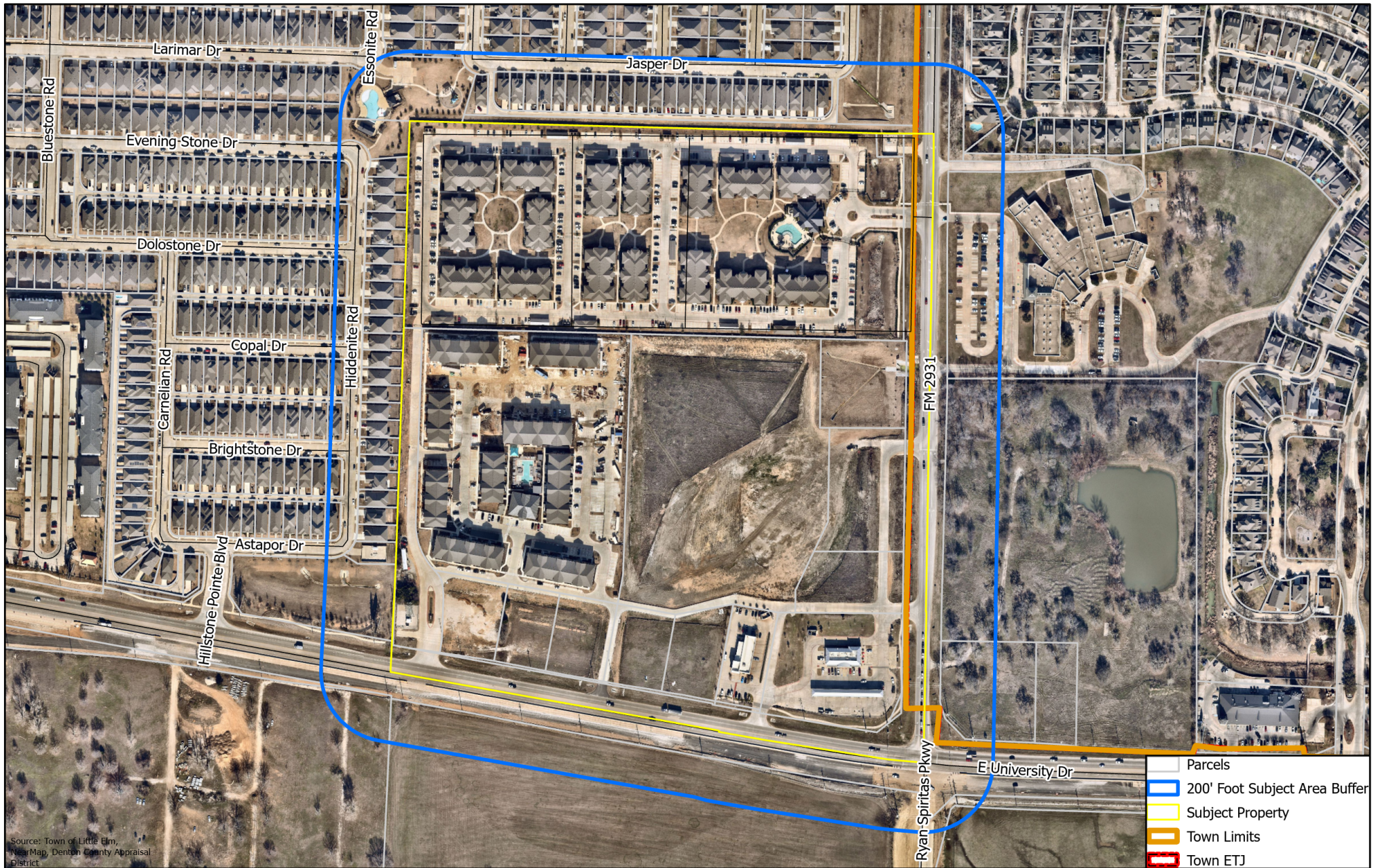
Attachments

Location Map

PD Exhibits

PD Ordinance No. 1283 - for reference

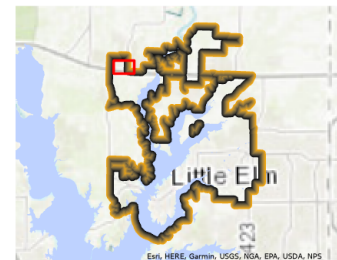
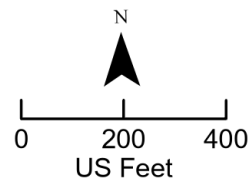
PD Ordinance No. 1589 - for reference



Alta 3Eighty PD Amendment 26535 E UNIVERSITY AUBREY, TX

Town of Little Elm
Denton County, Tx

Date: 5/19/2023

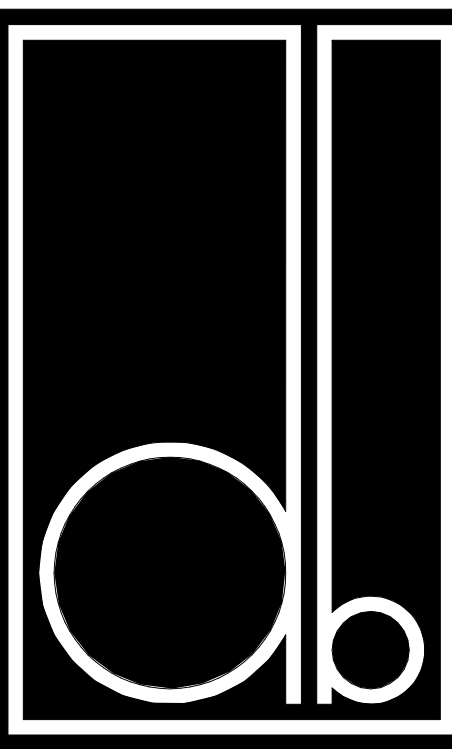
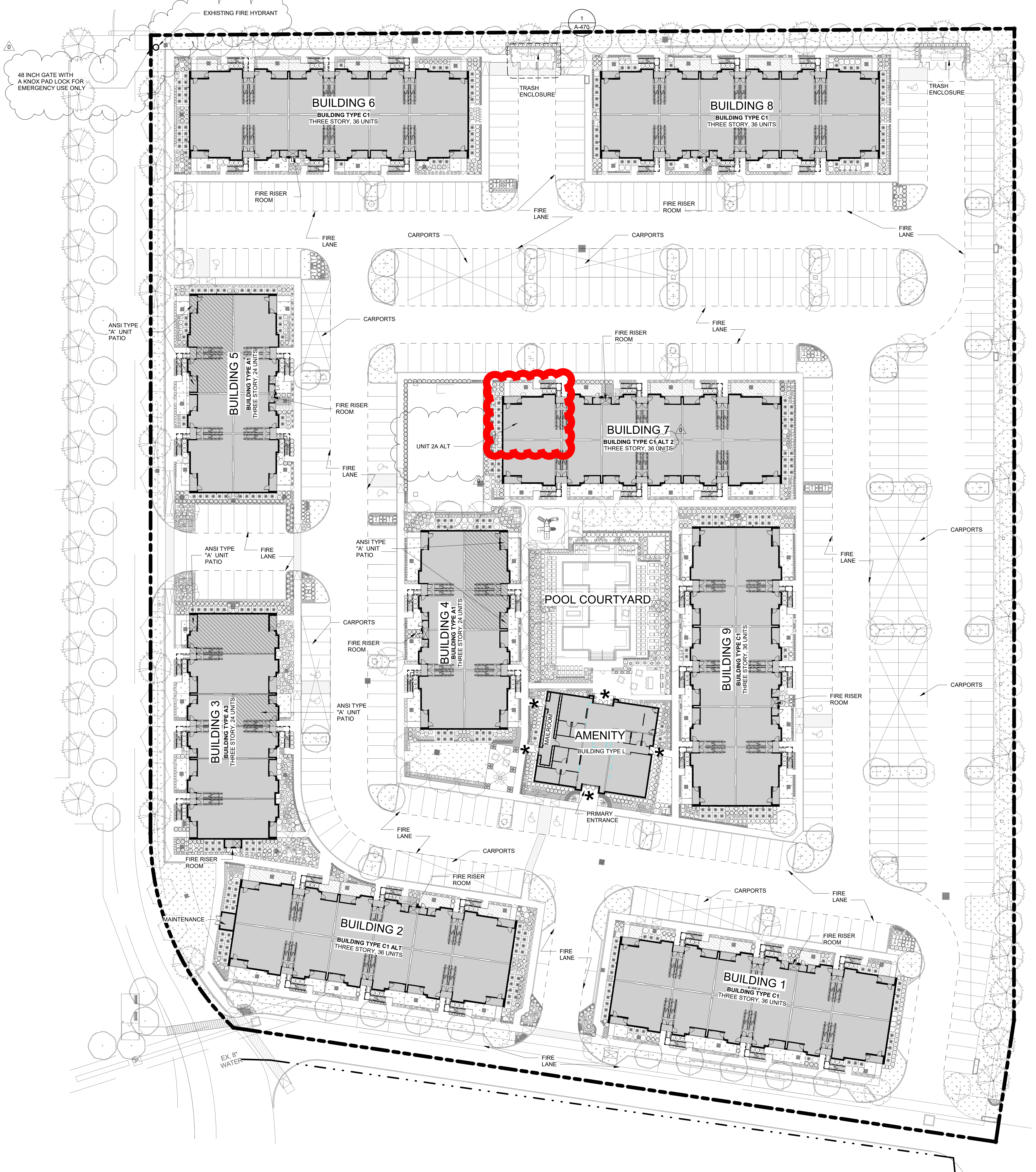


This product is to be used for graphical representation only. The accuracy is not to be taken/used as data produced for engineering purposes or by a Registered Professional Land Surveyor for the State of Texas. For this level of detail, supervision and certification of the produced data by a Registered 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.

PROJECT DATA	
SITE AREA:	9.928 ACRES
APARTMENT BUILDING:	(9) THREE STORY BUILDINGS 286,869 GSF 266,654 NRSF 928 SF AVERAGE UNIT SIZE 288 UNITS
LEASING /CLUB:	4982SF
PROVIDED PARKING:	504 SURFACE SPACES @ 1.75 SPACE / UNIT
REQUIRED PARKING:	504 SPACES 11 TOTAL ACCESSIBLE SPACES 8 ACCESSIBLE SPACES 3 VAN ACCESSIBLE SPACES

SITE PLAN GENERAL NOTES:	
1. REF. CIVIL AND MEP FOR UTILITY ENTRY POINTS	
2. REF. MEP AND ENLARGED PLANS FOR ELECTRICAL METER LOCATIONS	
3. FIRE COMMAND CENTER FOR EACH BUILDING LOCATED AT RISER ROOM AS SHOWN	
4. REF. CIVIL PLANS FOR DIMENSIONAL CONTROL OF SITE PLAN ELEMENTS RELATIVE TO PROPERTY LINE BOUNDARY.	
5. REF. CIVIL PLANS FOR ALL FIRE LANE, DRIVE LANE, AND PARKING DIMENSIONAL CONTROL (INC. RADIUS)	
6. REF. CIVIL PLANS FOR ALL FINISHED FLOOR ELEVATIONS.	
* BUILDING ENTRANCE/EXIT (PER 1105.1 MIN. 60% OF PUBLIC ENTRANCES TO BE ACCESSIBLE)	
ANSI TYPE A UNITS	

Project Access Unit 7101



DESIGN BALANCE, INC.
2231 RIDGE ROAD
SUITE 200
ROCKWALL, TX 75087
214.668.2306

OWNER:

WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA 3EIGHTY
LITTLE ELM, TEXAS
ISSUED FOR CONSTRUCTION

SEAL: ISSUED FOR CONSTRUCTION



JOHN M. WOMBLE, AIA
05/05/2021

PROJECT NUMBER:
20020

DATE ISSUED:
05/05/2021

REVISIONS:	
0	07/16/2021 IFC

SHEET TITLE:
SITE PLAN

SHEET NAME:
A-S-010

B:\M 360\20020 Alta 380\20020_380_Units_R20.rvt

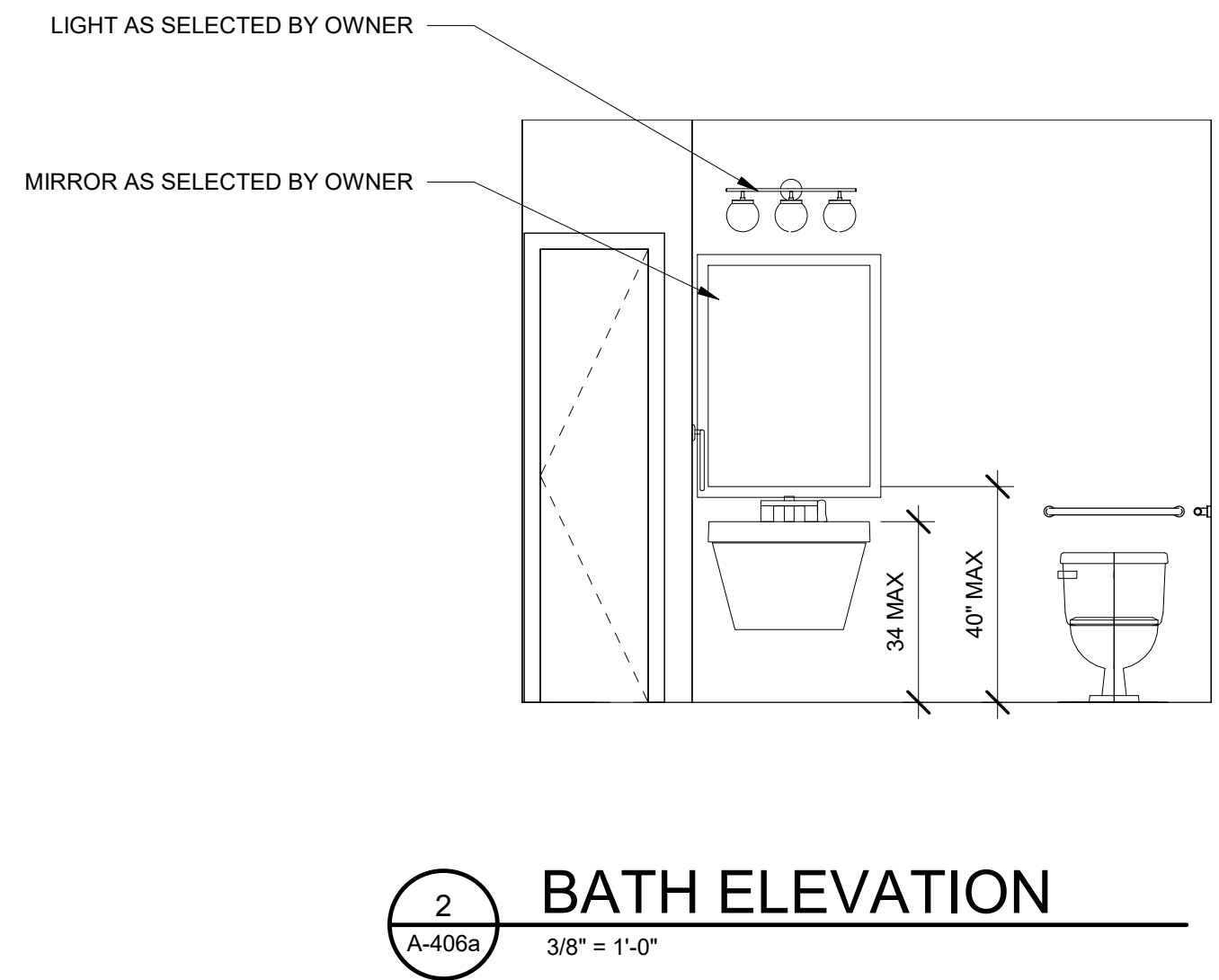
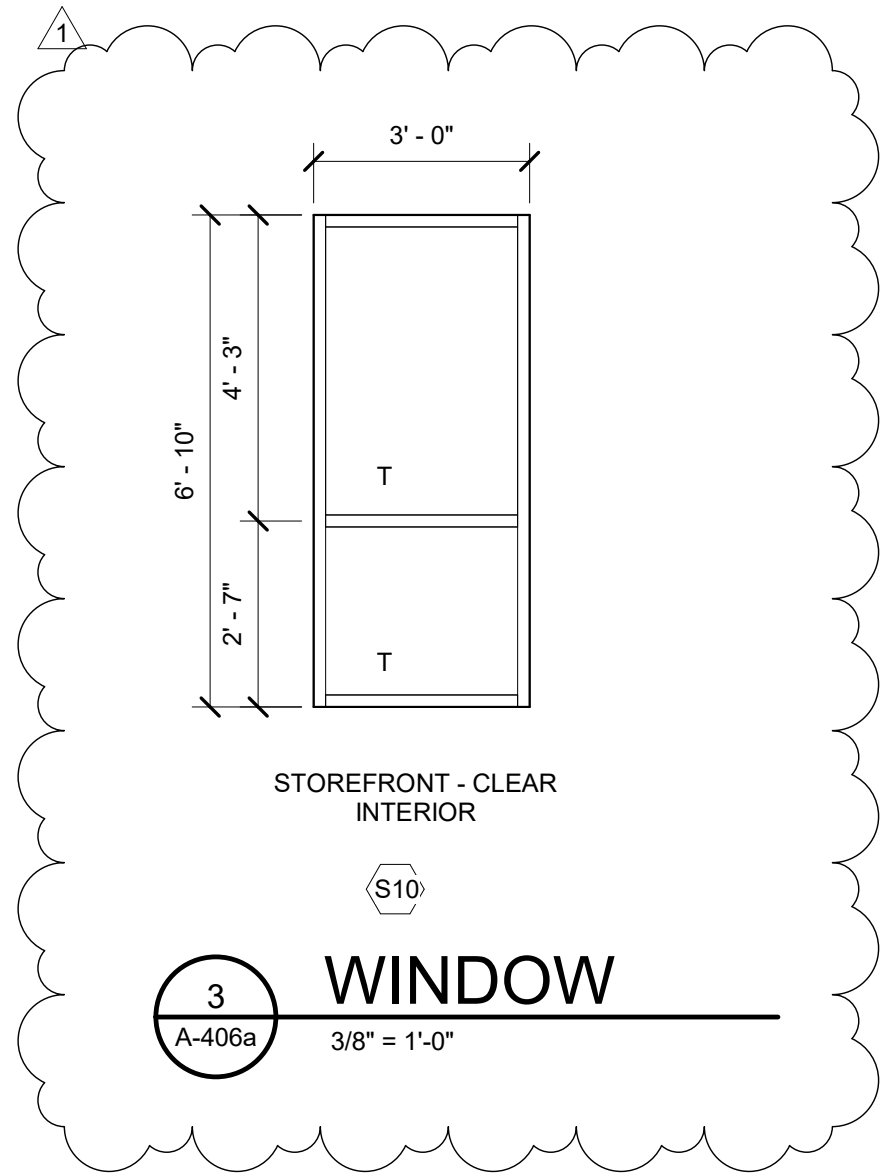
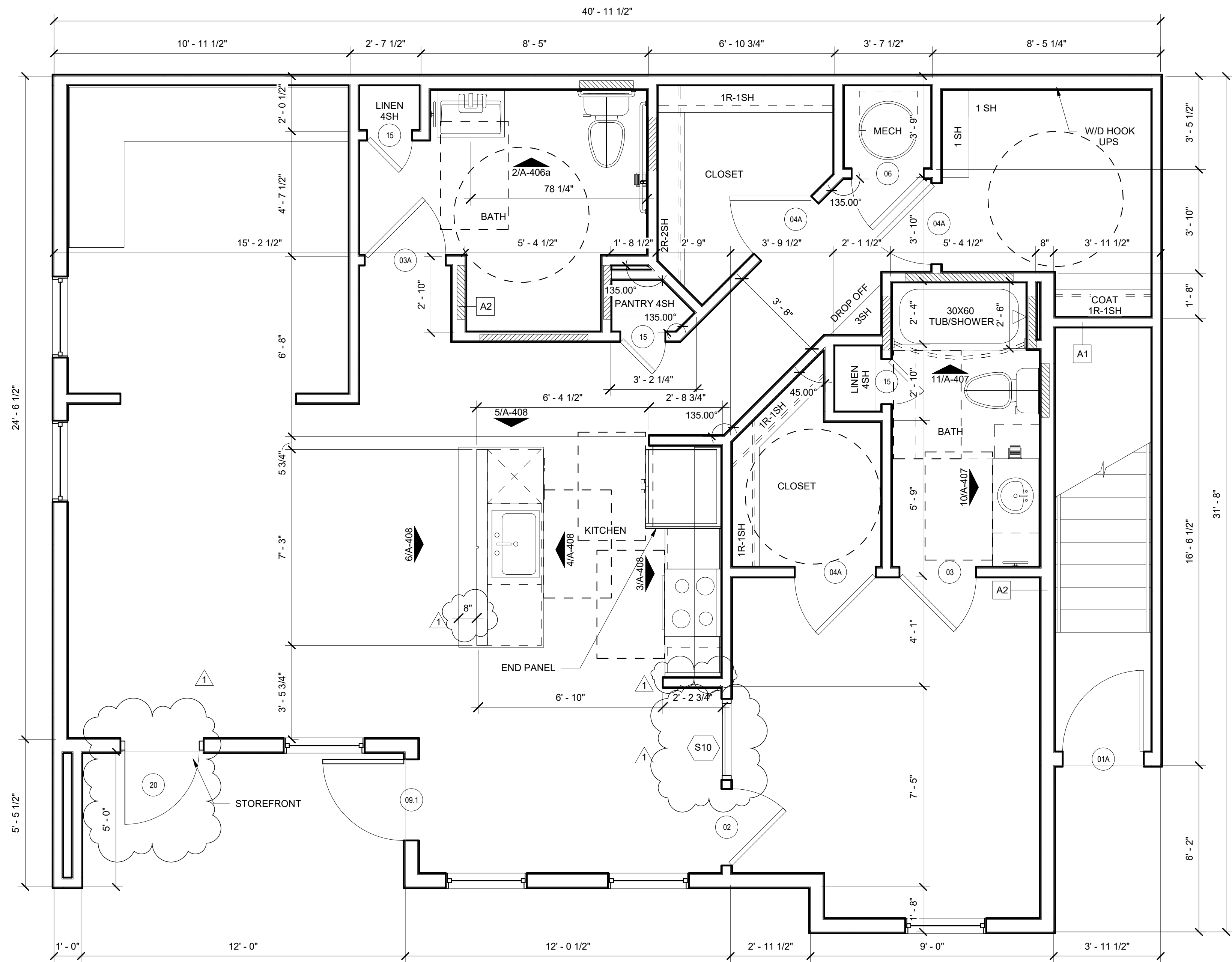
1
A-406a

UNIT 2a ALT FLOOR PLAN

3/8" = 1'-0"

1,112 SF

1 UNITS



OWNER:
WOOD PARTNERS
WOOD PARTNERS
5440 HARVEST HILL ROAD
SUITE 206
DALLAS, TEXAS 75230

ALTA 3EIGHTY
LITTLE ELM, TX
ISSUED FOR CONSTRUCTION

SEAL: ISSUED FOR CONSTRUCTION

REGISTERED ARCHITECT
JOHN M. WOMBLE, AIA
24393
STATE OF TEXAS
05/05/2021

PROJECT NUMBER:
20020

DATE ISSUED:
05/05/2021

REVISIONS:
0 07/16/2021 IFC
1 08/27/2021 ASI-1

SHEET TITLE:
UNIT 2a ALT

SHEET NAME:
A-406a



Project Access

Resource Centers

Education. Engagement. Empowerment.





TOWN OF LITTLE ELM

ORDINANCE NO. 1283

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, BY REZONING APPROXIMATELY 19.8 ACRES OF LAND FROM AGRICULTURE DISTRICT (AG) TO PLANNED DEVELOPMENT SINGLE FAMILY DISTRICT (PD-SF) TO ALLOW FOR A RESIDENTIAL SUBDIVISION WITH MODIFIED DEVELOPMENT STANDARDS, AND APROXIMATELY 34.9 ACRES OF LAND FROM AGRICULTURE DISTRICT (AG) TO PLANNED DEVELOPMENT LIGHT COMMERCIAL DISTRICT (PD-LC), GENERALLY LOCATED ON THE NORTHWEST CORNER OF UNIVERSITY DRIVE AND FM 2931, WITHIN LITTLE ELM TOWN LIMITS; PROVIDING A SAVINGS CLAUSE; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, the Town Council, on December 16th, 2014, annexed the subject property into Little Elm town limits and zoned it Agriculture (AG) district; and

WHEREAS, prior to the annexation of the subject property, the Town and Developer entered into a non-binding memorandum of understanding regarding the development of the subject property; and

WHEREAS, the Town Council, on April 21, 2015, entered into a Chapter 380 Economic Development Program and Performance Agreement, which had an attached Zoning Exhibit detailing the anticipated standards for a future Planned Development application; and

WHEREAS, the Town has received a request to rezone the subject property, initiated by Crawford & Jordan, LLP, more specifically described on the Location Map, attached hereto, per the attached concept plan and development standards; and

WHEREAS, the Town desires to designate the subject property on its Future Land Use Plan (FLUP) as Low Density Residential and Retail/Office, which is a land use category that is appropriate for single family land uses, commercial land uses, and supports the requested PD zoning; and

WHEREAS, the Town Council and the Planning & Zoning Commission of the Town of Little Elm, in compliance with the laws of the State of Texas and the ordinances of the Town of Little Elm, have given the required notices and held the required public hearings

and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof regarding the requested rezoning described herein; and

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

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

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

SECTION 2. FLUP AMENDMENT. The Future Land Use Plan (FLUP) of the 2008 Comprehensive Plan is hereby amended to categorize approximately 20 acres of land as **Low Density Residential** and approximately 35 acres of land as **Retail/Office**, generally located at the northwest corner of University Drive and FM 2931, a tract of land more particularly described on Location Map, attached hereto, subject to all other applicable ordinances, laws, rules, regulations, and standards, including the attached 2931 Development Standards.

SECTION 3. ZONING AMENDMENT. The Comprehensive Zoning Ordinance of the Town, is hereby amended by providing for a **Planned Development Single Family district (PD-SF) for a residential subdivision** on approximately 19.8 acres of land and a **Planned Development Light Commercial district (PD-LC)** on approximately 34.9 acres of land, generally located at the northwest corner of University Drive and FM 2931, a tract of land more particularly described on Location Map, attached hereto, subject to all of the terms and conditions set forth herein, the terms and conditions of the Comprehensive Zoning Ordinance, and all other applicable ordinances, laws, rules, regulations, and standards.

SECTION 4. CONDITIONS. The following special ordinance provisions shall apply to the subject property:

1. The subject property shall generally develop per the attached Concept Plan, but more specifically develop per the attached 2931 Development Standards. In the event of any conflict between the Concept Plan and 2931 Development Standards, the 2931 Development Standards shall control.

SECTION 5. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose

that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect.

SECTION 6. MAPS. The official zoning map and FLUP of the Town shall be amended to reflect the change in zoning made by this ordinance.

SECTION 7. PENALTY. Any person, firm, or corporation violating any of the provision of this ordinance shall be punished by a penalty of a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense.

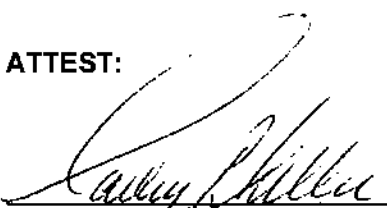
SECTION 8. SEVERABILITY. The sections, paragraphs, sentences, phrases, and words of this Ordinance are severable, and If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid or unconstitutional, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any person, firm, corporation, situation or circumstance, nor shall adjudication affect any other section or provision of the Comprehensive Zoning Ordinance of the Town of Little Elm, Texas, and the Town Council hereby declares that it would have adopted the valid portions and applications of the ordinance without the valid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 9. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.

SECTION 10. EFFECTIVE DATE. Upon adoption, this Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the Town Charter.

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 16th day of June, 2015.

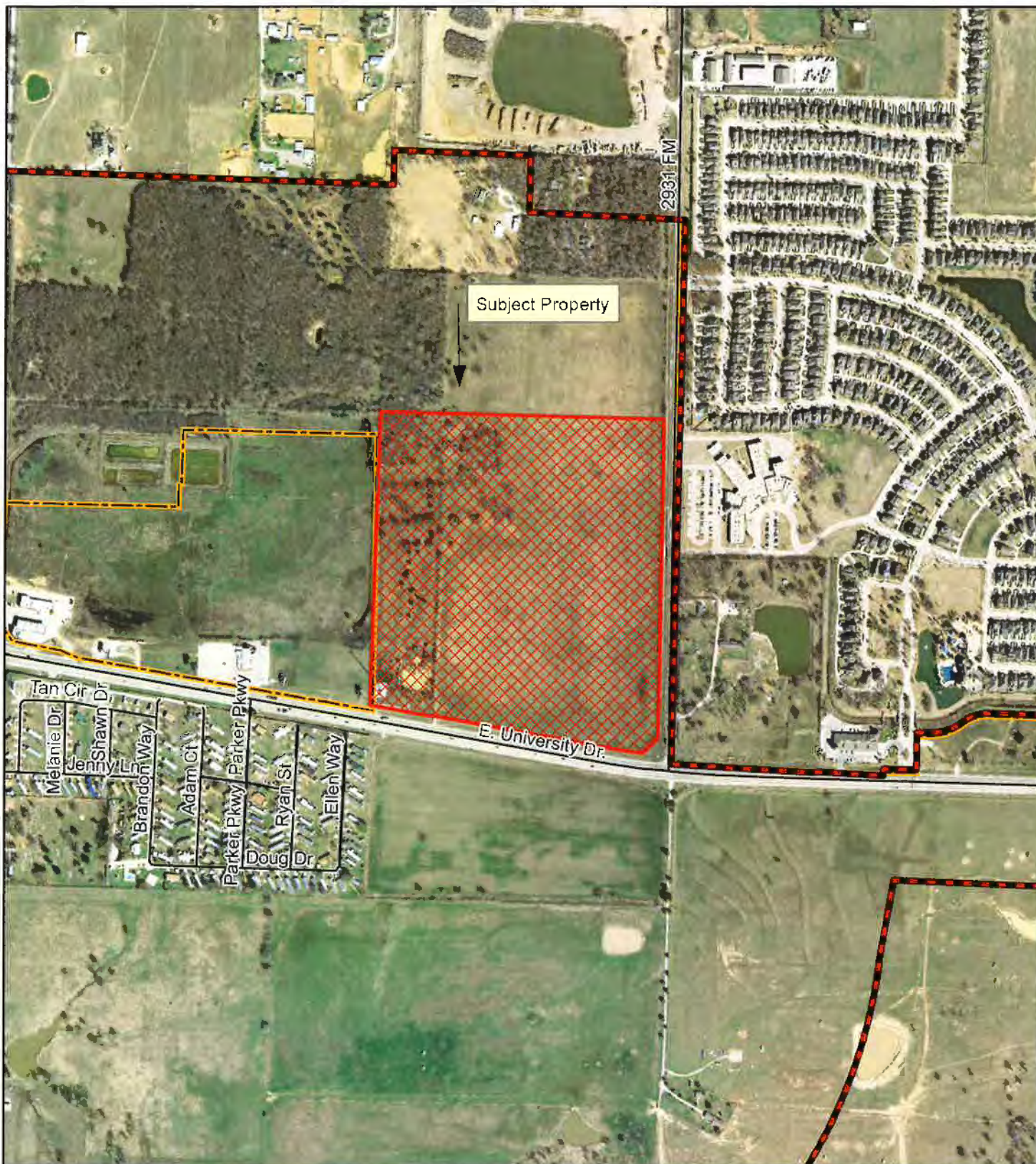
ATTEST:


Kathy Phillips, Town Secretary

The Town of Little Elm, Texas


David Hillock, Mayor





Location Map

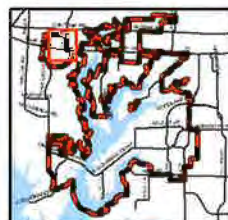
Keck Commercial
Town of Little Elm
Denton County, Tx

Date: 5/13/2015

0 360 720
Feet

Legend

- Roads
- Town Limits
- ETJ



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

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

2931 Development Standards

General

1. Allowed uses on the subject property (approximately 54.765 acres on the northeast corner of FM 2931 and University Drive (US 380)) shall include single family residential, multi-family, and commercial uses.
2. The subject property shall reserve a minimum 30 acres for retail commercial uses. The remaining property (approximately 20 acres) may be developed into one or more uses including retail, office, multi-family and single-family.
3. The remaining 30 acres maybe reduced by 15 acres after five years from the date of approval if no junior or big box retail has been developed. In addition to commercial uses, the 15 acres may then also be used for office, multi-family and single-family.
4. The following uses are prohibited: alternative financial services, sexually oriented businesses, body art facilities, smoke shops, vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, pawn shops, and outdoor storage/display.
5. For a period of five years from the approval of the PD, fireworks stands are an allowed use, after five years all fireworks sales or fireworks storage will be prohibited.
6. Landscape buffers, regardless of use, shall be 30' along University Drive and a minimum 20' along other thoroughfares, measured from the ultimate right-of-way dedication line.
7. As developments are approved, the zoning map shall be revised so that the base zoning reflects the approved use.
8. All not defined by these revisions shall default to the Little Elm Code of Ordinances, and as amended.

Multi-Family Tract

9. Multi-family use shall be limited to a maximum combined total of 700 units within two developments and/or phases.
10. Building height shall be limited to 35 feet and three stories
11. Parking shall be the greater of 1 space per bedroom or 1.75 spaces per unit. Non-gated public parking shall be 1 space for each 400 square feet of non-residential floor area. The mail kiosk shall have a minimum 6 parking spaces within 50 feet of it.
12. Screening along single-family uses shall be an 8' high masonry wall, and a 6' high black tubular steel fence with masonry columns spaced 40 foot on center shall be adjacent to rights-of-way and other perimeters. Park adjacency is not required to have a screening device.
13. Lot coverage and usable open space regulations shall not apply as long as 10% of the net acreage (outside floodplain) is used as landscaped open space. This regulation shall be calculated separately for each phase, and can use landscaped courtyards and all green spaces outside of the floodplain and perimeter buffers as credit.
14. Landscaping shall be provided by planting a hardwood tree every 25 feet along any common boundary with single family residential, a canopy tree ("Large" is minimum of 3 caliper inches) every 25 feet along public rights-of-way, a large canopy tree every 50 feet along other perimeters, a large canopy tree at the terminus of each parking row, a large canopy tree each 5,000 square feet of open space, and a small ornamental tree each 5,000

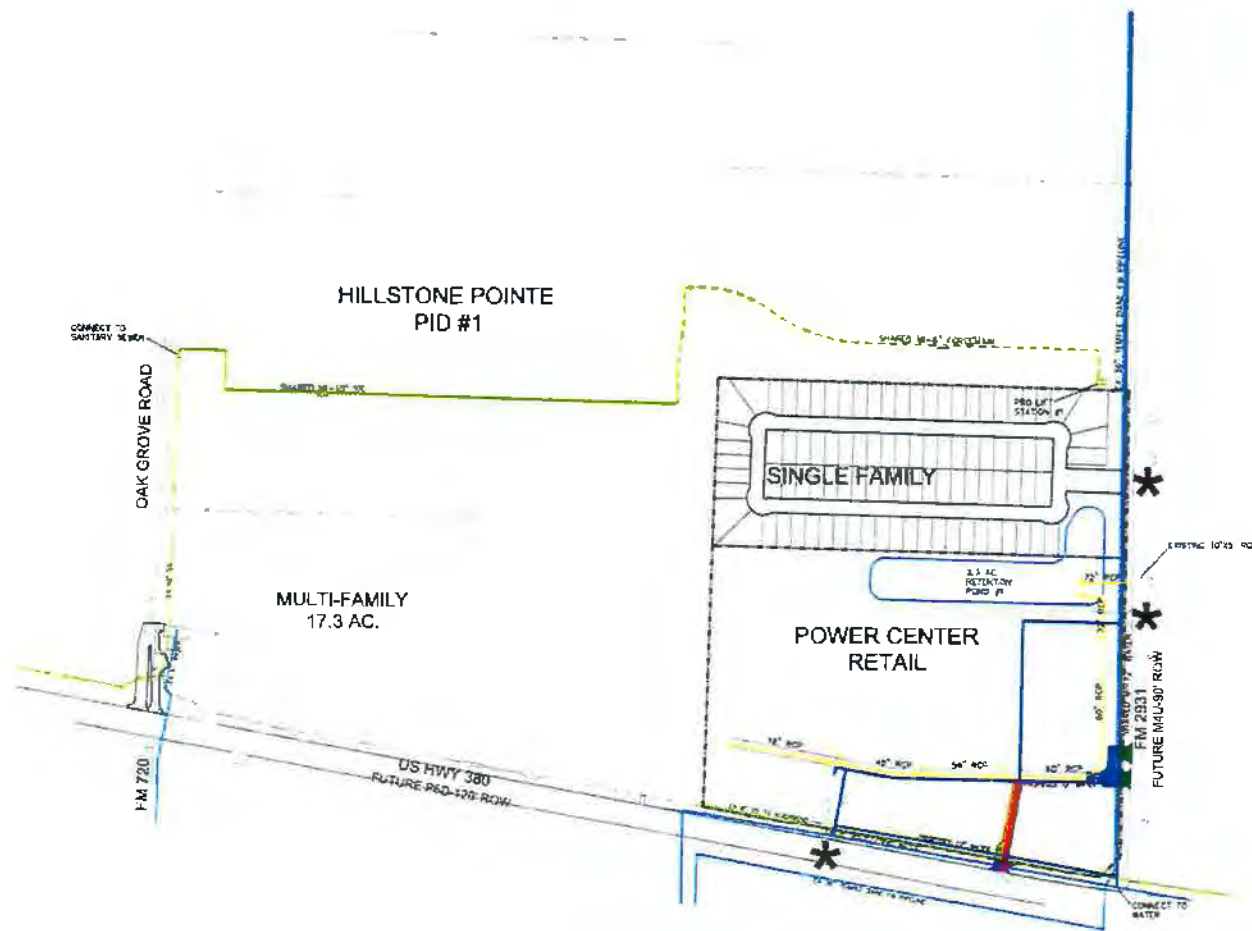
square feet of open space. Trees may not be double counted for credit, and no species shall be more than 25% of the plantings.

15. A 10' wide landscape buffer is required along the perimeter, and a 20' wide landscape buffer is required along rights-of-way and adjacent to single-family tracts. Building setbacks shall be 20' from rights-of-way and where adjacent to single-family residential, and 10' otherwise.
16. Architecture shall abide by the architectural standards of the Town with a total primary application of 65% brick or stone and a mix of materials.
17. Amenities shall be provided by each phase, per the following: a minimum 1 pool, a minimum 1,000 square foot indoor exercise facility, outdoor picnic tables and grills, a minimum 1 sports court or playground, and 1 sports open field (with minimum size of 6,000 square feet), and six foot sidewalk pedestrian connections generally around open space near the buildings to the clubhouse.
18. Subdivision Entrance signs (as defined in Chapter 86, Signs, of the Code of Ordinances) shall be allowed to identify the development phases.
19. Carports are allowed and can be constructed with flat metal roofs.
20. Roofs may use asphalt shingles.
21. 6' wide sidewalks shall be provided along rights-of-way and a general pedestrian path through development to clubhouse.
22. The clubhouse building, maintenance building, and mail kiosk shall be a 100% primarily of brick and stone with a standing seam metal roof.

Single Family Tract

23. An HOA shall be established and be responsible for maintenance of common areas.
24. The minimum lot is 40' x 110' for no more than approximately 60% of development, the rest being a minimum of 50' x 110'.
25. The maximum lot coverage is 60%.
26. The maximum height is 2 stories.
27. Detention pond areas shall be developed as a park like amenity with pedestrian connections.
28. All public street lights shall be LED.
29. The primary residential structure shall incorporate a minimum three (3) of the following "gifts to the street" into each front elevation: (architectural garage door-carriage style with hardware), architectural pillars or posts, bay window facing street, brick chimney on exterior front or side yard, minimum roof pitch 8:12 only for front elevation, or variable roof pitch, separate transom windows, divided light windows, cast stone accents, covered front porch, cupolas or turrets, dormers or gables, garage door not facing street, roof accent upgrades (tile, slate, standing seam metal), a recessed entry not less than 3 feet, shutters), Mixed Masonry (brick stone combos, stone stucco combos, etc...), Divided Light windows, Masonry Arches, Coach lights (instead of flood lights of just soffit lights at porch), Decorative attic or gable feature 2 square feet in size (vent, window or brick detail), or Decorative concrete drive way (salt finish, exposed aggregate etc...).

30. The front elevation shall not be the same as the lot most directly across the street nor shall it repeat for 2 lots on either side on the same street.
31. Mailboxes shall be brick and clustered in pairs of two (2) where possible.
32. All residential structures shall be comprised of 85% brick, stone, or stucco. Cementitious fiber board may be used for the remainder, including architectural features such as window box-outs, bay windows, dormers, and chimneys not part of an exterior wall.
33. Front elevations, side elevations on corner lots, and elevations backing onto a ROW greater than 50' in width shall be 100% brick, stone, or stucco with cementitious fiber board only used for architectural features.
34. Corner lots shall provide a 3rd canopy tree (minimum of 3" caliper inches) in the side yard (in addition to Town's 2 tree per lot standard).
35. Front yards require irrigation.



SINGLE FAMILY - 19.8 ACRES
 94 - 50'x120' LOTS
 COMMERCIAL - 34.9 ACRES

* CONNECTION IMPROVEMENTS

TOWN OF LITTLE ELM

Town Council

Staff Report



PROJECT: 15-PD-001 FM 2931 Tract

MEETING DATES: Planning & Zoning Commission: 6-04-15
Town Council: **6-16-15**

REQUEST: A request to rezone 54.7 acres of land

PROPOSED USE: Single Family Residential and Retail with option for Multi-Family

LOCATION: Generally located on the northwest corner of University Drive and FM 2931, within Little Elm town limits.

PROPOSED ZONING Planned Development with Single Family 4 base zoning (PD-SF4) on the northern tract (approximately 20 acres) and Light Commercial base zoning (PD-LC) on the southern tract (approximately 35 acres).

CURRENT/PROPOSED FLUP DESIGNATION: A Future Land Use Plan designation does not exist currently. Staff proposes Low Density Residential and Retail/Office land use categories.

EXISTING USE / SITE ATTRIBUTES: Undeveloped land

APPLICANT: Crawford & Jordan, LLP

OWNER: 2931 Commercial, LP

ZONING ANALYSIS: The subject property was annexed by Little Elm on December 16th, 2014, and it was then zoned Agriculture district (AG) as a place-holder until more permanent zoning was planned, per the governing Development Agreement approved by Council in April, 2015.

The proposed PD is for single family residential use on the northern tract and retail/office (Light Commercial) use on the southern tract, which is appropriate for the area. Special ordinance provisions, attached, are requested to apply to the subject property.

The multi-family standards included in the special ordinance provisions exist to govern any potential future rezoning of the commercial property or development of the single family tract, per the governing Development Agreement approved by Council and EDC earlier in the spring.

**RECOMMENDED
ACTION:**

Staff recommends approval of the proposed zoning.

TOWN CONTACT:

Dusty McAfee, AICP – Community Services Manager

ATTACHMENTS:

Ordinance 1283
Location Map
Proposed PD Regulations
Area Concept Plan

ORDINANCE NO. 1589

AN ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE TOWN OF LITTLE ELM, TEXAS, HEREOF AMENDED, BY AMENDING PLANNED DEVELOPMENT-LIGHT COMMERCIAL/MULTIFAMILY (PD-LC/MF) ON APPROXIMATELY 35.0 ACRES OF LAND, GENERALLY LOCATED AT THE NORTHWEST CORNER OF US 380 AND FM 2931; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING A SAVINGS CLAUSE, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

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

WHEREAS, a request for a change in zoning has been initiated by 2931 Commercial GP, LLC to update the subject PD language and exhibits for approximately 35.0 acres of land more specifically described on the Location Map, attached hereto; and

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

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

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

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

SECTION 2. ZONING AMENDMENT. The Comprehensive Zoning Ordinance of the Town, is hereby amended by providing for a **Planned Development district (PD)** on approximately 35.0 acres of land to update the subject PD language and associated

exhibits, generally located at the northwest corner of US 380 and FM 2931, a tract of land more particularly described on Location Map, attached hereto, subject to all of the terms and conditions set forth herein, and all other applicable ordinances, laws, rules, regulations, and standards.

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

General Regulations

1. All not redefined by this amendment shall default to the Little Elm Code of Ordinances as set forth at time of adoption, and as amended.
2. Allowed uses on the subject property shall include commercial and multi-family uses.
3. The following uses and activities are prohibited: alternative financial services, sexually oriented businesses, body art facilities, smoke shops, vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, pawn shops, outdoor storage/display, and fireworks sales/storage.
4. Landscape buffers, regardless of use, shall be 30' along US 380 and a minimum 20' along other thoroughfares.
5. As developments are approved, the zoning map shall be revised so that the base zoning reflects the approved use.
6. A maximum of 10 acres be permitted for multifamily uses within the remaining undeveloped portion of the PD area.
7. The future site plan for the additional multifamily development shall be considered and acted upon by the Planning & Zoning Commission.
8. Upon future submittal of building plans and elevations for the additional multifamily development, a development agreement shall be formed to be considered and acted upon by Town Council.

Commercial Tracts

The permitted uses and standards shall be in accordance with the Light Commercial (LC) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- b) Parking stall size – 9 feet x 20 feet

Multi-family Tracts

The permitted uses and standards shall be in accordance with the Multifamily (MF) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- a) The following area regulations shall apply:
 - i. Maximum density per acre – 30 units

- ii. Maximum height – 35 feet and three stories. Maximum height to be measured at the base plate.
- b) Parking
- i. Parking stall size – 9 feet x 20 feet
 - ii. Parking ratio – 1.75 spaces per unit. Non-gated public parking shall be 1 space for each 400 square feet of non-residential floor area.
 - iii. Carports with flat metal roofs are permitted.
- c) Maximum amount of units – a maximum of 700 units are permitted within two developments and/or phases.

SECTION 4. SAVINGS. This Ordinance shall be cumulative of all other ordinances of the Town, and shall not repeal any of the provisions of those ordinances except in those instances where the provisions of those ordinances are in direct conflict with the provisions of this Ordinance; provided, however, that any complaint, notice, action, cause of action, or claim which prior to the effective date of this Ordinance has been initiated or has arisen under or pursuant to such other ordinance(s) shall continue to be governed by the provisions of that ordinance or those ordinances, and for that purpose that ordinance or those ordinances shall be deemed to remain and shall continue in full force and effect..

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

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

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

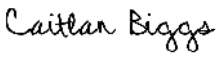
SECTION 8. REPEALER. That all ordinances of the Town of Little Elm in conflict with the provisions of this ordinance be and the same are hereby repealed to the extent of that conflict.


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

PASSED AND APPROVED by the Town Council of the Town of Little Elm, Texas on the 5th day of January, 2021.

ATTEST:

The Town of Little Elm, Texas

DocuSigned by:

13D40235A2334C5...
Caitlan Biggs, Interim Town Secretary

DocuSigned by:

89F45A73F0884AF...
David Hillock, Mayor



Town Council Meeting

Date: 01/05/2021
Agenda Item #: 7. E.
Department: Development Services
Strategic Goal: Promote and expand Little Elm's identity
Staff Contact: Skye Thibodeaux, Planning Manager

AGENDA ITEM:

Conduct a Public Hearing, Present, Discuss, and Consider Action to Approve **Ordinance No. 1589, a Request to Amend Planned Development Ordinance No.1283 on Approximately 35.0 acres of land, Generally Located at the Northwest Corner of U.S. Highway 380 and FM 2931, within Little Elm's Town Limits.**

1. Staff Report:
2. Open Public Hearing:
3. Receive Public Comments:
4. Close Public Hearing:
5. Discuss and Take Action:

DESCRIPTION:

Location

The subject property is generally located at the northwest corner of US 380 and FM 2931, within Little Elm's town limits.

Planning Analysis

The applicant is requesting an amendment to the existing Planned Development (PD) which was approved on June 16, 2015, via PD Ordinance No. 1283 to allow for additional multifamily development with modified standards. The PD was initially set up with a somewhat optional set of uses between commercial, single-family, and multi-family. A concept plan was also adopted as shown in the associated ordinance.

In April 2015, prior to the creation of the PD, a development agreement was approved between the Town and the applicant. The agreement is also being proposed to be amended to address the removal of sales tax and qualified expenditures.

The existing development within the subject property consists of The Landing apartment complex

located on the northern portion of the subject PD, along with a Brakes Plus and Valero gas station located in the southeast portion. The remaining property is undeveloped. The future land use designation for the subject property is a mix of Commercial/Retail and High Density Residential. The requested amendment is compatible with the Future Land Use Plan.

Regarding the proposed multifamily, the applicant is proposing that the updated standards be compatible with the existing multifamily development and associated relative standards in the existing PD. Additionally, the applicant is proposing that the third condition contained in the existing general standards be considered and approved while removing all language and standards incompatible with existing development.

Both staff and the applicant expect future amendments to the subject PD when the commercial portion picks up development. This proposed amendment is simply for the purpose of considering additional multifamily while cleaning up previous language and standards that is either no longer applicable or valid.

BUDGET IMPACT:

There is no budget impact for this item.

RECOMMENDED ACTION:

The Planning & Zoning Commission recommended approval of the proposed stipulations with the following additional conditions:

1. A maximum of 10 acres be permitted for multifamily uses within the remaining undeveloped portion of the subject PD; and,
2. The future site plan for the additional multifamily development shall be considered and acted upon by the Planning & Zoning Commission.

Attachments

Ordinance 1589 - Provident PD Amendment

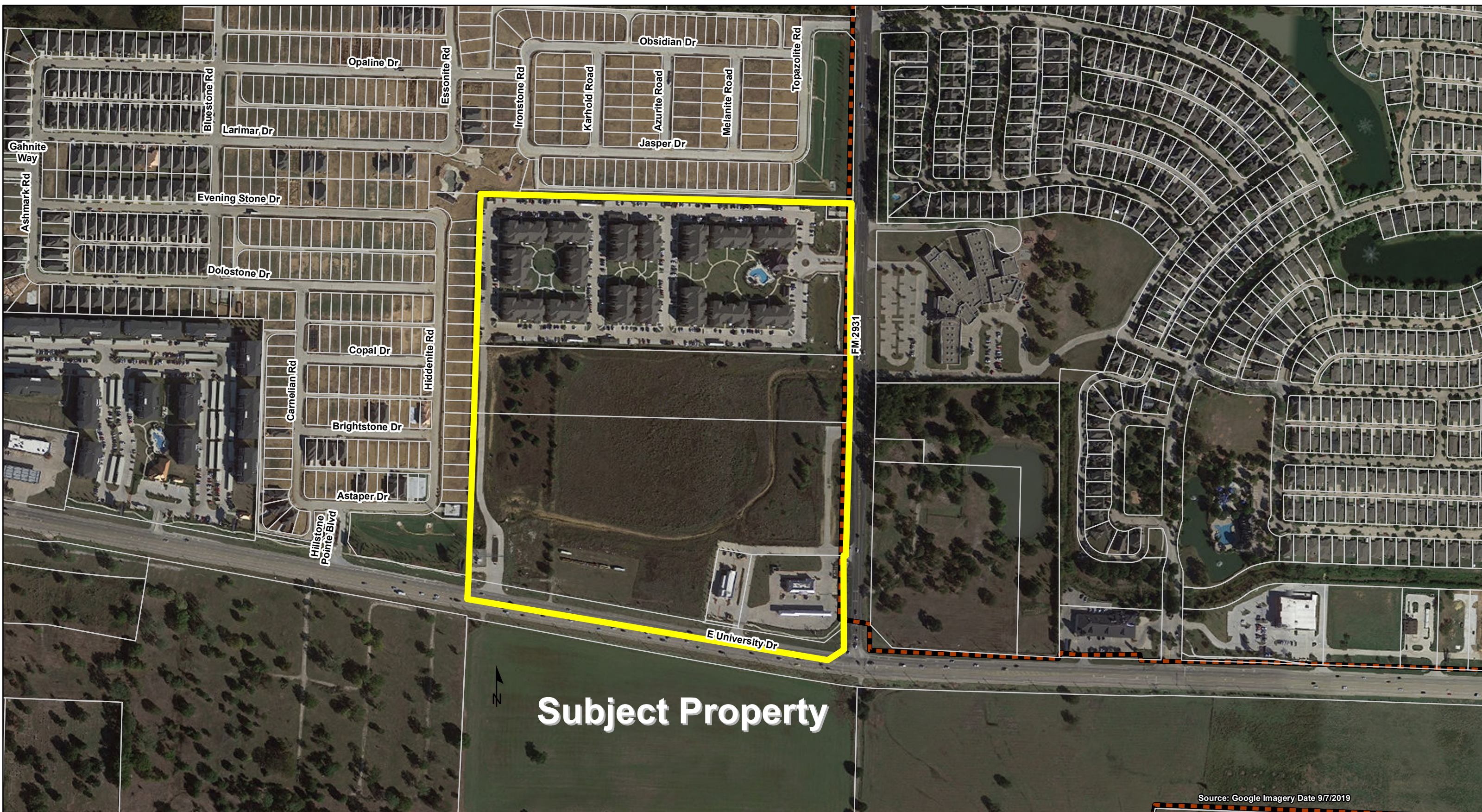
Location Map - Provident PD Amendment

Timeline - Provident PD Amendment

Conceptual Exhibit - Provident PD Amendment

PD Stipulations - Provident PD Amendment

Ordinance No. 1283 - Provident PD Amendment




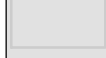

Source: Google Imagery Date 9/7/2019



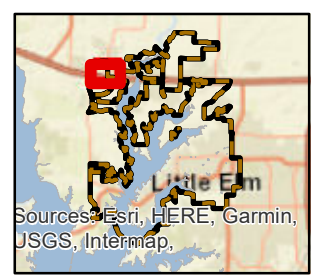
**Providence Village Commercial
Planned Development**



Legend

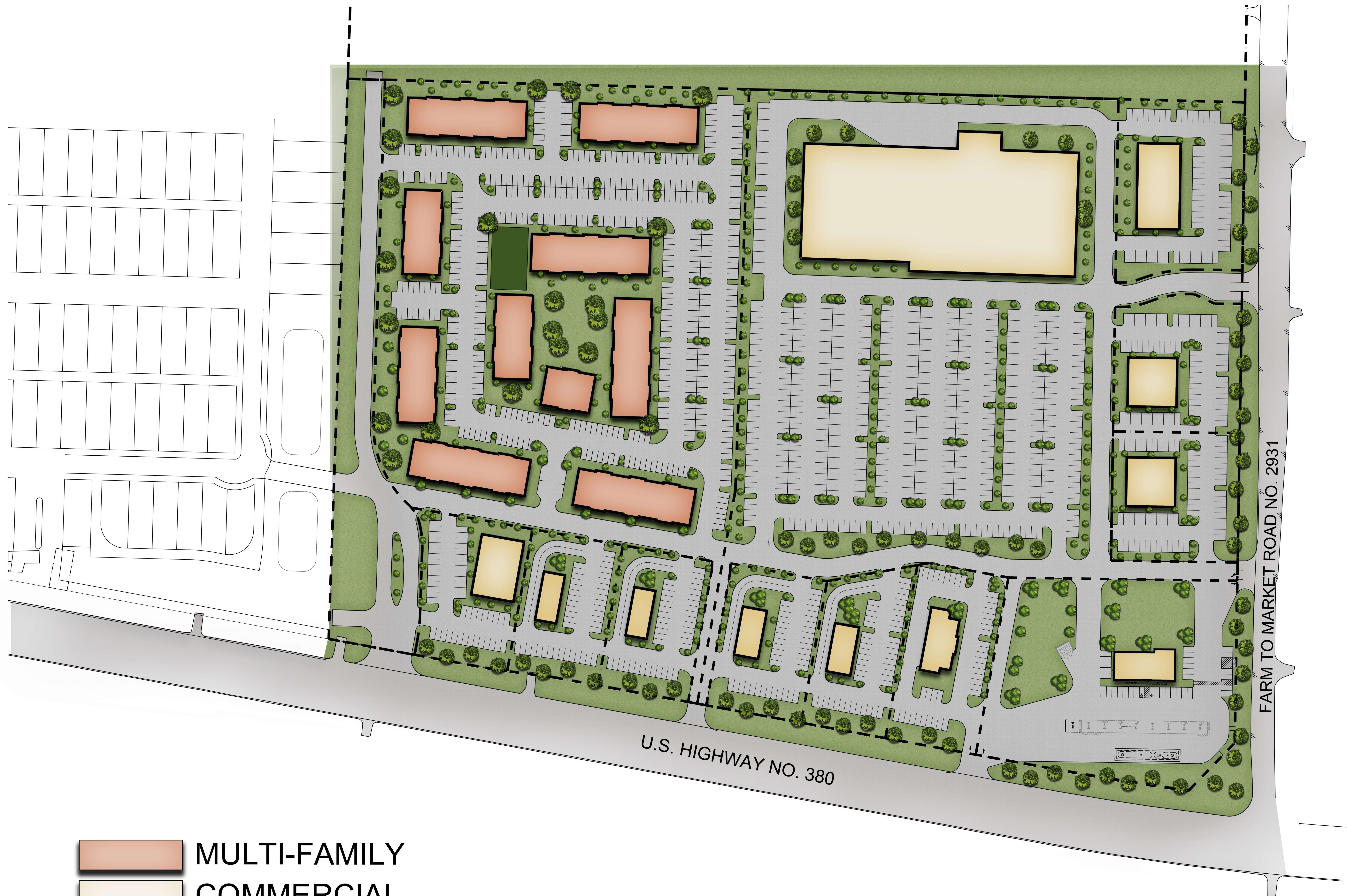
-  Subject Property
-  Parcels
-  Town Limits

Location Map



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

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



MULTI-FAMILY
 COMMERCIAL

NOTE:
 PLAN IS INTENDED TO BE CONCEPTUAL AND NOT INTENDED TO BE A SITE PLAN.



General Regulations

1. All not redefined by this amendment shall default to the Little Elm Code of Ordinances as set forth at time of adoption, and as amended.
2. Allowed uses on the subject property shall include commercial and multi-family uses.
3. The following uses and activities are prohibited: alternative financial services, sexually oriented businesses, body art facilities, smoke shops, vice paraphernalia, gaming or slot machines (excluding arcades), lewd merchandise sales, pawn shops, outdoor storage/display, and fireworks sales/storage.
4. Landscape buffers, regardless of use, shall be 30' along US 380 and a minimum 20' along other thoroughfares.
5. As developments are approved, the zoning map shall be revised so that the base zoning reflects the approved use.
6. A maximum of 10 acres be permitted for multifamily uses within the remaining undeveloped portion of the PD area.
7. The future site plan for the additional multifamily development shall be considered and acted upon by the Planning & Zoning Commission.
8. Upon future submittal of building plans and elevations for the additional multifamily development, a development agreement shall be formed to be considered and acted upon by Town Council.

Commercial Tracts

The permitted uses and standards shall be in accordance with the Light Commercial (LC) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- b) Parking stall size – 9 feet x 20 feet

Multi-family Tracts

The permitted uses and standards shall be in accordance with the Multifamily (MF) zoning district, and other applicable site development standards as laid out in the Zoning Ordinance, unless otherwise specified herein:

- a) The following area regulations shall apply:
 - i. Maximum density per acre – 30 units
 - ii. Maximum height – 35 feet and three stories. Maximum height to be measured at the base plate.
- b) Parking
 - i. Parking stall size – 9 feet x 20 feet

- ii. Parking ratio – 1.75 spaces per unit. Non-gated public parking shall be 1 space for each 400 square feet of non-residential floor area.
 - iii. Carports with flat metal roofs are permitted.
- c) Maximum amount of units – a maximum of 700 units are permitted within two developments and/or phases.