



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

July 20, 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 July 6, 2023, Regular Planning and Zoning Commission Meeting Minutes.

2. **FINAL PLAT/ Linden Hills Elementary School (FP-23-02551).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.045 acres, situated in J. Gonzalez Survey, Abstract No. 447, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.
- Presentation
 - Discussion
 - Consideration

3. **FINAL PLAT/ Spiritas Ranch Elementary School (FP-23-02559).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 13.166 acres, situated in M. Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.
- Presentation
 - Discussion
 - Consideration

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

- Legislative update on outcome of the 88th Legislative Session of the Texas Legislature and the potential impacts on the Planning and Zoning Commission, by Senior Planner, Brian Salvesen.

6. **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 July 17, 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 Services



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/20/2023

OVERVIEW

| | |
|---|---|
| Project | Adoption of the July 6, 2023 Planning & Zoning Commission Meeting Minutes |
| P&Z Hearing | 07/20/2023 |
| 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 July 6, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Location

N/A

Planning Analysis

N/A

Recommended Action

N/A

Attachments

July 06 23 Meeting Minutes

DRAFT



Minutes

Town of Little Elm
PLANNING & ZONING COMMISSION
Regular Meeting
Thursday, JULY 6, 2023 - 7:00 pm

Present: Michael Bell, Chairperson; Ron Trees, Vice Chairperson; Tom Ocelli, Commissioner; Brent Thibeaux, Commissioner; Robert Martin, Commissioner

Absent: Jack Skinner, Commissioner; Stephen Horn, Commissioner; Chip Norman, Alternate Commissioner; Debra Cadet, Alternate Commissioner

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

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

- Clarification on action items for staff from the discussion on Smoking Establishments from the June 1, 2023 Regular Planning and Zoning Commission Meeting.

Staff received clarification that the Commission would like to receive formal guidance from the Town Council on distance preferences for "alternative retail establishments" meaning typical SUP cases such as liquor stores, bars, smoking establishments, and body art studios.

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

Chairperson Bell opened the meeting at 6:04pm.

3. **Roll Call**

4. **Consent Agenda**

Motion: Approve consent agenda as presented.

Motion by Commissioner Robert Martin, seconded by Commissioner Brent Thibeaux

AYE: Chairperson Michael Bell, Vice Chairperson Ron Trees, Commissioner Tom Ocelli, Commissioner Brent Thibeaux, Commissioner Robert Martin

5 - 0 Passed - Unanimously

1. Discuss and take action regarding the approval of the June 15, 2023, Regular Planning and Zoning Commission Meeting Minutes.

Minutes approved under consent agenda motion.

2. **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

Agenda item approved with conditions under the consent agenda motion.

3. **FINAL PLAT/ Ace Hardware (FP-23-02468)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 7.645 acres, situated in D.M. Cule Survey, Abstract No. 226, within Little Elm's Town Limits, in order to establish one commercial lot and easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Agenda item approved with conditions under the consent agenda motion.

4. **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 approved with conditions under the consent agenda motion.

5. **FINAL PLAT/ Magnolia Stampede Addition (FP-23-02323)**. Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 2.296 acres, situated in J. Gonzales Survey, Abstract 447, within Little Elm's Town Limits, in order to establish one commercial lot with easements necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Agenda item approved under the consent agenda motion.

6. **FINAL PLAT / Palladium II (FP-23-02667).** Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 10.890 acres, situated in R. Hensworth Survey, Abstract No. 577, and the M. Jones Survey Abstract No. 667, within Little Elm's Town Limits, in order to establish new lots, easements, and Right-of-way necessary for development.
 - Presentation
 - Discussion
 - Recommendation

Agenda item approved with conditions under the consent agenda motion.

5. **Discussion of future agenda items, update on Council action, and requests for new business considerations**
 - Continuation of presentation on Current Development Projects by Development Manager Rachel Mendoza

Development Manager Rachel Mendoza continued her development update on projects throughout the Town.

6. **Adjourn**

Meeting adjourned 6:31pm.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/20/2023

OVERVIEW

| | |
|---|--|
| Project | FINAL PLAT/ Linden Hills Elementary School (FP-23-02551) |
| P&Z Hearing | 07/20/2023 |
| Council Hearing | N/A |
| Size | Approximately 16.054 acres |
| Current Zoning | Extraterritorial Jurisdiction |
| Proposed Use | Public School |
| Existing Use | Vacant |
| Future Land Use Plan Designation | N/A |
| Applicant | Rob Morse, RLK Engineering, Inc. |
| Owner | Brandon Boyter, Denton ISD |
| Strategic Goal | |

Agenda Item

FINAL PLAT/ Linden Hills Elementary School (FP-23-02551). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 16.045 acres, situated in J. Gonzalez Survey, Abstract No. 447, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Generally located on the northwest corner of Eppright Drive and Vattier Street, within Little Elm's Extraterritorial Jurisdiction.

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 applicant requests an extension to allow for more time to bring the plat into compliance with the Town's

Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the August 3, 2023 Regular Planning and Zoning Commission Meeting.



TOWN OF LITTLE ELM PLANNING & ZONING COMMISSION

07/20/2023

OVERVIEW

| | |
|---|--|
| Project | FINAL PLAT/ Spiritas Ranch Elementary School (FP-23-02559) |
| P&Z Hearing | 07/20/2023 |
| Council Hearing | N/A |
| Size | Approximately 13.166 acres |
| Current Zoning | Future School Site (Ordinance #1641) |
| Proposed Use | Public School |
| Existing Use | Vacant |
| Future Land Use Plan Designation | Future |
| Applicant | Rob Morse, RLK Engineering, Inc. |
| Owner | Brandon Boyter, Denton ISD |
| Strategic Goal | |

Agenda Item

FINAL PLAT/ Spiritas Ranch Elementary School (FP-23-02559). Presentation, discussion, and consideration on a request for approval of a Final Plat consisting of 13.166 acres, situated in M. Jones Survey, Abstract No. 662, within Little Elm's Town Limits, in order to establish one lot, along with easements necessary for development.

- Presentation
- Discussion
- Consideration

Location

Located on the southeast corner of Ryan Spiritas Parkway and Baxley 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.

The applicant requests an extension to allow for more time to bring the plat into compliance with the Town's Subdivision Ordinance.

Recommended Action

Staff recommends approval of the applicant's extension request to the August 3, 2023 Regular Planning and Zoning Commission Meeting.
